



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Stewart Surveying, Inc.
10930-B Dauphin Island Parkway
Theodore, AL 36582

Re: 830 Eliza Jordan Road North
(East side of Eliza Jordan Road North, 450'± North of McLaughlin Lane).
County
SUB-000405-2018
Sullins Subdivision

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

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 100' right-of-way width to Eliza Jordan Road;**
- 2) Retention of 25' minimum building setback line along Eliza Jordan Road North for Lot 1;**
- 3) Retention of 25' minimum building setback line for Lot 2 where the lot is at least 60' wide;**
- 4) Retention of the lot size information in both square and in acres on the Final Plat;**
- 5) Placement of a note on the Final Plat stating that Lot 1 and Lot 2 are limited to one curb cut each to Eliza Jordan Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) Placement of a note on the Final Plat stating that no future subdivision of Lot 2 is allowed, with the exception of adjusting internal lot lines, until additional frontage on a public or compliant improved private street is provided;**
- 7) Placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must**

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provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;

- 8) 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 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.

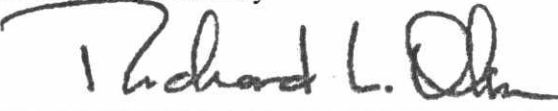
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Burben & Martha Sullins