



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Joseph T. Ryerson & Son, Inc.  
227 W. Monroe St., Ste. 2700  
Chicago, IL 60606

**Re: 363 South Royal & 378 Old Water Street**  
(Southeast corner of South Royal Street and Canal Street, extending to the Southwest corner of Canal Street and Old Water Street, extending to the Northwest corner of Palmetto Street and Old Water Street).  
Council District 2  
**SUB-000064-2017 (Subdivision)**  
**Ryerson Subdivision**

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

At its meeting on May 18, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the 8' minimum building setback line along the South Royal Street frontage;**
- 2) revision of the plat to illustrate a minimum building setback line along the North face of the existing building and expanding to 25' to the East and West of the building footprint;**
- 3) retention of the 25' minimum building setback line along Palmetto Street adjusted to be along the face of the existing Quonset hut building within that encroachment;**
- 4) revision of the plat to illustrate a zero or 5'+ building setback line along the East side of the site adjacent to the railroad right-of-way;**
- 5) revision of the plat to provide a 25' corner radius dedication at the corner of South Royal Street and Canal Street;**
- 6) revision of the plat to label the lot size in both square feet and acres after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**

- 7) placement of a note on the Final Plat stating that the lot is limited to its existing curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement unless the holder of the easement grants written permission for such;
- 9) subject to the 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 proposed MFFE (Minimum Finished Floor Elevation). C. Provide and label the monument set or found at each subdivision corner. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.];*
- 10) subject to the Traffic Engineering comments: *[(Site is limited to its existing curbs cuts 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. The handicap parking as shown does not meet minimum width requirements for a van accessible space (16' minimum).];*
- 11) subject to the 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).];*

**Ryerson Subdivision**  
**May 23, 2017**

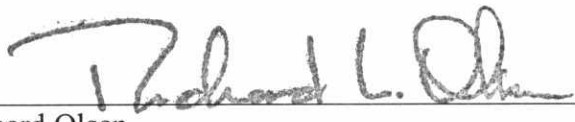
- 12) subject to the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)]*; and**
- 13) submission and approval of two (2) copies of a revised PUD site plan prior to signing 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](mailto: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: Rowe Engineering & Surveying, Inc.



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(Southeast corner of South Royal Street and Canal Street, extending to the Southwest corner of Canal Street and Old Water Street, extending to the Northwest corner of Palmetto Street and Old Water Street).  
Council District 2  
**PUD-000065-2017 (Planned Unit Development)**  
**Ryerson Subdivision**

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

At its meeting on May 18, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site with reduced setbacks.

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

- 1) retention of the 8' minimum building setback line along the South Royal Street frontage;**
- 2) revision of the site plan to illustrate a minimum building setback line along the North face of the existing building and expanding to 25' to the East and West of the building footprint;**
- 3) retention of the 25' minimum building setback line along Palmetto Street adjusted to be along the face of the existing Quonset hut building within that encroachment;**
- 4) revision of the site plan to illustrate a zero or 5'+ building setback line along the East side of the site adjacent to the railroad right-of-way;**
- 5) revision of the parking calculations to provide sufficient parking for warehouse employees and provision of additional parking spaces on the site plan, if needed;**

- 6) revision of the site plan to provide five frontage trees based on the 170' frontage of the proposed affected area instead of the entire Royal Street frontage, with the location to be coordinated with the Planning and Zoning staff;
- 7) placement of a note on the site plan stating that the lot is limited to its existing curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) revision of the site plan to indicate a compliant dumpster or the placement of a note on the site plan stating that refuse collection will either be via private can collection or curb-side service;
- 9) revision of the site plan to provide a 25' corner radius dedication at the corner of South Royal Street and Canal Street;
- 10) revision of the site plan to label the lot size in both square feet and acres after any required dedication, or the furnishing of a table on the site plan providing the same information;
- 11) revision of the site plan to indicate sidewalks along all public street frontages, or the approval of a Sidewalk Waiver prior to signing the Final Plat for the Subdivision;
- 12) subject to the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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. A Land Disturbance Permit application shall be submitted 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. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 13) subject to the Traffic Engineering comments: *[Site is limited to its existing curbs cuts 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. The handicap parking as shown does not meet minimum width requirements for a van accessible space (16' minimum).];*
- 14) subject to the 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).];*

**Ryerson Subdivision PUD**

**May 23, 2017**

- 15) subject to the Fire Department 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)]*;
- 16) full compliance with all municipal codes and ordinances; and
- 17) submission and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

**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 & Zoning

cc: Rowe Engineering & Surveying, Inc.