



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 10, 2017

Gary Soutullo
3850 Dawes Road
Mobile, AL 36695

Re: 8120 Fordham Road and 3731 Leroy Stevens Road
(Northeast corner of Fordham Road and Leroy Stevens Road).
County
SUB-000131-2017
Gary Soutullo Subdivision, Revised

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

At its meeting on July 6, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Retention of the existing 80' right-of-way width along Leroy Stevens Road;
- 2) Retention of the existing 60' right-of-way width along Fordham Road;
- 3) Retention of the 25-foot minimum building setback line along Leroy Stevens Road and Fordham Road on the Final Plat;
- 4) Dedication of the corner radius at the intersection of Leroy Stevens Road and Fordham Road in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;
- 5) Retention of the lot size information in both square feet and in acres on the Final Plat;
- 6) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to one curb cut each to both Leroy Stevens Road and Fordham Road, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) 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;

- 8) 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*
- 9) Compliance with Fire Comments and placement of a note in 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: Polysurveying, Inc.