



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 6, 2017

Trustmark National Bank
P. O. Box 3067
Mobile, AL 36652

Re: 9902 Johnson Road South
(North side of Johnson Road South, 220'± East of Scott Place Court).
County
SUB-000279-2017
Saddlebrook Subdivision, Unit Five, Resubdivision of Lot 32

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

At its meeting on November 2, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.4. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) **Depiction of the 25 foot setback line from the future edge of right-of-way of the proposed major street;**
- 2) **Provision of a buffer between commercial and residential uses, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 3) **Labelling of each lot with its size in square feet and acres;**
- 4) **Placement of a note on the final plat stating that there shall be no future subdivision of either lot until additional frontage on a public or compliant private street is provided;**
- 5) **Placement of a note on the final plat stating that no building permits are to be issued by Mobile County for the development of Lot 2 until street frontage is provided;**
- 6) **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.*); and**

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- 7) Compliance with Fire comments, and placement as a note on the final plat (*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.

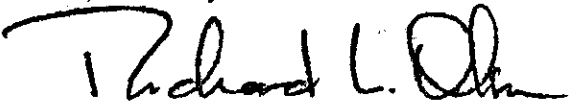
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: Dewberry/Preble-Rish