

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 21, 2011

Jason G. McKenzie  
1 Croydon Road  
Mobile, AL 36608

**Re: Case #SUB2011-00115**  
**First Unit of Wimbledon Subdivision, Block 4, Re-subdivision of Lots 1-5**  
**included, Lots 15-18 included, & a portion of Lots 6 & 14, Re-subdivision of**  
**Lots 2 & 8**

1 Croydon Road

(East side of Croydon Road, 340'± South of Wimbledon Drive East extending to the West side of South McGregor Avenue, 125'± South of Wimbledon Drive East)

**Number of Lots / Acres:** 1 Lot / 0.9 Acre±

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

Dear Applicant(s):

At its meeting on October 20, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line along all right-of-way frontages;
- 2) the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments: *“Any site improvements requiring a building permit will require full compliance with City Code Chapter 57. Said compliance to include but not limited to removal of the portion of the existing fence located in the ROW of Croydon Rd and all driveways shall be brought into compliance, such as replacing the brick drive located in the McGregor Ave ROW with a concrete driveway. Detention is needed for any cumulative increase of impervious area in excess of 4,000 square feet added to the property since 1984. If applicable, need to provide documentation, (i.e. survey or aerial photograph,) to show the presence of impervious areas in 1984. Must comply with all other stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required*

*land disturbance or building permits. ROW permits must be purchased prior to any work in the ROW and are applied for and purchased at the ROW counter, located on the 3<sup>rd</sup> floor of the south tower at Government Plaza, 208-6070;"*

- 4) placement of a note on the Final Plat limiting the development to the existing curb-cuts to Croydon Road and McGregor Avenue, with the size, design, and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating the lot is denied direct access to the improved easement to the North of the lot; and,
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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: Mary H. Peake  
Rester and Coleman Engineers