



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Iain and Rhonda A. Frost  
435 Dykes Road South  
Mobile, AL 36608

**Re: 435 Dykes Road South**  
(East side of Dykes Road South, 150'± South of Turmac Drive).  
County  
**SUB2016-00008**  
**Iain Frost Subdivision, Resubdivision of Lots 3 and 4**  
3 Lots / 4.7± Acres

Dear Applicant(s):

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision.

**After discussion and with a waiver of Section V.D.1 of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) Retention of the 60' right-of-way width along Dykes Road South;
- 2) Revision of the address label to read as Dykes Road South;
- 3) Retention of the 25' minimum building setback line for each lot, where each lot is a minimum of 60-feet in width;
- 4) Retention of the lot size information in both square feet and in acres for each lot;
- 5) Placement of a note on the Final Plat stating that Lots 4-A, 4-B, and 3 are limited to one curb-cut each to Dykes Road South, with the size, design and location of any new curb-cuts and/or any changes to the existing curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) 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.);*
- 7) Compliance with Fire Comments and placement of a note on the Final Plat: *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);*
- 8) 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*

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*facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.); and*

- 9) **Placement of a note on Final Plat stating that there will be no future subdivision of Lots 4-A and 4-B until frontage on a public or compliant private street is provided.**

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](mailto:marine.karapetyan@cityofmobile.org).


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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying, & Engineering, Inc.