



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 13, 2019

Downtown Hounds, LLC
P. O. Box 585
Mobile, AL 36601

Re: **1954 Government Street**
(Southwest corner of Government Street and Rickarby Street).
Council District 2
PA-001089-2019
Downtown Hounds, LLC

Dear Applicant(s):

At its meeting on November 7, 2019, the Planning Commission considered Planning Approval to allow a pet daycare service including boarding, grooming, pet supply sales, and an outside run, in a B-2, Neighborhood Business District.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within a developed area with public water and sewer services and with nearby fire and police stations.

The approval is subject to the following conditions:

- 1) coordination with the Planning and Zoning staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 2) certification of building soundproofing by an engineer at the time of permitting;
- 3) placement of a note on a revised site plan stating that all signage must be approved by the Mobile Historic Development Commission;

- 4) placement of a note on a revised site plan stating that the operation is limited to no more than 30 dogs at any given time;
- 5) placement of a note on the site plan stating that any changes to the site plan or scope of operations will require a new Planning Approval;
- 6) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE SITE PLAN (sheet SP-1): 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 7) placement of a note on the site plan stating the Traffic Engineering comments: *[Government Street (US Highway 90) is an ALDOT maintained roadway. With access to a side street and only 100 feet of frontage, direct access to Government Street for this site is highly unlikely. The site layout may still be achievable with the curb cut to Government Street omitted. 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. Therefore, the proposed Government Street curb cut should be coordinated with Traffic Engineering and ALDOT.];*

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- 8) revision of the site plan to relocate or eliminate the Government Street curb cut if not allowed to remain as proposed by Traffic Engineering and/or ALDOT;
- 9) compliance with the Urban Forestry comments: *[A damaged Pecan tree is proposed for removal. Criteria for issuance of a tree removal permit: The tree is located in an area where a structure or improvement will be placed according to an approved plan. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, interferes with existing utility service, creates unsafe vision clearance or conflicts with other ordinances or regulations. 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 10) compliance with the 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)];*
- 11) submission to and approval by Planning and Zoning of a revised site plan prior to the request for development permits; and
- 12) 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

Jennifer Denson, Secretary

By:



Margaret Rappas
Deputy Director of Planning and Zoning

cc: Dr. Daniel McCall
Zito-Russell Architects, P. C.