



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Estate of Wendell Sawyer, Sr.  
P.O. Box 160565  
Mobile, AL 36616

**Re: 1917 Brookdale Drive West**  
(West terminus of Brookdale Drive West).  
Council District 1  
**SUB2014-00160**  
**Brookdale Properties, LLC Subdivision**  
1 Lot / 2.2± Acres

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

At its meeting March 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the 25' minimum building setback line on the Final Plat;**
- 2) **retention of the right-of-way width along Brookdale Drive West;**
- 3) **placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Brookdale Drive West with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **retention of the labeling of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that no structures shall be placed or constructed in any easements;**
- 6) **compliance with Engineering comments: *"The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. B. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or***

- parcel, at time of development, unless a sidewalk waiver is approved. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature”;*
- 7) **compliance with Traffic Engineering comments:** *“Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance”;*
  - 8) **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 61-929 and City Code Chapters 57 and 64).”and*
  - 9) **compliance with Fire 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.”; 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”*

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](mailto: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**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.