



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2020

St. Louis 554, LLC
2964 Peachtree Road, Suite 150
Atlanta, GA 30305

Re: 151 North Cedar Street and 554 St. Louis Street
(Northwest corner of North Cedar Street and St. Louis Street).
Council District 2
SUB-001217-2020
Cedar & Saint Subdivision, Phase 2
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Hargrove and Associates, Inc

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.B.14 and V.B.16. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the Final Plat to note the building setbacks for Lot 1 to be a minimum of 0 feet and a maximum of 10 feet along the St. Louis Street frontage, and subject to fire rating requirements for all other frontages;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 3) addition of a note to the Final Plat designating St. Louis Street as the primary frontage;
- 4) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (shoulbe 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. Add legible street names to the vicinity map. C. Label the existing flood zone as "X (Shaded)". D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that*

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as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOT 1 was impervious and 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) as follows: LOT 1 – 16,300 sf. F. 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. G. 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 not required) 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 Final Plat stating the Traffic Engineering comments: *(Site is limited to one curb cut per street frontage. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All 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.); and*
- 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)*

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Hargrove & Associates