



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

### OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: Case #SUB2012-00112**  
**Eagles Landing Subdivision**  
6551 Moffett Road  
(South side of Moffett Road at the South terminus of Roland Road)  
**Number of Lots / Acres:** 3 Lots / 9.9± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to indicate the current right-of-way width as measured from the centerline of Moffett Road as being a compliant 50', as shown on the recorded plat of Veterans Subdivision;
- 2) placement of a note on the Final Plat stating that the site is limited to a maximum of three curb cuts to Moffett Road, with the size, design, and location of all curb cuts to be approved by ALDOT and Mobile County Engineering and conform to AASHTO standards;
- 3) revision of the plat to illustrate the 25' minimum building setback line as measured from the right-of-way lines for Lots 1 and 2;
- 4) revision of the plat to illustrate the 25' minimum building setback line for Lot 3 as measured from the South lines of Lots 1 and 2, where the lot is a minimum 60' wide;
- 5) 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;
- 6) placement of a note on the Final Plat stating that that no further resubdivision of Lot 3 is allowed until additional frontage on a public street is provided;

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- 7) provision of a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, along the South line of Lot 3 prior to the signing of the Final Plat, with verification of the buffer to be submitted at the time of signing;
- 8) 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;
- 9) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 11) compliance with 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.).

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).

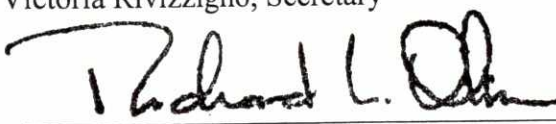
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.