THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
February 21, 2014

Paul Eddy Owens
5470 Ann St.
Theodore, AL 36582

Re: **Case #SUB2014-00007**
   Owen Family Division Subdivision
   5470 Ann Street
   (North side of Ann Street, 425'± East of Bellingrath Road).
   2 Lots / 1.0± Acre

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

At its meeting on February 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

1) **Dedication, if needed, to provide 30' of right-of-way along Ann Street as measured from centerline;**
2) **Revision of the Final Plat to illustrate dedication of a turnaround at the eastern terminus of Ann Street, in compliance with Sections V.B.6. and V.B.15. of the Subdivision Regulations;**
3) **Revision of the 25' minimum building setback line and lot size information to reflect dedication and any changes to the Final Plat;**
4) **Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cuts along Ann Street, with any changes to be approved by Mobile County Engineering and conform to AASHTO standards;**
5) **Placement of a note on the Final Plat stating that Lot 2 is limited to 1 curb-cut to the paved portion of Ann Street and denied access to the remainder of the right-of-way until such time that Ann Street is paved in asphalt or concrete to Mobile County Engineering standards. The size, design, and location of the curb-cut is to be approved by Mobile County Engineering and conform to AASHTO standards;**
6) **Compliance with Engineering Comments and placement of a note on the Final Plat stating:** *(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.);

7) Compliance with Fire Comments and placement of a note on the Final Plat stating: *(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.)*;

8) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.)*;

9) Placement of a note on the Final Plat stating: *(Any development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.)*; and

10) Placement of a note on the Final Plat stating: *(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 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.
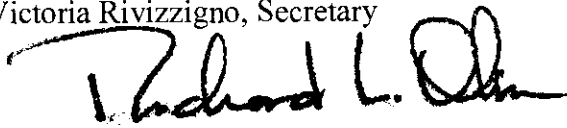
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering