



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 7, 2017

Precision Engineering
5550 Commerce Blvd. E.
Mobile, AL 36619

Re: 402 St. Anthony Street
(Northwest corner of St. Anthony Street and North Franklin Street, 80'± East of North Hamilton Street, extending to the South side of Dr. Martin Luther King Jr. Avenue and State Street).
Council District 2
SUB-000107-2017 (Subdivision) (Holdover)
PEI Downtown Subdivision

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

At its meeting on August 3, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of 50' right-of-way width along St. Anthony Street and North Franklin Street;**
- 2) Retention of 60' right-of-way width along Dr. Martin Luther King Jr. Avenue;**
- 3) Revision of building setbacks to reflect a maximum building setback line of 12' along all streets;**
- 4) Placement of a note stating that a 0' minimum building setback is allowed;**
- 5) Placement of a note stating that parking must be setback to at least the building façade setback from the property line;**
- 6) Revision of the lot size information on the Final Plat to be depicted in square feet and in acres;**
- 7) Compliance with 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone*)**

PEI Downtown Subdivision

August 7, 2017

- designation. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. E. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.*
- 8) **Compliance with Traffic Engineering comments and placement of a note on the Final Plat:** *(Due to the shortened length of the block, limited frontage and skew angle of the nearby intersection, Lot 1 is denied access to State Street. Lot is limited to one curb cut per street frontage for its three other street frontages, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) **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).); and*
- 10) **Compliance with Fire Department comments and placement of a note:** *(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).*
- 11) **Completion of amending the Regulating Plan to one Downtown Development District sub-district prior to the signing of the Final Plat.**

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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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.

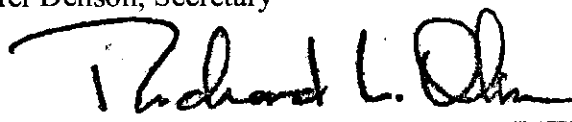
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: GSE
LA+ South, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 7, 2017

Gulf States Engineering
4110 Moffett Road
Mobile, AL 36618

Re: 402 St. Anthony Street
(Northwest corner of St. Anthony Street and North Franklin Street, 80'± East of North Hamilton Street, extending to the South side of Dr. Martin Luther King Jr. Avenue and State Street).
Council District 2
ZON-000159-2017 (Amendment to Regulating Plan)
Gulf States Engineering- Matthew C. Roberts, PSL

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

At its meeting on August 3, 2017, the Planning Commission considered your request for an Amendment to the Downtown Development District Regulating Plan to change the regulating sub-districts from SD-WH & T5.1 to SD-WH to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council, subject to the following conditions:

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

The advertising fee for this application is \$369.55. 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 & Zoning

cc: Precision Engineering, Inc.
Holon Engineering & Construction, LLC