

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

International Longshoremen's Association
505 Dr. Martin Luther King Jr. Avenue
Mobile, AL 36603
Attn: Mark Bass, President

Re: Case #SUB2012-00040 (Subdivision)

International Longshoremen's Associations Place Subdivision

505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton Street,
and 256 North Lawrence Street.

(Northeast corner of North Lawrence and State Street and extending East to North
Hamilton Street and North to Dr. Martin Luther King Jr. Avenue).

Number of Lots / Acres: 2 Lots / 1.0± Acre

Engineer / Surveyor: Erdman Surveying LLC
Council District 2

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission waived Section V.D.9. and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the minimum building setback shall be determined by the applicable zoning district;
- 2) compliance with Engineering comments: *"1.) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2.) Any and all proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3.) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be*

International Longshoremen's Associations Place Subdivision

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submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"

- 3) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 4) retention of the lot size information in square feet on the final plat;
- 5) retention of the corner radius dedication on the final plat;
- 6) placement of a note on the final plat stating that the lot is limited to the existing curb-cuts (one to State Street, one to North Lawrence Street), with any change in size or location to be approved by Traffic Engineering, and to conform to AASHTO standards;
- 7) 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;
- 8) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies will be required for flood issues prior to the issuance of any permits or land disturbance activities; and,
- 9) completion of the Subdivision process prior to any request for Certificate of Occupancy or Letters of Substantial Completion for work on the existing building, if applicable.

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

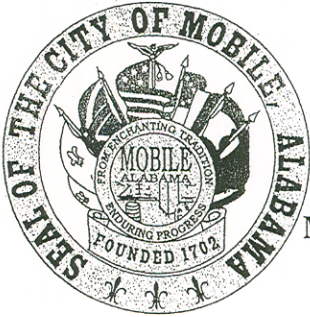
By:



Richard Olsen

Deputy Director of Planning

cc: Erdman Surveying Inc.
Dennis Carlisle



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CITY CLERK
LISA C. LAMBERT

International Longshoremen's Association
505 Dr. Martin Luther King Jr. Avenue
Mobile, AL 36603
Attn: Mark Bass, President

Re: Case #ZON2012-01422 (Planned Unit Development)

International Longshoremen's Associations Place Subdivision

505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton Street, and
256 North Lawrence Street.

(Northeast corner of North Lawrence and State Street and extending East to North
Hamilton Street and North to Dr. Martin Luther King Jr. Avenue)

Planned Unit Development Approval to allow multiple buildings on a single building site

Number of Lots / Acres: 2 Lots / 1.0± Acre

Engineer / Surveyor: Erdman Surveying LLC
Council District 2

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission considered the above referenced request for Planned Unit Development the site plan to allow multiple buildings on a single building site.

The matter was withdrawn from consideration by the Planning Commission at the applicant's request.

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: Erdman Surveying Inc.
Dennis Carlisle