



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2017

Thomas Properties, LLC
362 Commercial Park Road
Fairhope, AL 36532

Re: **7 North Dearborn Street, 656 & 658 Dauphin Street and 660, 662 and 670 Spring Hill Avenue**
(North side of Dauphin Street, extending to the Northeast corner of Spring Hill Avenue and North Washington Avenue, extending to the West side of North Dearborn Street).
Council District 2
SUB-000140-2017
The Brickwell Subdivision

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

At its meeting on July 20, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.9 of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) revision of the Final Plat to depict both lot sizes in square feet and acres, or the furnishing of a table providing that information will be required;
- 2) placement of a note on the Final Plat stating the size, design and location of any curb-cuts (existing or proposed) are to be approved by Traffic Engineering and conform to AASHTO standards and each lot is limited to 1 curb-cut to each street frontage;
- 3) if the proposed Lot 1 is to remain as a parking lot the site must be brought into compliance with parking lot screening requirements found in Section 64-3.I.11. of the Zoning Ordinance;
- 4) 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 and label the monument set or found at each subdivision corner. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control, as follows: LOT 1 – NONE; LOT 2 –1,700 SF; LOT 3 – 4,300 SF. Coordinate with City Engineering Department staff to verify the exact amount prior to the submittal of the Land Disturbance Permit application. G. 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. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.”;

- 5) compliance with Traffic Engineering Comments: “Due to the shortened length of the block, limited frontage and skew angle of the nearby intersection, Lots 1 and 3 are denied access to Spring Hill Avenue. Lot 1 is limited to one curb cut to Washington Avenue and Lots 1 and 2 are limited to one shared access on North Dearborn Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;*
- 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*

The Brickwell Subdivision
July 21, 2017

8) any new construction or development to fully comply with requirements of Section 64-3.I., Downtown Development District, of the Zoning Ordinance.

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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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

Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

cc: Richard L. Patrick, P. L. S.