

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

KV Properties, LLC
150 Government Street, Suite 950
Mobile, AL 36602
Attn: Keith Vaughn

Re: Case #SUB2012-00021 (Subdivision)
Vaughan's Dauphin Subdivision
2715 Dauphin Street
(South side of Dauphin Street, 67'± East of Dauphinwood Drive)
Number of Lots / Acres: 1 Lot / 6.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 50-feet from the centerline of Dauphin Street on the Final Plat;**
- 2) **placement of a note on the Final Plat stating that the development is limited to one curb-cut to Dauphin Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **placement of a note on the Final Plat, stating no access to Dauphinwood Drive;**
- 4) **illustration of the 25' minimum building setback line on the Final Plat;**
- 5) **revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 6) **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;**
- 7) **compliance with the Engineering comments: *"A 4' wide sidewalk shall be installed along Dauphin Street along the entire property frontage. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. On-site detention is required and must be in conformance with the City of Mobile Stormwater Management and Flood Control Ordinance. If any improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention, which must comply with all stormwater and flood control ordinances Of the City of Mobile;"

- 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). Preservation status is to be given to the two 50" Live Oak Trees located on the South East side of Lot 1 along the Illinois Central Gulf Railroad easement. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"* and,
- 9) **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."*

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: Regions Bank
Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

KV Properties, LLC
150 Government Street, Suite 950
Mobile, AL 36602
Attn: Keith Vaughn

Re: Case #ZON2012-00579 (Planned Unit Development)

Vaughan's Dauphin Subdivision

2715 Dauphin Street

(South side of Dauphin Street, 67'± East of Dauphinwood Drive)

Planned Unit Development Approval to allow aggregate surfacing, non delineated parking and multiple buildings on a single building site for an existing commercial site.

Council District 1.

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow aggregate surfacing, non delineated parking and multiple buildings on a single building site for an existing commercial site.

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

- 1) revision of the site plan to show **ALL** improvements on the site but not limited to, to include Traffic Engineering comments (The access to Dauphin Street, existing and as illustrated in the plan, is considered two curb-cuts. Access to Dauphin Street should be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 2) placement of a note on the site plan stating that access to Dauphinwood Drive is denied;
- 3) placement of a note stating, that lighting on the site must comply with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;
- 4) provision of a 10-foot natural buffer, to be approved by Urban Development along the adjacent residentially zoned property, in conjunction with the 3-

Vaughan's Dauphin Subdivision

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- foot solid hedgerow along the 25-foot minimum building setback line of Dauphin Street and illustrated on the revised site plan;
- 5) completion of rezoning and subdivision process prior to the issuance of permits;
 - 6) submission of two copies of the revised Planned Unit Development site plan to the Planning Section, Urban Development prior to adoption by the City Council; 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: Regions Bank
Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

KV Properties, LLC
150 Government Street, Suite 950
Mobile, AL 36602
Attn: Keith Vaughn

Re: Case #ZON2012-00580 (Rezoning)
KV Properties, LLC
2715 Dauphin Street
(South side of Dauphin Street, 67'± East of Dauphinwood Drive)
Rezoning from R-1, Single-Family Residential District, and R-3, Multiple-Family Residential District, to B-3, Community Business District, to allow a proposed recreational vehicle and boat storage facility.
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and R-3, Multiple-Family Residential District, to B-3, Community Business District, to allow a proposed storage facility to include recreational vehicle and boat storage facility.

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

- 1) limited to an approved Planned Unit Development (PUD);**
- 2) completion of subdivision process prior to the issuance of permits; and,**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$263.65**. 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.

KV Properties, LLC

April 20, 2012

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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: Regions Bank
Rester and Coleman Engineers, Inc.