

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

Wesley Station, LLC
3374-B Moffat Rd.
Mobile, AL 36607

**Re: Case #SUB2006-00268
Wesley Station Subdivision**

Southeast corner of Airport Boulevard and Wesley Avenue, extending through Henkley Avenue (unopened right-of-way, to be vacated), to the West terminus of Old Government Street (unopened right-of-way, to be vacated), 150'± West of Wildwood Avenue.
2 Lots / 4.3± Acres

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

At its meeting on December 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the provision of an eight-foot wooden privacy fence and vegetative buffer where the site adjoins residential zoning;**
- 2) placement of a note on the final plat stating that no structures, parking or driveway(s) may be constructed within the southern 50' (between Wesley Avenue and Henckley Avenue [to be vacated]);**
- 3) compliance with Engineering comments (*Land disturbance application required for required relocation of drainage structures, in approved applicable easements. After relocation of drainage structures is complete, the vacation of rights-of-way will be applied for. Upon vacation of the right-of-way, another land disturbance application will be made for the construction of a City Engineering approved cul-de-sac. In future development, detention will be required on-site. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 4) completion of the vacation process prior to the recording of the final plat;**
- 5) placement of a note on the final plat stating that lot 1 is limited to one curb-cut onto Airport Boulevard and one curb-cut onto Wesley Avenue, that lot 2 is limited to one curb-cut onto Airport Boulevard and denied access to Henckley Avenue, and that the size, design and location of all curb-cuts are to be approved by the Planning Section of Urban**

- Development and Traffic Engineering, and comply with AASHTO standards;**
- 6) the provision of a modified turnaround at the northern terminus of Henckley Avenue;**
 - 7) placement of a note on the final plat stating that access to Henckley Avenue is denied; and**
 - 8) full compliance with all other municipal codes and ordinances.**

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 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: Clark, Geer, Latham & Associates, Inc.