

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Joseph Bailey  
3763 Conway Drive S  
Mobile, AL 36608

**Re: Case #SUB2012-00054 (Subdivision)**  
**Dawson Estates Subdivision, Re-subdivision of Lot 1**  
(North terminus of Dawson Drive).  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 4

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments:** *"1. On the plat, show the location (if any) of wetlands or state that there are no wetlands present if applicable. 2. Provide all other information required for a Final Plat review;"*
- 2) **placement of a note on the Final Plat that the lot is limited to one (1) curb-cut, with the size, design, and location to be approved by Traffic Engineering and to conform with AASHTO standards;**
- 3) **depiction and labeling of the 20-foot minimum building setback line on the final plat;**
- 4) **labeling of the lot size in square feet on the Final Plat;**
- 5) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 6) **placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies is required for floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 7) **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;"*

**Dawson Estates Subdivision, Re-subdivision of Lot 1**

**July 6, 2012**

**Page 2**

- 8) submission of a revised PUD site plan prior to the signing of the final plat;  
and,
- 9) recording of the final plat prior to any request for permits.

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**

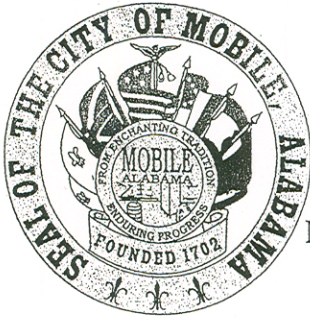
Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: M. Don Williams Engineering





# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Joseph Bailey  
3763 Conway Drive S  
Mobile, AL 36608

**Re: Case #ZON2012-01429 (Planned Unit Development)**  
**Dawson Estates Subdivision, Re-subdivision of Lot 1**  
(North terminus of Dawson Drive)  
Planned Unit Development to allow reduced front yard setbacks.  
Council District 4

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow reduced front yard setbacks.

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

- 1) revision of the site plan to depict and label a front setback of 20 feet, side yard setbacks of 10 feet each, a rear yard setback of 15 feet, and a maximum site coverage of 29%;
- 2) compliance with Engineering comments: *"1. On the plat, show the location (if any) of wetlands or state that there are no wetlands present if applicable. 2. Provide all other information required for a Final Plat review;"*
- 3) placement of a note on the site plan that the lot is limited to one (1) curb-cut, with the size, design, and location to be approved by Traffic Engineering and to conform with AASHTO standards
- 4) revision of the site plan to depict parking for two vehicles outside of the front setback area, as well as any driveway (noting that the lot is limited to one curb-cut);
- 5) revision of the site plan to depict any HVAC, generators, or similar items that will be placed on site, to ensure that they meet all required setbacks;
- 6) labeling of the lot size in square feet on the site plan;
- 7) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;

**Dawson Estates Subdivision, Re-subdivision of Lot 1**

**July 6, 2012**

**Page 2**

- 8) placement of a note on the site plan stating that the approval of all applicable federal, state, and local agencies is required for floodplain issues prior to the issuance of any permits or land disturbance activities;
- 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;"* and,
- 10) submission of a revised PUD site plan prior to the signing of the final plat.

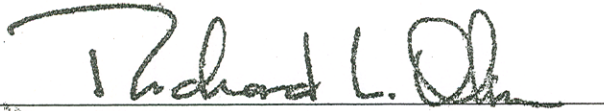
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: M. Don Williams Engineering