



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 10, 2016

L. Bratton Rainey, III
3737 Government Blvd., St. 517
Mobile, AL 36693

Re: 2320 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Willowdale Street).
Council District 3
SUB2016-00102 (Subdivision)
Willow Run Subdivision
1 Lot / 0.8 ± Acre

Dear Applicant(s):

At its meeting on October 6, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) Provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations, if determined necessary by the City Engineer and Traffic Engineering;
- 2) Placement of a note on the final plat stating that the site is limited to its existing curb-cuts, and is denied direct access to Dauphin Island Parkway. Any change to the existing curb-cuts is subject to Traffic Engineering approval and should comply to the greatest extent possible with AASHTO standards. Should the site be redeveloped, it is limited to one curb-cut to Willowdale Street and denied access to Dauphin Island Parkway, with the size, design and location of the curb-cut subject to Traffic Engineering approval, and to comply with AASHTO standards.
- 3) Placement of a note on the final plat stating that no structures shall be built within the drainage easement;

- 4) Depiction of the 25-foot minimum building setback line from all abutting street frontages, in compliance with Section V.D.9. of the Subdivision Regulations;
- 5) Provision of the lot size information in square feet and acres, adjusted for any required dedication;
- 6) Compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Show and label the POB/POC. D. Review and revise the written legal description or drawing labels to clarify the discrepancy for the 50' or 74' portion of the boundary on the west side. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Show and label the POB/POC. H. Provide and label the monument set or found at each subdivision corner. The legend is ambiguous concerning the "set" and "recovered" rod and cap. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. K. Add a note to the Plat stating that 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. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 7) Compliance with Traffic Engineering comments (*Dauphin Island Parkway is an ALDOT maintained roadway. Lot is denied access to Dauphin Island Parkway and subject to a limited number of curb cuts to Willowdale Street upon any future development of the site, with size, location and design to be approved by and Traffic Engineering and conform to AASHTO standards. 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.);*
- 8) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and*

Willow Run Subdivision
October 10, 2016

protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64)); and

- 9) **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).*).

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 marine.karapetyan@cityofmobile.org.

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: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Mark Rainey
Rowe Engineering & Surveying, Inc.



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Council District 3
L. Bratton Rainey, III

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

At its meeting on October 6, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and R-3, Multiple-Family District, to R-3 Multiple-Family District, to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council, subject to the following conditions:

- 1) Completion of the Subdivision process;
- 2) Full compliance with all municipal codes and ordinances; and
- 3) Provision of a 6' privacy fence along the South and West property lines, as agreed to by the applicant.

The advertising fee for this application is \$329.95. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

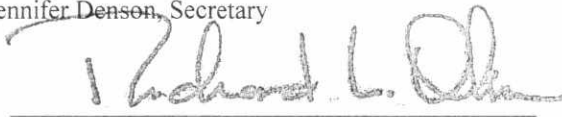
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Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

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