



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2018

Sawgrass Consulting, LLC
11143 Old Highway 31
Spanish Fort, AL 36527

Re: 1356 Repoll Road A & 1365 Repoll Road
(Southwest corner of Repoll Road and Airport Boulevard).
County
SUB-000431-2018
Alabama Pecan Subdivision, Phase 1

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

At its meeting on April 19, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.2. of the Subdivision Regulations regarding the Major Street requirement for this site, and Tentatively Approved the request, subject to the following conditions:

- 1) Coordination with Mobile County Engineering to redesign the lot arrangement to accommodate a subdivision entrance across from the terminus of Eliza Jordan Road;**
- 2) dedication of any necessary right-of-way to provide 50' from centerline of Airport Boulevard;**
- 3) depiction and labeling of a 25-foot minimum building setback line from all street right-of-ways;**
- 4) depiction and labeling of any easements;**
- 5) placement of a note on the final plat stating that Lot 1 is limited to 1 curb-cut to Airport Boulevard; that Lot 2 is limited to 2 curb-cuts to Airport Boulevard and 2 curb-cuts to Repoll Road; that Lot 3 is limited to 1 curb-cut to Airport Boulevard, 2 curb-cuts to Repoll Road, 1 curb-cut to North Hunters Ridge Drive; that Lot 4 be limited to 1 curb-cut to Repoll Road; with the size, design and location of all curb-**

Alabama Pecan Subdivision, Phase I
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cuts to be approved by Mobile County Engineering and conform with AASHTO standards;

- 6) **Compliance with Engineering comments, and placement as a note on the 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.*)**;
- 7) **Compliance with Fire comments, and placement as a note on the plat (*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*)**; and
- 8) **Completion of the subdivision process for the Alabama Pecan Subdivision, Phase 1, prior to bringing in any subsequent subdivision requests for completion (Redlands Subdivision, any phase).**

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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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
Principal Planner

cc: Alabama Pecan Development