



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 23, 2013

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

Re: Case #ZON2013-02454 (Planned Unit Development)
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 allow multiple buildings on a single building site.

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

At its meeting on December 19, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) retention of accessible parking spaces as depicted on site plan;
- 2) relocation of the existing gate to provide a 60' queuing distance from the right-of-way line;
- 3) retention of right-of-way width of Dauphin Island Parkway on site plan;
- 4) retention of 24' wide driveway as depicted on site plan;
- 5) retention of all other existing notes on any revised plans;
- 6) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 7) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;
- 8) retention of the note on the site plan to indicate the dumpster will be connected to sanitary sewer;

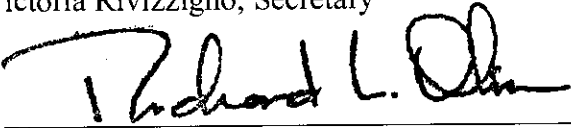
- 9) full compliance with tree and landscape requirements for developed land areas;
- 10) compliance with Engineering comments: “Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit 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 complete set of construction plans for any proposed site work – 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 development will need to 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. Include storm water quality measures in the site design. 4. 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 each Lot. 5. Add a note to the PUD Plan stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.”;
- 11) compliance with Traffic Engineering comments: “Driveway has been noted to be upgraded as approved by Traffic Engineering and ALDOT. Gate is noted to be relocated to provide adequate queuing from right-of-way. Handicap parking spaces, as required, must be of appropriate surface material to provide accessibility to the site amenities.”;
- 12) 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).”;
- 13) 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.”;
- 14) add a note to the PUD site plan stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity; and
- 15) 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.

Audubon Properties, LLC PUD
December 23, 2013

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Richard L. Patrick, PLS



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 23, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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CITY CLERK
LISA LAMBERT

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

Re: Case #ZON2013-02452 (Sidewalk Waiver)
Audubon Properties, LLC.
4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
Request to waive construction of a sidewalk along Dauphin Island Parkway.

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

At its meeting on December 19, 2013, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve the request for a sidewalk waiver along Dauphin Island Parkway.

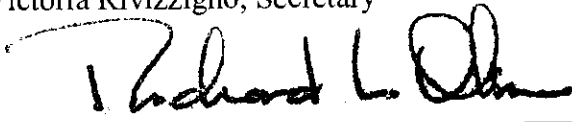
If you have any questions regarding this action, please call this office at (251) 208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 23, 2013

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

Re: Case #SUB2013-00137
Dockside Marina Subdivision
4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
1 Lot / 11.01± Acres

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

At its meeting on December 19, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of 25' minimum building setback line on Final Plat.**
- 2) **labeling of the lot size in square feet and acres on the Final Plat, or a table furnished on the Final Plat providing the same information.**
- 3) **placement of a note on the Final Plat stating that the site is limited to one curb-cut onto Dauphin Island Parkway with size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.**
- 4) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;**
- 5) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 6) **compliance with Engineering comments: "The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Label the POC and show the tie lines to the POB. 2. Label the POB. 3. Revise either the last bearing listed in the written legal description or the bearing label along the front property line. 4. Provide witness monuments as required. 5. Provide the Surveyor's, Owner's (notarized), Planning Commission, and**

**Dockside Marina Subdivision
December 23, 2013**

- Traffic Engineering signatures. 6. Add a note that sidewalk is required to be constructed along the frontage, at time of development, unless a sidewalk waiver is approved.”;**
- 7) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards. Previous comments cover remarks regarding PUD application.”;**
 - 8) 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).”; and**
 - 9) 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.”**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

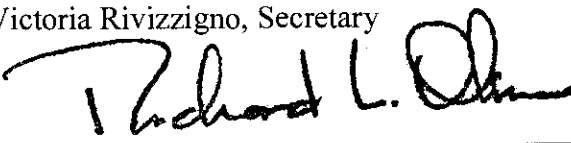
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Richard L. Patrick, PLS