



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 19, 2014

MLK Avenue Redevelopment Corp.
Attn: Michael Pierce
P.O. Box 2204
Mobile, AL 36652

Re: Case #SUB2014-00040 (Subdivision)
MLK Avenue Redevelopment Corporation Subdivision, Resubdivision of Lot 1A
320 North Broad Street
(Northeast corner of North Broad Street and Congress Street).
2 Lots / 2.8± Acres

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

At its meeting on May 15, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.9. of the Subdivision Regulations tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the Final Plat to depict the correct lot size in square feet and acres to coincide with the lot size on the PUD site plan;**
- 2) **Retention of the right-of-way widths for all streets;**
- 3) **Placement of a note on the Final Plat stating the site is limited to curb-cuts defined by Traffic Engineering Comments, with any changes to the size, design, and location to be approved by Traffic Engineering and ALDOT (as necessary), and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 5) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);***
- 7) **Compliance with Traffic Engineering Comments and placement of a note on the Final Plat stating: *(Broad Street is an ALDOT maintained roadway. Broad Street is***

limited to a maximum of two curb cuts, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Congress Street is limited to a maximum of two curb cuts, and Lyons Street is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);

- 8) **Compliance with Engineering Comments:** *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - # 75) each LOT will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 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 61-929 and City Code Chapters 57 and 64).);*
- 10) **Compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 11) **Submission of a revised PUD site plan 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 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 19, 2014

MLK Avenue Redevelopment Corp.
Attn: Michael Pierce
P.O. Box 2204
Mobile, AL 36652

Re: Case #ZON2014-00837 (Planned Unit Development)
MLK Avenue Redevelopment Corporation Subdivision, Resubdivision of Lot 1A
320 North Broad Street
(Northeast corner of North Broad Street and Congress Street).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites.

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

At its meeting on May 15, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Revision of the site plan to depict the correct site and lot sizes in square feet and acres to coincide with the lot sizes on the Final Plat;**
- 2) **Revision of the site plan to illustrate compliant accessible parking spaces for the proposed Lot 2 and design compliance with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);**
- 3) **Revision of the site plan to identify any trees desired for tree credits and to reflect full compliance with Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping compliance;**
- 4) **Revision of the site plan to depict any proposed lighting along with a note stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;**
- 5) **Revision of the site plan to depict the location of any proposed freestanding sign structure and comply with Section 64-11. of the Zoning Ordinance at the time of permitting;**

**MLK Avenue Redevelopment Corporation Subdivision, Resubdivision of Lot 1A
PUD**

May 19, 2014

- 6) Revision of the site plan to reflect the removal of the 8' x 8' shed near the southwest corner of Lot 2;
- 7) Retention of sidewalks, proposed dumpster locations and associated notes on the site plan;
- 8) Placement of a note on the site plan stating that no permanent structure can be constructed in any easement;
- 9) Compliance with Traffic Engineering Comments and placement of a note on the site plan stating: *(Broad Street is an ALDOT maintained roadway. Broad Street is limited to a maximum of two curb cuts, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Congress Street is limited to a maximum of two curb cuts, and Lyons Street is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) Compliance with Engineering Comments: *(1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 4. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System).);*
- 11) 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).);*
- 12) Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);* and
- 13) Completion of the Subdivision process prior to any request for building-related permits;
- 14) Submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 15) Full compliance with all other municipal codes and ordinances.


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

**MLK Avenue Redevelopment Corporation Subdivision, Resubdivision of Lot 1A
PUD
May 19, 2014**

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.