



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

November 13, 2013

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CITY CLERK
LISA LAMBERT

Steve Ladas
426 South Craft Highway
Chickasaw, AL 36611

Re: Case #SUB2013-00115
Sunset Point Subdivision
4628 Airport Boulevard
(Northeast corner of Airport Boulevard and South University Boulevard extending North to Sunset Drive South, and East to April Street).
2 Lots / 0.4± Acres

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *Revision of the subdivision name to allow proper recording of the Final Plat;*
- 2) *Submission of seven (7) copies of the May 14, 2013 recorded Final Plat for the Sunset Point Subdivision prior to the signing of the Final Plat for this application;*
- 3) *Dedication to provide sufficient radii in accordance to Section V.B.16. of the Subdivision Regulations, with the size and design to be approved by Engineering and Traffic Engineering and in compliance with AASHTO standards;*
- 4) *Retention of the lot area size, in square feet and acres, on the Final Plat;*
- 5) *Retention of the 25-foot minimum building line from all street frontages on the Final Plat;*
- 6) *Compliance with Engineering comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer: 1) Provide all of the required information on the Plat (i.e. signatures, written legal description and required notes). 2) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 3) Dedication of a corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southwest corner of LOT 2. 4) Provide a written legal description for the proposed subdivision. 5) Show and label each existing easement. The "Proposed 15' Drainage and Easement" shown along the SE corner of LOT 1 should have been recorded with the original Sunset Point Subdivision, yet it is shown as a proposed easement. 6) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 7) Add a note to the Plat stating that the approval of all applicable federal, state, and local*

Sunset Point Subdivision
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- agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. 8) Submit the required number of copies of the Recorded Sunset Point Subdivision Plat (SUB2011-00137). 9) The name of the proposed Subdivision should be changed because it uses the same name for the previous SUB2011-00137. 10) Correct the dates listed in the OWNER ACKNOWLEDGEMENT statement and SURVEYOR CERTIFICATE.);*
- 7) Compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2 is denied access to Airport Boulevard and University Boulevard; shared access with Lot 1 is required, and limited to existing curb-cuts.);*
 - 8) Placement of a note on the Final Plat stating that Lot 1 is limited to two (2) right-in, right-out curb-cuts to Airport Boulevard, that it is limited to one right-in, right-out only and one full access curb-cut to University Boulevard, that it is limited to one curb-cut to Sunset Drive South, and that it is limited to one in-only curb-cut from April Street;*
 - 9) Placement of a note on the Final Plat stating that Lot 2 is denied direct curb-cut access to both Airport Boulevard and University Boulevard, and is limited to shared access via Lot 1. Any existing curb-cuts from Lot 2 to Airport Boulevard are to be removed at the time Lot 2 is developed.;*
 - 10) Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
 - 11) Compliance with Fire 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*
 - 12) Submission of a new PUD application for Planning Commission review prior to any new construction for Lot 2.*

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 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: WAW Family Trust Dates January 14, 2001
Geosurvey, Ltd.