



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 25, 2022

Smith Clark & Associates
30941 Mill Lane
Suite G
Box 258
Spanish Fort, Alabama 36527

Re: 1172 Elmira Street
(Northeast corner of Elmira Street and Rapier Avenue).
Council District 2
SUB-001860-2021
Rapier Avenue Subdivision
Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Smith Clark & Associates

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

At its meeting on January 20, 2022 the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the application, with waivers of Section V.D.2. and V.D.9. of the Subdivision Regulations, subject to the following:

- 1) retention of the right-of-way widths of Rapier Avenue and Elmira Street on the Final Plat;**
- 2) revision of the plat to provide a 25-foot corner radius at the intersection of Rapier Avenue and Elmira Street if determined necessary by the Engineering Department;**
- 3) retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required radius dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 4) placement of a note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;**
- 5) placement of a note on the Final Plat stating that each lot is limited to 50% maximum site coverage;**
- 6) 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**

SUB-001860-2021 Rapier Avenue Subdivision
January 25, 2022

(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. Review and revise the last distance call-out on the south boundary of the proposed subdivision. C. Provide the Surveyor's and Owner's (notarized) signatures. D. 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. E. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) compliance with the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) 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,*
- 9) 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.).*

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,

SUB-001860-2021 Rapier Avenue Subdivision
January 25, 2022

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning