

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 8, 2006

Bill Phillips
1302 Main Av.
Northport, AL 35476

**Re: Case #SUB2006-00164
Hawk's Landing Subdivision**

West side of Ching Dairy Road at the West termini of Rose Ching Drive, Ching Lynch Road, and Longview Road, extending to the North terminus of Sky Terra Drive.

158 Lots / 40.0± Acres

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

At its meeting on September 7, 2006, the Planning Commission considered the above referenced subdivision.

After discussion it was decided to holdover this application until the October 5, 2006, meeting, to allow the applicant to relocate the proposed detention facility, address drainage issues, and revise the plat according to the following conditions:

- 1) **dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Ching Dairy Road;**
- 2) **verification that each lot will meet the 7,200 square feet minimum lot size requirement of Section V.D.2. of the Subdivision Regulations, after the Ching Dairy Road right-of-way dedication, and labeling of all lots or provision of a table indicating the size in square feet of all lots;**
- 3) **placement of a note on the plat stating that all lots are denied direct access to Ching Dairy Road;**
- 4) **revision of the plat to provide the street offset between the Upton Lane and Sky Terra Drive intersections recommended in Section V.B.11. of the Subdivision Regulations;**
- 5) **identification of all common areas, and placement of a note on the final plat stating that maintenance of detention and common areas is the responsibility of the subdivision's property owners;**
- 6) **depiction of the 25-foot minimum building setback line;**
- 7) **clarification of the multiple lot lines in the vicinity of lots 52-53 and 62-63;**

- 8) revision of notes 6 and 7 on the plat so that the total number of housing units matches the number of lots depicted on the plat (if there is an error), or if 230 total units are proposed, provision of an additional point of access to the site, perhaps as a street stub to the West;
- 9) placement of the legal description on the final plat, as required by the Subdivision Regulations; and
- 10) 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.

Revisions to the plat should be submitted by September 15th for consideration at the October 5th meeting. A digital copy of the plat should also be provided, and can be emailed to the attention of Zach Travis, 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: Ron W. Henderson
Frank T. & Ruth A. Manley