



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 24, 2017

Tacon Construction Co.
58 Mobile Street
Mobile, AL 36607

Re: Southeast corner of Airport Boulevard and Snow Road
County
SUB2017-00012
Snow Road Professional Park Subdivision

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

At its meeting on February 16, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the plat to depict the right-of-way widths of Airport Boulevard and Snow Road and provide dedication to allow a right-of-way width of 50' as measured from the centerline;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) revision of the Final Plat to depict a scale;
- 4) retention of the labeling of the lots in square feet and acres, (revised for any dedication) or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat limiting Lot B to one curb-cut to Airport Boulevard and two curb-cuts to Snow Road, and limiting Lot A to one curb-cut to Snow Road, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating no structures shall be placed within any easement;
- 7) 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;
- 8) placement of a note on the Final Plat stating that development *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be*

Snow Road Professional Park Subdivision
February 24, 2017

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

- 9) **compliance with Fire comments:** *“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 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.

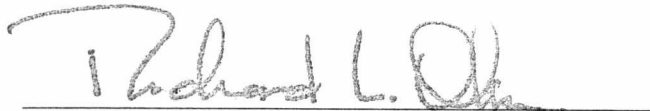
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Kidko, Inc.
Element³ Engineering