



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Board of Water and Sewer  
Commissioners of the City of Mobile  
P.O. Box 2368  
Mobile, AL 36652

**Re: 1472, 1510 and 1516 Dr. Martin Luther King Jr. Avenue**  
(North side of Dr. Martin Luther King Jr. Avenue, 145'± West of Bizzell Avenue,  
extending to the East side of Three Mile Creek).  
Council District 2  
**SUB2015-00051**  
**MAWSS MLK Subdivision**  
1 Lot / 10.0± Acres

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

At its meeting on June 4, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.B.16. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 25' from the centerline of Dr. Martin Luther King Jr. Avenue, if necessary;**
- 2) **illustration of the 25' minimum building setback line along all right-of-ways, after dedication;**
- 3) **provision of the lot size in square feet and acres, after any required dedication;**
- 4) **full compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide monumentation at the remaining Rivers Avenue ROW along the west property line (along Three Mile Creek). B. Show and label the location for "Point A" "Point B", and "Point C". C. Label the bearings and distances as record or actual if both are shown. D. Complete the ROW Vacation process. Show the recording information for the vacated right-of-way. E. 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. F. 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. G. 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. H. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide and label the monument set or found at each subdivision corner. K. Add a signature block for Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 5) full compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.); and*
- 6) compliance with Fire 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).).*

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](mailto:marine.karapetyan@cityofmobile.org).

**MAWSS MLK Subdivision**

**June 8, 2015**

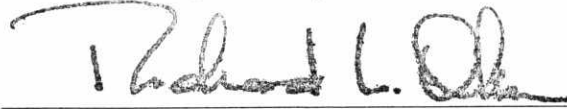
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

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

Richard Olsen

Deputy Director of Planning

cc: Brad Kleckley, PE



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Council District 2  
**ZON2015-01103**  
**MAWSS MLK Subdivision**  
Planning Approval to allow a sewage pumping station in an R-1, Single-Family  
Residential District.

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

At its meeting on June 4, 2015, the Planning Commission considered for Planning Approval a request to allow a sewage pumping station in an R-1, Single-Family Residential District.

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

- 1) provision of two frontage trees along Dr. Martin Luther King Jr. Avenue;
- 2) completion of the Subdivision process prior to obtaining permits; and
- 3) full compliance with all 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**

Ms. Jennifer Denson, Secretary

By:

Richard Olsen  
Deputy Director of Planning

cc: Brad Kleckley, PE



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Council District 2  
**ZON2015-01105 (Rezoning)**  
**Board of Water & Sewer Commissioners of the City of Mobile**  
Rezoning from R-1, Single-Family Residential District, and B-2,  
Neighborhood Business District, to R-1, Single-Family Residential  
District, to eliminate split zoning.

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

At its meeting on June 4, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

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

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$428.65. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.


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

**Board of Water & Sewer Commissioners of the City of Mobile REZ**  
**June 8, 2015**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Brad Kleckley, PE