



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 29, 2018

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

Re: 1651 Schillinger Road North
(West side of Schillinger Road North, 35'± South of Tara Drive).
County
SUB-000491-2018
LHRP Commercial Park Subdivision, Resubdivision of

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

At its meeting on May 17, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;**
- 2) retention of at least a 25' minimum building setback line along Schillinger Road North for Lots 1 and 2;**
- 3) revision of the plat to illustrate the 25' minimum building setback line where Lot 3 is at least 60' in width;**
- 4) placement of a note on the Final Plat stating that Lots 1 and 3 are limited to one (1) shared curb cut to Schillinger Road North, and Lot 2 is limited to one (1) curb cut to Schillinger Road North, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) retention of a note on the Final Plat stating no structures shall be constructed in any easement;**

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- 6) revision of the plat to provide a note acknowledging the Alabama Power easement deeds;
- 7) retention 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) retention of a note on the Final Plat iterating compliance with the Mobile County 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."*; and,
- 9) compliance with Fire Department comments: *"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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning & Zoning

cc: Richard L. Patrick, PLS