



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 9, 2018

Charles J. & Joseph D. Stevens
7376 Three Notch Road
Mobile, AL 36619

Re: 7326 Three Notch Kroner Road

(North side of Three Notch Kroner Road at the North terminus of Travis Road extending to the West terminus of Balsawood Drive).

County

SUB-000671-2018

Joe Junior Subdivision, Resubdivision of Lot 2

3 Lots / 41.7 ± Acres

Dear Applicant(s):

At its meeting October 4, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, and with waivers of Section V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) **correctly label Balsawood Drive;**
- 2) **retention of the lot size in square feet and acres on the Final Plat;**
- 3) **retention of the 25' minimum building setback line along Three Notch Road and Balsawood Drive;**
- 4) **placement of a note on the Final Plat stating that each lot is limited to a single curb cut to Three Notch Road, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the site is denied direct access to Balsawood Drive;**
- 6) **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;**

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- 7) retention of a note on the Final Plat to comply with the Mobile County 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,
- 8) compliance with Fire Department 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.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: 

Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Speaks & Associates Consulting Engineers, Inc.