



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 6, 2017

Sheila S. Shepherd
5705 Katherine Hankins Road
Theodore, AL 36582

Re: 5701 & 5705 Katherine Hankins Drive
(West side of Katherine Hankins Drive, 375'± North of U.S. Highway 90 West).
County
SUB-000283-2017
Shepherd Family Division Subdivision

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

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

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

- 1) Provision of additional setback in lieu of dedication, as depicted on the preliminary plat;
- 2) Placement of a note stating that no new construction or expansion of structures will be allowed within the platted setback;
- 3) Retention of the 40' wide right-of-way width along Katherine Hankins Drive;
- 4) Retention of the 30-foot minimum setback line along Katherine Hankins Drive;
- 5) Retention of the lot size information in both square feet and in acres;
- 6) Placement of a note on the Final Plat stating that each lot is limited to the existing curb cuts to Katherine Hankins Drive, with any changes to the size, design and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;
- 8) Compliance with Engineering comments and placement of a note: *(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*

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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 Department comments and placement of a note** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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:


Richard Olsen

Deputy Director of Planning & Zoning

cc: Jackie E. Stork
Polysurveying and Engineering