



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 5, 2021

VCP Seamans, LLC
C/O Trace McCreary
2110 Powers Ferry Road, Suite 150,
Atlanta, GA 30339

Re: 350 St. Joseph Street
(Block bounded by St. Joseph Street, Adams Street and North Water Street).
Council District 2
SUB-001477-2021
The Gateway Subdivision
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on February 3, 2021, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Application to the Board of Zoning Adjustment to request a waiver of Section 64-3.I.8.(b)(3) of the DDD section of the Zoning Ordinance regarding maximum property width along a primary frontage "A" street, and successful completion of this process prior to the signing of the Final Plat;
- 2) Revision of the plat to depict and label the minimum and maximum allowed setbacks (*minimum setback of zero (0) feet and a maximum setback of twelve (12) feet*);
- 3) Coordination with the City Engineer to determine if the dedication of a corner radius is required, in accordance with Sections V.B.16. and V.D.6. of the Subdivision Regulations;
- 4) Revision of the plat to reflect any changes to lot area required by corner radius dedication, if any;
- 5) Revision of the note on the Final Plat regarding easements to state that "*no structure may be constructed or placed within any easement without the permission of the easement holder*;"
- 6) Compliance with Traffic Engineering comments, and placement of the comments as a note on the final plat (*Lot is limited to one curb cut per street frontage, with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO*

standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 7) *compliance with 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOT 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). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. H. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.).*
- 8) *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). 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.); and*
- 9) *Compliance with Fire comments, and revision of the associated notes on the Final Plat (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, seven copies of the recorded plat (including map book and page

The Gateway Subdivision SUB-001477-2021
February 5, 2021

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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning