

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2011

International Longshoremen's Association  
505 Dr. Martin Luther King Jr. Avenue  
Mobile, AL 36603

**Re: Case #SUB2011-00128**

**International Longshoremen's Associations Place Subdivision**

505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton Street,  
and 256 North Lawrence Street.

(Northeast corner of North Lawrence and State Street and extending East to North  
Hamilton Street and North to Dr. Martin Luther King Jr. Avenue)

**Number of Lots / Acres:** 1 Lot / 0.9 Acre±

**Engineer / Surveyor:** Erdman Surveying LLC  
Council District 2

Dear Applicant(s):

At its meeting on December 1, 2011, the Planning Commission considered the above  
referenced subdivision.

After discussion, the Planning Commission decided to hold the matter over to the  
meeting of January 5, 2012, in order for the applicant to submit a separate Planned Unit  
Development application, to be submitted no later than December 5, 2011:

- 1) the inclusion of parcel R022906400003188; and applicable lots, fees and mailing labels;**
- 2) labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 3) dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations at the intersection radius of North Lawrence Street and State Street;**
- 4) compliance with Engineering comments: *"Provide dedication of a minimum radius of 25', or as otherwise approved by the City, at N. Lawrence Street & State Street. Must comply with all stormwater and flood control ordinances. Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements;"***

**International Longshoremen's Associations Place Subdivision**

**December 2, 2011**

**Page 2**

- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits; and,
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Erdman Surveying LLC