



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

Robert S. Moore
4213 Halls Mill Road
Mobile, AL 36609

Re: 4213 Halls Mill Road
(East side of Halls Mill Road, 140'± North of Alden Drive).
Council District 4
SUB2015-00080
Robert Moore Park Subdivision, Resubdivision of Lot 1
2 Lots / 17.3± Acres

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

At its meeting on August 6, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. 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 a Planned Unit Development (PUD application will be necessary at the time of proposed development for either lot to amend the previously approved PUD (ZON2008-02059) for the site;
- 2) placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cuts to Halls Mill Road;
- 3) placement of a note on the Final Plat stating that Lot 2 is limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line along Halls Mill Road on the Final Plat;
- 6) placement of a note on the Final Plat stating that no structures may be constructed within the 40' wide drainage easement across the site;

- 7) subject to 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #87) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). 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. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature];*
- 8) subject to the Traffic Engineering comments: *(Lot 2 is limited to no more than two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Based on its existing development, Lot 1 is limited to no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to the site that will require a PUD may also require changes to driveway/access for Lot 1.); and*
- 9) subject to the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)].*

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.

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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 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: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Richard L. Patrick, PLS