



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Calgary, LLC  
5909 Airport Boulevard  
Mobile, AL 36608

**Re:    1618, 1660 and 1700 Leroy Stevens Road**  
(West side of Leroy Stevens Road, 200'± North of Pine West Avenue).  
County  
**SUB2016-00106**  
**Calgary Subdivision**  
47 Lots / 17.7± Acres

Dear Applicant(s):

At its meeting on October 20, 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) Retention of 50' right-of-way width of all proposed streets within the subdivision;
- 2) Retention of two access points to the site;
- 3) Retention of 25' minimum building setback line;
- 4) Retention of lot information in both square feet and acres;
- 5) Placement of a note stating that all proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County
- 6) Placement of a note should be placed on the Final Plat stating that all lots are denied direct access to Leroy Stevens Road, and that all lots are limited to 1 curb-cut each to streets within the subdivision, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note stating that all common and detention areas shall be maintained by the property owners;

- 8) Placement of a note stating that no permanent structures can be placed or erected within any easement, with the exception of the fence easement;
- 9) Placement of a note stating that this site is located in the County, and therefore 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;
- 10) Compliance with Fire Department 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)*)
- 11) Compliance with engineering comments (*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*).

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.

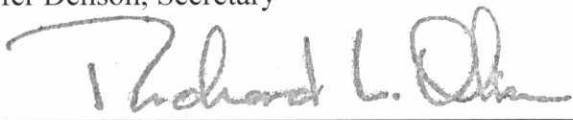
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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: Austin Engineering Company, Inc.