



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

David M. Shumer
4373 Downtowner Lp. S., St. B
Mobile, AL 36609

Re: 304 South Broad Street and 903 Augusta Street
(Southwest corner of South Broad Street and Augusta Street extending to the North side of Savannah Street).
Council District 2
SUB2016-00140 (Subdivision)
Broad Street Lofts Subdivision

Dear Applicant(s):

At its meeting on December 15, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the 25' minimum building setback line along all frontages;
- 2) provision of the lot size in square feet and acres;
- 3) placement of a note on the Final Plat stating the site is limited to the existing curb-cut to Savannah Street with changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full 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. Add legible street names to the vicinity map. C. Show and label the site in the vicinity map. D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide and label the monument set or found at each subdivision corner. G. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Provide a*

**Broad Street Lofts Subdivision
December 20, 2016**

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.);

- 5) **full compliance with Traffic Engineering comments:** *(Based on the proposed density for this site, a traffic impact study will not be required. Site is limited to one curb cut to Savannah Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Regarding the parking on a side street, Augusta Street appears to be approximately 28 feet in width. According to City Code Sec. 61-264 (a), the City Traffic Engineering is authorized to restrict parking upon one side of a street as indicated by such signs when the width of the roadway does not exceed 30 feet. In addition, parking prohibitions can also be enforced without signage within 30 feet of an approach to a stop sign or traffic signal and within 10 feet of a fire hydrant. A signed restriction may be placed by Traffic Engineering if parking violations are excessive, or the fire department deems it necessary.);*
- 6) **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).);*
- 7) **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*
- 8) **provision of two (2) revised PUD site plans to the Planning Division 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 marine.karapetyan@cityofmobile.org.

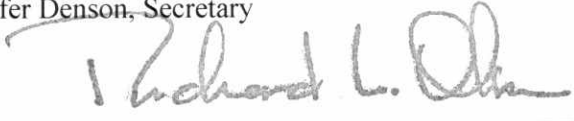
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Broad Street Lofts, LLC
Joseph T. Regan, Jr. PLS



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Re: 304 South Broad Street and 903 Augusta Street
(Southwest corner of South Broad Street and Augusta Street extending to the North side of Savannah Street).
Council District 2
ZON2016-02301 (Planned Unit Development)
Broad Street Lofts Subdivision

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

At its meeting on December 15, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site, along with shared access and parking.

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

- 1) **illustrate the canopies associated with the existing trees in the right-of-way at time of permitting;**
- 2) **full compliance with Traffic Engineering comments: *(Based on the proposed density for this site, a traffic impact study will not be required. Site is limited to one curb cut to Savannah Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Regarding the parking on a side street, Augusta Street appears to be approximately 28 feet in width. According to City Code Sec. 61-264 (a), the City Traffic Engineering is authorized to restrict parking upon one side of a street as indicated by such signs when the width of the roadway does not exceed 30 feet. In addition, parking prohibitions can also be enforced without signage within 30 feet of an approach to a stop sign or traffic signal and within 10 feet of a fire hydrant. A signed restriction may be placed by Traffic Engineering if parking violations are excessive, or the fire department deems it necessary.)*;**
- 3) **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).)*;**

Broad Street Lofts Subdivision PUD
December 20, 2016

- 4) 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)*);
- 5) revision of the site plan to illustrate a wooden privacy fence next to all adjacent R-1, Single-Family Residential District properties (3' high in 25' minimum building setback, 6' high elsewhere); and
- 6) provision of two (2) revised PUD site plans to the Planning Division prior to the signing of the Final Plat.

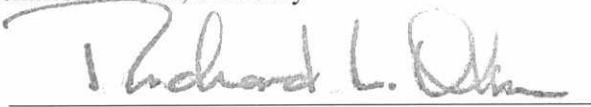
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Broad Street Lofts, LLC



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Re: 304 South Broad Street and 903 Augusta Street
(Southwest corner of South Broad Street and Augusta Street extending to the North side of Savannah Street).
Council District 2
ZON2016-02302 (Rezoning)
David M. Shumer

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

At its meeting on December 15, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and R-3, Multiple Family Residential District, to R-3 Multiple Family Residential District to eliminate split zoning and allow an apartment complex.

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;**
- 2) site is limited to an approved Planned Unit Development; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$293.05. 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.

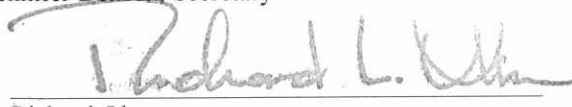
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Broad Street Lofts, LLC