



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Xante Corporation
P. O. Box 16526
Mobile, AL 36616

Re: 2704 & 2800 Dauphin Street

(North side of Dauphin Street, 95'± West of Mobile Street, extending North to the North side of Illinois Central Gulf Railroad (formerly G.M.&O. Railroad).

Council District 1

ZON2015-02105

Xante Corporation

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

At its meeting on October 1, 2015, the Planning Commission considered for Planning Approval to satisfy a previously approved condition of a pending Planned Unit Development to allow additional warehouse space, with a cumulative total in excess of 40,000 square feet.

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

- 1) **Placement of a note on the site plan stating that any increase in warehouse space, or any physical changes to the site, will require a new Planning Approval application and a new Planned Unit Development application;**
- 2) **Placement of a note on the site plan stating that no outside storage will be permitted on site unless approved by the Planning Commission;**
- 3) **Compliance with Traffic Engineering comments (*Site is limited to its existing curb cuts to Dauphin Street, 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.*);**
- 4) **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).*);**
- 5) **Compliance with Fire Department comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire***

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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

- 6) Completion of the Subdivision process;**
- 7) Submission to Planning of a revised site plan; and**
- 8) 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: Rowe Engineering and Surveying, Inc.