



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 23, 2017

Sierra Estates, LLC
7755 McKinley Avenue
Mobile, AL 36608

Re: 10950 Airport Boulevard
(Northeast corner of Airport Boulevard and Calvert Road North).
County
SUB-000255-2017
Sierra Estates Subdivision, Phase 1

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

At its meeting on October 19, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.B.6. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the 25' minimum building setback line for Lots 1 and 36 along Airport Boulevard;
- 2) retention of the 30' minimum building setback line along all interior street frontages;
- 3) placement of a note on the Final Plat stating that Lots 1 and 36 are denied access to Airport Boulevard;
- 4) placement of a note on the Final Plat stating that Lots 1, 2 and 3 are denied access to Calvert Road North;
- 5) placement of a note on the Final Plat stating that Lots 3 – 11 are denied access to Thornburg Drive (private road);
- 6) placement of a note on the Final Plat stating that Lots 1 – 14 are denied access to the 20' easement for ingress and egress along the West side of the site;
- 7) placement of a note on the Final Plat stating that all lots and the Central Mailbox Common Area are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering;
- 8) 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;
- 9) retention of the note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 10) revision of the plat to show the 30' minimum building setback line for Lot 14 along the wide Southern portion of the lot and not within the "finger" portion along the street;

Sierra Estates Subdivision, Phase I

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- 11) retention of the 20' ingress and egress easement along the West side and the illustration of any other easements proposed;
- 12) placement of a note on the Final Plat stating that no structures may be constructed or placed within the ingress and egress easement or any other easements;
- 13) the provision of a County Letter of Acceptance for new street construction within the Subdivision prior to signing the Final Plat;
- 14) revision of the plat to label the remainder of Lot 2, Eliza Jordan Corner Subdivision as "Future Development"
- 15) retention of the temporary turn-around easement on the street stub to the Future Development area;
- 16) retention of the entrance curb radii in compliance with Section V.D.6. of the Subdivision Regulations along Airport Boulevard;
- 17) 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;
- 18) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning and Zoning Department and County Engineering;
- 19) compliance with the Fire-Rescue Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

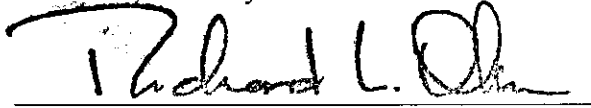
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering