



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

Northport Holding LLC
931 Fairfax Park
Tuscaloosa, AL 35406

Re: 1350 Schillinger Road South
North side of Grelot Road, 3/10 mile± West of Schillinger Road South
County
SUB2017-00018
Grelot Road Subdivision, Northport Holding LLC, Addition to

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

At its meeting on March 9, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the right-of-way width along Grelot Road;**
- 2) Retention of the 25-foot minimum building setback line along Grelot Road for Lot A;**
- 3) Retention of the minimum building setback line along Grelot Road for Lot B where the lot is at least 60 feet in width;**
- 4) Placement of a note on the Final Plat stating that no future subdivisions of Lots A and B is allowed, with the exception of interior lot line adjustments, until adequate frontage on a compliant public road or private street is provided;**
- 5) Retention of the lot size information in both square feet and in acres for each lot;**
- 6) Placement of a note on the Final Plat stating that Lots A and B are limited to one curb cut each to Grelot Road, with changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**

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- 7) Placement of a note 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;
- 8) 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
- 9) Compliance with Fire Department comments (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)).

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.

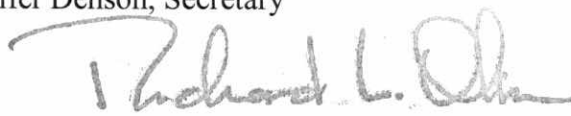
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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 & Zoning

cc: Christine L. Moers
Byrd Surveying, Inc.