



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2019

The Calirojae, Inc.
C/O Deborah Calhoun
605 Texas Place
Mobile, AL 36603

Re: 605 Texas Place

(Northeast corner of Texas Place and Texas Street, extending to the East terminus of Texas Place).

Council District 2

ZON-001109-2019 (Rezoning)

The Calirojae

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.

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

At its meeting on November 21, 2019, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.

After discussion, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, 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 \$ 175.24. 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.

Calirojae, Inc. ZON-001109-2019

November 27, 2019

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Deaton, Secretary

By:


Margaret Pappas

Deputy Director of Planning and Zoning

cc: Mobile Baptist Assn. C/O Ramon LaRoy Stebbins



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C/O Deborah Calhoun
605 Texas Place
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Re: 605 Texas Place

(Northeast corner of Texas Place and Texas Street, extending to the East terminus of Texas Place).

Council District 2

SUB-001112-2019 (Subdivision)

Calirojae, Inc. Subdivision

Number of Lots / Acres: 1 Lot / 5.1± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc

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

At its meeting on November 21, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) dedication to provide 60' from the center of the Texas Place cul-de-sac;
- 3) revision of the plat to illustrate a 25' minimum building setback line along all street frontages as measured from any required dedication;
- 4) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide a vicinity map. C. Label the proposed LOT (i.e. LOT 1, LOT A). D. Show and label all flood zones. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the*

Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #73) the PROPOSED LOT will receive historical credit of existing (1984) 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 that each Lot will receive prior to the submittal of a LAND DISTURBANCE permit. 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 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. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures notrequired) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];

- 5) placement of a note on the site plan stating the Traffic Engineering comments: (Site is denied access to the I-10/Claiborne Street right-of-way and limited to its existing number of curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 7) compliance with the Fire Department 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)]; and*
- 8) revision of the plat to meet to meet the requirements of Section IV. of the Subdivision Regulations.*

Calirojae, Inc._SUB-001112-2019
November 27, 2019

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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:

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Mobile Baptist Assn. C/O Ramon LaRoy Steppins.