

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Mike Cowart
Cowart Hospitality
1776 Independence Court, Suite 102
Birmingham, Alabama 35216

Re: Case #SUB2009-00030
Royal Street Hotel Lot Subdivision
113 St Louis Street
(Southwest corner of St Louis Street and North Royal Street).
1 Lot / 1.0± Acre

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

At its meeting on March 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that Lot 1 is limited to one (1) curb-cut onto each street, for a total of two (2), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **compliance with Engineering comments (*Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all FEMA requirements for improvements made to existing structures located in the flood zone. All drainage from the site including downspouts shall be collected and discharge subsurface to the City of Mobile drainage system. Analysis of receiving system will be required to verify capacity. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.*);**
- 3) **waiver of the minimum building setback requirements of Section V.D.9. of the Subdivision Regulations in favor of those of the Zoning Ordinance, and placement of a note on the plat stating that there are no minimum building setbacks; and**
- 4) **the labeling of the lot with its size in square feet.**

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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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Robert A. Ardary P.E.
Chippewa Lakes, LLC