



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

South Central Conference of  
Seventh Day Adventist  
P.O. Box 1491  
Mobile, AL 36633

**Re: 2000 Dr. Martin Luther King Jr. Avenue**  
(Southeast corner of Dr. Martin Luther King Jr. Avenue and Martin Street).  
Council District 2  
**SUB2015-00077**  
**Emmanuel Subdivision**  
1 Lot / 2.4± Acres

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

At its meeting on August 6, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.15. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that existing buffers to be maintained in compliance with Section V.A.8. of the Subdivision Regulations;
- 2) placement of a note on the Final Plat stating the lot is limited to one existing curb-cut to Dr. Martin Luther King Jr. Avenue and 5 existing curb-cuts to Martin Court with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback along all street frontages on the Final Plat;
- 4) retention of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the corner radius at the intersection of Dr. Martin Luther King Jr. Avenue and Martin Court;
- 6) 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*

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*Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*

- 7) *compliance with Traffic Engineering comments: "Based on its existing development, the church lot is limited to no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to the site that will require a PUD may also require changes to driveway/access for this site.";*
- 8) *compliance with Urban Forestry: "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)."; and*
- 9) *compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

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](mailto:marine.karapetyan@cityofmobile.org).

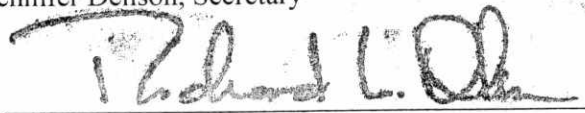
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying Inc.