



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Asarisi & Associates, LLC
c/o Joe Asarisi
6348 Piccadilly Sq. Dr., Ste. 215
Mobile, AL 36609

Re: South side of Cottage Hill Road, 340'± East of Jeff Hamilton Road
County
SUB2016-00091
Ball Subdivision
1 Lot / 29.3± Acres

Dear Applicant(s):

At its meeting on September 15, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) completion of the Vacation process for the public street stub to Cottage Hill Road prior to signing the Final Plat;
- 2) revision of the plat to indicate a 25' minimum building setback block-out as measured from the South terminus of the current street stub;
- 3) revision of the plat to indicate the future right-of-way line of Laurendine Road-Half Mile Road-New Connection-March Road Extension 50' in from the West property line and a minimum building setback line 75' in from the West property line;
- 4) revision of the plat to illustrate a 25' minimum building setback line blocked-out from the North terminus of Scenic Park Drive North;
- 5) revision of the plat to illustrate a 25' minimum building setback line blocked-out as measured from the unopened public right-of-way between Lots 12 and 15, Cottage Hill Park Subdivision, Unit One;
- 6) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Cottage Hill Road via the vacated street stub, with the size location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) revision of the plat to label the lot with its 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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- 8) 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;
- 9) 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
- 10) 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 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.

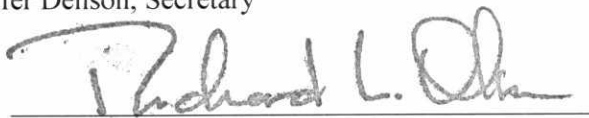
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Richard & Ilona Ball