



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

The Broadway Group, LLC  
132 Holmes Avenue NW  
Huntsville, Alabama 35801

Re: **Case #SUB2012-00122**  
**TBG County Rd 56- A Subdivision in Mobile County Alabama**  
Southeast corner of Airport Boulevard and Newman Road  
2 Lots / 5.0± Acres

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from Newman Road, as required by Section V.D.9. of the Subdivision Regulations;
- 2) labeling of the lot sizes, in acres, or provision of a table on the Final Plat with the same information;
- 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.8. of the Subdivision Regulations;
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: (Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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.);
- 5) placement of a note on the Final Plat limiting Lot 1 to one curb cut to Newman Road and Lot 2 is limited to one curb-cut each to Airport Boulevard and Newman Road with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;

January 4, 2013

Page 2

- 6) 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; and
- 7) 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.

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: 4-Site Inc.  
Nguyen, Thinh, & Nham – (Theodore Fuel)