

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 22, 2008

Bill Bunch  
1801 Deadlake Road  
Creola, AL 36525

**Re: Case #ZON2008-01708**  
**Bill Bunch**  
4960 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site.

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

At its meeting on August 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to deny this plan for the following reason:

- 1) insufficient information provided for the Commission to make and informed decision.**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 22, 2008

Bill Bunch  
1801 Deadlake Road  
Creola, AL 36525

**Re: Case #ZON2008-01380**

**Bill Bunch**

4960 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).

Rezoning from R-1, Single Family Residential, to B-3, Community Business, to bring the zoning into compliance for an existing marina and boat yard.

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

At its meeting on August 21, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single Family Residential, to B-3, Community Business, to bring the zoning into compliance for an existing marina and boat yard.

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

- 1) development limited to an approved PUD;**
- 2) no permits or licenses to be issued until a PUD has been submitted and approved;**
- 3) the site is limited to one curb cut to Dauphin Island Parkway, size, location and design to be approved by traffic engineering and ALDOT;**
- 4) compliance with engineering comments (Site is located in a VE Zone, therefore; per FEMA Regulations, neither fill nor grading allowed without a CLOMR. Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of**

**Bill Bunch**  
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- Engineers. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.);**
- 5) approval of all applicable federal, state and local agencies shall be provided prior to the issuance of any permits or land disturbance activities;**
  - 6) full compliance with all municipal codes and ordinances.**
  - 7) development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning