



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2016

Springdale Stores, Inc.
P. O. Box 16128
Mobile, AL 36616

Re: West side of Pierce Road, 2/10± mile North of Airport Boulevard
County
SUB2015-00159
Pierce Pines Subdivision
2 Lots /27.0± Acres

Dear Applicant(s):

At its meeting on January 21, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the Final Plat stating 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;
- 2) placement of a note on the Final Plat stating that no future subdivision of Lot B will be allowed due to the flag lot reconfiguration until appropriate frontage on a county standard maintained street is provided;
- 3) placement of a note on the Final Plat stating that Lot A is limited to two curb cuts to Pierce Road, and that Lot B is limited to one curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) retention of the 25' minimum building setback line along Pierce Road;
- 5) 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;

Pierce Pines Subdivision
January 22, 2016

- 6) 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
- 7) compliance with Fire comments and placement of a note stating: *"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

cc: Byrd Surveying, Inc.