



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

JANUARY 2, 2020

Moss Investments, Inc.
3221 Springhill Ave.
Mobile, AL 36607

Re: 758 Downtowner Boulevard and 4312 Midmost Drive

(West side of Downtowner Boulevard, 130'± North of Midmost Drive, extending to the North side of Midmost Drive, 275'± West of Downtowner Boulevard).

Council District 5

SUB-001143-2019 (Subdivision)

Downtowner West Subdivision, Unit 1, Resubdivision of Lot 13

Number of Lots / Acres: 2 Lots / 1.4± Acre

Engineer / Surveyor: Stewart Surveying, Inc

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

At its meeting on December 19, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.1., V.D.3., and V.D.8. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Revision of the plat to depict and label the 25-foot minimum building setback along both street frontages, per Section V.D.9. of the Subdivision Regulations;
- 2) Revision of the plat to depict and label all easements that exist on the property;
- 3) Retention of all right-of-way width and street name information;
- 4) Compliance with Traffic Engineering comments, and placement of the comments as a note on the Final Plat (*The lot is limited to one curb cut to each street, with 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.*);
- 5) 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*

January 2, 2020

- the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the plat to label each LOT with a unique designator (i.e. LOT 1, LOT A). C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that LOT 1 and LOT 2 must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event. E. This area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #75) the Lot will receive NO historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, , Storm Water Management and Flood Control. G. 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. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. 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. M. 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.);*
- 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 (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 Fire 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

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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: Stewart Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 2, 2020

Stewart Surveying, Inc.
10930 B Dauphin Island Pkwy.
Theodore, AL 36582

Re: 758 Downtowner Boulevard and 4312 Midmost Drive
(West side of Downtowner Boulevard, 130'± North of Midmost Drive, extending to the North side of Midmost Drive, 275'± West of Downtowner Boulevard).
Council District 5
ZON-001142-2019 (Rezoning)
Stewart Surveying, Inc.
Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District.

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

At its meeting on December 19, 2019, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and LB-2, Limited-Neighborhood Business District to LB-2, Limited-Neighborhood Business District.

After discussion, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following condition:

1) Full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$240.98. 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.

Stewart Surveying ZON-001142-2019
January 2, 2019

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Moss Investments