



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

Daniel E. Dunaway, Sr. & Jo Dunaway
12475 Lakefront Court
Mobile, AL 36695

Re: 143 Westfield Avenue
(East side of Westfield Avenue, 160'± North of Bit and Spur Road).
Council District 6
SUB2016-00041 (Subdivision)
Sunset Hill Subdivision, Unit Two, Block B, Resubdivision of Lot 2
2 Lots / 0.4 Acre

Dear Applicant(s):

At its meeting on May 19, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section V.D.2. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) **Placement of a note on the Final Plat stating that each lot is limited to one curb-cut each to Westfield Avenue, with the size, design and location subject to Traffic Engineering approval and to conform with AASHTO standards;**
- 2) **Labeling of each lot with its size in square feet;**
- 3) **Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Correct the Subdivision Name to include "...2nd Addition" as noted in the description. C. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Provide and label the monument set or found at each subdivision corner. E. Provide curve data for the curve along Westfield Ave. for LOT 2A and 2B. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the*)**

Sunset Hill Subdivision, Unit Two, Block B, Resubdivision of Lot 2
May 24, 2016

SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. I. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. K. After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.);

- 4) *Compliance with Traffic Engineering comments (Each lot limited to one curb cut to Westfield Avenue, and one shared curb cut to Bit and Spur Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveways on Westfield Avenue should be designed to residential standards to minimize the footprint of the driveway. The location of the gate off Bit and Spur Road should be no closer than 20' to the edge of roadway.);*
- 5) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 6) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));*
- 7) *Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat; and*
- 8) *Completion of the Subdivision process prior to any request for permits for new construction.*

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 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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

L. Craig Roberts & Joe W. Bradley
P. O. Box 851265
Mobile, AL 36685

Re: 143 Westfield Avenue
(East side of Westfield Avenue, 160'± North of Bit and Spur Road).
Council District 6
ZON2016-00905 (Planned Unit Development)
Sunset Hill Subdivision, Unit Two, Block B, Resubdivision of Lot 2

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

At its meeting on May 19, 2016, the Planning Commission considered for Planned Unit Development Approval to allow reduced side yard setbacks in an R-1, Single-Family Residential District.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) **Permits will be required for any new walls or fences, with the maximum height is limited to 8 feet, except within the 25-foot setback, where the maximum height is limited to 3 feet.**
- 2) **Placement of a note on the site plan stating that reduced setbacks are limited to as depicted on the site plan, subject to compliance with Building and Fire Code requirements;**
- 3) **Placement of a note on the site plan stating that total building site coverage for each lot is limited to 35%;**
- 4) **Placement of a note on the site plan stating that each lot is limited to one curb-cut each to Westfield Avenue, with the size, design and location subject to Traffic Engineering approval and to conform with AASHTO standards;**
- 5) **Placement of a note on the site plan stating that the Planned Unit Development is additionally limited to one shared curb-cut to Bit and Spur Road;**
- 6) **Labeling of each lot with its size in square feet;**
- 7) **Revision of the site plan to relocate the proposed driveway gate to be a minimum of 20 feet from the edge of right-of-way for Bit and Spur Road, with the gate designed so that it will not swing open towards Bit and Spur Road;**
- 8) **Compliance with Engineering comments (*1. Due to the proposed subdivision, the existing parcel may need to be assigned a different 911 address. Please contact the Engineering*)**

Sunset Hill Subdivision PUD
May 24, 2016

Department (208-6216) to discuss the options. 2. Label the area shown in the rear of LOT 2B that is shown with two (2) dashed lines and dimensioned at 22' wide. 3. Note that the existing gravel drive shown in the front yard of LOT 2B must be removed. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17 Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 9) *Compliance with Traffic Engineering comments (Each lot limited to one curb cut to Westfield Avenue, and one shared curb cut to Bit and Spur Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveways on Westfield Avenue should be designed to residential standards to minimize the footprint of the driveway. The location of the gate off Bit and Spur Road should be no closer than 20' to the edge of roadway.);*
- 10) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 11) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));*
- 12) **Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat; and**
- 13) **Full compliance with all other municipal codes and ordinances.**

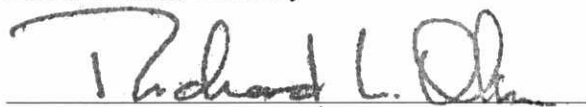
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Daniel & Jo Dunaway
Tomi Sue Mayer
McCrory & Williams, Inc.