



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Clifton Adams
6605 Oak Point Circle
Mobile, AL 36608

Re: **Case #SUB2013-00037 (Subdivision)**
Battotti Place Subdivision Resubdivision of Lot 48
2453 & 2457 Green Street and 1000 Newman Lane
(Northwest corner of Green Street and Newman Lane).
3 Lots / 0.2± Acres

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

At its meeting on June 6, 2013, the Planning Commission waived Sections V.D.2. and V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) dedication of the corner radii at Newman Street and Green Street per Section V.D.6. of the Subdivision Regulations;
- 3) retention of the 13' front, 12' right, 3' left and 2' rear setbacks for Lot 1;
- 4) retention of the 2' front, 4' right, 3' left, and 2' rear setbacks for Lot 2;
- 5) retention of the 15' front, 3' right, 4' left, and 2' rear setbacks for Lot 3;
- 6) placement of a note stating that no additional structures will be allowed on Lots 2 and 3 without submission and approval of a new Planned Unit Development
- 7) placement of a note stating that the development is limited to the existing curb cuts;
- 8) 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.);
- 9) compliance with Engineering comments, *"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 with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Dedicate a radius (minimum 25' radius) at the corner of Newman Street and Green Avenue. Final location to be approved by the City Engineer and Traffic Engineer. 5. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks,*

OFFICE OF THE CITY COUNCIL
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DISTRICT 7

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LISA C. LAMBERT

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). 6. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 7. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.”;

- 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) submission of a revised Planned Unit Development site plan prior to the signing of the Final Plat.

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.

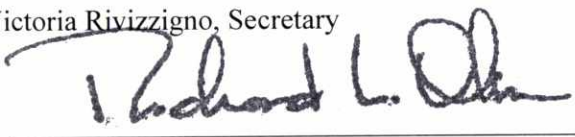
If you have any questions regarding this action, please call this office at 251-208-5895.

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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LISA C. LAMBERT

Clifton Adams
6605 Oak Point Circle
Mobile, AL 36608

Re: Case #ZON2013-01093 (Planned Unit Development)
Battotti Place Subdivision Resubdivision of Lot 48
2453& 2457 Green Street and 1000 Newham Lane
(Northwest corner of Green Street and Newman Lane).
Planned Unit Development Approval to allow reduced lot sizes, reduced setbacks and increased site coverage in a residential subdivision.

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

At its meeting on June 6, 2013, the Planning Commission considered for Planned Unit Development Approval to allow reduced lot sizes, reduced setbacks and increased site coverage in a residential subdivision.

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

- 1) retention of the lot sizes in square feet and acres;
- 2) dedication of the corner radii at Newman Street and Green Street per Section V.D.6. of the Subdivision Regulations;
- 3) retention of the 13' front, 12' right, 3' left and 2' rear setbacks for Lot 1;
- 4) retention of the 2' front, 4' right, 3' left, and 2' rear setbacks for Lot 2;
- 5) retention of the 15' front, 3' right, 4' left, and 2' rear setbacks for Lot 3;
- 6) placement of a note stating that no additional structures will be allowed on Lots 2 and 3 without submission and approval of a new Planned Unit Development;
- 7) compliance with building code, as required in regards to fire-rated walls where there is a setback of 5' or less from the property line;
- 8) placement of a note stating that the development is limited to the existing curb cuts;
- 9) either obtaining non-utility right-of-way use agreements to allow structures on Lot 3 to remain in the right-of-way, or the removal of such structure from the right-of-way;

- 10) 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.); and
- 11) compliance with Engineering comments, *"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 with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Dedicate a radius (minimum 25' radius) at the corner of Newman Street and Green Avenue. Final location to be approved by the City Engineer and Traffic Engineer. 5. 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). 6. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 7. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work."*

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

Sincerely,

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