

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

Dog River Venture, LLC
960 Schillinger Road S
Mobile, AL 36695
Attn: Tommy Langan

Re: Case #SUB2011-00062 (Subdivision)
Grandview Apartments Subdivision
6151 Marina Drive
(East side of Marina Drive South at the mouth of Dog River)
Number of Lots / Acres: 2 Lots / 16.1± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc
Council District 4

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission waived Section V.D.2. of the Subdivision Regulations regarding the 60-foot minimum frontage requirement for Lot 2 and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the 25-foot minimum building line along all public right-of-way frontages on the Final Plat;**
- 2) **retention of the lot area size labeling, in square feet, on the Final Plat;**
- 3) **placement of a note on the Final Plat stating that Lot 2 is limited to one curb-cut to Bay Road North, with size, design, and exact location to be approved by County Engineering and conform to AASHTO standards whenever such time as Bay Road North is constructed to County Paved Road Standards as evidenced by certification from the County Engineer.**
- 4) **placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cut to Marina Drive South with size, design, and exact location to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**

Grandview Apartments Subdivision

August 4, 2011

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- 6) compliance with Engineering comments: *“The majority of the site is located in the VE flood zone and the remainder of the property is located in the AE flood zone. On each lot, show required Minimum Elevation for the lowest horizontal structural member on the plat. There is to be no structural fill placed within the limits of the VE flood zone, therefore any proposed buildings will require pile foundations. There is to be no fill placed within the limits of the VE zone and any proposed development will require a No Rise Certificate or an approved Flood Study. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”*

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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

Dog River Venture, LLC
960 Schillinger Road S
Mobile, AL 36695
Attn: Tommy Langan

Re: Case #ZON2011-01447 (Planned Unit Development)
Grandview Apartments Subdivision
6151 Marina Drive
(East side of Marina Drive South at the mouth of Dog River)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with shared access and parking between two building sites.
Council District 4

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with shared access and parking between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) completion of the rezoning process;**
- 2) revision of the site plan to indicate the location of dumpsters, with appropriate enclosures and connections to the sanitary sewer – if/when required by City Engineering, or placement of a note on the site plan indicating that garbage removal will be by curbside pickup;**
- 3) placement of a note on the site plan that access to Bay Road North is denied until such time as Bay Road North is constructed to county paved road standards as evidenced by a certification from the County Engineer;**
- 4) any gated access to Bay Road North, if properly constructed, will require submittal of a PUD to review the access and queuing spaces;**

Grandview Apartments Subdivision

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- 5) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 6) compliance with Engineering comments: *“The majority of the site is located in the VE flood zone and the remainder of the property is located in the AE flood zone. On each lot, show required Minimum Elevation for the lowest horizontal structural member on the plat. There is to be no structural fill placed within the limits of the VE flood zone, therefore any proposed buildings will require pile foundations. There is to be no fill placed within the limits of the VE zone and any proposed development will require a No Rise Certificate or an approved Flood Study. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer”* and,
- 7) full compliance with all municipal codes and ordinances.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

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LETTER OF DECISION**

August 5, 2011

Dog River Venture, LLC
960 Schillinger Road S
Mobile, AL 36695
Attn: Tommy Langan

Re: Case #ZON2011-01495 (Rezoning)
Dog River Venture, LLC
6151 Marina Drive
(East side of Marina Drive South at the mouth of Dog River).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow an apartment complex.
Council District 4

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow an apartment complex.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) subject to an approved Planned Unit Development; and,**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$200.95**. 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.

Dog River Venture, LLC

August 5, 2011

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Sincerely,

MOBILE CITY PLANNING COMMISSION

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By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.