



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 7, 2014

Historic Restoration Society, Inc.  
118 N. Royal St. Suite 1200  
Mobile, AL 36602

**Re: Case #ZON2014-01194 (Planned Unit Development)**  
**Historic Restoration Society, Inc.**

911 Dauphin Street  
(South side of Dauphin Street, 220'± West of South Broad Street extending to the  
North side of Conti Street, 290'± West of South Broad Street).  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow multiple buildings on a single building site.

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

At its meeting on July 3, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) revision of the parking calculations to round-up fractional numbers;
- 2) placement of a note on the site plan stating that the Dauphin Street entrance is limited to one-way-in traffic only;
- 3) revision of the Conti Street curb cut to 24' to allow for two-way traffic;
- 4) revision of the site plan to indicate signage and/or pavement markings designating one-way traffic only from Dauphin Street to and including the 15' wide drive at the Southwest corner of the one-story building, to be coordinated with Traffic Engineering;
- 5) revision of the site plan to indicate signage and/or pavement markings within the rear parking area to designate a clock-wise one-way traffic flow, to be coordinated with Traffic Engineering;
- 6) revision of the site plan to re-locate the two parking spaces immediately East of the 60" Live Oak tree West of the one-story building to a more accessible location;

- 7) revision of the site plan to indicate bumper stops and/or curbing within the parking area;
- 8) revision of the site plan to relocate the dumpster on the East side of the property so as truck access is not across required parking spaces, or scheduling of dumpster servicing during time when the meeting hall is not in use;
- 9) revision of the site plan to indicate a compliant pad, sanitary sewer connection and screening for the dumpster;
- 10) submission of a photometric plan for any new lighting for the site at the time of submittal for a building permit;
- 11) revision of the tree planting calculations to indicate one more heritage tree planting within the 25' front setback along Dauphin Street as measured from the future right-of-way line;
- 12) subject to the Engineering comments: *[According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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.];*
- 13) subject to the Traffic Engineering comments: *(Site is limited to the two existing curb-cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 14) 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). Preservation status is to be given to the 80" Live Oak Tree located on the North side of existing structure along Dauphin Street. Any work on or under this tree is to be permitted and coordinated with Urban*

**Historic Restoration Society Subdivision PUD**  
**July 7, 2014**

*Forestry; removal to be permitted only in the case of disease or impending danger.);*

- 15) subject to the Fire Department 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.);**
- 16) submittal and approval of two (2) copies of a revised PUD site plan to Planning indicating all conditions of approval prior to the submittal for a building permit.**
- 17) limited to the Voluntary Use Restrictions submitted by the applicant; and**
- 18) the Voluntary Use Restrictions be recorded in Probate Court**

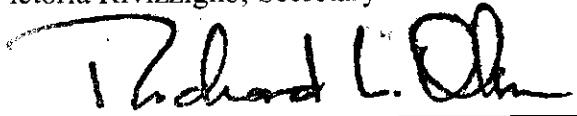
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 07, 2014

Historic Restoration Society, Inc.  
118 N. Royal St. Suite 1200  
Mobile, AL 36602

**Re: Case #ZON2014-01193 (Rezoning)**

**Historic Restoration Society, Inc.**

911 Dauphin Street

(South side of Dauphin Street, 220'± West of South Broad Street extending to the  
North side of Conti Street, 290'± West of South Broad Street).

Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business  
District, to allow a meeting hall.

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

At its meeting on July 3, 2014, the Planning Commission considered your request for a change in zoning B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a meeting hall.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) Limited to the Voluntary Use Restrictions submitted by the applicant;**
- 2) The Voluntary Use Restrictions be recorded in Probate Court;**
- 3) The applicant be notified if the zoning ordinance is amended to allow the use in a B-1, Buffer Business District, and that the applicant submit an application to rezone the site back to B-1, Buffer Business District;**
- 4) Limited to an approved Planned Unit Development; and**
- 5) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$373.35. 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.

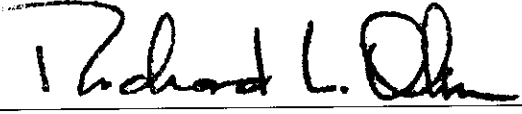
**Historic Restoration Society, Inc. REZ**  
**July 07, 2014**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.