



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Dauphin Way Baptist Church
3661 Dauphin Street
Mobile, AL 36604

Re: 3661 Dauphin Street
(Southwest corner of Dauphin Street and I-65 Service Road South).
Council District 5
SUB2015-00109 (Subdivision)
Dauphin Way Baptist Church Subdivision
Number of Lots / Acres: 1 Lot / 20.2± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

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

At its meeting on October 1, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **revision of the plat to label the 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) **retention of the 25' minimum building setback line along all street frontages on the Final Plat;**
- 3) **placement of a note on the Final Plat stating that the lot is limited to the existing curb cuts to Dauphin Street and the I-65 Service Road South;**
- 4) **compliance with 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. Add existing easements that are adjacent to the proposed subdivision. 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. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. The area along the south property line is receiving drainage from a public street and will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. J. Show the recording information for the vacated easement at the southwest corner of LOT 1.

K. 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. L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #76) the Lot(s) will receive the following historical credit of impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control, as follows: LOT 1 – NONE. M. 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. N. 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. O. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. P. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];

- 5) compliance with the Traffic Engineering comments: [West I-65 Service Road is an ALDOT maintained roadway. The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. The site appears to be losing designated handicap parking spaces, and no new spaces are shown on the plan. It is the responsibility of the owner/applicant to determine the proper number of handicap parking spaces required and illustrate them on the site plan. As the site is overparked based on the calculations provided, the revisions can be submitted as a condition of the approval, if deemed appropriate by the Planning staff and the Commission. 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.];*
- 6) compliance with 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)];*

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- 7) **compliance with 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)];*
- 8) **submission and approval of two copies of a revised PUD site plan with the written legal description dimensions matching those graphically indicated around the property perimeter and those on the Final Plat prior to signing the Final Plat; and**
- 9) **completion of the Subdivision process prior to the submission for building permits for the proposed development.**

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.

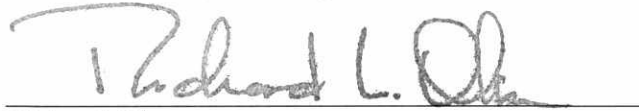
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Dauphin Way Baptist Church
3661 Dauphin Street
Mobile, AL 36604

Re: 3661 Dauphin Street
(Southwest corner of Dauphin Street and I-65 Service Road South).
Council District 5
ZON2015-02101 (Planned Unit Development)
Dauphin Way Baptist Church Subdivision

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

At its meeting on October 1, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) **retention of the 25' minimum building setback line along all street frontages;**
- 2) **revision of the site plan so that the dimensions of the written legal description match those graphically indicated around the property perimeter and those given on the Final Plat;**
- 3) **revision of the site plan to provide the required number and size of handicap parking spaces;**
- 4) **submission and approval of two copies of a revised PUD site plan with the written legal description dimensions matching those graphically indicated around the property perimeter and those on the Final Plat prior to signing the Final Plat;**
- 5) **compliance with the Traffic Engineering comments: *[West I-65 Service Road is an ALDOT maintained roadway. The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. The site appears to be losing designated handicap parking spaces, and no new spaces are shown on the plan. It is the responsibility of the owner/applicant to determine the proper number of handicap parking spaces required and illustrate them on the site plan. As the site is overparked based on the calculations provided, the revisions can be submitted as a condition of the approval, if deemed appropriate by the Planning***

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October 5, 2015

staff and the Commission. 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.];

- 6) **compliance with 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)];*
- 7) **compliance with 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
- 8) **compliance with all other 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: Frank A. Dagley & Associates, Inc.