



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

Smith, Kolb & Associates  
P. O. Box 7082  
Spanish Fort, AL 36577

**Re: 800 & 806 Monroe Street**  
(North side of Monroe Street, 125'± East of South Jefferson Street).  
Council District 2  
**SUB2016-00136**  
**Haint Blue Subdivision**

Dear Applicant(s):

At its meeting on December 1, 2016, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.9. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) **Revision of the plat and placement of a note on the plat to reflect the provision of a streetscreen for each lot, in compliance with Section 64-3.I.15.(a)(2) of the Zoning Ordinance;**
- 2) **Revision of the plat to depict the 20-foot parking setback line, required by Section 64-3.I.8.(d) of the Zoning Ordinance;**
- 3) **Placement of a note on the plat stating that parking shall be screened in accordance with Section 64-3.I.11.(b)(3) of the Zoning Ordinance;**
- 4) **Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards;**
- 5) **compliance with Engineering comments (*FINAL PLAT 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. Show and label all flood zones. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Show and label the existing drainage easement along the western side of LOT 1. E. Provide and label the monument set or found at each subdivision corner. F. 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. G. 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 6) *compliance with Traffic Engineering comments (Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking provided, 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 2015-116 and City Code Chapters 57 and 64).);*
  - 8) *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)); and*
  - 9) *completion of the Subdivision process prior to any request for permits.*

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).

**Haint Blue Subdivision**  
**December 5, 2016**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: Stephen Quinlivan