



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 2, 2017

Michael Vincent Schiavoni & Paula Elaine Schiavoni
4367 Montclair Cir. E.
Mobile, AL 36693

Re: West side of Rabbit Creek Drive, 150'± North of Schwartz Lane
County
SUB-000226-2017
Schiavoni Subdivision
1 Lot / 1.0± Acre

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

At its meeting on September 21, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 60' wide right-of-way width along Rabbit Creek Drive;**
- 2) Retention of the 25-foot minimum setback line along Rabbit Creek Drive;**
- 3) Retention of the lot size information in both square feet and in acres;**
- 4) Placement of a note on the Final Plat stating the lot is limited to one curb cut to Rabbit Creek Drive, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) 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;**
- 6) Compliance with Engineering comments: *(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,***

Schiavoni Subdivision

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- 7) **Compliance with Fire Department comments and placement of a note** (*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).*).

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: Polysurveying & Engineering