

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 14, 2013

Wayne Wolf
2862 Wyattwood Lane.
Mobile, AL 36693

Re: Case #SUB2013-00032
Claremont Hillcrest Subdivision
6354 Sarasota Drive
(Northeast corner of Sarasota Drive and Hillcrest Road).
2 Lots / 0.3± Acres

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

At its meeting on August 8, 2013, the Planning Commission waived Sections V.D.2, V.D.5, and V.D.9 of the Subdivision regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Sarasota Drive, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 1 is denied access to Hillcrest Road;
- 3) labeling of each lot with its size in square feet and 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 site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) subject to the Engineering comments: [There doesn't appear to be adequate room on LOT 1 to provide a standard residential driveway. An existing power pole and concrete S inlet limits the space available to install a driveway along Sarasota Drive. A driveway to Hillcrest Rd is not recommended. If the Planning Commission approves the Subdivision the following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) 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

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- with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 5) Provide a separate drawing showing the location of a proposed driveway for LOT 1, including, but not limited to, all overhead and underground utilities. This drawing must be approved by the City Engineer and the Traffic Engineer];
- 6) subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards. Lot 1 is denied access to Hillcrest Road);
 - 7) subject to the 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);
 - 8) subject to the Fire Department 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);
 - 9) submittal of two (2) copies of a revised site plan to the Planning Section of Urban Development prior to signing of the Final Plat; and
 - 10) completion of the Subdivision process prior to any request for permits.

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.

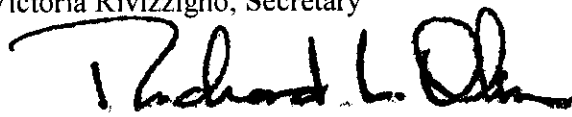
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



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Wayne Wolf
2862 Wyattwood Lane
Mobile, AL 36693

Re: Case #ZON2013-01590 (Planned Unit Development)
Wayne Wolf
6354 Sarasota Drive
(Northeast corner of Sarasota Drive and Hillcrest Road).
Planned Unit Development Approval to allow a reduced lot size and reduced setback in a residential subdivision.

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

At its meeting on August 8, 2013, the Planning Commission considered for Planned Unit Development Approval to allow a reduced lot size and reduced setback in a residential subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

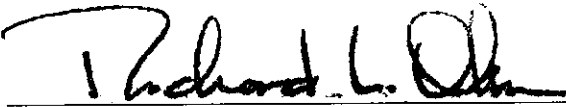
- 1) placement of a note on the site plan stating that each lot is limited to one curb cut to Sarasota Drive, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 2) placement of a note on the site plan stating that Lot 1 is denied access to Hillcrest Road;
- 3) revision of the site plan to illustrate the 8' side and rear setback lines along the North and East sides of Lot 1;
- 4) placement of a note on the site plan stating that Lot 1 is limited to 35% maximum site coverage by all structures;
- 5) submittal of two (2) copies of a revised site plan to the Planning Section of Urban Development prior to signing of the Final Plat; and
- 6) compliance with all other municipal codes and ordinances.

Wayne Wolf
August 14, 2013
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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 of Mobile, Inc.