

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Cherry Porter
3958 Oyler Road
Mobile, AL 36695

Re: Case #SUB2011-00094
Cherry Hill Subdivision
3958 & 4028 Oyler Road
(Northwest corner of Oyler Road and Oyler Lane [public right-of-way not
maintained by the County])
Number of Lots / Acres: 2 Lots / 17.0 Acres±
Engineer / Surveyor: Stewart Surveying
County

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered the above request for subdivision.

After discussion, the Planning Commission decided to hold the matter over until the October 20, 2011, meeting, with revisions and new labels and label fees for adjacent property owners due by September 30, 2011 to the Planning Section to address the following:

- 1) **inclusion of Parcel R023404170000012.002. in this application, with owner's authorization and new labels and fees for adjacent property owners;**
- 2) **depiction of dedication sufficient to provide 30 feet from the centerline of Oyler Lane;**
- 3) **modification of the 25-foot minimum building setback line and the lot area sizes to reflect required dedications along Oyler Lane;**
- 4) **placement of a note on the plat stating that Lot 1 is limited to one curb-cut to Oyler Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the plat stating that Lot 2 is limited to one curb-cut to Oyler Lane, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;**

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- 6) placement of a note on the plat stating that no further resubdivision to create any lots fronting only Oyler Lane will be allowed until such time as Oyler Lane is constructed to County Paved Road standards;
- 7) placement of a note on the plat stating that: *“Development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements 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 facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits.”*
- 8) placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
- 9) placement of a note on the 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.

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: Paul D. Stewart, PLS