



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 8, 2016

Mobile Land Development, LLC & Daryl R. Gomien
915 Hillcrest Road, Suite A
Mobile, AL 36695

Re: 1145 Dykes Road North
(West side of Dykes Road, 285'± North of Coles Lane).
County
SUB2016-00019
Cole's Place Subdivision, Unit Three, Resubdivision of Lots 5 & 6
2 Lots / 11.6± Acres

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

At its meeting on April 7, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the lot size labels in both 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 Lot A is limited to one curb cut to Dykes Road North, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that Lot B is limited to one shared curb cut to Dykes Road North with Lot 4, Cole's Place Subdivision, Unit Three, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) retention of the 140' minimum building setback line for Lot A and the 40' minimum building setback line for Lot B, both along Dykes Road North;
- 5) retention of the 25' minimum building setback line for both lots along the "pole" for Lot B;
- 6) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must

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- provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations;
- 7) placement of a note on the Final Plat stating that no structures may be constructed or placed within the 100' Alabama Power Company easement;
 - 8) placement of a note on the Final Plat stating that no future resubdivision for either lot is allowed until adequate frontage on a County-maintained public right-of-way or compliant private street is provided;
 - 9) compliance with the 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*
 - 10) compliance with the Fire-Rescue 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

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Austin Engineering Co., Inc.