



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2014

G P Investments, LLC
50 N. Florida St.
Mobile, AL 36607

Re: Case #SUB2014-00062 (Subdivision)
G and P Subdivision
2550, 2552, 2556 and 2558 Kossow Street
(Northwest corner of Kossow Street and North Florida Street).
1 Lot / 1.0± Acre

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

At its meeting on August 21, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 30' from the centerline of North Florida Street;
- 2) retention of the dedication of the corner radii at North Florida Street and Kossow Street per Section V.D.6 of the Subdivision Regulations;
- 3) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
- 4) placement of a note on the Final Plat stating that the site is denied access to North Florida Street, and is limited to one curb cut to Kossow Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) retention of the 25' minimum building setback line, adjusted for dedication;
- 6) compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 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. Add a note to the

SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - # 78) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. 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. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest corner of Florida Street and Kossow Street. Provide and label the monument set or found at each subdivision corner. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. Provide the Surveyor's Certificate and Signature. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

- 7) Add a note that sidewalk is required to be constructed along the frontage of LOT A at time of development, unless a sidewalk waiver is approved.);
- 8) compliance with Traffic engineering comments (Site is limited to one curb cut on Kossow Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 9) compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.

G and P Subdivision
August 25, 2014

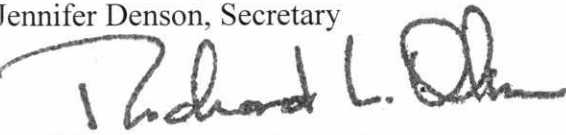
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2014

G P Investments, LLC
50 N. Florida St.
Mobile, AL 36607

Re: Case #ZON2014-01190 (Rezoning)
G P Investments, LLC
2550, 2552, 2556 and 2558 Kossow Street
(Northwest corner of Kossow Street and North Florida Street).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business
District to allow a proposed office building.

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

At its meeting on August 21, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District to allow a proposed office building.

After discussion, it was decided to recommend for approval as a B-1, Buffer Business District to the City Council subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$228.10. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

G P Investments, REZ


August 25, 2014

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: 
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.