

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 08, 2013

Howard Hansen  
3201 Bay Road  
Theodore, AL 36582

**Re: Case #SUB2013-00024**  
**Howard & Jean's Place Subdivision**  
3201 & 3321 Bay Road  
(Southwest corner of Bay Road and Dauphin Island Parkway).  
3 Lots / 24.8± Acres

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

At its meeting on May 2, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide a curb radius compliant with Section V.D.6. of the Subdivision Regulations, or the existing right-of-way as obtained by condemnation, whichever is greater;**
- 2) **retention of the 25' minimum building setback line;**
- 3) **labeling of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 4) **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;**
- 5) **placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.)*;**

- 6) compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 7) placement of a note on the Final Plat stating approval of all applicable Federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the Final Plat limiting Lots 1 and 2 to two curb cuts each to Bay Road and Lot 3 to two curb cuts to Bay Road and one curb cut Dauphin Island parkway, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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 (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Verner Hansen

Byrd Surveying, Inc.