



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

Peter Keegan
Mobile Gas Corporation
2828 Dauphin Street
Mobile, AL 36606

Re: 804 Dr. Martin Luther King Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Marmotte Street
extending to the Southeast corner of Marmotte Street and Short Bloodgood
Street).
Council District 2
SUB2016-00023 (Subdivision)
Mobile-Gas Downtown Park Subdivision
1 Lot / 7.4± Acres

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

At its meeting on April 21, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.B.14. of the Subdivision Regulations for Marmotte Street (right-of-way width), the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) Revision of the 25-foot minimum building setback line along Marmotte Street to reflect a future continuous right-of-way width of 50-feet;
- 2) Removal of one existing curb-cut to Beauregard Street and two existing curb-cuts to Marmotte Street, and the restoration of curb-and-gutter and the neutral ground;
- 3) Placement of a note on the Final Plat stating that the lot is limited to one curb-cut each to Marmotte Street Short Bloodgood Street, and denied access to Beauregard Street and Dr. Martin Luther King, Jr. Avenue, with the size, design and any other modification subject to Traffic Engineering approval and to conform with AASHTO standards;
- 4) Labelling of all easements, and placement of a note on the Final Plat stating that no structures shall be placed in any easements;

- 5) 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. Recommend that witness monuments be set for the property corners that cannot be set in the existing creek, especially along the public ROW. C. Review and revise the written legal description or boundary labels for the various lengths shown for line segments along the north, south and west property line segments. They do not match the provided graphic scale. D. One of the plan bearing and distance labels does not match the written description. E. The area along the east property line includes a portion of One Mile Creek. A PUBLIC drainage easement will need to be dedicated to the City of Mobile; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. F. Show and label the POB. G. Provide a north arrow for the vicinity map. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, 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 61-929 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));*

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- 9) Provision of a revised Planning Approval site plan reflecting curb-cut removals and minimum building setback line adjustments along Marmotte Street, prior to the signing of the Final Plat; and**
- 10) Completion of the Subdivision process prior to any request for final inspections of the site.**

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.

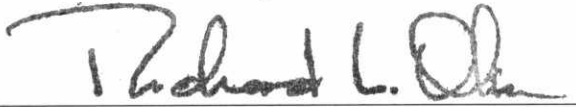
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, 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: Marshal A. McLeod, PLS, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 21, 2016

Peter Keegan
Mobile Gas Corporation
2828 Dauphin Street
Mobile, AL 36606

Re: 804 Dr. Martin Luther King Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Marmotte Street
extending to the Southeast corner of Marmotte Street and Short Bloodgood Street).
Council District 2
ZON2016-00726 (Planning Approval)
Mobile-Gas Downtown Park Subdivision

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

At its meeting on April 21, 2016, the Planning Commission considered for Planning Approval to allow a park in an R-2, Two-Family Residential District.

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

- 1) Revision of the site plan to reflect curb-cut removals and minimum building setback line adjustments along Marmotte Street;**
- 2) Revision of the 25-foot minimum building setback line along Marmotte Street to reflect a future continuous right-of-way width of 50-feet;**
- 3) Removal of one existing curb-cut to Beauregard Street and two existing curb-cuts to Marmotte Street, and the restoration of curb-and-gutter and the neutral ground;**
- 4) Placement of a note on the site plan stating that the lot is limited to one curb-cut each to Marmotte Street Short Bloodgood Street, and denied access to Beauregard Street and Dr. Martin Luther King, Jr. Avenue, with the size, design and any other modification subject to Traffic Engineering approval and to conform with AASHTO standards;**
- 5) Labelling of all easements, and placement of a note on the site plan stating that no structures shall be placed in any easements;**
- 6) Removal of any 24 inch or larger Live Oak on the property to be appropriately permitted through Urban Forestry;**

Mobile-Gas Downtown Park Subdivision PA
April 26, 2016

- 7) **Compliance with Traffic Engineering comments** (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 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).*);
- 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)*);
- 10) **If permanent structures are proposed, such as restroom facilities or pavilions, a new request for Planning Approval, to revise the site plan, will be required; and**
- 11) **Provision of a revised Planning Approval site plan reflecting curb-cut removals and minimum building setback line adjustments along Marmotte Street, prior to the signing of the Final Plat.**

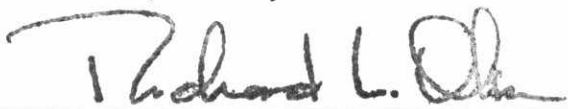
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Marshal A. McLeod, PLS, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 21, 2016

Peter Keegan, Engineering
Mobile Gas Corporation
P. O. Box 2248
Mobile, AL 36652

Re: 804 Dr. Martin Luther King Jr. Avenue

(Northeast corner of Dr. Martin Luther King Jr. Avenue and Marmotte Street extending to the Southeast corner of Marmotte Street and Short Bloodgood Street).

Council District 2

ZON2016-00727 (Rezoning)

Mobile Gas Corporation

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

At its meeting on April 21, 2016, the Planning Commission considered your request for a change in zoning from R-3, Multiple-Family District, and B-4, General Business District, to R-2, Two-Family Residential District, to allow a park and eliminate split zoning.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) Completion of the Subdivision process; and**
- 2) Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$426.25. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Marshal A. McLeod, PLS, LLC