



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

McConnell Automotive
3150 Dauphin Street
Mobile, AL 36606

Re: 3150 Dauphin Street
(North side of Dauphin Street, 950'± West of North Sage Avenue extending to the South side of Dauphin Square Connector).
Council District 1
ZON2016-00736
McConnell Automotive

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

At its meeting on April 21, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include a new carwash.

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

- 1) placement of a note on the site plan stating that the car wash will be connected to the sanitary sewer;
- 2) retention of the existing tree and landscaping areas;
- 3) placement of a note on the site plan stating that the site is limited to its existing curb-cuts;
- 4) obtainment of all applicable land disturbance, building, plumbing, and electrical permits, etc.;
- 5) retention of the 50' minimum building setback line along Dauphin Square Connector;
- 6) placement of a note on the site plan stating that no structures shall be constructed or placed in any easements;
- 7) compliance with Engineering comments: "ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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,

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- 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. 2. 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. 3. 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. 4. 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. Required 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 2015-116 and City Code Chapters 57 and 64).”;
- 10) compliance with Fire 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) full compliance with all other municipal codes and ordinances; and
- 12) provision of a revised PUD site plan prior to any request for permits.

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