

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 09, 2013

Peter F. Burns
P.O. Box 1583
Mobile, AL 36633

Re: Case #SUB2013-00014
Jackson Street Subdivision, Renea's Addition to
West side of North Jackson Street, 150'± North of State Street.
1 Lot / 0.2± Acre

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

At its meeting on April 4, 2013, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the lot is limited to one curb cut to North Jackson Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **retention of the 5' minimum building setback line along North Jackson Street;**
- 3) **placement of a note on the Final Plat stating that the front minimum building setback may be governed by that allowed under Section 64-3.G.3.a.(1) of the Zoning Ordinance in lieu of the 5' setback;**
- 4) **revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required regarding flood zone issues prior to the issuance of any permits or land disturbance activities;**
- 6) **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;**
- 7) **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.8. of the Subdivision Regulations;**

- 8) subject to the Engineering comments: *[1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be 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).];*
- 9) subject to the 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); and*
- 10) full compliance with all municipal codes and ordinances.

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.

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: Byrd Surveying, Inc.

State Street, LLC