



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS
REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5
FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1
WILLIAM C. CARROLL, JR.
DISTRICT 2
JERMAINE A. BURRELL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7
CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: **Case #SUB2012-00072 (Subdivision)**
Dauphin Street Subdivision, The Army's Addition to
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side
of Caroline Avenue, 120'± East of Pine Street)
Number of Lots / Acres: 1 Lot / 2.73± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission decided to hold the matter over until the November 1, 2012, meeting, so that additional information and site plan modifications can be provided regarding the Planning Approval and Planned Unit Development applications.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.



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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: **Case #ZON2012-01863 (Planned Unit Development)**
Dauphin Street Subdivision, The Army's Addition to
1009 & 1023 Dauphin Street

(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided hold the matter over until the November 1, 2012, meeting, so that the following revisions can be made by October 15, 2012:

- 1) revision of the site plan to reverse the flow of traffic for the proposed parking facility to eliminate crossing conflicts on the site, and to eliminate access to Pine Street, and compliance with Traffic Engineering revised comments: *"The western driveway on Dauphin Street has two conflict points that are of concern. The direction of the one-way aisles require a crossing movement to occur between vehicles entering and exiting the site from this driveway. Also, the first two parking spaces require backing into the right-of-way at the driveway to exit the spaces. By reversing the aisle directions, both conflicts can be eliminated;"* and,
- 2) revision of the site plan to depict 13 frontage trees along Dauphin Street, 4 along Pine Street, and 3 along Caroline Avenue, and/or depiction of tree canopies of existing street trees if they reduce applicable frontage area (thus reducing the need for new frontage trees).

P. O. BOX 1827 • MOBILE, ALABAMA 36633-1827

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying Inc.



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BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: **Case #ZON2012-01865 (Rezoning)**

The Salvation Army

1009 & 1023 Dauphin Street

(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.

Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, 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-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.

After discussion, the Commission decided to hold the matter over until the November 1, 2012, meeting, so that additional information and site plan modifications can be provided regarding the Planning Approval and Planned Unit Development applications.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:


Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying Inc.

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DISTRICT 7
CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: Case #ZON2012-01864 (Planning Approval)
The Army's Addition to Dauphin Street Subdivision
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side
of Caroline Avenue, 120'± East of Pine Street)
Planning Approval to amend a previously approved Planning Approval to allow a
parking lot expansion for an emergency shelter in a B-2, Neighborhood Business
District.
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District.

After discussion, it was decided to hold the matter over until the November 1, 2012, meeting, so that the following revisions can be made by October 15, 2012:

- 1) expansion of the narrative to include a comprehensive scope of activities and services provided to the men at the facility, including descriptions of any parole, probation, or judicially-based counseling, or overnight housing provided at the facility;
- 2) justification of the need for additional parking on the site;
- 3) revision of the site plan to reverse the flow of traffic for the proposed parking facility to eliminate crossing conflicts on the site, and to eliminate access to Pine Street, and compliance with Traffic Engineering revised comments:
"The western driveway on Dauphin Street has two conflict points that are of concern. The direction of the one-way aisles require a crossing movement to occur between vehicles entering and exiting the site from this driveway. Also, the first two parking spaces require backing into the right-of-way at the

The Army's Addition to Dauphin Street Subdivision

October 5, 2012

Page 2

driveway to exit the spaces. By reversing the aisle directions, both conflicts can be eliminated;" and,

- 4) revision of the site plan to depict 13 frontage trees along Dauphin Street, 4 along Pine Street, and 3 along Caroline Avenue, and/or depiction of tree canopies of existing street trees if they reduce applicable frontage area (thus reducing the need for new frontage trees).

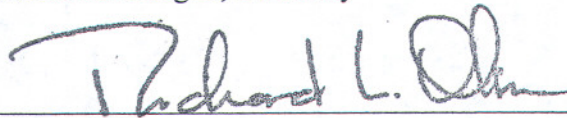
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying Inc.
