



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 13, 2013

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE-PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
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JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA LAMBERT

Don Williams Engineering  
6300 Piccadilly Square Drive  
Mobile, AL 36609

**Re: Case #SUB2013-00116 (Subdivision)**  
**LHRP 2 Commercial Park Subdivision**  
1651 Schillinger Road North  
(West side of Schillinger Road, 35'± South of Tara Drive).  
2 Lots / 8.3± Acres

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

At its meeting on November 7, 2013, the Planning Commission waived Section V.D.1 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *depiction of the lot sizes in square feet and acres, or provision of a table on the Final Plat with the same information;*
- 2) *illustration of the 25' minimum building setback for both lots;*
- 3) *placement of a note on the Final Plat limiting the development to one shared curb cut to Schillinger Road North, with said curb cut to be located on the proposed Lot 2, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 4) *placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
- 5) *placement 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; and*

**LHRP 2 Commercial Park Subdivision**  
**November 13, 2013**

- 6) 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.***

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](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: Lance Hankinson  
David Shumer



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SAMUEL L. JONES  
MAYOR

November 13, 2013

CITY CLERK  
LISA LAMBERT

Don Williams Engineering  
6300 Piccadilly Square Drive  
Mobile, AL 36609

Re: Case #ZON2013-02453 (Vacation Request)  
Lance Hankinson  
1651 Schillinger Road North  
(West side of Schillinger Road, 35'± South of Tara Drive).  
Request to vacate an existing drainage easement.

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced vacation request.

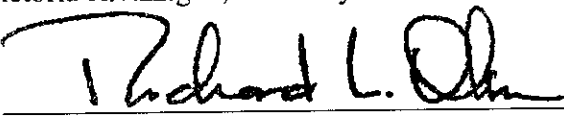
*The request to vacate a 15' wide drainage easement, two (2) 20' wide drainage and utility easements, a 24' wide ingress/egress easement, a 25' wide drainage easements/detention/common area, and a detention/common area, is recommended for approval subject to the following condition:*

- 1) submission of seven (7) copies of the LHRP Commercial Park Subdivision plat as recorded in Mobile County Probate Court.*

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: Lance Hankinson  
David Shumer