

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 18, 2011

Richard Bucci  
3000 Bryant Rd.  
Mobile, AL 36605

**Re: Case #SUB2011-00005**  
**Revised Bucci Subdivision, Resubdivision of**  
3000 Bryant Road  
(Northern terminus of Bryant Road).  
2 Lot/ 2.5± Acre

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Section VIII.E. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:**

- 1) placement of a note on the final plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;**
- 2) labeling of each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;**
- 3) illustration of the 25' minimum building setback line on each lot as measured from the easement frontage;**
- 4) placement of a note on the final plat stating that if NWI wetlands are present on the site, the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities;**
- 5) 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 regulations regarding endangered, threatened, or otherwise protected species;**
- 6) depiction of the large, heritage oak tree on the final plat;**

- 7) placement of a note on the final plat stating that the large, heritage oak tree be granted Preservation Status *“Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;”* and,
- 8) subject to the Engineering Comments: *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation or performing a “No Rise” certification. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 will require detention. Any work performed in the right-of-way will require a right-of-way permit).*

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: Rowe Surveying