



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 5, 2018

Clyde Clark
8977 Ingleside Avenue
Irvington, AL 36544

Re: 8977 Ingleside Avenue
(Northeast corner of Ingleside Avenue and Sixteenth Street).
County
SUB-000315-2017
Clark, Jr. Subdivision

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

At its meeting on January 4, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.4. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the 25' minimum building setback lines for all lots;
- 2) retention of the labeling of the lots with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that the number, size and location of any curb-cut for each lot should comply with Mobile County Engineering requirements;
- 4) placement of a note on the Final Plat stating that there shall be no future subdivision of the lots until the abutting right-of-way is improved to Mobile County Engineering standards for road width and surface;
- 5) placement of a note on the Final Plat stating no development of Lot 3 until a portion of an abutting right-of-way is improved to Mobile County Engineering standards for road width and surface;
- 6) 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;

- 7) retention of the note on the Final Plats stating the “removed from the public-right-of-way and relocated completely on private property”;
- 8) placement of a note on the Final Plat stating no structures shall be placed within any easements;
- 9) compliance with the 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC))”; and
- 10) compliance with County 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.”

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.

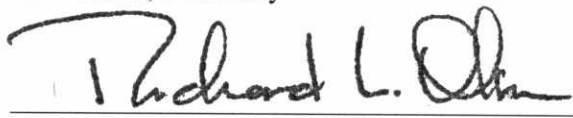
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: Rowe Engineering & Surveying, Inc.