



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 23, 2013

Willi Brite
302 Schillinger Road North
Mobile, AL 36608

Re: Case #SUB2013-00139
Regency Motors Subdivision
513 & 519 Schillinger Road North
(West side of Schillinger Road North, 3/10± mile South of Zeigler Boulevard).
1 Lot / 3.0± Acres

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

At its meeting on December 19, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the 25' minimum building setback line;**
- 2) **retention of the lot size in square feet and acres;**
- 3) **acknowledgement in writing by the current owner of Lots 1 and 2 of Schil-Comm Park Subdivision that those lots are limited to one shared curb cut prior to the signing of the Final Plat;**
- 4) **compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. b. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.*);**
- 5) **compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);**
- 6) **compliance with Traffic Engineering comments (*Lot 1 is limited to one curb-cut with, size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.*);**
- 7) **compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and***

**Regency Motors Subdivision
December 23, 2013**

protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).;

- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and**
- 9) placement of a note on the Final 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.**

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.

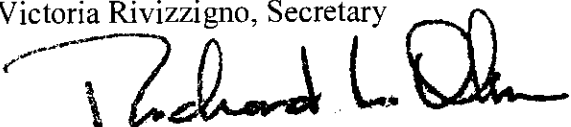
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Gulf States Engineering