



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 23, 2020

Walter F. Johnson Jr.  
P.O. Box 594  
Mobile, AL 36601

**Re:    1590 & 1574 St. Stephens Road and 1563 Basil Street**  
(Northwest corner of St. Stephens Road and Dunbar Street, extending to the West  
terminus of Basil Street).  
Council District 2  
**SUB-001418-2020 (Subdivision)**  
**Hospital D.S. Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.7± Acres  
**Engineer / Surveyor:** Brian Horsley

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

At its meeting on November 19, 2020, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission **Tentatively Approved** the request, subject to the following conditions:

- 1) dedication to provide 50' from the centerline of St. Stephens Road along the Western portion of the site;
- 2) revision of the plat to indicate a compliant 50' right-of-way for Dunbar Street, or dedication to provide 25' from the centerline of Dunbar Street;
- 3) revision of the plat to indicate a compliant 50' right-of-way for Basil Street, or dedication to provide 25' from the centerline of Basil Street;
- 4) revision of the plat to measure the 25' minimum building setback line along all street frontages from any required frontage dedication;
- 5) revision of the plat to provide a 25' corner radius dedication at the intersection of St. Stephens Road and Dunbar Street;
- 6) revision of the plat to label the lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;

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- 7) 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. Remove the County Engineer's signature block from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. D. Review and revise NOTES #12 and #15. The City's requirements are contained in Mobile City Code, Chapter 17. E. Add street names (Dunbar St. and Basil St.) to the vicinity map. F. Provide a written description for the subdivision boundary. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Label flood zone X(S). It is incorrectly labeled as X. I. Add a signature block for the Traffic Engineer and City Engineer. J. Provide the Surveyor's and Owner's (notarized) signatures. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #71) LOS 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 12,000 sf. L. 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. M. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. P. 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.];*
- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: *[St Stephens Road (US Highway 45) is an ALDOT maintained roadway. Lot is limited to no more than two curb cuts with any changes in size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.];*
- 9) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*

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- 10) 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)); and*
- 11) completion of the Rezoning process prior to signing 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 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](mailto:planning@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:   
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Alabama Power Company  
Katresha Mosley



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**Re: 1590 & 1574 St. Stephens Road and 1563 Basil Street**  
(Northwest corner of St. Stephens Road and Dunbar Street, extending to the West terminus of Basil Street).  
Council District 2  
**ZON-001419-2020 (Rezoning)**  
**Alabama Power Company (Ward Henneker, Agent)**  
Rezoning from B-3, Community Business District and R-1, Single-Family Residential District to B-3, Community Business District

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

At its meeting on November 19, 2020 the Planning Commission considered Rezoning from B-3, Community Business District and R-1, Single-Family Residential District to B-3, Community Business District.

After discussion, the Planning Commission determined that following conditions prevail to support the rezoning request:

- a. There is a need to increase the number of sites available to business or industry;
- b. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.

As such, the Planning Commission voted to recommend **Approval** of the rezoning request to the City Council, subject to the following conditions:

- 1) enclosure of the site within a solid masonry wall or wood fence at least eight feet high to obstruct view, noise and passage of persons;
- 2) completion of the Rezoning process prior to signing the Final Plat for the Subdivision;
- 3) denial of direct access to Basil Street; and
- 4) full compliance with all municipal codes and ordinances.

**Alabama Power Company ZON-001419-2020**

**November 23, 2020**

The advertising fee for this application will be provided once a legal description is received by Planning staff. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.


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: \_\_\_\_\_

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Walter F. Johnson  
Katresha Mosley