



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2016

Dauphin Housing Associates, LP
Three Canal Plaza, Suite 501
Portland, ME 04101

Re: 3250 Dauphin Street
 (North terminus of Northgate Drive extending to the South terminus of Sidney Phillips
 Drive).
 Council District 1
 SUB2016-00121 (Subdivision)
 Dauphin Gate Subdivision

Dear Applicant(s):

At its meeting on November 3, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) illustration of the 25' minimum building setback line along both street frontages;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the site plan stating that both lots are limited to the existing shared curb cut to Northgate Drive with an allowance for an emergency access only entrance if required by the Fire Department;
- 4) full compliance with the Traffic Engineering comments (*Current site layout includes only one means of ingress/egress. Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Secondary access is granted if required for emergency access and may be subject to limitations (i.e. emergency access only). 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.*);
- 5) full compliance with Engineering comments (**FINAL PLAT 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. Provide and label the monument set or found at each subdivision

Dauphin Gate Subdivision
November 7, 2016

- corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. H. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);
- 6) compliance with 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);
 - 7) 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 2015-116 and City Code Chapters 57 and 64).);
 - 8) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat; and
 - 9) completion of the Subdivision process prior to any requests for site inspections relating to the certificate of occupancy.

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

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2016

Dauphin Housing Associates, LP
Three Canal Plaza, Suite 501
Portland, ME 04101

Re: 3250 Dauphin Street
(North terminus of Northgate Drive extending to the South terminus of Sidney Phillips Drive).
Council District 1
ZON2016-1979 (Planned Unit Development)
Dauphin Gate Subdivision

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

At its meeting on November 3, 2016, 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) illustration of the 25' minimum building setback line along both frontages;
- 2) revision of the site plan to indicate a compliant residential buffer where the site abuts R-1 property;
- 3) placement of a note on the site plan stating that both lots are limited to the existing shared curb cut to Northgate Drive with an allowance for an emergency access only entrance if require by the Fire Department;
- 4) full compliance with the Traffic Engineering comments (*Current site layout includes only one means of ingress/egress. Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Secondary access is granted if required for emergency access and may be subject to limitations (i.e. emergency access only). 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.*);

Dauphin Gate Subdivision PUD
November 7, 2016


- 5) compliance with Engineering Department 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. Dumpster pads should be retrofitted to be connected to the sanitary sewer system. 5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) compliance with 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);*
- 7) 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 2015-116 and City Code Chapters 57 and 64).); and*
- 8) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained. 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 & Zoning

cc: Rowe Engineering & Surveying, Inc.