



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

David Domingue
1558 Church Street
Mobile, AL 36604

Re: 2513 Dauphin Street
(Southeast corner of Dauphin Street and South Florida Street).
Council District 1
SUB2015-00070 (Subdivision)
Audubon Place Extension No. 3, Resubdivision of Lots 1-5
1 Lot / 0.9± Acre

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

At its meeting on July 9, 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) **dedication to provide 50' from the centerline of Dauphin Street, as shown on the revised plat;**
- 2) **dedication to provide 30' from the centerline of South Florida Street, as shown on the revised plat;**
- 3) **illustration of the required 25 foot minimum building setback lines along South Florida Street and Dauphin Street, adjusted for any required dedication;**
- 4) **Placement of a note a on the Plat stating that the lot is limited to the existing curb cuts to both Dauphin Street and South Florida Street, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.**
- 5) **Revision of the lot size in square feet and acres to reflect dedication;**
- 6) **Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Correct the name of the subdivision. B. 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. C. 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. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #78) the Lot will receive 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. 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 development, unless a sidewalk waiver is approved. G. Label the POB. H. Correct either the legal description or the distance label for the line along the southeast property (existing lots 3 – 5). I. Provide and label the monument set or found at each subdivision corner. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 8) 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).); and*
 - 9) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

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.

Audubon Place Extension No. 3, Resubdivision of Lots 1-5
July 13, 2015

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: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

David Domingue
1558 Church Street
Mobile, AL 36604

Re: 2513 Dauphin Street
(Southeast corner of Dauphin Street and South Florida Street).
Council District 1
ZON2015-01438 (Rezoning)
David Domingue

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

At its meeting on July 9, 2015, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to LB-2, Limited-Neighborhood Business District, to allow a beauty salon and day spa.

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

- 1) **Provision of a buffer along the East property line, compliant with Section 64-4.D.1., if any future site work requires tree and landscaping compliance per Section 64-4.E.2.b., or lighting compliance per Section 64-6.A.3.c. of the Zoning Ordinance;**
- 2) **Completion of the Subdivision process;**
- 3) **Relocation of any sign(s) located in the right-of-way after dedication; and**
- 4) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$362.85. 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.

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: K-K Joint Venture
McCrary & Williams, Inc.