



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 22, 2020

PH&J Architects, Inc.
807 South McDonough St.
Montgomery, AL 36104

Re: 111 Canal Street

(Southwest corner Canal Street and South Royal Street, extending to the Southeast corner of Canal Street and St. Emanuel Street and the Northeast corner of St. Emanuel Street and Palmetto Street).

Council District 2

SUB-001281-2020

Mobile Community Corrections Subdivision

Number of Lots / Acres: 1 Lot / 2.0± Acres

Engineer / Surveyor: Wattier Surveying, Inc

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

At its meeting on June 18, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.1. , and Tentatively Approved the request, subject to the following conditions:

1. revision of the plat to indicate the minimum building setback line along South Royal Street and Canal Street as being along the proposed building facade lines;
2. retention of the standard 25' minimum building setback line along St. Emanuel Street and Palmetto Street;
3. retention of the 25' corner radius dedication at the intersections of Canal Street and South Royal Street, Canal Street and St. Emanuel Street, and St. Emanuel Street and Palmetto Street;
4. revision of the plat to indicate that the 5' alley has been vacated, and reference the resolution adopted;
5. installation of a sidewalk along all street frontages if not present, or the submission and approval of a Sidewalk Waiver application;
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.

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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 a written description for the subdivision boundary. C. Correct the YEAR shown in the Notary Public signature block. D. Provide recording information for the Vacated Alley. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

7. *compliance with the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should 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).]; 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.

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: Mobile County (Tim White)