

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 22, 2010

Nation's Furniture & Finance  
ATTN:J. Glenn Mathers  
P.O. Box 83  
Theodore, AL 36590

**Re: Case #SUB2009-00186**  
**O'Reilly-Theodore Subdivision**  
5900 U. S. Highway 90 West  
(West side of U. S. Highway 90 West, 150'± South of Carol Plantation Road).  
1 Lot / 1.2± Acre

Dear Applicant(s):

At its meeting on January 21, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to indicate the current right-of-way width along U.S. Highway 90 West, and dedication of sufficient right-of-way to provide 125' from the centerline of U.S. Highway 90 West;
- 2) illustration of the 25' minimum building setback line along U.S. Highway 90 West, as measured from any required dedicated right-of-way;
- 3) placement of a note on the Final Plat stating that the subdivision is limited to one curb cut to U.S. Highway 90 West, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to label the lot with its size in square feet and acreage, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final 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,
- 6) subject to the Engineering Comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000*

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*square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer."*

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: Rester and Coleman Engineers, Inc.