



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2015

The University of South Alabama
307 University Blvd
Mobile, AL 36688

Re: 1601 & 1609 Center Street and 189 Lyons Park Avenue
(Southwest corner of Center Street and Lyons Park Avenue, also; interior streets Lucy Street, Lambert Street, Sadie Street, and Hill Street all to be vacated)
Council District 2
SUB2015-00045
USA POB Subdivision, Addition to
1 Lot / 10.0± Acres

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

At its meeting May 21, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.8 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Submission of 7 probated copies of the Final Plat of USA POB Subdivision, prior to the signing of the Final Plat for USA POB Subdivision, Addition to;**
- 2) **Retention of the lot size information and the minimum building setback line on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating: *(No permanent structure(s) can be placed or constructed in any easement.)*;**
- 4) **Placement of a note on the Final Plat stating: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **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. 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. C. 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. D. Correct the spelling of "SPRINGHILL" to "SPRING HILL" and "MLK JR AVE" to "ST STEPHENS RD" in the vicinity map. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. Show the recording information for the vacated Right-of-Way labeled as "12' ALLEY - TO BE VACATED". H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering Comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new required 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 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 61-929 and City Code Chapters 57 and 64).);*
- 8) Compliance with Fire Department Comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 9) Completion of the Street Vacation process 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: Wattier Surveying, Inc.