

MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION
REVISED

April 12, 2011

First Church of Our Lord Jesus Christ
1911 Halls Mill Road
Mobile, AL 36606

Re: Case #SUB2011-00025
First Church Subdivision
1801 Government Street
(Southwest corner of Government Street and Houston Street, and East side of
Houston Street, 215'± South of Government Street).
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 3

Dear Applicant(s):

At its meeting on April 7, 2011, the Planning Commission, with a waiver of Section V.D.2. of the Subdivision Regulations regarding public right-of-way frontage for Parcel B and a waiver of Section V.D.9. of the Subdivision Regulations regarding the minimum building line for Parcel A along Houston Street only, tentatively approved the above referenced subdivision subject to the following conditions:

- 1) re-labeling of the lots to "Lot" A and B instead of "Parcel" A and B;
- 2) dedication sufficient to comply with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Government Street and Houston Street;
- 3) depiction of the 25-foot minimum building setback line along Government Street for Parcel A and Houston Street for Parcel B;
- 4) depiction of a 16-foot minimum building setback along Houston Street for Parcel A, as approved by the Board of Zoning Adjustment;
- 5) depiction of the lot area, in square feet, for each lot on the Final Plat or provision of a table on the Final Plat with the same information;
- 6) placement of a note on the Final Plat stating that Parcel B is granted access to the 15-foot wide alley to the North of the parcel, subject to Traffic Engineering approval;

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- 7) placement of a note on the Final Plat stating that Parcel A is limited to the existing curb cut to Government Street, with the provision of a turnaround approved by Traffic Engineering;
- 8) placement of a note on the Final Plat limiting Parcel B to one curb-cut to Houston Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) 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; and,
- 10) full compliance with all municipal codes and ordinances.

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.

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: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates