



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Gulf States Engineering
4110 Moffett Road
Mobile, AL 36618

Re: 400 St. Louis Street
(Area bounded by St. Louis Street, North Hamilton Street, North Franklin Street, and St. Anthony Street).
Council District 2
SUB2016-00142 (Subdivision)
Precision Engineering Subdivision

Dear Applicant(s):

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

After discussion and with waivers of Sections V.D. 2. and V.D.9. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) placement of a note on the Final Plat stating the site should be limited to one curb-cut per frontages not to exceed 25' in width per curb-cut as defined by Section 64-3.I.11(c) of the Zoning Ordinance and Traffic Engineering, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, or submission and approval of a variance application for curb cut width;
- 3) 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. Provide the recording data for the vacated ROW. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Revise the year listed in the NOTARY PUBLIC and APPROVAL signature blocks. F. Revise the signature*

**Precision Engineering Subdivision
December 20, 2016**

block from "CITY ENGINEERING DEPARTMENT" to "CITY ENGINEER". G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Revise NOTE #11 to read "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. Remove NOTE #14. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.


- 4) *compliance with Traffic Engineering comments: "Site is limited to one curb cut per street frontage, unless a waiver is obtained from the Board of Adjustment. 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.";*
- 5) *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*
- 6) *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)".*

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: Precision Engineering
LA+South, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Gulf States Engineering
4110 Moffett Road
Mobile, AL 36618

Re: 400 St. Louis Street
(Area bounded by St. Louis Street, North Hamilton Street, North Franklin Street, and St. Anthony Street).
Council District 2
ZON2016-02305 (Amendment to Regulating Plan)
Gulf States Engineering – Matthew C. Roberts, PLS

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

At its meeting on December 15, 2016, 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 amendment for approval to the City Council, subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **compliance with Traffic Engineering comments: “Site is limited to one curb cut per street frontage, unless and waiver is obtained from the Board of Adjustment. 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.”;**
- 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).”;**
- 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)”;** and
- 5) **full compliance with all municipal codes and ordinances.**

Gulf States Engineering – Matthews C. Roberts, PLS REZ
December 20, 2016


The advertising fee for this application is \$306.55. 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

cc: Precision Engineering, Inc.