

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Goodwyn, Mills & Cawood, Inc.
Tracy Bassett, AIA
P.O. Box 242128
Montgomery, AL 36124

Re: Case #SUB2014-00039 (Subdivision)
Battlehouse Parking Deck Two Subdivision

10 North Royal Street
(Northeast corner of North Royal Street and Dauphin Street extending to the
Southwest corner of North Water Street and St Francis Street.
2 Lots / 3.5± Acres

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

At its meeting on May 01, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.6 and V.D.9 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Compliance with Engineering comments (*The following comments should be addressed prior to 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). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any increase in impervious area on LOT 1A or LOT 1B. C. 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. D. Check the written legal description and/or bearing and distance labels on lines 11, 16, 19, and 35 of the written description. E. Show and label*)**

Battlehouse Parking Deck Two Subdivision
May 02, 2014

- all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 2) **Compliance with Traffic Engineering comments (All 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. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
 - 3) **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).);**
 - 4) **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.);**
 - 5) **Placement of a note on the final plat stating that Lot 1A is limited to its existing curb-cuts, and that Lot 1B is limited to one curb-cut to North Royal Street, and two curb-cuts to Dauphin Street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering, and to comply with AASHTO standards;**
 - 6) **Placement of a note on the final plat stating that new construction must comply with local, state and federal laws regarding development within a flood zone;**
 - 7) **Coordination of any tree removal or tree relocation on Lot 1A with Urban Forestry;**
 - 8) **Provision of a tree and landscape plan, with site development permit applications, for that portion of Lot 1A that will be impacted by the proposed driveway modifications for Urban Forestry review;**
 - 9) **Coordination with Urban Forestry to maintain street trees that will remain and, if possible, provide new street trees if there is an opportunity with the new construction; and**
 - 10) **Provision of a revised PUD site plan prior to the signing of the final plat.**

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.

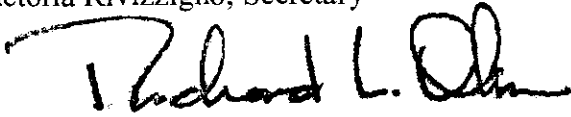
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

Battlehouse Parking Deck Two Subdivision
May 02, 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: The Retirement Systems of Alabama, Steve Timms



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Goodwyn, Mills & Cawood, Inc.
Tracy Bassett, AIA
P.O. Box 242128
Montgomery, AL 36124

Re: Case #ZON2014-00758 (Planned Unit Development)
Battlehouse Parking Deck Two Subdivision
10 North Royal Street
(Northeast corner of North Royal Street and Dauphin Street extending to the
Southwest corner of North Water Street and St Francis Street.
Planned Unit Development Approval to allow two buildings on a single building site
and to allow cross access between two lots.

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

At its meeting on May 01, 2014, the Planning Commission considered for Planned Unit Development Approval to allow two buildings on a single building site and to allow cross access between two lots.

After discussion, it was decided to waive Section 64-4.E. of the Zoning Ordinance and to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) Compliance with Engineering comments (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) 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. 3) 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 plat and plans. Also, you will need to list the Minimum Finished Floor Elevation**

Battlehouse Parking Deck Two Subdivision PUD
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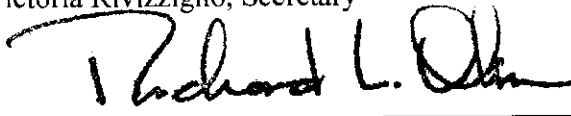
- (MFFE) for each LOT. 4) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: a.5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System));*
- 2) **Compliance with Traffic Engineering comments (All 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. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
 - 3) **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).);**
 - 4) **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.);**
 - 5) **Placement of a note on the site plan stating that Lot 1A is limited to its existing curb-cuts, and that Lot 1B is limited to one curb-cut to North Royal Street, and two curb-cuts to Dauphin Street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering, and to comply with AASHTO standards;**
 - 6) **Placement of a note on the final plat stating that new construction must comply with local, state and federal laws regarding development within a flood zone;**
 - 7) **Depiction of a dumpster on the site plan, or provision of a statement indicating how waste will be serviced for the new retail/restaurant and bank uses;**
 - 8) **Compliance with Section 64-6.A.of the Zoning Ordinance, including the photometric requirements;**
 - 9) **Waiver of Section 64-4.F. of the Zoning Ordinance regarding the minimum drive through queuing distance for the restaurant use only, subject to Traffic Engineering approval;**
 - 10) **Provision of a revised PUD site plan prior to the signing of the final plat;**
 - 11) **Any proposed work on Lot 1A will require approval by the Architectural Review Board / Mobile Historic Development Commission; and**
 - 12) **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

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: The Retirement Systems of Alabama, Steve Timms