

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 21, 2010

Patricia Davis  
9635 Lancaster Rd.  
Theodore, AL 36582

**Re: Case #SUB2010-00058**  
**Lancaster Subdivision**  
(East side of Lancaster Road, 1 mile± South of Laurendine Road).  
1 Lot / 5.0± Acre

Dear Applicant(s):

At its meeting on May 20, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:**

- 1) placement of a note on the final plat stating that the lot is limited to one curb-cut to Lancaster Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 2) placement of a note on the final plat stating that no future subdivision will be allowed until additional frontage on a paved public street is provided;**
- 3) placement of a note on the plat 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;**
- 4) 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;**
- 5) the applicant receive the approval of all applicable federal, state, and local environmental agencies for wetlands and floodplains prior to the issuance of any permits or land disturbance activities; and,**
- 6) placement of a note on the final plat stating development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility**

**Lancaster Subdivision**

**May 21, 2010**

**Page 2**

**requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater 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.**

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: Polysurveying Engineering – Land Surveying