



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Gonzalez-Strength & Associates, Inc.
2176 Parkway Lake Drive
Birmingham, AL 35244

Re: 7272, 7300 and 7360 Theodore Dawes Road and 7301 & 7321 Old Pascagoula Road
(Southeast corner of Theodore Dawes Road and Old Pascagoula Road).
County
SUB2015-00032
MAP Pascagoula Subdivision
2 Lots / 7.6 ± Acres

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

At its meeting on May 07, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **dedication to provide 50' from the centerline of Theodore Dawes Road, if necessary;**
- 2) **dedication to provide 35' from the centerline of Old Pascagoula Road, if necessary;**
- 3) **illustration of the 25' minimum building setback along all frontages, adjusted for dedication;**
- 4) **labeling of the lot sizes adjusted for dedication, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 5) **either relocation of the existing playhouse so that it is entirely within one lot;**
- 6) **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;**
- 7) **placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);

- 8) **compliance with Fire Department 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 9) **placement of a note stating that Lot 2 will be limited to shared internal access with Lot 1; and**
- 10) **placement of a note on the Final Plat limiting Lot 1 two curb cuts along Old Pascagoula Road and two curb cuts along Theodore Dawes Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.**

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: Charles B. & Genea Bowman Archer
Evangelical Christian Credit Union
McAdams Thomas Rhett