



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2017

Dennis B. McLeod  
P. O. Box 66257  
Mobile, AL 36606

**Re: 451 & 457 Dauphin Island Parkway, 1965 & 1967 Antoine Street and 1968 Duncan Street**  
(Southeast corner of Dauphin Island Parkway and Antoine Street, extending to the North side of Duncan Street, 150'± East of Dauphin Island Parkway).  
Council District 2  
**SUB-000260-2017 (Subdivision)**  
**Coast Safe & Lock Subdivision**

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

At its meeting on November 16, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) Revision of the preliminary plat to reflect an increased setback to (25 feet from current property line) accommodate future dedication to provide 25-foot from the centerline along Antoine Street;
- 2) Depiction of the standard 25-foot minimum building setback along Dauphin Island Parkway;
- 3) Placement of a note on the final plat stating that the lot is limited to two (2) curb-cuts to Dauphin Island Parkway, and two (2) curb-cuts to Antoine Street, with the exact size, location and design to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards.;
- 4) Retention of the lot size in square feet and acres on the final plat, adjusted for any required dedication;
- 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 the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest corner of LOT A to the City of Mobile, and list the amount of dedicated acreage. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #75) LOT A will have historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount that LOT A will receive prior to the submittal of the Final Plat from review and*

**Coast Safe & Lock Subdivision**

**November 21, 2017**

*signatures. 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 easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. 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.);*

- 6) Compliance with Traffic Engineering comments (Dauphin Island Parkway (AL Highway 163) is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts, with any changes in size, location and design to be approved by ALDOT (where applicable) and 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).);
- 8) 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)); and
- 9) Provision of a revised PUD site plan prior to the signing of the final plat or request for permits associated with land disturbance.

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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

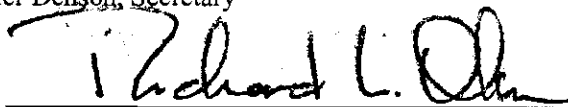
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2017

Dennis B. McLeod  
P. O. Box 66257  
Mobile, AL 36606

**Re: 451 & 457 Dauphin Island Parkway, 1965 & 1967 Antoine Street and 1968 Duncan Street**

(Southeast corner of Dauphin Island Parkway and Antoine Street, extending to the North side of Duncan Street, 150'± East of Dauphin Island Parkway).

Council District 2

**PUD-000261-2017 (Planned Unit Development)**

**Coast Safe & Lock Subdivision**

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

At its meeting on November 16, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple existing buildings on a single building site along with shared access and parking between multiple building sites.

**After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:**

- 1) Depiction of the minimum building setback line to be 25-feet from each street;**
- 2) Provision of trees and landscaping as proposed on the revised PUD site plan, with the exception that the northwesternmost tree in the northwest corner be eliminated to allow for a clearer line of site;**
- 3) Provision of 14 trees to the Tree Bank prior to the completion of any site improvements;**
- 4) Provision of a 6 to 8 foot wooden privacy fence as proposed, with the removal of barbed-wire from that portion of the PUD site that is within a residential district, or successful application to the Board of Zoning Adjustment to allow the barbed-wire in the residential district;**
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and***

**Coast Safe & Lock Subdivision PUD**

**November 21, 2017**

*must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

- 6) Compliance with Traffic Engineering comments (Dauphin Island Parkway (AL Highway 163) is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts, with any changes in size, location and design to be approved by ALDOT (where applicable) and 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).);*
- 8) 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)); and*
- 9) Provision of a revised PUD site plan after the Board of Zoning Adjustment has rendered a decision regarding the aggregate surfacing, but prior to the signing of the final plat or request for permits associated with land disturbance.*

**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

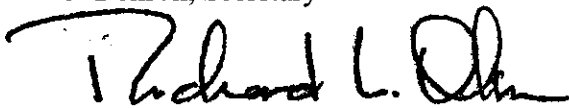
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Architecture & Design, Inc.



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Council District 2  
**ZON-000262-2017 (Rezoning)**  
**Mr. Dennis D. McLeod**

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

At its meeting on November 16, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-1, Buffer-Business District, and B-3, Community Business District, to B-3, Community Business District, to accommodate an existing locksmith business and eliminate split zoning.

**After discussion, it was decided to recommend a change in zoning to the City Council, subject to the following conditions:**

- 1) Limited to an approved Planned Unit Development;**
- 2) Completion of the Subdivision process; and**
- 3) Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$352.45. 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.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

CC: Architecture & Design, Inc.



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Council District 2

**SUB-SW-00263-2017 (Sidewalk Waiver)**

**Mr. Dennis D. McLeod**

Request to waive construction of a sidewalk along Antoine Street.

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

At its meeting on November 16, 2017, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

**After discussion, the Planning Commission approved the above referenced request as depicted on the revised PUD site plan.**

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:

A handwritten signature in black ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.  
Architecture & Design, Inc.