



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Jay Ross
11 N. Water Street, Suite 23200
Mobile, AL 36602

Re: 1114 Caroline Avenue and 1111 Dauphin Street
(North side of Caroline Avenue, 205'± West of South Hallett Street, extending to the South side of Dauphin Street, 205'± West of South Hallett Street).
Council District 2
SUB2016-00016 (Subdivision)
R J Estates Subdivision
2 Lots / 1.6± Acre

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

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to indicate a future right-of-way line 50' from the centerline of Dauphin Street, as per the Major Street Plan, with a 25' minimum building setback line as measured from the future right-of-way line;
- 3) retention of the 25' minimum building setback line along Caroline Avenue;
- 4) placement of a note on the Final Plat stating that the building setbacks for Lot 1 are to be as per the Historic District Overlay of the Zoning Ordinance;
- 5) placement of a note on the Final Plat stating that each lot is limited to no more than one curb cut per street frontage, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) removal, with the proper permits, of the metal shed and concrete slab on the North side of Lot 1 which encroach onto Lot 2 prior to signing the Final Plat;

- 7) subject to the Engineering comments: *[The following 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. Show and label the three (3) existing parcels. C. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Add a signature block for the Traffic Engineer. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) subject to the Traffic Engineering comments: *(Each lot is limited to no more than one curb cut per street frontage, with 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.);*
- 9) subject to the 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).];*
- 10) subject to the Fire Department 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)]; and*
- 11) submittal and approval of three (3) copies of a revised PUD site plan meeting all conditions of the PUD approval prior to signing the Final Plat for the Subdivision.


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.

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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
Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Speaks and Associates Consulting Engineers, Inc.



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Council District 2
ZON2016-00375 (Planned Unit Development)
R J Estates Subdivision
Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between building sites.

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

At its meeting on March 17, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between building site.

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

- 1) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 2) revision of the site plan to indicate a future right-of-way line 50' from the centerline of Dauphin Street, as per the Major Street Plan, with a 25' minimum building setback line as measured from the future right-of-way line;
- 3) retention of the 25' minimum building setback line along Caroline Avenue;
- 4) placement of a note on the site plan stating that the building setbacks for Lot 1 are to be as per the Historic District Overlay of the Zoning Ordinance;
- 5) placement of a note on the site plan stating that each lot is limited to no more than one curb cut per street frontage, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) removal, with the proper permits, of the metal shed and concrete slab on the North side of Lot 1 which encroach onto Lot 2 prior to signing the Final Plat for the Subdivision;
- 7) revision of the site plan to provide the office size in square feet and to provide parking calculations and indicate compliant designated parking (including any require accessible parking);
- 8) revision of the site plan to indicate compliant residential buffering where the site adjoins existing and proposed residential use, except along the West side of the drive from Caroline Avenue;

R J Estates Subdivision PUD
March 22, 2016

- 9) revision of the site plan to provide a compliant dumpster, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will be via curbside or private can collections services;
- 10) revision of the site plan to indicate the existing public sidewalk along Dauphin Street;
- 11) subject to the 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. 4. The approval of all applicable Rules For Erosion and Sedimentation Control and Storm Water Runoff Control 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) subject to the Traffic Engineering comments: *(Each lot is limited to no more than one curb cut per street frontage, with 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) subject to the 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).];*
- 14) subject to the Fire Department 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)];* and
- 15) full compliance with all municipal codes and ordinances.

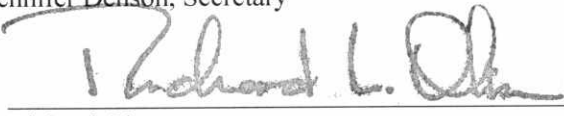
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Speaks and Associates Consulting Engineers, Inc.



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Council District 2
ZON2016-00374 (Rezoning)
Jay Ross

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

At its meeting on March 17, 2016, the Planning Commission considered your request for a change in zoning from B-1, Buffer-Business District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District to allow a residence and business office.

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

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$372.25. 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

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