



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: **921 Dauphin Street & 926 Conti Street**
(North side of Conti Street, 230'± East of Common Street extending to the South side of Dauphin Street, 285'± East of Common Street).
Council District 2
SUB-000383-2018 (Subdivision)
Atchison Place Subdivision

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

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.8. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) revision of the plat to depict and label the 25' minimum building setback line along Dauphin Street and Conti Street;
- 2) revision of the plat to depict the minimum existing right-of-way width along Dauphin Street and Conti Street;
- 3) retention of the lot size in square feet and acres;
- 4) placement of a note on the Final Plat stating the lot is limited to the 2 existing curb-cuts to Conti Street and 1 existing curb-cut to Dauphin Street with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 5) full compliance with Engineering comments: ***"FINAL PLAT COMMENTS*** (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Show and label all flood zones. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos Lot 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for signature.) I. 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. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.”;*
- 6) full compliance with Traffic Engineering comments: *“The site is limited to its existing curb cut on Dauphin Street and its two existing curb cuts Conti Street with any changes in size, location and design to be approved by 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.”;*
 - 7) full 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).”;*
 - 8) full 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). Fire Code compliant paved access required from both streets.”;*
 - 9) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat; and
 - 10) completion of the Subdivision process prior to the issuance of permits.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Atchison Place Subdivision
March 9, 2018

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

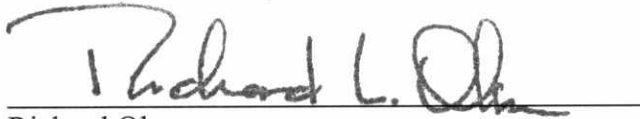
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: Atchison Properties, Inc.



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March 9, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 921 Dauphin Street & 926 Conti Street

(North side of Conti Street, 230'± East of Common Street extending to the South side of Dauphin Street, 285'± East of Common Street).

Council District 2

PUD-000392-2018 (Planned Unit Development)

Atchison Properties, Inc

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

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

At its meeting on March 1, 2018, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it encourages mixed use development;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows the conversion of a old warehouse to be utilized in multiple ways;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because use of the existing historic building is better than demolishing the structure;

- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it encourages redevelopment and does not require the removal of trees;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site is utilizing existing resources instead of adding more structures to the site;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site will not only provide retail/ commercial, and office uses but now will allow more housing in the area.

Subsequently, the Planning Commission approved the above referenced request, subject to the following:

- 1) revision of the site plan to depict and label the 25' minimum building setback line along Dauphin Street and Conti Street;
- 2) revision of the site plan to depict the minimum right-of-way width along Dauphin Street and Conti Street;
- 3) revision of the site plan to depict the required number of parking spaces as 41 and the proposed parking spaces as 42;
- 4) revision of the site plan to depict bumper stops in front of all parking spaces or label concrete curbing;
- 5) revision of the site plan to depict compliant paved parking for the 2 accessible parking spaces;
- 6) revision of the site plan to depict/ label a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance or add a note that dumpsters will not be used;
- 7) retention of the lot size in square feet and acres;
- 8) placement of a note on the site plan stating the lot is limited to the 2 existing curb-cuts to Conti Street and 1 existing curb-cut to Dauphin Street with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 9) placement of a note on the site plan stating tree and landscape compliance will be maintained at existing levels;
- 10) full compliance with parking access/ maneuvering and surfacing as well as complaint parking lot lighting will be required if the variance requests are denied;
- 11) full compliance with Engineer comments: *"ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 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 and paving 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 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;

- 12) full compliance with Traffic Engineering comments: *“The site is limited to its existing curb cut on Dauphin Street and its two existing curb cuts Conti Street with any changes in size, location and design to be approved by 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.”;*
- 13) full 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).”;*
- 14) full 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). Fire Code compliant paved access required from both streets.”;*
- 15) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat; and
- 16) completion of the Subdivision process prior to the issuance of permits.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

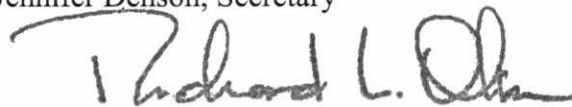
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning & Zoning

cc: Atchison Properties, Inc.



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Mobile, AL 36606

Re: 921 Dauphin Street & 926 Conti Street
(North side of Conti Street, 230'± East of Common Street extending to the South side of Dauphin Street, 285'± East of Common Street).
Council District 2
ZON-000393-2018 (Rezoning)
Atchison Properties, Inc.

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

At its meeting on March 1, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to LB-2, Limited-Neighborhood Business District to eliminate split zoning.

After discussion, it was decided to recommend a change in zoning to the City Council as an LB-2, Limited-Neighborhood Business District, subject to the following conditions:

- 1) **adherence to the Voluntary Use Restrictions submitted at the meeting;**
- 2) **completion of the Subdivision process; and**
- 3) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$400.60. 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.

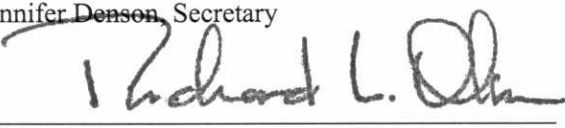
If you have any questions regarding this action, please call this office at 251-208-5895.

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By:


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