

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES
MAYOR

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LISA C. LAMBERT

Wayne Fowler
6654 McDonald Road
Theodore, AL 36582

Re: Case #SUB2012-00069
Fowler Subdivision
8620 Old Pascagoula Road
(North side of Old Pascagoula Road, 780'± West of McDonald Road)
Number of Lots / Acres: 2 Lots / 4.4± Acres
Engineer / Surveyor: Timothy Brandon Bailey
County

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of right-of-way along Old Pascagoula Road sufficient to provide 50-feet from centerline;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) adjustment of the lot line between Lots 1 and 2 to ensure that Lot 2 is 60 feet wide for its entirety, as measured perpendicularly to the lot lines;
- 4) revision of the lot sizes to reflect dedication and lot adjustments;
- 5) placement of a note on the final plat stating that Lot 1 is limited to the two (2) existing curb-cuts and Lot 2 is limited to one (1) curb-cut, with any changes to the size, design, or location to be approved by Mobile County Engineering and to comply with AASHTO standards;
- 6) 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.8. of the Subdivision Regulations;
- 7) placement of a note on the final plat stating that new development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;

Fowler Subdivision

August 7, 2012

Page 2

- 8) placement of a note on the final plat stating that new development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits; and,
- 9) compliance with Fire-Rescue 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."*

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.

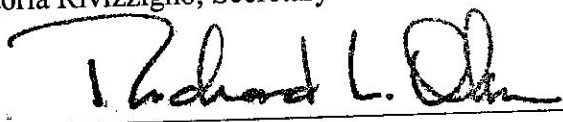
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Todd & Lori Fowler
Timothy Brandon Bailey