



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Asarisi & Associates  
6170 Omni Park Drive, St. C  
Mobile, AL 36609

**Re: South side of Cottage Hill Road, 355'± East of Jeff Hamilton Road, extending to the North terminus of Scenic Park Drive North.**  
County  
**SUB-000387-2018**  
**Ball Subdivision**

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

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) revision of the plat to depict the minimum right-of-way widths along Cottage Hill Road and Scenic Park Drive North;
- 2) dedication of right-of-way along Cottage Hill Road if necessary to provide 50' from centerline;
- 3) dedication of right-of-way, as depicted for the proposed major street;
- 4) revision of the plat to label the 25' minimum building setback line along Laurendine Road-Half Mile Road-New Connection-March Road Extension ;
- 5) retention of the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Cottage Hill Road, and two curb-cuts Laurendine Road-Half Mile Road-New Connection-March Road Extension, with the size location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating access to Scenic Park Drive North is denied;
- 8) retention of the labeling of the lot in size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;

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- 9) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 10) placement of a note on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 11) compliance with the Fire Department comments: *"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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

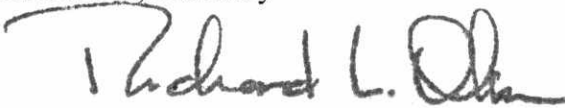
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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: Richard & Ilona Ball  
Johnny E. Holley, Surveyor