



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 2015

Doris W. Davis  
6960-A McDonald Road  
Irvington, AL 36544

**Re: 6960 & 6970 McDonald Road**  
(West side of McDonald Road, 760'± South of Old Pascagoula Road).  
County  
**SUB2015-00061**  
**Doris Davis Family Division Subdivision**  
3 Lots / 3.0± Acres

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

At its meeting on June 18, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, and with a waiver of Section V.D.1 of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication sufficient to provide 50' from the centerline of McDonald Road;**
- 2) **Retention of the lot size information on the Final Plat, revised for dedication;**
- 3) **Revision of the 25-foot minimum building setback line to reflect dedication;**
- 4) **Placement of a note on the Final Plat, if approved, stating that the proposed lots are limited to 1 curb-cut each to McDonald Road, with the size, design and location of the new curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on Final Plat stating that there will be no future subdivision of Lots 2 and 3 until additional frontage on a paved public or private street is provided;**
- 6) **Placement of a note on the Final Plat stating this site is located in the County, and therefore 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) **Compliance with Engineering Comments and placement as a note on the Final 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.).*
- 8) **Compliance with Fire Comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and*
- 9) **Full compliance with all municipal codes and ordinances.**

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](mailto: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**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

Richard Olsen  
Deputy Director of Planning

cc: Polysurveying & Engineering