



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Diane M. Mozingo
4595 Bay Road
Theodore, AL 36582

Re: South side of Bay Road, 795'± East of Carley Road.
County
SUB2015-00136
Cooper-Stokes Subdivision, Resubdivision of Lot 2
2 Lots / 7.3± Acres

Dear Applicant(s):

At its meeting on December 3, 2015, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section V.D.3 of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Dedication sufficient to provide 30' from the centerline of along Bay Road;**
- 2) Retention of the lot size information on the Final Plat, adjusted for right-of-way dedication;**
- 3) Retention of the 25-foot minimum building setback line on the Final Plat, adjusted for right-of-way dedication;**
- 4) Placement of a note on the Final Plat stating that each lot is limited to one curb-cut each to Bay Road, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;**
- 6) Compliance with Engineering Comments and placement as 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***

**Cooper-Stokes Subdivision, Resubdivision of Lot 2
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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

- 7) **Compliance with Fire Comments and placement of a note in the Final Plat:** *(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

cc: Joseph T. Regan, Jr., P.L.S.