



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Sims Family Limited Partnership
ATTN: Jeff Sims
P. O. Box 610
Daphne, AL 36526

Re: 1109 Government Street and 1108 & 1110 Church Street
(South side of Government Street, 175'± West of George Street, extending to the
North side of Church Street, 215'± West of George Street).
Council District 2
SUB-000073-2017 (Subdivision)
Government Street Subdivision, John Sims Addition to

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

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

After discussion and with a waiver of Section V.D.3, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the plat to remove the gravel drive from Lots 1 and 2;**
- 2) retention of the 25' minimum building setback lines on the Final Plat;**
- 3) retention of the right-of-way widths along Government Street and Church Street on the Final Plat;**
- 4) placement of a note on the Final Plat stating that Lot 1 is limited to its two existing curb-cuts until such time that it is redeveloped, when it should be limited to one curb-cut, and Lots 2 and 3 are limited to their existing single curb-cuts, with any change to the size, location or design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;**
- 5) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 6) compliance with 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) LOTS 1, 2, and 3 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. 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.):

- 7) compliance with the Traffic Engineering comments (Government Street (U.S. Highway 90) is an ALDOT maintained roadway. Upon redevelopment, each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and ALDOT (where applicable), 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.);*
- 8) compliance with 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).);*
- 9) compliance with 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*
- 10) completion of the PUD process prior to the signing of the Final Plat.*

**Government Street Subdivision, John Sims Addition to
May 23, 2017**

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: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

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May 23, 2017

Sims Family Limited Partnership
ATTN: Jeff Sims
P. O. Box 610
Daphne, AL 36526

Re: 1109 Government Street and 1108 & 1110 Church Street
(South side of Government Street, 175'± West of George Street, extending to the North side of Church Street, 215'± West of George Street).
Council District 2
PUD-000074-2017 (Planned Unit Development)
Government Street Subdivision, John Sims Addition to

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, reduced lot size, and reduced rear yard setback for an existing multiple family housing site.

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

- 1) revision of the site plan to remove the illustration of the “gravel drive” shared access driveway across both Lots 1 and 2, or revise the PUD application to include Lot 2 as a part of the PUD request for shared access;
- 2) retention of the 25' minimum building setback lines;
- 3) retention of the right-of-way widths along Government Street;
- 4) placement of a note on the site plan stating that Lot 1 is limited to its two existing curb-cuts until such time that it is redeveloped, when it should be limited to one curb-cut, with any change to the size, location or design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;
- 5) revision of a note placed on the site plan stating full tree and landscaping compliance per Section 64-4.E of the Zoning Ordinance at the time of new construction, redevelopment, or expansion of the site will be required;
- 6) retention of the labeling of each lot with its size in square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 7) retention of the sidewalk;
- 8) compliance with 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,*

May 23, 2017

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.):

- 9) *compliance with the Traffic Engineering comments (Government Street (U.S. Highway 90) is an ALDOT maintained roadway. Upon redevelopment, each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and ALDOT (where applicable), 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.);*
- 10) *compliance with 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).);*
- 11) *compliance with 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).);*
- 12) *provision of two revised PUD copies of the site prior to the signing of the final plat;*
- 13) *compliance with all other municipal codes and ordinances.*

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: McCrory & Williams, Inc.