



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 2015

Xante Corporation
P. O. Box 16526
Mobile, AL 36616

Re: 2704, 2718, 2756 and 2800 Dauphin Street
(North side of Dauphin Street, 95'± West of Mobile Street, extending North to the
North side of Illinois Central Gulf Railroad (formerly G.M.&O. Railroad).
Council District 1
ZON2015-01296
Xante Corporation

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

At its meeting on June 18, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow expansion of an existing building and multiple buildings on multiple lots with shared access and parking.

After discussion, the Planning Commission heldover the above referenced application until its August 6th meeting to allow the applicant to submit revisions by July 2nd in order to address the following:

- 1) **Revision of the site plan to note the species of existing trees on the site, with trees to be removed clearly indicated;**
- 2) **Revision of the site plan to provide the square footage of all existing and proposed structures with their uses identified;**
- 3) **Revision of the site plan to indicate the size, curbing or bumper stops for all new parking spaces;**
- 4) **Revision of the site plan to depict lighting in compliance with the Zoning Ordinance, if applicable;**
- 5) **Submission of an application for Planning Approval if the intended use of the proposed building addition will be to accommodate an expansion of the existing warehouse and results in an excess of 40,000 square feet;**
- 6) **Revision of the site plan to indicate a compliant dumpster and pad or the placement of a note on the site plan stating that no dumpster will be utilized**

and refuse collection will either be curb-side or via private can collection services;

- 7) Placement of a note 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 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by 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.*);
- 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).*);
- 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*); and
- 11) Submission of a Subdivision application by July 6th to alter the lot lines to accommodate the proposed building addition.

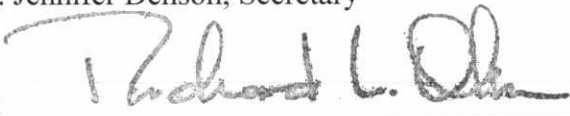
If you have any questions regarding this action, please call this office at 251-208-5895.

Xante Corporation
June 23, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.