



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 29, 2018

George Poiroux
6405 Maurice Poiroux Rd
Theodore, AL 36582

Re: 6405 Maurice Poiroux Road

(East side of Maurice Poiroux Road, 775'± South of Leytham Road, extending to the West terminus of McAllister Drive).

County

SUB-000681-2018

George V. Poiroux Family Division Subdivision, Resubdivision of Lot 2

3 Lots / 7.9± Acres

Dear Applicant(s):

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

After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations for both Lots 2 and 3 and Tentatively Approved the request, subject to the following conditions:

- 1) **Placement of a note on the Final Plat stating that future subdivision of Lots 2 and 3 into additional lots is only allowed if additional frontage on a public or compliant private street is provided;**
- 2) **Placement of a note on the Final Plat stating that all lots are limited to one curb-cut each to Maurice Poiroux Road, and that Lots 2 and 3 are limited to one curb-cut each to McAllister Drive, once it is improved and extended to the site, and subject to sufficient right-of-way frontage, with any changes to the size, design or location to be approved by Mobile County Engineering, and to comply with AASHTO standards;**

- 3) 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
- 4) Depiction and labeling of the 25-foot minimum building setback line from all street rights-of-way, where each lot is a minimum of 60-feet in width (including from McAllister Drive);
- 5) 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); and*
- 6) Compliance with Engineering comments, and placement of the comments on the Final Plat (*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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.*).

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: 
Bert Hoffman
Principal Planner

Cc: Polysurveying & Engineering