



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

**SAMUEL L. JONES**  
MAYOR

June 11, 2013

Joe Mason  
1805 Oakado Court  
Mobile, AL 36609

**Re: Case #SUB2013-00043**  
**Joe Mason Subdivision**  
1412 & 1416 Wolf Ridge Road  
(East side of Wolf Ridge Road 200'± North of Moffett Road)  
1 Lot / 2.2± Acres

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

At its meeting on June 6, 2013, the Planning Commission considered the above referenced subdivision.

After discussion it was decided to holdover this application until August 8, subject to the following conditions, with submission due by June 17:

- 1) Submission of rezoning application to amend the previous approved zoning amendment, to remove the tree preservation note;
- 2) label Zoning from B-2 to B-3 on the Final Plat;
- 3) label of the lot size in square feet and acres;
- 4) dedication to provide 50' from the centerline of Wolf Ridge Road to the City of Mobile;
- 5) successful application for a Planned Unit Development or obtain demolition permits so that only one structure remains on the site before the signing of the Final Plat;
- 6) placement of the 25-foot minimum building setback line along all right-of-way frontages;
- 7) compliance with Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. Provide a signature block for the City Engineer and the County Engineer. Add a note to the Plat stating that storm water detention will be*

OFFICE OF THE CITY COUNCIL  
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*required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 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). Dedicate additional ROW to provide 50' from the centerline of Wolf Ridge Road. Sidewalk is required to be installed along the Public ROW frontage, unless a sidewalk variance is approved.);*

- 8) *compliance with Urban Forestry comments (Preservation status is to be given to the 60" Live Oak Tree and the 66" Live Oak Tree located in the center of the proposed development. Any work on or under these tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 9) *compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 10) **placement of a note on the Final Plat limiting the development to one curb cut to Wolf Ridge Road, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 11) **illustration of frontage along Pringle Drive on the Final Plat;**
- 12) **placement of a note on the Final Plat stating the lot is denied direct access to Pringle Drive; and**
- 13) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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: Frank A. Dagley & Associates, Inc.