



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Matthew Roberts
Gulf States Engineering
600 Azalea Road
Mobile, Alabama 36609

Re: 3108 Lees Lane
(West side of Lees Lane, 220'± South of Gordon John Drive, extending to the South terminus of Gordon John Drive, and the East terminus of Azalea Road).
Council District 4
SUB-002190-2022
Lees Lane Subdivision, Phase 1
Number of Lots / Acres: 1 Lot / 10.9± Acres
Engineer / Surveyor: Gulf States Engineering

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the right-of-way widths of Gordon John Drive and Audrey Drive;**
- 2) Revision of the Final Plat to depict the existing right-of-way for Azalea Road, and provide dedication, if necessary, to provide 25-feet to the centerline**
- 3) Revision of the Final Plat to depict the existing right-of-way for Lee's Lane, and provide dedication, if necessary, to provide 30-feet to the centerline;**
- 4) Retention of the 50-foot easement for a temporary cul-de-sac at the terminus of Gordon John Drive;**
- 5) Revision of the Final Plat to depict the 25-foot minimum setback line along all street frontages, adjusted for any dedication;**
- 6) Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;**
- 7) Revision of the Final Plat to provide the size of the lot in both square feet and acres, or provision of a table on the Final Plat with the same information;**
- 8) Compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City***

- Engineer): A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors B) Add legible street names to the vicinity map. Text was too small. C) Application form indicates that the Subdivision Name is LEES LANE – Phase 1. Add it to the FINAL PLAT. D) Label LEES LANE and show the existing ROW width. E) Show and label the existing Azalea Rd. ROW and width. F) The Common Area should be a separate lot and not included in the LOT 1 square footage. G) Show and label the various lots within recorded subdivisions that are referenced in the written legal description - Lot 2, Meador Subdivision, First Addition; Lot 1 Contel Cellular Sub. No. 3; S&L Industrial Park Phase One; Lot 1 Wanda Place. H) Revise PLAT NOTE #5 from “ALL PROPOSED...” to “ALL EXISTING AND PROPOSED...”. I) Review and revise the written legal description to change “COMER” to “CORNER”. J) Review and revise the written description or the written bearing and distance for the portion at the south end of Gordon John Dr. K) After the revisions for the Common Area and the Public ROW are made, you will need to revise the LOT 1 square footage. L) Dedicate Public ROW to the City of Mobile for a 120’ diameter cul-de-sac at the south terminus of Gordon John Dr. to replace the existing 50’ temporary cul-de-sac easement and list the amount of dedicated acreage (SF and AC). M) Check and clarify PLAT NOTE #11. The drawing indicates WETLANDS PER BARRY VITTOR ASSOCIATES and the NOTE indicates that the information is from NWI data and has not been delineated. N) Provide a note that a 25’ riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. O) Show and label all flood zones and floodways. P) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11’. Q) Show and label each and every Right-Of-Way and easement. R) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. S) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. T) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.);*
- 9) Placement of a note on the Final Plat stating the Traffic Engineering comments: *(Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. Right-of-way for cul-de-sac or approved turn-around should be accommodated with this subdivision for Gordon John Dr and Azalea Rd as required by MFRD.);*
- 10) Compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65].*

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Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and,

- 11) Compliance with the Fire-Rescue Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).**


After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning