



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

McConnell Automotive
Attn: Eddie McConnell
3150 Dauphin St.
Mobile, AL 36606

Re: 3150 Dauphin Street

(North side of Dauphin Street, 950'± West of Sage Avenue extending to the South side of Dauphin Square Connector).

ZON2014-01970

McConnell Automotive

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include new employee parking.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include new employee parking.

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

- 1) **revision of site plan to comply with full tree and landscaping requirements to include frontage trees, perimeter trees, and parking trees;**
- 2) **placement of a note on the site plan stating that the site is limited to one curb-cut to Dauphin Square Connector and to the existing curb-cuts onto Dauphin Street, with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards;**
- 3) **retention of the 50' minimum building setback line along Dauphin Square Connector;**
- 4) **revision of the site plan to note that existing trees within the parking area will be removed;**
- 5) **placement of a note on the site plan stating that no structures shall be constructed or placed in any easements;**
- 6) **placement of a note on the site plan stating that compliance with Section 64-4.A.2., 646.A.3.c., and 64-6.A.8. of the Zoning Ordinance pertaining to**

November 17, 2014

- the lighting requirements of parking lots is required;
- 7) retention of the sidewalk along Dauphin Square Connector;
 - 8) provision of 2 revised site plans prior to the submission for building permits;
 - 9) 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 proposed development must comply with all Engineering Department Policy Letters."*;
 - 10) compliance with Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards."*;
 - 11) 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)";*
 - 12) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."*; and
 - 13) full 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: The Coleman Engineering Group of McCrory & Williams