



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 21, 2021

Mariner Mobile I, LLC
2964 Peachtree Road
Suite 150
Atlanta, GA 30305

Re: 151 North Cedar Street, 554 St. Louis Street, 505, 507 and 515 St. Louis Street, 510 St. Michael Street, and 507 St. Michael Street.

(Northwest corner of St. Louis Street and North Cedar Street, and Southeast corner of St. Louis Street and North Cedar Street, extending to the Northeast corner of St. Michael Street and North Cedar Street, and the Southeast corner of St. Michael Street and North Warren Street).

Council District 2

SUB-001647-2021

Cedar & Saint Subdivision

Number of Lots / Acres: 3 Lots / 2.0± Acres

Engineer / Surveyor: Hargrove and Associates, Inc.

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

At its meeting on June 17, 2021, the Planning Commission considered the above referenced subdivision.

After discussion, the Commission Tentatively Approved the request, with a waiver of Sections V.B.14. and V.B.16. of the Subdivision Regulations, subject to the following conditions:

- 1) retention of the notes stating the minimum and maximum setbacks for all lots;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 3) addition of a note to the Final Plat designating St. Louis Street as the primary frontage for Lots 1 and 3;
- 4) compliance with the 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. Add legible street names to the vicinity map. C. Label the LOTS 1, 2, and 3 on the Vicinity Map. D. Show and label all flood zones – X(shaded) and*

June 21, 2021

X(unshaded). E. Revise SURVEY NOTE #3 to reference the current FEMA maps. New maps went into effect on June 5, 2020. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Current BFE = 11.0 G. Provide a thicker line weight for the proposed boundary of each LOT. H. Provide and label the monument set or found at the northwest subdivision corner of LOT 3. I. The VICINITY MAP, LEGEND, SURVEY NOTES, SURVEYOR'S CERTIFICATE, ZONING INFORMATION, OWNER INFORMATION, OWNER'S SIGNATURE BLOCK AND NOTARY are duplicated on SHEET 2 OF 3. It is recommended that the duplicate information be deleted. J. The VICINITY MAP, LEGEND, SURVEY NOTES, SURVEYOR'S CERTIFICATE, ZONING INFORMATION, OWNER INFORMATION, SITE DATA, OWNER'S SIGNATURE BLOCK AND NOTARY are duplicated on SHEET 3 OF 3. It is recommended that the duplicate information be deleted. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOTS 1, 2, and 3 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control as follows: LOT 1 – 45,000 sf, LOT 2 – 2,200 sf, and LOT 3 – 16,000 sf. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to one curb cut per street frontage with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 7) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.)*

SUB-001647-2021 CEDAR & SAINT SUBDIVISION

June 21, 2021

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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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:

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning

Cc: Hargrove Engineering, LLC.