



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

James E. & Lisa C. Blackman
7163 Wynnridge Drive
Mobile, AL 36695

Re: 7525 Canvasback Drive
(East terminus of Canvasback Drive, 400'± East of Widgeon Drive).
County
SUB2017-00017
Blackman Hills Subdivision

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

At its meeting on March 9, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating further re-subdivision of the lots to create additional lots will not be allowed until additional public street frontage is provided;**
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 3) retention of the 25' minimum building setback line along all frontages;**
- 4) placement of a note on the Final Plat stating each lot is limited to one curb cut, with any changes in their sizes, designs, or locations to be approved by County Engineering and conform to AASHTO standards;**
- 5) placement of a note on the Final Plat stating no structures will be constructed in any easement;**
- 6) placement of a note on the Final Plat stating that 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;**

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- 7) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances (*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
- 8) placement of a note on the Final Plat to comply 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: Speaks & Associates Consulting Engineers, Inc.