



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Dauphin Creek Estates
1240 Murray Hill Court
Mobile, AL 36606

Re: **West side of Dauphin Island Parkway extending 120'± East of Eslava Creek, situated around Woodlawn Drive and Highland Court**
Council District 3
SUB-000076-2017 (Subdivision) (*HOLDOVER*)
Dauphin Creek Estates Subdivision

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

At its meeting on June 1, 2017, 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) depiction of Dauphin Island Parkway, and either provision of a minimum setback line to provide 50' from the centerline in addition to the standard 25' setback, or illustration the there is adequate existing right-of-way;
- 2) clearly indicate if Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court are private or public streets;
- 3) illustration of the 25' minimum building setback line from Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court;
- 4) dedication of the corner radius at the Northwest and Southwest corners of Dauphin Island Parkway and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 5) dedication of the corner radius at the Southwest and Southeast corners of Woodlawn Drive East and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 6) dedication of the corner radius at the Northwest and Southwest corners of Woodlawn Drive West and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 7) dedication of the corner radius at the Southwest and Southeast corners of Woodlawn Drive South and Highland Court per Section V.D.6. of the Subdivision Regulations;

- 8) retention of the right-of-way widths of Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court;
- 9) retention of the lot sizes in square feet and acres;
- 10) 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. Add major street names to the vicinity map. C. Review and revise the written legal description to include written bearings and distances for the three (3) separate parcels. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the existing public rights-of-way to the City of Mobile, and list the amount of dedicated acreage. 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 each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Provide curve data for each curve. J. Use a different line type/weight to indicate previous parcel boundary lines that cross the existing rights-of-way. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. The proposed subdivision receives drainage from public streets and require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. M. 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. N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #77) LOTS 1 - 6 will have to share the historical credit of existing (1984) 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 that each Lot will receive prior to the submittal of the Final Plat from review and signatures. O. 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. P. 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. Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. R. 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.);
- 11) compliance with Traffic Engineering comments: (Dauphin Island Parkway (State Road 163) is an ALDOT maintained roadway. Each lot is limited to no more than its existing curb cuts, with driveway number, size, location and design to be approved by Traffic

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Engineering and ALDOT (where applicable) and conform to AASHTO standards. Additional access restrictions may be warranted with any redevelopment of the site. 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.);

- 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 2015-116 and City Code Chapters 57 and 64).);
- 13) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).); and
- 14) submittal of two revised PUD site plans to Planning & Zoning staff prior to the signing of the Final Plat.

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: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Dauphin Creek Estates, LLC
1240 Murray Hill Ct.
Mobile, AL 36606

Re: West side of Dauphin Island Parkway extending 120'± East of Eslava Creek, situated around Woodland Drive and Highland Court

Council District 3

PUD-000102-2017 (Planned Unit Development)

Dauphin Creek Estates Subdivision

Planned Unit Development Approval to allow multiple buildings on a multiple building sites with shared access and parking.

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

At its meeting on June 1, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a multiple building sites with shared access and parking.

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

- 1) depiction of Dauphin Island Parkway, and either provision of a minimum setback line to provide 50' from the centerline in addition to the standard 25' setback, or illustration the there is adequate existing right-of-way;
- 2) clearly indicate if Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court are private or public streets;
- 3) illustration of the 25' minimum building setback line from Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court;
- 4) dedication of the corner radius at the Northwest and Southwest corners of Dauphin Island Parkway and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;

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- 5) dedication of the corner radius at the Southwest and Southeast corners of Woodlawn Drive East and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 6) dedication of the corner radius at the Northwest and Southwest corners of Woodlawn Drive West and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 7) dedication of the corner radius at the Southwest and Southeast corners of Woodlawn Drive South and Highland Court per Section V.D.6. of the Subdivision Regulations;
- 8) retention of the right-of-way widths of Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court;
- 9) retention of the lot sizes in square feet and acres;
- 10) revision of the site plan to accurately reflect which structures have been converted into single-family residences, and which structures remain as duplexes;
- 11) placement of a note on the site plan stating that at such a time as the site coverage of the development is either increased or decreased by 50%, full compliance with tree planting will be required;
- 12) placement of a note on the site plan stating that if the number of dwelling units is increased that the development will have to come into full compliance with parking requirements;
- 13) revision of the site plan to illustrate all existing dumpsters, with any new dumpsters to be screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance;
- 14) compliance with Engineering comments: (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, 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 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.);

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- 15) compliance with Traffic Engineering comments: (Dauphin Island Parkway (State Road 163) is an ALDOT maintained roadway. Each lot is limited to no more than its existing curb cuts, with driveway number, size, location and design to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards. Additional access restrictions may be warranted with any redevelopment of the site. 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.);
- 16) 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).);
- 17) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).); and
- 18) submittal of two revised PUD site plans to Planning & Zoning staff prior to the signing of the Final Plat.

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

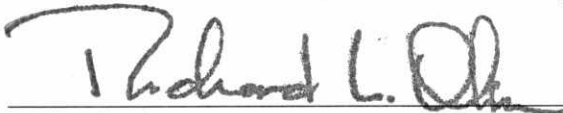
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

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Richard Olsen

Deputy Director of Planning & Zoning

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