

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 5, 2009

Aaron J. and Ryan A. Miller  
11750 Lena Road N.  
Mobile, Alabama 36608

**Re: Case #SUB2009-00051**  
**Lena Estates Subdivision, 1<sup>st</sup> Addition**  
North side of Lena Road North (private street) at its West terminus.  
1 Lot / 2.0± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on June 4, 2009, the Planning Commission waived Section V.D.4. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) the remainder of the parent parcel be shown on the Final Plat as Future Development;
- 2) placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 3) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;

- 7) placement of a note on the final plat stating that there shall be no future subdivision until adequate frontage on a dedicated and maintained public road is provided; and
- 8) recording of a document executed by the property owner(s) of the adjacent properties stating that they are aware that future subdivision will not be allowed until adequate frontage on a dedicated and maintained public road is provided.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Joe Regan