

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 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.
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DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Development Consulting, Inc.
5235 Kooiman Road
Theodore, AL 36582
Attn: Heath Mason, Managing Member

Re: Case #SUB2012-00074 (Subdivision)
Magnolia Village Subdivision
7025 Magnolia Grove Avenue
(North terminus of Magnolia Grove Parkway)
Number of Lots / Acres: 25 Lots / 10.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

Dear Applicant(s):

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

- 1) placement of a note on the Final Plat, stating each lot be limited to one curb-cut;
- 2) retention of the labeling of the lots with its size in square feet/acres;
- 3) provision of the 25-foot minimum building setback line along all street frontages;
- 4) dedication to provide 50-foot right-of-way for all streets and 120-foot diameter for all cul-de-sacs;
- 5) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 7) compliance with Engineering comments: *"Any and all proposed development for the subdivision infrastructure will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood*

Magnolia Village Subdivision

September 12, 2012

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Plain Management Plan (1984); the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control; and the Engineering Department policies and procedures pertaining to subdivisions. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) 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. The final size and location of drainage and utility easements shall be approved by the City Engineer. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes, including a Traffic Engineering Dept). Stop and street name signs will need to be installed at the intersection of Champion Run and Fairway Lane. Provide existing ROW information along Magnolia Grove Parkway. Additional ROW or radii may be required by Traffic Engineering or the City Engineer;" and,

- 8) completion of the Subdivision process prior to any application for land disturbance or building 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.

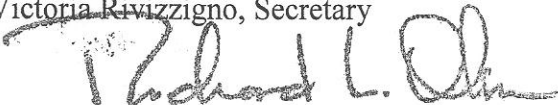
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: William D. Schnack
Polysurveying of Mobile



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CITY CLERK
LISA C. LAMBERT

Development Consulting, Inc.
5235 Kooiman Road
Theodore, AL 36582
Attn: Heath Mason, Managing Member

Re: Case #ZON2012-01875 (Rezoning)
Development Consulting, Inc.
7025 Magnolia Grove Avenue
(North terminus of Magnolia Grove Parkway)
Rezoning from B-3, Community Business District, to R-1, Single-Family
Residential District to allow a single-family residential subdivision.
Council District 7

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, to R-1, Single-Family Residential District to allow a single-family residential subdivision.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) **completion of the subdivision process; and,**
- 2) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$162.40**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.