



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

Alabama Pecan Development
c/o Robert Brown
1256-A Repoll Road
Mobile, AL 36695

Re: Northwest corner of Eliza Jordan Road South and Airport Boulevard.
County
SUB2015-00115
Eliza Jordan Corner Subdivision
2 Lots /133.86± Acres

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

At its meeting on November 19, 2015, 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 sufficient to provide 50' from the centerline of Airport Boulevard;**
- 2) dedication sufficient to provide 50' from the centerline of Eliza Jordan Road South;**
- 3) dedication of a 25' corner radius at the intersection of Airport Boulevard and Eliza Jordan Road South;**
- 4) revision of the plat to indicate the 25' minimum building setback line as measured from any required frontage dedication;**
- 5) revision of the plat to indicate the lot sizes in both square feet and acres after any required frontage dedications, or the furnishing of a table on the Final Plat providing the same information;**
- 6) placement of a note on the Final Plat stating that Lot 1 is limited to four curb cuts to Airport Boulevard and two curb cuts to Eliza Jordan Road South, with the size, design and location of all curb cuts to be approved by Mobile County Engineering**

- 7) placement of a note on the Final Plat stating that Lot 2 is limited to one curb cut to Airport Boulevard and one curb cut to Eliza Jordan Road South, with the size, design and location of all curb cuts to be approved by Mobile County Engineering;
- 8) placement of a note on the Final Plat stating that access to Creekstone Drive is denied if Lot 2 is developed commercially;
- 9) placement of a note on the Final Plat stating that if Lot 2 is developed residentially via resubdivision, connection to Creekstone Drive is required;
- 10) placement of a note on the Final Plat stating that access to the 20' easement for ingress and egress to the land-locked properties along the West side is denied for Lot 2;
- 11) placement of a note on the Final Plat stating that Lot 2 is denied access to Thornburg Drive (private street) and Calvert Road North;
- 12) placement of a note on the Final Plat stating that no structures may be placed or constructed within the 20' easement along the West side of Lot 2;
- 13) placement of a note on the Final Plat stating that 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;
- 14) compliance with Engineering comments: (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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater); and
- 15) compliance with the Fire-Rescue Department comments: [Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].

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 marine.karapetyan@cityofmobile.org.

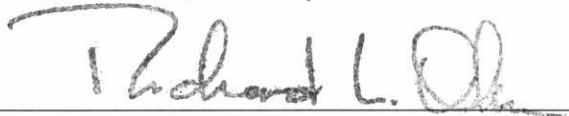
Eliza Jordan Corner Subdivision
November 24, 2015

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: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering