



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

DIP I-10 LLC  
3201 Dauphin Street, Suite A  
Mobile, AL 36606

**Re: 1710 Dauphin Island Parkway**  
(Southwest corner of Dauphin Island Parkway extending to the Northeast corner of Faye Street and Nicholson Road).  
Council District 3  
**SUB2016-00012 (Subdivision)**  
**Hakanson Subdivision, Resurvey, Resubdivision of a portion of Lots 1-5**  
**Block 2**  
1 Lot / 0.8± Acre

Dear Applicant(s):

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the April 21, 2016 meeting with revisions due by March 31, 2016, to address the following:

- 1) illustrate dedication to provide 50' from the centerline of Dauphin Island Parkway, if necessary;
- 2) illustrate dedication to provide 30' from the centerline of Fay Street;
- 3) illustrate dedication to provide 25' from the centerline of Douglas Lane, if necessary;
- 4) illustration of a 42.5' minimum building setback line along Nicholson Road;
- 5) illustration of the 25' minimum building setback line along all other frontages;
- 6) retention of the lot sizes in square feet and acres;
- 7) placement of a note on the site plan stating that the site is limited to no more than one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 8) full compliance with the Traffic Engineering comments (*Dauphin Island Parkway (AL State Highway 163) is an ALDOT maintained roadway. Site is limited to no more than one curb cut per street frontage, with size, location and*

- design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. If the driveway is within "Interstate Highway 10 Right-of-Way" as indicated on the plan, access may be denied to Dauphin Island Parkway. 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.);*
- 9) *full compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 Northeast and Southwest corners of LOT 1. C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. The area along the west property line is receiving drainage from a public street and will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. F. 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. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #80) the Lot(s) will receive the following historical credit of 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 prior to the submittal of the Land Disturbance Permit application. 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 development, unless a sidewalk waiver is approved. J. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 10) *compliance with Fire Department 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*
- 11) *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).).*



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Council District 3  
**ZON2016-00270 (Rezoning)**  
**DIP I-10, LLC**

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

At its meeting on March 17, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-3, Community Business District, to allow a car dealership.

**After discussion, the Planning Commission heldover the application until the April 21st meeting with revisions due by March 31, 2016, to address the following:**

- 1) **illustrate dedication to provide 50' from the centerline of Dauphin Island Parkway, if necessary;**
- 2) **illustrate dedication to provide 30' from the centerline of Fay Street;**
- 3) **illustrate dedication to provide 25' from the centerline of Douglas Lane, if necessary;**
- 4) **illustration of a 42.5' minimum building setback line along Nicholson Road;**
- 5) **illustration of the 25' minimum building setback line along all other frontages;**
- 6) **illustration of full compliance with tree planting and landscape area requirements; and**
- 7) **depict the removal of one curb cut to Nicholson Road, and replacement with landscaped area.**

**DIP I-10, LLC REZ**


**March 22, 2016**

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: McCrory & Williams, Inc.