



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Caracher Small, Jr.
950 S. Broad Street
Mobile, AL 36603

Re: 950 South Broad Street and 951& 953 Marine Street
 (Southwest corner of South Broad Street and Kentucky Street, and Southeast corner of
 Marine Street and Kentucky Street).
 SUB2014-00124
 C. J. Small Subdivision No. 2
 2 Lots / 1.2± Acre

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

At its meeting on January 15, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of a corner radius on the Final Plat in compliance with Section V.D.6. of the Subdivision Regulations at the southeast corner of Marine and Kentucky Streets;**
- 2) **Revision of the lot size information to reflect dedication and retained elsewhere on the Final Plat;**
- 3) **Depiction of the 25' minimum building setback line on the Final Plat along all street frontages;**
- 4) **Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);***
- 5) **Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Placement of a note on the Final Plat stating that both lots are limited to the existing curb-cuts, with any changes to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **Compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);***
- 8) **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***

C. J. Small Subdivision No. 2
January 20, 2015

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. Add/Correct the spelling of the street names in the vicinity map. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 9) **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). Preservation status is to be given to the 72" Live Oak Tree located on the North side of Lot A. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 10) **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.); and*
- 11) **Submission of a revised, approved PUD site plan 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: Byrd Surveying Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Caracher Small, Jr.
950 S. Broad Street
Mobile, AL 36603

Re: 950 South Broad Street and 951& 953 Marine Street
(Southwest corner of South Broad Street and Kentucky Street, and Southeast corner of Marine Street and Kentucky Street).
ZON2014-02157
C. J. Small Subdivision No. 2
Planned Unit Development to allow shared parking and multiple buildings on a single building site.

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

At its meeting on January 15, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared parking and multiple buildings on a single building site.

After discussion, the Planning Commission approved the above referenced application, subject to the following condition:

- 1) Provision of a corner radius, to coincide with the Final Plat, in compliance with Section V.D.6. of the Subdivision Regulations at the southeast corner of Marine and Kentucky Streets;
- 2) Provision of a compliant tree and landscape plan at time of any land disturbance request for the facility;
- 3) Revision of the site plan to illustrate full compliance with the dumpster requirements in Section 64-4.D.9. of the Zoning Ordinance for the existing dumpster or the placement of a note stating garbage collection will be via curb-side pick up;
- 4) Modification of existing site lighting, through redirection and/or shielding, to not shine onto any adjacent residences;
- 5) Placement of a note on the revised site plan stating: *(All new lighting on the site to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance);*
- 6) Compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) Compliance with Engineering comments: *(1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the*

C.J. Small Subdivision No. 2 PUD
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existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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.);

- 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 72" Live Oak Tree located on the North side of Lot A. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 9) *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.);*
- 10) *Obtainment of a Demolition Permit for the removal of the existing dwelling unit;*
- 11) *Submission of one (1) revised site plan for the approved Use Variance (ZON2014-02415) to the Planning Division of the Urban Development Department, prior to the issuance of any construction-related permits;*
- 12) *Submission of one (1) revised PUD site plan to the Planning Division of the Urban Development Department, prior to the signing of the Final Plat and issuance of any construction-related permits;*
- 13) *The resubmission of a Planned Unit Development (PUD) application if the site development is changed, prior to the issuance of any permits; and*
- 14) *Full compliance with all municipal codes and ordinances.*

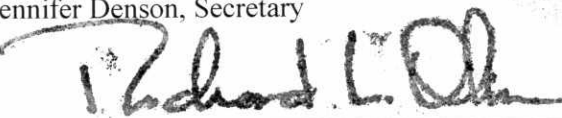
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying Inc.