



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 2, 2018

Archdiocese of Mobile  
C/O Pratt Thomas  
3280 Dauphin St, Suite C104  
Mobile, AL 36606

**Re: 213 & 219 Dauphin Street and 208 Conti Street**

(South side of Dauphin Street, 90'± East of South Joachim Street extending to the North side of Conti Street).  
Council District 2

**SUB-000701-2018**

**Woolworth Building Subdivision**

2 Lots / 0.5 ± Acre

Dear Applicant(s):

At its meeting November 1, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) of the 40' right-of-way width along Dauphin Street and Conti Street;
- 2) Illustration of a 12' maximum building setback line along all street frontages, with a note stating that 0' minimum building setback is allowed;
- 3) Placement of a note stating that a parking setback of at least the building setback is required;
- 4) Retention of lot size information in both square feet and acres;
- 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. 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. B. REMOVE THE MOBILE COUNTY ENGINEERING C. DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. D. 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. E. Provide reference, on the map and the description, to a required, monumented corner. F. Provide and label the monument set or found at each subdivision corner. G. Add street names to the vicinity map. H. Provide a written description for the subdivision boundary. I. Review SPECIAL NOTES #14 and #15. They do not seem to be applicable to this site. J. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood***

**Woolworth Building Subdivision**  
**November 2, 2018**

*zone designation. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.);*

- 6) **Placement of a note on the Final Plat stating the following Traffic Engineering comments:** *(Lot 1 is limited to one curb cut per street frontage 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.);*
- 7) **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*
- 8) **Compliance with Fire Department comments and placement of a note:** *(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.

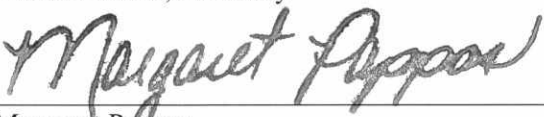
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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

By:   
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Margaret Pappas  
Deputy Director of Planning and Zoning

Cc: Hutchison, Moor & Rauch, LLC  
McGill Institute Charitable Trust