



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 6, 2017

Regions Bank
ATTN: Chris Jeffrey
P. O. Drawer 1628
Mobile, AL 36633

Re: South side of U.S. Highway 90 West at the North terminus of Padgett Switch Road.
County
SUB2016-00159
North Theodore T. S. Subdivision

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

At its meeting on February 2, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved request, subject to the following conditions:

- 1) either dedication to provide 125' from the centerline of U.S. Highway 90 West, or illustration that sufficient right-of-way exists;**
- 2) retention of the 25' minimum building setback line;**
- 3) placement of a note on the Final Plat stating that all lots should be limited to two curb-cuts to U.S. Highway 90 West with changes in the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;**
- 4) placement of a note on the Final Plat stating that the site appears to be in the path of the proposed major street(s) and thus may be impacted by the Schillinger Road and Industrial Parkway in the future;**
- 5) provision of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;**
- 6) 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;**

February 6, 2017

- 7) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements unless they are a necessary function of the associated easements; and
- 8) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning and Zoning and County Engineering.

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: Carla Davis
Carla Davis
Planner II

cc: Alabama Power Co.
Brian E. Horsley