



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 26, 2019

Dutch Masters, LLC
1128 Main Street
Cincinnati, OH 45202

Re: 3060 Moffett Road
(North side of Moffett Road at its intersection with Spring Hill Avenue).
Council District 1
SUB-000945-2019
Dutch Masters Subdivision

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

At its meeting on July 18, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) Labeling of the existing right-of-way of Moffett Road;
- 2) Retention of the 25' minimum building setback line along Moffett Road;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note stating that no structure shall be erected in any easement;
- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: (*"Moffett Road (US Highway 98) is an ALDOT maintained roadway. Site is limited to one curb cut with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*);
- 6) 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. 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. Provide the

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Surveyor's Certificate and Signature. C. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Check the Owner's Signature Block statement. It indicates that the owner is dedicating either streets or ROW to the City; however, none are shown or labeled on the Plat. E. 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. F. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. 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.);

- 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 and placement of a note:** *(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: Thompson Engineering