



CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Brandon McLain
5400 Churchill Downs Avenue
Theodore, AL 36582

Re: **Case #SUB2013-00105**

Kroners Business Park Subdivision

West side of McDonald Road, 270'± South of Three Notch Road.
1 Lot / 2.3± Acres

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication sufficient to provide 50' from the centerline of McDonald Road, a proposed major street;**
- 2) **Revision of the 25-foot minimum building setback line and lot size information on the Final Plat to reflect dedication;**
- 3) **Placement of a note on the Final Plat limiting the proposed lot to two curbs-cuts with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating: (*Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*);**
- 5) **Placement of a note on the Final Plat stating: (*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.*);**
- 6) **Compliance with Fire Comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*); and**
- 7) **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.

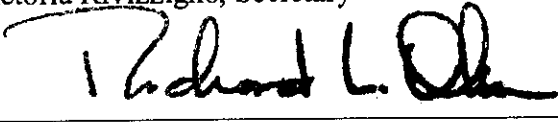
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Polysurveying and Engineering