



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 19, 2018

Margaret V. Winkler
9601 Three Notch Kroner Road
Theodore, AL 36582

Re: 9601 Three Notch Kroner Road
(South side of Three Notch Kroner Road, 820'± East of Winkler Court).
County
SUB-000294-2017
Downer's Rock Subdivision

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

At its meeting on January 18, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 3 until additional frontage is provided to an improved street frontage;
- 2) removal of one of the "Lot 3" labels on the plat;
- 3) retention of the 35' minimum building setback lines;
- 4) dedication to provide 50' from centerline of Three Notch Korner, as depicted;
- 5) placement of a note on the Final Plat stating that Lot 1 is limited to 2 curb-cuts to Three Notch Road and Lots 2 through 5 are limited to one curb-cut each to Three Notch Kroner Road, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must

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provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;

- 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.”*; and
- 8) compliance with Fire comments: *“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 Planning and Zoning Department 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 Planning and Zoning Department 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.

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 or Planning & Zoning

cc: Erdman Surveying, LLC