



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

Independent Living Center  
5301 Overlook Rd. Suite 120  
Mobile, AL 36618

**Re: Case #SUB2014-00081 (Subdivision)**  
**Independent Living Center Subdivision**  
6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
1 Lot / 8.2± Acres

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

At its meeting on August 7, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide a 25' radius curve at the intersection of Howells Ferry Road and Erdman Avenue;**
- 2) **placement of a note on the Final Plat stating that access is denied to Magnolia Way (private street);**
- 3) **placement of a note on the Final Plat stating that the site is limited to two curb cuts to Erdman Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the Final Plat stating that direct access to Howells Ferry Road is denied;**
- 5) **revision of the plat to indicate a 25' minimum building setback line along Howells Ferry Road and Erdman Avenue;**
- 6) **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;**
- 7) **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 lot adjoins residentially developed property;**

**Independent Living Center Subdivision**  
**August 11, 2014**

- 8) 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;
- 9) compliance with the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #69) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 10) compliance with the Traffic Engineering comments: *(The site is denied access to Howells Ferry Rd, and limited to two driveways to Erdman Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 11) compliance with the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and*

**Independent Living Center Subdivision  
August 11, 2014**

*protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).* *;*

- 12) compliance with 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
- 13) submission and approval of two (2) copies of a revised Planning Approval site plan prior to the signing of the Final Plat.

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 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

## MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

Richard Olsen  
Deputy Director of Planning

cc: Don Williams



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

Independent Living Center  
5301 Overlook Rd. Suite 120  
Mobile, AL 36618

**Re: Case #ZON2014-01319 (Sidewalk Waiver)**  
**Independent Living Center**  
6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
Request to waive construction of a sidewalk along Howells Ferry Road and  
Erdman Avenue.

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

At its meeting on August 7, 2014, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to deny the request to waive construction of a sidewalk along Howells Ferry Road and Erdman Avenue.

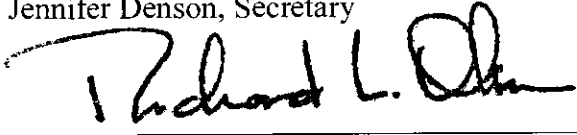
If you have any questions regarding this action, please call this office at (251) 208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning