



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 2, 2018

Alabama Pecan
1356 A Repoll Road
Mobile, AL 36695

Re: **West side Hunters Ridge Drive West, 2/10± mile South of Airport Boulevard, extending to the West terminus of Hunters Ridge Drive North**
County
SUB-000696-2018
Redlands Subdivision, Phase 3
63 Lots / 17.9± Acres

Dear Applicant(s):

At its meeting November 1, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to correct the labeling of the adjacent subdivision lots identified in the Redlands Subdivision, Phase 2 (lot 52 depicted twice and lots 45, 44, 38, and the common area)
- 2) retention of the right-of-way widths for both Redland Street and Sand Dune Avenue;
- 3) all roads proposed within the subdivision must be built to County Engineering standards and accepted by the County, prior to the signing of the plat for each phase for recording;
- 4) revision of plat to depict the lot sizes in square feet and acres, or the provision of a chart depicting that information;
- 5) retention of the 25' minimum building setback lines;
- 6) placement of a note on the Final Plat stating each lot and the two common areas are limited to one curb-cut each to the streets internal to the development, and Lots 44-46 are denied direct access to North Hunter's Ridge Drive. The size, design and

- location of all curb-cuts to be approved by County Engineering and comply with AASHTO standards;
- 7) 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;
 - 8) placement of a note on the Final Plat stating that maintenance of the common areas are the responsibility of the subdivision's property owners, and not Mobile County;
 - 9) placement of a note on the Final Plat stating no structures shall be constructed within any easements;
 - 10) 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. 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."* and
 - 11) 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.


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: Sawgrass Consulting , LLC