



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2015

Southern Developments, LLC  
2045 Repoll Rd.  
Mobile, AL 36695

**Re:** South side of Airport Boulevard, extending to the West terminus of Fangorn Road, the Southern terminus of Anna Court, and the Eastern terminus of O'Hara Drive  
County  
**SUB2015-00029**  
**West Point Plaza Subdivision, First Addition**  
3 Lots / 18.8 ± Acres

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

At its meeting on April 16, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the May 21<sup>st</sup> meeting so the applicant can submit revisions by May 4<sup>th</sup> in order to provide sufficient time to address the following:

- 1) **Documentation of ownership for parcels R022707260000042.001 & R022707260000042;**
- 2) **Justification must be provided for the irregular, flag pole shape of Lot 1 as indicated in Section V.D.1. of the Subdivision Regulations;**
- 3) **Revision of the lot size in both square feet and acres on the Final Plat, if approved.**
- 4) **Retention of the right-of-way widths for O'Hara Drive, Fangorn Road, and Anna Court on the Final Plat, if approved;**
- 5) **Depiction of the 25' minimum building setback line illustrated as a box around each street stub for proposed Lots 1, 2, and 3 on the Final Plat, if approved;**
- 6) **Documentation pertaining to the overall layout of the site and any future developments;**
- 7) **Placement of a note on the Final Plat limiting the proposed Lot 1 to one curb-cut to O'Hara Drive;**

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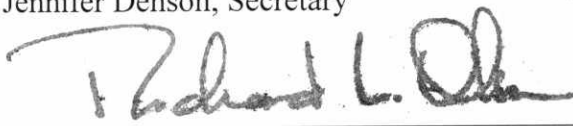
- 8) Placement of a note on the Final Plat limiting the proposed Lot 2 to one curb-cut to Fangorn Road;
- 9) Placement of a note on the Final Plat limiting the proposed Lot 3 to one curb-cut to Anna Court;
- 10) Placement of a note on the Final Plat stating that this site is located in the County, thus 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.
- 11) Placement of a note on the Final Plat stating that there shall be no additional subdivision of any lot until frontage on a public or compliant private street is provided.
- 12) Placement of Engineering comments as a note on the plat stating that the site 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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: Speaks & Associates Consulting Engineers, Inc.