



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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DISTRICT 4

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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

MLK Redevelopment Corp
Attn: Michael E. Pierce
P.O. Box 2204
Mobile, Alabama 36652

Re: **Case # SUB2012-00117 (Subdivision)**
Mobile County Board of Health Subdivision, Resubdivision of Lot 1
Northeast corner of North Broad Street and Congress Street, extending to the
West side of Lyons Drive
2 Lots / 4.1± Acres

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the Final Plat to illustrate the no minimum building setback along all street frontages to be in accordance with the setback requirements of the Zoning Ordinance for sites with B-4, General Business districts;
- 2) retention on the Final Plat of labeling each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that the development is limited to a maximum of two curb cuts to North Broad Street, with the size, design, and exact location to be approved by ALDOT and Traffic Engineering, a maximum of two curb cuts to Congress Street, and one curb cut to Lyons Street, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) compliance with Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification*

statements, legal description, required notes). A signature for the Traffic Engineering Department shall be placed on the Final Plat. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Broad Street, Congress Street, or Lyons Street ROW will require a ROW Permit. Dedicate any required radii (25' minimum) at the corner of Broad Street and Congress Street, and the corner of Broad Street and Lyon Street as required by Planning Commission and approved by the Traffic Engineer and the City Engineer. Any work performed in the existing Broad Street, Congress Street, or Lyon Street ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development will need to 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. The surface grading for any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);

- 7) 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);
- 8) compliance with MAWSS comments: (MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity Assurance application is approved by Volkert Engineering, Inc.); and
- 9) submittal of two 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 (DXF or DWG – AutoCAD 2007 compatible) 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.

Mobile County Board of Health Subdivision, Resubdivision of Lot 1

January 4, 2013

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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: _____

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

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.



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CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2012

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

MLK Redevelopment Corp
Attn: Michael E. Pierce
P.O. Box 2204
Mobile, Alabama 36652

Re: **Case #ZON2012-02887 (Planned Unit Development)**
Mobile County Board of Health Subdivision, Resubdivision of Lot 1
Northeast corner of North Broad Street and Congress Street, extending to the
West side of Lyons Drive
Planned Unit Development to allow shared access and drives between two
building sites

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and drives 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 illustrate no minimum building setback along all lots along all road frontages;
- 2) placement of a note on the Final Plat stating that the development is limited to a maximum of two curb cuts to North Broad Street, with the size, design, and exact location to be approved by ALDOT and Traffic Engineering, a maximum of two curb cuts to Congress Street, and one curb cut to Lyons Street, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the site plan, stating that the site will comply with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection;
- 4) compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 5) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;

- 6) subject to the Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature for the Traffic Engineering Department shall be placed on the Final Plat. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Broad Street, Congress Street, or Lyons Street ROW will require a ROW Permit. Dedicate any required radii (25' minimum) at the corner of Broad Street and Congress Street, and the corner of Broad Street and Lyon Street as required by Planning Commission and approved by the Traffic Engineer and the City Engineer. Any work performed in the existing Broad Street, Congress Street, or Lyon Street ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development will need to 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. The surface grading for any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 7) subject to 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);*
- 8) subject to 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). Need revised landscape plan indicating minimum of 10 feet of green space from trunk of existing 24 inch Live Oak Trees within the front parking lot.);*
- 9) compliance with MAWSS comments: *(MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity Assurance application is approved by Volkert Engineering, Inc.); and*
- 10) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

Mobile County Board of Health Subdivision, Resubdivision of Lot 1

January 4, 2013

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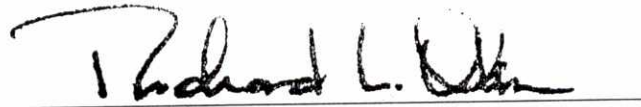
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

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Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc