



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

MLK Avenue Redevelopment Corp.  
P. O. Box 2204  
Mobile, AL 36652-2204

**Re: 560 Hickory Street**  
(Southeast corner of Hickory Street and Pecan Street).  
Council District 2  
**SUB2016-00043**  
**Fisher Tract Subdivision, Resubdivision of the North 60 Feet of Lots 17 & 18,**  
**Block 19**  
1 Lot / 0.1± Acre

Dear Applicant(s):

At its meeting on May 19, 2016, the Planning Commission considered the above referenced subdivision.

**After discussion and with a waiver of Section V.D.2. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:**

- 1) retention of the 12.5' minimum building setback line along Hickory Street;
- 2) retention of the 10' minimum building setback line along Pecan Street;
- 3) revision of the lot size in square feet and acres, adjusted for dedication;
- 4) full compliance with the Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 5) full compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Northwest corner of LOT 1. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering

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- signatures. D. 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. E. 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. F. 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. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 6) compliance with 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
  - 7) compliance with 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).).

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](mailto:marine.karapetyan@cityofmobile.org).

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:



Richard Olsen  
Deputy Director of Planning

cc: Wattier Surveying, Inc.