



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 8, 2016

Laura Zacher
2610 Tennessee Avenue
St. Louis, MO 63118

Re: 1008 & 1006 ½ Caroline Avenue
(North side of Caroline Avenue, 190'± West of Common Street).
Council District 2
SUB2016-00021
Zacher Subdivision
1 Lot / 0.2± Acre

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

At its meeting on April 7, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.2. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) submission of a Planned Unit Development application to the Planning and Zoning Department to allow multiple buildings on a single building site if they will remain, prior to any new construction;
- 4) 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) Show and label Broad Street in the vicinity map. C) Add a signature block for the Traffic Engineer. D) Remove the County Engineer's signature block from the Plat. As stated in previous plat reviews - The County Engineer no longer signs plats within the municipal limits of the City of Mobile. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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,*

Zacher Subdivision
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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. G) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #76) the Lot(s) 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 Land Disturbance Permit application. H) 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. I) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) compliance with Traffic Engineering comments: (Site is limited to its existing curb cut, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 6) 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).);
- 7) 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
- 8) provision of a revised PUD site plan, if necessary, prior to the signing of the Final Plat.

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.

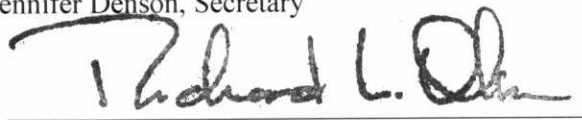
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering, Inc.