



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 14, 2013

Springdale Stores Inc.
3535 Lipscomb Landing
Mobile, AL 36693

Re: Case #SUB2013-00062

Yester Oaks Shopping Center Subdivision

North side of Airport Boulevard, East side of Montlimar Drainage Canal, South side of Eslava Creek, extending the East and West side of Yester Oaks Drive.
4 Lots / 14.7± Acres

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

At its meeting on August 8, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of a 25' radius curve at the Southeast and Southwest corners of Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive;
- 2) placement of a note on the Final Plat stating that that the site is limited to the existing curb cuts to Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive;
- 3) placement of a note on the Final Plat stating that any changes to the development pertaining to access be approved by Traffic Engineering and comply with ASSHTO standards;
- 4) revision on the Final Plat to indicate the 25' minimum building setback line as measured from the dedicated radius curve at the Southeast and Southwest corners of Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive;
- 5) retention on the Final Plat indicating the lot sizes in square feet and acres as calculated after any required dedications, or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use;
- 7) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal

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regulations regarding endangered, threatened or otherwise protected species;

- 8) subject to the Engineering comments: *[The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signatures, required notes) including the seal and signature of an Alabama Professional Land Surveyor; 2. Provide a signature block for Traffic Engineering; 3. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department; 4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 5. Add a note to the Plat that 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); 6. Show the Minimum Finished Floor Elevation (MFFE) for Lots 3 and 4 within the AE and/or X-shaded flood zones; 7. There is an existing legal action by the City (Notice Of Violation - NOV) against Lots 1 and 3. They were required to connect all existing dumpsters to the Sanitary Sewer system. A plan has been submitted and accepted by the City Engineer; however, no construction or further action has been initiated. A Land Disturbance Permit must be submitted; 8. Correct the spelling contained within the Surveyor's Certification; and 9. Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.];*
- 9) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) 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*
- 11) completion of the Subdivision process prior to any request for permits.

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.

Yester Oaks Shopping Center Subdivision

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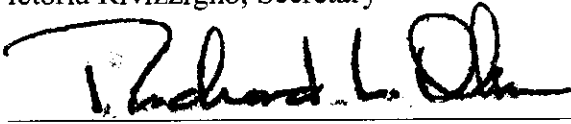
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: CHC Yester Oaks LLC

Polysurveying and Engineering