



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 9, 2019

Herman Neese Sr.
6136 Venetian Way
Mobile, AL 36608

Re: **East side of North University Boulevard, 660'± North of the East terminus of Mickey Drive**
Council District 1
SUB-000794-2018
Rightway Subdivision, Addition to
1 Lot / 40.0 ± Acres

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

At its meeting on January 3, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to include the remainder of Parcels R022802031000001 and R022801022000053 as Future Development on the Final Plat;
- 2) retention of the current right-of-way width of North University Boulevard on the Final Plat;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. REVISE THE NAME OF THE SUBDIVISION. This is not an addition to the existing subdivision; it is a separate and distinct division of property. B. 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. C. Provide and*

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label the monument set or found at each subdivision corner. D. Review and revise the written legal description to match the written bearing and distance along the east property line. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) compliance with 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*
- 8) compliance with Fire 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.)].*

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 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

cc: Millard Austin