



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 10, 2019

Mariner Mobile I, LLC  
2964 Peachtree Road, Suite 150  
Atlanta, GA 30305

Re: **551, 553, 555, & 557 St. Louis Street, 102 & 104 North Warren Street, and 105 & 107 North Cedar Street**  
(Southwest corner of St Louis Street, and North Cedar Street, St. extending to the Southeast corner of St Louis Street and North Warren Street, and the Northeast corner of North Warren Street and St. Michael Street, and Southeast corner of St. Michael Street and North Warren Street).  
Council District 2  
**SUB-001126-2019**  
**Cedar & Saint Subdivision**  
**Number of Lots / Acres: 2 Lots / 1.6± Acre**

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

At its meeting on December 5, 2019, 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 plat to rename “Tract 1” to “Lot 1,” and “Tract 2” to “Lot 2;”**
- 2) Submission of an application to the Board of Zoning Adjustment to request a variance from Section 64-3.I.11.(c)(1) of the Zoning Ordinance to allow parking access from Saint Louis Street, if applicable, prior to the signing of the Final Plat;**
- 3) Depiction of the building setbacks for Lot 1 to be a minimum of 0 feet and a maximum of 10 feet along the Saint Louis Street frontage, and subject to fire rating requirements for all other frontages;**
- 4) Depiction of the building setbacks for Lot 2 to be a minimum of 0 feet and a maximum of 12 feet, or to match setbacks of adjacent buildings (along the same street frontage) where they differ from the standard;**

- 5) 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;
- 6) 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 and label the monument set or found at each subdivision corner. C. REMOVE THE COUNTY ENGINEER'S SIGNATURE BLOCK FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. D. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. E. Add LEGIBLE street names to the vicinity map. F. Label each of the two (2) sheets of the FINAL PLAT with page/sheet numbers. G. Delete the duplicate signature blocks (City Engineer, Planning Commission, Traffic Engineer) from one of the two (2) sheets of the Final Plat. H. Show/label the Michael Street ROW on the sheet containing TRACT 1. I. Clarify the need for the IPS that was set for TRACT 2 but is not on the proposed boundary. The IPS is shown to be set on one of the original lot corners of TRACT 2. J. Dedicate the corner radius (25' or as approved by the City Engineer and Traffic Engineer) at the northeast, northwest, and southwest corner of TRACT 1 to the City of Mobile, and list the amount of dedicated acreage. K. Dedicate the corner radius (25' or as approved by the City Engineer and Traffic Engineer) at the northwest corner of TRACT 2 to the City of Mobile, and list the amount of dedicated acreage. L. Show and label all flood zones. Both TRACTS contain X (shaded) flood zones. M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. N. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. O. 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. P. 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. Q. 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. R. 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. S. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. T. 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. U. 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.]*

- 7) Placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to one curb cut per street frontage with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) 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*
- 9) 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).].*

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](mailto: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

**Cedar & Saint Subdivision**  
**December 10, 2019**

By: Marie York  
Marie York  
Planner II, Planning and Zoning

cc: Hargrove & Associates, Inc./Adam Driggers, PLS