



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Betty L. Howell  
9561 Ranch Road  
Irvington, AL 36544

**Re: 9561 Ranch Road**  
(East side of Ranch Road, 700'± South of Half Mile Road).  
County  
**SUB2015-00056**  
**Monroe Properties Subdivision**  
3 Lots / 5.0± Acres

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

At its meeting on June 4, 2015, 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) **dedication to provide 30' from the centerline of Ranch Road;**
- 2) **retention of the 25' minimum building setback line along Ranch Road on the Final Plat, adjusted for dedication;**
- 3) **retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;**
- 4) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Ranch Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that no further re-subdivision will be allowed until such time that Ranch Road is paved to county standards;**
- 6) **placement of a note on the Final Plat stating that no further re-subdivision of Lot 3 will be allowed until additional public street frontage is provided;**
- 7) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must**

**Monroe Properties Subdivision**

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- provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) placement of a note on the Final Plat stating the site must comply with the City of Mobile 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: *"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](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**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying