



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 25, 2017

PHJ Architects, Inc.
807 South McDonough Street
Montgomery, AL 36104

Re: 111 Canal Street, 120 Palmetto Street, 357 St. Emmanuel Street and 356 South Royal Street
(Southeast corner of Canal Street and St Emanuel Street, extending to the Northeast corner of St Emanuel Street and Palmetto Street and the Southwest corner of Canal Street and South Royal Street).
Council District 2
SUB-000019-2017
Mobile Community Corrections Subdivision, Lot 1

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

At its meeting on April 20, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the plat to indicate the minimum building setback line along South Royal Street and Canal Street as being along the proposed building facade lines;**
- 2) retention of the standard 25' minimum building setback line along St. Emanuel Street and Palmetto Street;**
- 3) revision of the plat to provide a 25' corner radius dedication at the intersections of Canal Street and South Royal Street, Canal Street and St. Emanuel Street, and St. Emanuel Street and Palmetto Street;**
- 4) completion of the Vacation process for the 5' alley off Canal Street prior to signing the Final Plat;**
- 5) revision of the plat to label the lot area after corner radius dedications or the furnishing of a table on the Final Plat providing the same information;**

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- 6) installation of a sidewalk along all street frontages if not present, or the submission and approval of a Sidewalk Waiver application for each lot;
- 7) 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at each of the three (3) Lot corners (NW, NE, and SW) to the City of Mobile, and list the amount of dedicated acreage. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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.];*
- 8) compliance with the Traffic Engineering comments: *(Driveway number, 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.);*
- 9) 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).]; and*
- 10) 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).]*

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

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(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 & Zoning

cc: Mobile County
Jade Consulting, LLC
Wattier Surveying, Inc.