



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 6, 2017

Adam Metcalfe / Metcalfe & Co.
P. O. Box 2903
Mobile, AL 36652

Re: 811 St. Francis Street
(North and South sides of St. Francis Street, 175'± East of North Broad Street).
Council District 2
SUB2016-00155
811 St. Francis Street Subdivision

Dear Applicant(s):

At its meeting on February 2, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section of V.D.9. of the Subdivision Regulations, the Planning Commission tentatively approved request, subject to the following conditions:

- 1) revision of the Final Plat to depict both lot sizes in square feet and acres, or the furnishing of a table providing that information will be required;**
- 2) placement of a note on the Final Plat stating Lot A is limited to one curb-cut, not to exceed 25' in width, as stated in Section 64-3.I.11(c) of the Zoning Ordinance, and Lot B is limited to the 4 existing curb-cuts located on the site, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;**
- 3) placement of a note on the Final Plat stating at the time of redevelopment or new construction of Lot B, it will be limited to one curb-cut, not to exceed 25' in width, as stated in Section 64-3.I.11(c) of the Zoning Ordinance;**
- 4) compliance with Engineering Comments: "FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required**

- notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. I. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.”;
- 5) compliance with Traffic Engineering Comments: “Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;
 - 6) compliance with Urban Forestry Comments: “Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).”;
 - 7) compliance with Fire Department Comments: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)”.; and
 - 8) new construction or development to fully comply with requirements of Section 64-3.I., Downtown Development District, of the Zoning Ordinance.

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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 (1) 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 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: 
Carla Davis
Planner II

cc: Pelican, LLC
Byrd Surveying, Inc.