



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2020

Historic Mobile, LLC
P.O. Box 112
Mobile, AL 36601

Re: 259, 261 and 263 North Dearborn Street
(Northwest corner of North Dearborn Street and State Street).
Council District 2
SUB-001197-2020
Dearborn Place Subdivision
Number of Lots / Acres: 5 Lots / 0.6± Acre
Engineer / Surveyor: Rowe Engineering and Surveying

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

At its meeting on February 20, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.B.16., V.D.2., and V.D.9. of the Subdivision Regulations and Tentatively Approved the request subject to the following conditions:

- 1) addition of a note on the Final Plat designating a primary street for Lot 1;
- 2) retention of the 50 foot right-of-way along State Street on the Final Plat;
- 3) retention of the 50 foot right-of-way along North Dearborn Street on the Final Plat;
- 4) revision of the Final Plat to depict a minimum setback of 0 feet is allowed along all frontages with a 12 foot maximum building setback line;
- 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) revision of the Final Plat to illustrate compliant corner radii at the southeast corner of Lot 1, in accordance with Engineering comments;
- 7) 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*

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Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Dedicate the corner radius (as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Current BFE = 12.0 feet. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. The Applicant shall review the 1984 aerial photo (FLIGHT 30 - #70) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that each Lot will receive. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. 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.);

- 8) Placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to one curb cut to North Dearborn Street. Lot 1 is limited to one curb cut per street frontage. Driveway, 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.);*
- 9) 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
- 10) 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.

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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: Rowe Engineering & Surveying