



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 07, 2014

Gail Dixon
10872 Bellingrath Road
Theodore, AL 36582

Re: Case #SUB2014-00010
ALCE PRO Subdivision
6024 & 6075 Sperry Road
(East side of Sperry Road, 270'± South of Rester Road).
6 Lots / 2.8± Acres

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

At its meeting on March 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.1., V.D.2, and V.D.3 of the Subdivision Regulations tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of 25' minimum building setback line on Final Plat;
- 2) retention of the labeling of the lot sizes in square feet and acres on the Final Plat;
- 3) placement of a note on the Final Plat stating there shall be no future subdivision of the lots until additional frontage on a public or private street is provided;
- 4) placement of a note on the Final Plat 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;
- 5) placement of a note on the Final Plat stating Lot 1 and 2 are limited to one shared curb-cut, Lots 3 and 4 are limited to one shared curb-cut, and Lots 5 and 6 are limited to one shared curb-cut to Sperry Road with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;

ALCE PRO Subdivision
March 11, 2014

- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 7) 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*
- 8) compliance Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."*

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.

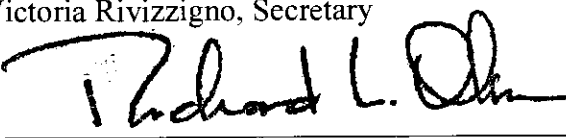
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Polysurveying or Mobile, Inc.