



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 10, 2016

Louis D. Kirk, Sr.
8050 Live Oak Circle
Theodore, AL 36582

Re: 6250 & 6280 Spanish Trail Court
(West side of Spanish Trail Court, 125'± South of Theodore Dawes Road).
County
SUB2016-00099
Spanish Trail Commercial Park Subdivision, Resubdivision of Lots 10, 11 & 12
2 Lots / 2.3± Acres

Dear Applicant(s):

At its meeting on October 6, 2016, 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) Labelling of the right-of-way width of Spanish Trail Court;
- 2) Retention of the lot size information in both square feet and in acres;
- 3) Retention of the 25' minimum building setback line along Spanish Trail Court;
- 4) Placement of a note on the Final Plat stating that no proposed structures are allowed within the 25-foot minimum setback area;
- 5) Placement of a note on the Final Plat stating that no structures are allowed in the easement;
- 6) Placement of a note on the Final Plat stating that the lot is limited to the existing curb cuts to Spanish Trail Court, with any changes in the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;

Spanish Trail Commercial Park Subdivision, Resubdivision of Lots 10, 11 & 12
October 10, 2016

- 7) Placement of a note stating that any sites that 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 and placement of a note *(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). 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 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: Byrd Surveying, Inc.