



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Leap River Group
125 Woodland Drive
Jackson, MS 39216

Re: 300 North Water Street and 305 Delchamps Drive
(Southeast corner of Adams Street and North Water Street, extending to the
Northwest corner of Congress Street and Delchamps Drive).
Council District 2
SUB2016-00009 (Subdivision)
Meridian at the Port Subdivision
2 Lots / 3.7± Acres

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section V.D.9. of the Subdivision regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lots 1 and 2 are limited to a combined total of two curb-cuts to Water Street and two curb-cuts to Adams Street, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Confirmation of the existing right-of-way widths for all abutting minor streets (not Water Street) and, if less than 50 feet, dedication of right-of-way sufficient to provide 25-feet from centerline;
- 3) 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 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 the northeast and southeast corners of LOT 2. C. Provide bearing and distance labels for the proposed subdivision matching the written legal description. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Show the recording information for the vacated Magnolia Street ROW. I. 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. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #69) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. K. 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. L. 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. M. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 4) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall 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.);
- 5) Compliance with 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).);
- 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));
- 7) Provision of a revised PUD site plan prior to the signing of the final plat; and
- 8) Completion of the Subdivision process prior to any requests for permits associated with new building construction (permits for demolition and land disturbance are allowed).

Meridian at the Port Subdivision
February 23, 2016

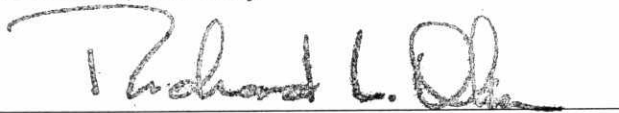
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (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. 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

cc: Stuart C. Irby Company
Delchamps Building, LLC
Anchor Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Leaf River Group
125 Woodland Circle
Jackson, MS 39216

Re: 300 North Water Street and 305 Delchamps Drive
(Southeast corner of Adams Street and North Water Street, extending to the Northwest corner of Congress Street and Delchamps Drive).
Council District 2
ZON2016-00147 (Planned Unit Development)
Meridian at the Port Subdivision

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

At its meeting on February 18, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site, and allow shared access and parking between multiple sites.

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

- 1) Submission of a parking ratio variance request or coordination with staff regarding parking deficit issues;
- 2) If removal of the two existing live oaks on or adjacent to the site are proposed, the submission of an application to Urban Forestry or the Mobile Tree Commission, as appropriate;
- 3) Revision of the site plan to depict sidewalks along all abutting streets;
- 4) Full compliance with Section 64-6.A.8. of the Zoning Ordinance regarding lighting;
- 5) Revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance, to be coordinated with staff;
- 6) Revision of the site plan to depict any proposed perimeter fencing and, if gates for parking areas are proposed, coordination with City staff regarding the location and design of the gates;
- 7) Removal of all unused curb-cuts and restoration of the right-of-way at these locations;
- 8) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, 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*

Meridian at the Port Subdivision PUD
February 23, 2016


- Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 9) *Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall 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.);*
 - 10) *Compliance with 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).);*
 - 11) *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));*
 - 12) *Provision of a revised PUD site plan prior to the signing of the final plat; and*
 - 13) *Completion of the Subdivision process prior to any requests for permits associated with new building construction (permits for demolition and land disturbance are allowed).*

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: Stuart C. Irby Company
Delchamps Building, LLC
Anchor Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Leaf River Group
125 Woodland Circle
Jackson, MS 39216

Re: 300 North Water Street and 305 Delchamps Drive
(Southeast corner of Adams Street and North Water Street, extending to the Northwest corner of Congress Street and Delchamps Drive).
Council District 2
ZON2016-00148 (Rezoning)
Leaf River Group

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

At its meeting on February 18, 2016, the Planning Commission considered your request for a change in zoning from I-1, Light-Industry District, to B-4, General Business District, to allow an apartment complex and coffee shop.

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

- 1) **Limited to an approved Planned Unit Development;**
- 2) **Completion of the Subdivision process;**
- 3) **If Building Permits are not issued within one year of approval, the zoning shall revert back to I-1; and**
- 4) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$348.85. 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Stuart C. Irby Company
Delchamps Building, LLC
Anchor Engineering