



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2018

John Cannon
5675 Riverview Point Dr. E.
Theodore, AL 36582

Re: East terminus of River Plantation Drive extending to the East terminus of Lancaster Road
County
SUB-000479-2018
Lancaster Estates Subdivision, Phase Two

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

At its meeting on May 3, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) placement of a note on the Final Plat stating that there is to be no future subdivision of Lots 1 – 4 to create additional lots, other than to adjust interior lot lines between lots, until such time that Lancaster Road Extension is developed to County standards;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design and location to be approved by Mobile County Engineering and comply with AASHTO standards;
- 3) placement of a note on the Final Plat stating that access to Lancaster Road Extension is denied for Lots 1 – 4 until the road is developed to County standards;
- 4) retention of the 25' minimum building setback line for Lots 1 – 4 where each lot is at least 60' wide;
- 5) revision of the plat to illustrate the 25' minimum building setback line for Lot 14-A;
- 6) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) 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;

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May 11, 2018

- 8) compliance with Engineering Comments and placement of 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: *(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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

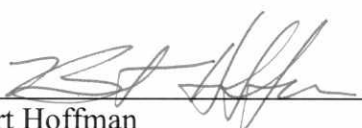
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

cc: Southside Properties, LLC
Polysurveying and Engineering