



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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

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JOHN C. WILLIAMS
DISTRICT 4

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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Wilmac Investments, Inc.
c/o Tommy Wilder
7600 Bellingrath Drive West
Theodore, AL 36582

Re: Case #SUB2012-00100
R & R Commercial Park Subdivision, Re-subdivision of Lots 9 & 10
7600 Bellingrath Drive West
(West side of Bellingrath Drive West at its North terminus)
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the lot size in square feet, or provision of a table on the Final Plat with the same information;
- 2) placement of a note labeling the new lot;
- 3) placement of a note on the Final Plat limiting the lot to two curb-cuts, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) compliance with local, state, and federal requirements for properties located in a FEMA designated floodzone;
- 5) 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.);*

- 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; and**
- 7) 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.**

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.

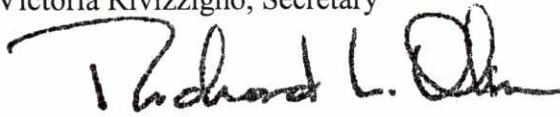
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



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CITY CLERK
LISA C. LAMBERT

Wilmac Investments, Inc.
c/o Tommy Wilder
7600 Bellingrath Drive West
Theodore, AL 36582

Re: Case #ZON2012-02606
Tommy Wilder
7600 Bellingrath Drive West
(West terminus of Bellingrath Drive West)
Vacation Request to remove an existing utility easement
County

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission considered your request to remove an existing utility easement at the above referenced location.

After discussion, it was decided to approve the vacation request to vacate the 15' drainage and utility easement and reduction of a drainage and utility easement from 7.5' to 5' on Lot 1, Resubdivision of Lots 9 and 10, R & R Commercial Park, subject to the following conditions:

- 1) completion of the Subdivision process for Resubdivision of Lots 9 and 10, R & R Commercial Park.**

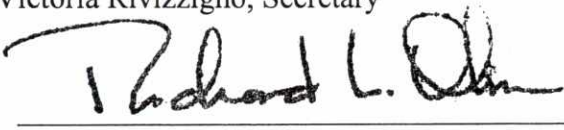
If you have any questions regarding this action, please call this office at (251) 208-5895.

Tommy Wilder
December 7, 2012
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MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.