



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Cecil Hudson
Rowe Engineering & Surveying, Inc.
3502 Laughlin Drive
Unit B
Mobile, Alabama 36693

Re: 258 North Hamilton Street
(East side of North Hamilton Street, 70'± South of Congress Street).
Council District 2
SUB-002208-2022
Kimberlyn Downs Estates Subdivision
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) retention of the right-of-way width of North Hamilton Street on the Final Plat;**
- 2) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 3) placement of a note on the Final Plat stating that there is a twelve (12)-foot maximum building setback line, or the setbacks may match setbacks of adjacent buildings (along the same street frontage) where they differ from this standard;**
- 4) placement of a note on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval prior to the issuance of permits;**
- 5) placement of a note on the Final Plat stating that no driveway access is allowed unless a variance is granted by the Board of Zoning Adjustment;**
- 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 (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 reference, on the map and the description, to a monumented corner. C. Show and label the POC. D. Show and label the POB. E. Provide the information required in NOTES #3. F. Delete NOTE #14. G. Provide a written description for the subdivision boundary. H. Show and label all flood zones. New maps went into effect on June 5, 2020. I Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11'. 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. 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.);

- 7) *if a variance is granted by the Board of Zoning Adjustment, placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to one driveway to North Hamilton Street with 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 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.

SUB-002208-2022 Kimberlyn Downs Estates Subdivision
October 11, 2022

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning