



CITY OF MOBILE

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SAMUEL L. JONES
MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

Buffalo Marine Service, Inc.
P. O. Box 5006
Houston, TX 77626

Re: Case #SUB2013-00079 (Subdivision)
Buffalo Marine Service, 14-Baroid Yard Subdivision
309 South Royal Street
(Area bounded by South Royal Street on West, Canal Street on South, Madison Street on North and CSX Railroad on the East).
1 Lot / 3.1± Acres

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

At its meeting on September 5, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 40' from the centerline of South Royal Street;
- 2) adjustment of the 25-foot minimum building setback line to be measured from the dedicated right-of-way along South Royal Street;
- 3) placement of a note on the Final Plat stating that the site is limited to one driveway to Canal Street, one driveway to Madison Street, and two driveways to South Royal Street with the size, design and location to be approved by Traffic Engineering, and in conformance to the greatest extent possible with AASHTO standards;
- 4) placement of a note on Final Plat stating all unused curb cuts shall be removed and landscaped to match adjacent right-of-way;
- 5) provisions for all corners to comply with Section V.D.6 of the Subdivisions Regulation;
- 6) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for flood zone issues, prior to the issuance of any permits or land disturbance activities;
- 7) compliance with Engineering comments: *"1. Provide all of the required information on the Plat (i.e. signatures, written legal description, required notes). 2. Show and label the MFFE (Minimum Finished Floor Elevation). 3.*

Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.

Sidewalk Waiver: Due to the industrial zoning and the proximity of the active railroad it is recommended that this request be approved.

- 8) 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"; and*
- 9) compliance with Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards";*
- 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)".*

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.

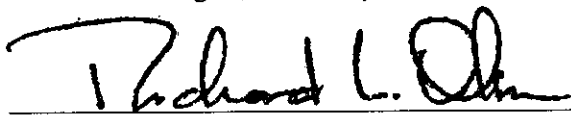
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Richard L. Patrick, PLS



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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

September 11, 2013

Buffalo Marine Service, Inc.
P. O. Box 5006
Houston, TX 77262

Re: Case #ZON2013-01820 (Sidewalk Waiver)
Buffalo Marine Service, Inc.
309 South Royal Street
(Area bounded by South Royal Street on West, Canal Street on South, Madison
Street on North and CSX Railroad on the East).
Request to waive construction of a sidewalk along Canal and Madison Streets.

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

At its meeting on September 5, 2013, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve the request for a sidewalk waiver along Canal and Madison Streets.

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: Richard L. Patrick, PLS