



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

November 13, 2013

CITY CLERK
LISA LAMBERT

I65 Investors, LLC
ATTN: Gavin Bender
P. O. Box 13449
Pensacola, FL 32591

Re: **Case #SUB2013-00081 (Subdivision)**
Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
1 Lot / 3.3± Acres

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *retention of the lot sizes in square feet and acres;*
- 2) *retention of the note regarding the right-of-way of Interstate 65 as 300' minimum;*
- 3) *retention of the note stating that no structures will be allowed in any easement;*
- 4) *retention of the note stating that the development is limited to the existing curb cuts;*
- 5) *compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 6) *compliance with Engineering comments, "The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a. Provide all of the required information on the Final Plat (i.e. signatures, required notes) b. Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor and the Traffic Engineering Department. c. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). d. Add a note to the Plat that 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*

must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). e. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.”;

- 7) compliance with Traffic Engineering comments, “I-65 East Service Road is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Please include signage on site plan provided for the Land Disturbance permit indicating one-way circulation around the drive-thru area”;*
- 8) 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 61-929 and City Code Chapters 57 and 64). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.”;*
- 9) retention of the note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and*
- 10) submittal of two (2) copies of the revised Planned Unit Development site plan prior to the signing of the Final Plat.*

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.

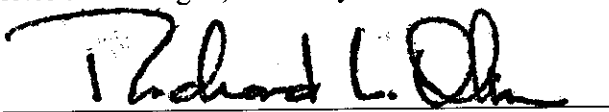
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: The Coleman Engineering Group of McCrory & Williams, Inc.



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 13, 2013

165 Investors, LLC
ATTN: Gavin Bender
917 Western America Circle, Suite 102
Mobile, AL 36609

Re: Case #ZON2013-01822 (Planned Unit Development)
Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Planned Unit Development Approval to allow multiple buildings on a single
building site with shared drives, access and parking

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

At its meeting on November 7, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) retention of the note stating that the proposed building will utilize private services for trash pick-up;*
- 2) revision of the site plan to illustrate the dumpster screening with the height labeled;*
- 3) retention of landscape area information;*
- 4) retention of the gross square footage of both buildings and parking calculations;*
- 5) revision of the site plan to illustrate full compliance with tree planting requirements for the proposed new building area;*
- 6) compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 7) compliance with Engineering comments, "The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a. Provide all of the required information on the Final Plat (i.e. signatures, required notes) b. Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor and the Traffic Engineering Department. c. Add*

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a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). d. Add a note to the Plat that 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 must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). e. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.”;

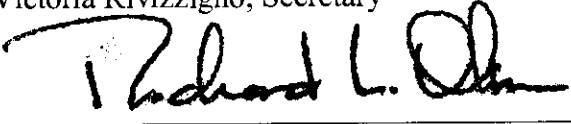
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- 9) compliance with Urban Forestry comments, “Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.”; and*
- 10) submittal of two (2) copies of the revised Planned Unit Development site plan prior to the signing of the Final Plat.*

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Sincerely,

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