



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

LHRP, LLC
c/o Terri Hankinson
1651 Schillingers Rd. N.
Semmes, AL 36575

Re: 1651 Schillinger Road North
(West side of Schillinger Road North, 35'± South of Tara Drive)
County
SUB2016-00129
LHRP Commercial Park Subdivision, Resubdivision of

Dear Applicant(s):

At its meeting on December 1, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) illustration of at least a 25' minimum building setback line;**
- 2) placement of a note on the Final Plat limiting the development to the two existing curb cuts to Schillinger Road North, with any changes in the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting 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 no structures shall be constructed or placed in any easements;**
- 6) placement of a note acknowledging the Alabama Power easement deeds recorded in Probate Court;**

**LHRP Commercial Park Subdivision, Resubdivision of
December 5, 2016**

- 7) **compliance with Fire comments (*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) **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 staff 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: _____



Richard Olsen

Deputy Director of Planning

cc: Richard L. Patrick, P. L. S.