THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2022

Cory Bronenkamp
112 Crenshaw Street
Mobile, Alabama 36606

Re: **551 Congress Street**
(Southwest corner of Congress Street and North Cedar Street).
Council District 2
SUB-002276-2022
Historic Mobile LLC Congress Subdivision
Number of Lots / Acres: 4 Lots / 0.1± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

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

At its meeting on December 1, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1) **retention of the right-of-way widths of Congress Street and North Cedar Street on the Final Plat;**
2) **if approved by both City Engineering and Traffic Engineering, completion of the Vacation process for the previously dedicated portion of public right-of-way at the Southwest corner of Congress Street and North Cedar Street to be incorporated into the subdivision prior to signing the Final Plat;**
3) **placement of a note on the Final Plat stating that the site is subject to compliance with the setback requirements of the DDD;**
4) **retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
5) **designation of the primary frontage on the Final Plat;**
6) **placement of a note on the Final Plat stating that the driveway width is limited to 10 feet within the front setback;**
7) **placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage;**
8) **compliance with the 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. Provide and label the monument set or found at each subdivision corner. C. Show and label the MFFE on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11. D. Clarify the status of the ROW at the NE corner of LOT D. The plan view indicates that there is ROW that is to be vacated and the written description mentions "…former road right-f-way…". If necessary, provide additional details showing the existing and proposed ROW. E. Provide the recording information for any vacated Rights-Of-Way and easements. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOTS A, B, C, and D will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE, LOT B – 1,100 sf, LOT 3 – NONE, AND LOT 4 – 1,300 sf. G. Add a note 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. H. Add a note 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. I. 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. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.)*; **placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*;

9) **compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.)*; **and**

10) **compliance with the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings).*

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DECEMBER 5, 2022

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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: Historic Mobile, LLC