



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 25, 2018

Holiday Transitional Center
c/o Patsy Alexander
6721 Candle Light Cr.
Mobile, AL 36695

Re: 1805 Government Street
(South side of Government Street, 80'± West of Houston Street).
Council District 2
SUB-000483-2018 (Subdivision)
Holiday Transitional Center Subdivision

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

At its meeting on June 21, 2018, 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) retention of the lot size table on the Final Plat or the labeling of the lot with its size in both square feet and acres;
- 2) retention of the right-of-way width of Government Street on the Final Plat;
- 3) revision of the plat to illustrate the building footprint encroachment within the 25' minimum building setback line and illustration of the 25' setback as normal beyond the building encroachment;
- 4) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Government Street, with its size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 5) subject to 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 a lot designation (i.e. LOT 1, LOT A) C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #74) the Lot will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Final Plat for review. E. 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. F. 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. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];

- 6) *subject to the Traffic Engineering comments: [Government Street (US Highway 90) is an ALDOT maintained roadway. Lot is limited to its existing curb cut to Government Street with any changes in size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Owner/Developer is responsible for ensuring requirements for ADA accessible parking are met.];*
- 7) *subject4 to 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 (State Act 2015-116 and City Code Chapters 57 and 64).];*
- 8) *subject to the 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*
- 9) **submittal to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan prior to signing the Final Plat, assuming the Planning Approval is approved.**

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.

Holiday Transitional Subdivision
June 25, 2018


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 & Zoning

cc: Stewart Surveying, Inc.



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6971 Candle Light Cr.
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Re: 1805 Government Street
(South side of Government Street, 80'± West of Houston Street).
Council District 2
PA-000484-2018 (Planning Approval)
Holiday Transitional Center Subdivision

Dear Applicant(s):

At its meeting on June 21, 2018, the Planning Commission considered for Planning Approval to allow an emergency shelter for women in a B-1, Buffer-Business District.

After discussion, the Planning Commission determined the following findings of fact for Denial of the request:

- a. The proposal will not be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the proposed scope of operations.
- b. The proposal will cause undue traffic congestion or create a traffic hazard, due to the proposed scope of operations.
- c. The proposal will not be in harmony with the orderly and appropriate development of the district in which the use is located, due to the proposed scope of operations.

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:

Margaret Pappas
Deputy Director of Planning & Zoning

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