



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Christopher Thornton  
12390 Airport Blvd.  
Mobile, AL 36608

**Re: 12388 Airport Boulevard**  
**(North side of Airport Boulevard, 2/10 mile± East of Wild Flower Drive West).**  
**County**  
**SUB-000071-2017**  
**Airmen Estates Subdivision, First Addition, Revised**

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

At its meeting on May 18, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of dedication sufficient to provide 50' from the centerline for Airport Boulevard or removal of the dedication note if the right-of-way was provided with the 2014 approval;**
- 2) Retention of the lot size information in both square and in acres on the Final Plat;**
- 3) Retention of at least a 25' minimum building setback line along the Airport Boulevard;**
- 4) Placement of a note on the Final Plat stating that Lot 1 and Lot 2 are limited to their existing curb cuts to Airport Boulevard, with changes in the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) 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;**

- 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 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 Comment:** *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC). and:*
- 8) **Provision of 7 copies of the Final Plat for the Subdivision approved by the Planning Commission for this site in 2014, if the plat has been recorded, prior to the signing of the plat for the current request.**


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](mailto: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: Joseph T. Regan, Jr.