

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 19, 2009

William Arlin Sellers  
2700 Ellen Drive  
Semmes, Alabama 36575

**Re: Case #SUB2009-00083**  
**Sellers Family Estates Subdivision**  
2700 Ellen Drive  
(East side of Ellen Drive, 780'± South of McLean Drive).  
4 Lots / 20.8± Acres

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

At its meeting on June 18, 2009, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lot 1 is limited to two curb cuts to Ellen Drive, and Lots 2, 3 and 4 are limited to one curb cut each onto Ellen Drive, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 2) **illustration of the building setback line for Lots 1 and 2 as measured from the Ellen Drive right-of-way, and as measured from the Lot 4 “pole” for Lot 3, and from the rear line of Lot 2 for Lot 4;**
- 3) **labeling of each lot with its size in acres, or the furnishing of a table on the final plat providing the same information;**
- 4) **placement of a note on the final plat stating that development of the subdivision shall comply with the Environmental and Watershed Protection requirements of Section V.A.5. of the Subdivision Regulations;**
- 5) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and**

- 7) placement of a note on the final plat stating that that there shall be no future resubdivision of Lots 3 and 4 to create additional lots unless a County standard street is to be dedicated and constructed to provide access.**

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: Polysurveying Engineering – Land Surveying