



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Russell R. Steiner  
P. O. Box 742  
Bayou La Batre, AL 36509

**Re: Case #SUB2014-00019**  
**Bellingrath Subdivision, Steiner's First Addition to**  
9262 Bellingrath Road  
(West side of Bellingrath Road, 2/10± mile South of Half Mile Road).  
1 Lot 1.7± Acre

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

At its meeting on March 20, 2014, 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 Bellingrath Road along the front of Lot 1;**
- 2) **placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cut to Bellingrath Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) **revision of the plat to illustrate the 25' minimum building setback line along Bellingrath Road for Lot 1 as measured from any required dedication;**
- 4) **revision of the plat to label the lot size for Lot 1 in both square feet and acres after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **retention of the labeling of the remaining 20.6 acres as Reserved for Future Development;**
- 6) **placement of a note on the Final Plat stating that the site must 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**

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of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for threatened or endangered species prior to the issuance of any permits or land disturbance activities;
- 8) 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; and
- 9) compliance with the 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.)*.

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.

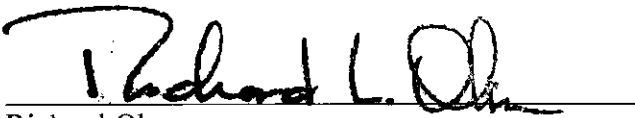
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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 of Mobile, Inc.