

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 19, 2007

Mobile-Schillinger, LLC  
Attn: Cliff Mowe  
3838 North Palafox Street  
Pensacola, FL 32505

**Re: Case #SUB2006-00316  
Woodland Glen Subdivision**

East side of Schillinger Road South, 815'± North of Meadows Boulevard,  
extending to the North termini of Meadow Heights Drive, Meadow Drive North,  
Meadow Dale Drive, Meadow Green Drive, and Meadow Run Drive.  
198 Lots / 86.3± Acres

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

At its meeting on January 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of right-of-way to Mobile County sufficient to provide 50-feet, as measured from the centerline of Schillinger Road South;**
- 2) depiction of the 25 foot minimum building setback line from all street frontages;**
- 3) placement of a note on the plat stating that direct access for lots fronting Schillinger Road South is denied;**
- 4) placement of a note on the plat stating that the size, design and location of all curb-cuts is subject to approval by the Mobile County Engineering Department;**
- 5) labeling of all wetland areas as wetland common areas, labeling of all other common areas, including detention areas, and placement of a note on the final plat stating that the maintenance of all common areas is the responsibility of the property owners;**
- 6) approval of all applicable federal, state and local agencies required for wetlands / environmentally sensitive areas prior to the issuance of any permits or land disturbance activities;**
- 7) depiction of the entirety of the parcels, and labeling of the parcels outside of development area with “future development;”**

- 8) provision of a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances to the Planning Section of Urban Development prior to the signing of the final plat;
- 9) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and
- 10) 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.7. of the Subdivision Regulations.

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 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: Rester and Coleman Engineers, Inc.