



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Labrador LLC  
6156 Omni Park Drive  
Mobile, AL 36609

**Re: West terminus of Moses Way, extending to the East side of Rex Drive.**  
**County**  
**SUB-000149-2017 (Subdivision)**  
**Labrador Run Phase Three B Subdivision**

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

At its meeting on September 7, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Provision of seven (7) copies of the Final Plat of Labrador Run Subdivision, Phase Three A to the Planning and Zoning department prior to signing of the Final Plat;**
- 2) Revision of the Master Plan of Labrador Run Subdivision to correctly label Phases Three A & B;**
- 3) Placement of a note on the Final Plat stating Lots 1-13 are each limited to one curb cut to Moses Road, and Lot 14 is limited to one curb cut to Rex Drive, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) Retention of the 25' minimum building setback line along all street frontages;**
- 5) Placement of a note on the Final Plat stating no structures shall be constructed in any easement;**
- 6) Placement of a note on the Final Plat stating maintenance of all common areas shall be maintained by the property owner(s);**
- 7) Provision of a letter a letter to the Planning and Zoning Department from a licensed engineer certifying compliance with the City's storm water and flood control ordinances, prior to signing of the Final Plat;**

**Labrador Run Phase Three B Subdivision**  
**September 11, 2017**

- 8) 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;
- 9) Placement of a note on the Final Plat stating the development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 10) 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.);*
- 11) 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).); and,*
- 12) Provision of a Letter of Acceptance from Mobile County Engineering for the proposed streets prior to the signing of the Final Plat.

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.

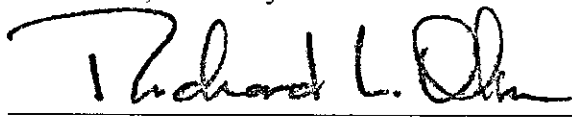
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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 & Zoning

cc: Austin Engineering Co., Inc.