



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 21, 2023

David Morrow
The Morrow Companies
809 22nd Avenue
Tuscaloosa, Alabama 36401

Re: 6275 Overlook Road
Live Oak Trace Subdivision
SUB-002574-2023
The Morrow Companies / JADE Consulting, LLC
District 7
Subdivision of 2 lots, 9.55± acres

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

At its meeting on August 17, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths as depicted on the preliminary plat;
2. Dedication of the corner radius at the intersection of Overlook Road and Middle Ring Road, in compliance with Section 6.B.12. of the Subdivision Regulations;
3. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Illustration of compliant setbacks on the Final Plat (25-feet along Overlook Road and Middle Ring Rd, 10-feet along the South and East property lines adjacent to R-1, Single-Family Residential Districts);
5. Placement of a note on the Final Plat stating that no structure shall be constructed in any easement without permission of the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive,

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memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

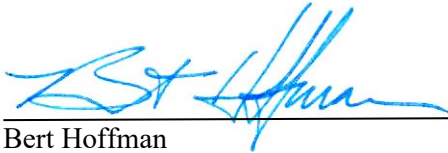
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Bert Hoffman
Deputy Director of Long Range Planning