



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

O. A. Pesnell, Jr.
2250 Moss Creek Court
Mobile, AL 36695

Re: 2251 & 2255 Pesnell Court and 2250 Moss Creek Court
(North terminus of Pesnell Court extending to the North terminus of Moss Creek Court)
Council District 6
SUB2016-00135 (Subdivision)
Brookview at Brookside Subdivision, Moss Creek Addition to

Dear Applicant(s):

At its meeting on December 1, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating further re-subdivision of the lots to create additional lots will not be allowed until additional public street frontage is provided;**
- 2) **retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **retention of the 25' minimum building setback line along all frontages;**
- 4) **placement of a note on the Final Plat stating each lot is limited to one curb cut, with any changes in their sizes, designs, or locations to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating no structures will be constructed in any easement;**
- 6) **revision of the plat to correctly identify each lot and clarify lot lines;**
- 7) **revision of the plat to show a correct vicinity map;**

- 8) compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A) Provide all of the required information on the FINAL SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Boundary line between LOT 1 and 2 was not evident. It appears that the creek centerline is a proposed LOT boundary line. C) Show and label the existing roads, culverts, structures, and areas of detention. D) Show and label the existing lot lines and recording information. E) Provide and label the monument set or found at each subdivision corner. F) Provide information about the wetlands – date of flagging, US Army Corps of Engineers delineation information, extent and limits of wetlands. G) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Consult with the Engineering Department for required MFFE. H) Show and label each and every drainage easement. I) Add a note to the FINAL SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. J) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. K) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);
- 9) compliance with Traffic Engineering comments: (Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 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 2015-116 and City Code Chapters 57 and 64).);
- 11) compliance with Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);
- 12) approval of a new Planned Unit Development for Lot 2 prior to the signing of the Final Plat;

**Brookview at Brookside Subdivision, Moss Creek Addition to
December 5, 2016**

- 13) completion of the subdivision process prior to any requests for new construction or land disturbance activity; and**
- 14) compliance with all other municipal codes and ordinances.**


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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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O. A. Pesnell, Jr.
2250 Moss Creek Court
Mobile, AL 36695

Re: 2251 & 2255 Pesnell Court and 2250 Moss Creek Court
(North terminus of Pesnell Court extending to the North terminus of Moss Creek Court)
Council District 6
ZON2016-02227 (Rezoning)
O. A. Pesnell

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

At its meeting on December 1, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and R-3, Multiple Family District, to R-1, Single-Family Residential District and R-3, Multiple Family District to adjust an existing lot line.

After discussion, it was decided to recommend this change in zoning to the City Council, subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) development on Lot 2 limited to an approved Planned Unit Development; and**
- 3) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$291.70. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

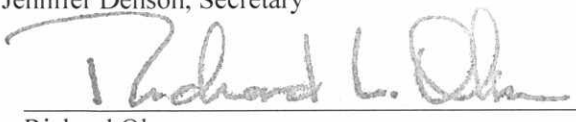
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.