



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Audubon Properties, LLC  
P. O. Box 850669  
Mobile, AL 36685

**Re: ZON2014-01688**

**Audubon Properties, LLC**

4700 & 4960 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on September 4, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **submission of a photometric plan at the time of submittal of a building permit;**
- 2) **revision of the site plan to depict the fire access lanes and turnaround, and all accessible parking as paved, in compliance with Section 64-6.A.3 of the Zoning Ordinance;**
- 3) **revision of the site plan to maintain the location of the dumpster as proposed, and the location of any possible future dumpsters that will be located closer to the restaurant, to ensure adequate access and circulation;**
- 4) **revision of the site plan to depict wheel stops or bumper stops on all parking spaces;**
- 5) **retention of accessible parking spaces as depicted on site plan;**
- 6) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities for wetland and floodplain issues;**
- 7) **retention of existing notes on any revised plans;**
- 8) **full compliance with tree and landscape requirements;**
- 9) **compliance with Engineering comments: "1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area.**

*You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for the LOT. 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) (Mobile City Code, Chapter 57, Article VIII) and a Permit for the Alabama Department of Transportation (ALDOT – 470-8200). 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 proposed development must comply with all Engineering Department Policy Letters.”;*

- 10) compliance with Traffic Engineering comments: *“Dauphin Island Parkway is a ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards. The driving aisle in the vicinity of the office building (to be relocated) should be widened to meet minimum driving aisle standards.”;*
- 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).”;*
- 12) compliance with Fire 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”;* and
- 13) full compliance with all other 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**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.