



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

Joan D. Shaper & Danny Leon Shaper
9350 New Neck Road
Mobile, AL 36695

Re: 9350, 9351 and 9385 New Neck Road Extension
(East terminus of New Neck Road Extension extending to the South side of New Neck Road).
County
SUB-000036-2017
Eula Acres Subdivision

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

At its meeting on May 4, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Dedication sufficient to provide 30' from the centerline of both New Neck Road and New Neck Road Extension;**
- 2) Retention of the 25-foot minimum building setback line on the Final Plat along both New Neck Road and New Neck Road Extension, adjusted for dedication;**
- 3) Provision of setback from future right-of-way;**
- 4) Placement of a note stating that there shall be no additional subdivisions until such time as the adjacent street has been paved to City of Mobile standards;**
- 5) Retention of the lot size information in both square feet and in acres on the Final Plat, adjusted for dedication;**
- 6) Placement of a note on the Final Plat stating that the site appears to be located in the path of a proposed major street(s) and thus may be impacted by the Grelot Road-Grelot Road Extension-Michael Boulevard-Montlimar Drive in the future;**
- 7) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to New Neck Road and that both Lots 1 and 2 are limited to one curb cut each to New Neck Road Extension, with any changes to the size, design and location of the curb-**

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cut to be approved by Mobile County Engineering and conform to AASHTO standards;

- 8) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.); and*
- 10) Compliance with Fire Comment: *(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).*

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 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 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: Polysurveying and Engineering, Inc.