

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 16, 2005

Will Phillips  
50 Florida Street North  
Mobile, AL 36607

**Re: Case #ZON2005-02155 (Planned Unit Development)**  
**St. Emanuel Street Subdivision**  
350 St. Emanuel Street  
(Southwest corner of St. Emanuel Street and Canal Street).  
Planned Unit Development Approval to allow shared access and parking between multiple building sites.

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

At its meeting on December 15, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between multiple building sites.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **provision of a legal covenant to run with the land, providing for shared access, use and maintenance of the common parking area, to be properly executed and recorded simultaneously with the subdivision plat in the Probate Records of Mobile County, Alabama;**
- 2) **depiction of an easement for the shared parking area on the subdivision final plat;**
- 3) **Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit;**
- 5) **All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004;**
- 6) **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). Full compliance with**

**St. Emanuel Street Subdivision**  
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- landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry; and**  
**7) full compliance with all other applicable municipal codes and ordinances.**

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 16, 2005

Will Phillips  
50 Florida Street North  
Mobile, AL 36607

**Re: Case #SUB2005-00234 (Subdivision)**  
**St. Emanuel Street Subdivision**  
350 St. Emanuel Street  
(Southwest corner of St. Emanuel Street and Canal Street).  
2 Lots / 7,260± Sq. Ft.

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

At its meeting on December 15, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of a legal covenant to run with the land, providing for shared access, use and maintenance of the common parking area, to be properly executed and recorded simultaneously with the subdivision plat in the Probate Records of Mobile County, Alabama;**
- 2) **depiction of an easement for the shared parking area on the subdivision final plat;**
- 3) **Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit;**
- 5) **All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004;**
- 6) **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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry; and**
- 7) **full compliance with all other applicable municipal codes and ordinances.**

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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 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 [marti.watson@cityofmobile.org](mailto:marti.watson@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: M. Don Williams Engineering