



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 12, 2020

Byrd Surveying, Inc
2609 Halls Mill Road
Mobile, AL 36606

Re: 1353 & 1355 Center Street
(Southeast corner of Center Street and Garnett Avenue).
Council District 2
SUB-001201-2020
Rehoboth MBC 2 Subdivision
Number of Lots / Acres: 1 Lot / 0.4± Acre

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

At its meeting on March 5, 2020 the Planning Commission considered the above referenced subdivision.

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

- 1) **revision of the Final Plat to illustrate a compliant 50 foot right-of-way and sufficient dedication to provide 25 feet from the center line of Garnett Avenue;**
- 2) **revision of the Final Plat to illustrate sufficient dedication of a corner radius at the Southeast corner of Garnett Avenue and Center Street;**
- 3) **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, adjusted for dedication;**
- 4) **retention of the 25 foot minimum building setback along Center Street on the Final Plat;**
- 5) **retention of the 25 foot minimum building setback along Garnett Avenue on the Final Plat, adjusted for dedication;**
- 6) **retention of the 50 foot right-of-way for Center Street on the Final Plat;**
- 7) **placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement, if applicable;**
- 8) **compliance with the Engineering comments: *FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and***

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. Provide and label the monument set or found at each subdivision corner. C. Review and revise the written legal description or bearing label for the short 5 foot long section of property line. D. Provide the bearing and distances for the portion being dedicated to public ROW, and include the amount of dedicated acreage. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. The Applicant shall review the 1984 aerial photo (FLIGHT 29 - #75) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that LOT 1 will receive. Engineering-Permitting Staff will then provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. I. 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. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. 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. O. 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.;

- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to one curb cut per frontage. The current westernmost curb cut to

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Center Street should be eliminated. 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.);

- 10) **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
- 11) **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: Rehoboth Baptist Church