

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 16, 2009

Mobile Schillinger  
ATTN:Cliff Mowe  
3838 North Palafox St.  
Pensacola, FL 32505

**Re: Case #SUB2009-00131 (Subdivision)**

**Woodland Glen Subdivision**

Eastern terminus of Meadow Drive North, extending to the Northern terminus of Meadow Heights Drive, the Northern terminus of Meadow Run Drive, and the Northern terminus of Meadow Dale Drive and Meadow Green Court, extending to the Western terminus of Augustine Drive.

275± Lot / 86.3± Acre

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

At its meeting on October 15, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50', as measured from the centerline of Schillinger Road South;**
- 2) **revision of the 25' minimum building setback line for all lots with frontage onto Schillinger Road South to reflect the right-of-way dedication;**
- 3) **revision of Lot 2 to comply with Section V.D.2 of the Subdivision Regulations;**
- 4) **placement of a note on the Final Plat stating that direct access to Schillinger Road South is denied for any lots fronting onto Schillinger Road South;**
- 5) **placement of a note on the final plat stating that all lots (including corner lots) are limited to one curb each, with the size, design and location to be approved by the Mobile County Engineering Department and in conformance with AASHTO Standards;**
- 6) **provision of traffic impact study and acceptance by the Mobile County Engineering Department prior to signing the Final Plat;**
- 7) **placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**

- 8) the applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and,
- 10) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

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 (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.