



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2022

Gary Cowles
Cowles, Murphy, Glover and Associates
457 St. Michael Street
Mobile, Alabama 36602

Re: 1452 Government Street

(North side of Government Street, extending from South Lafayette Street to Etheridge Street).

Council District 2

SUB-001881-2021 (Subdivision)

Cindy Haber Center Subdivision

Number of Lots / Acres: 2 Lots / 1.1± Acres

Engineer / Surveyor: Cowles, Murphy, Glover & Associates

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

At its meeting on January 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Commission Tentatively Approved the application, with a waiver of Section V.D.2. of the Subdivision Regulations, subject to the following:

- 1) dedication to provide 25' from the centerline of Etheridge Street for Lot A only;**
- 2) retention of the lot sizes in square feet and acres, adjusted for dedication;**
- 3) placement of a note on the Final Plat stating that Historic District Overlay standards apply for front, side, and rear setbacks;**
- 4) full compliance with 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT A (Lafayette St.) to the City of Mobile and list the amount of dedicated acreage. C. Dedicate the corner radius (15' minimum or as approved by the City Engineer and Traffic Engineer) at the southwest corner of LOT A (Etheridge St.) to the City of Mobile and list the amount of dedicated acreage.**

SUB-001881-2021 CINDY HABER CENTER SUBDIVISION

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- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #74) LOT A 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 A – NONE. E. Add a note 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. F. Add a note 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. G. 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. H. Add a note that all existing and 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. I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 5) **compliance with all Traffic Engineering comments:** (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 7) **compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.)

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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.

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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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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Gary Cowles
Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, Alabama 36602

Re: 1452 Government Street
(North side of Government Street, extending from South Lafayette Street to Etheridge Street).
Council District 2
ZON-001882-2021 (Rezoning)
Cowles, Murphy, Glover & Associates (Bruce Smith, Agent)
Rezoning from R-3, Multi-Family Residential District, to B-1, Buffer Business District.

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

At its meeting on January 6, 2022, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- 1) changing conditions in a particular area make a change in the Ordinance necessary and desirable; and**
- 2) there is a need to increase the number of sites available to business or industry.**

The rezoning should be subject to the following conditions:

- 1) Voluntary Conditions and Use Restrictions as submitted by the applicant;**
- 2) completion of the Subdivision process; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$648.90. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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.

ZON-001882-2021 COWLES MURPHY GLOVER & ASSOCIATES
January 11, 2022

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning