

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

Sidney B. Meadows, Trustee
729 Natchez Trail Ct.
Mobile, AL 36609

Re: Case #SUB2006-00180

Arcata Woods Subdivision

West terminus of Belmont Park Drive, extending to the South side of Ben
Hamilton Road at the South terminus of Mose Circle (private street).
427 Lots / 229.3± Acres

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

At its meeting on August 17, 2006, the Planning Commission considered the above referenced subdivision.

After discussion it was decided to holdover this application until the September 21, 2006, meeting for the following reasons:

- 1) **revision of the plat to accommodate the proposed Airport Road – Airport Road Extension major street, including the necessary dedication of land to Mobile County;**
- 2) **provision of letters of authorization from all property owners that will have land directly impacted by the proposed development, specifically for the 60-foot road on the East side of the development;**
- 3) **provision of additional traffic calming devices, in consultation with the Mobile County Engineering Department;**
- 4) **provision of additional road connections, to provide internal connectivity in compliance with Section V.C.1. of the Subdivision Regulations;**
- 5) **provision of connections to all abutting land-locked properties, in compliance with Section V.B.1. of the Subdivision Regulations;**
- 6) **provision of access, via identified easement, green space or directly, to all detention areas depicted on the plat;**
- 7) **identification of all portions of the site to fully account for all acreage and the manner of site development;**
- 8) **depiction of any existing drainage easements associated with previous subdivisions (Lot 1, Duncan Subdivision);**

- 9) resolution of the total number of lots so that the number depicted on the plat reflect the number claimed on the application;
- 10) identification of the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations;
- 11) depiction of the 25-foot minimum building setback line, in conformance with Section V.D.9. of the Subdivision Regulations;
- 12) identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners;
- 13) rephrasing of the development to start from Ben Hamilton Road, or provision of a written explanation regarding the phasing scheme for the subdivision;
- 14) 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.7. of the Subdivision Regulations;
- 15) revision of the legal description, if necessary, to correct any errors associated with locating the point of beginning, and provision of the correct parcel numbers for the entire site; and
- 16) placement of a note on the plat stating that access to the 60-foot roadway easement on the West side of site is denied, or inclusion of the parcel to provide a legitimate means of access as a public or private street.

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: Rester and Coleman Engineers, Inc.