



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Hutchinson Moore & Rauch, LLC
1 St. Louis St, Ste. 1001
Mobile, AL 36602

Re: 3050 & 3060 Dauphin Street
(North side of Dauphin Street, 535'± West of Sage Avenue).
Council District 1
PUD-000195-2017
Hutchinson Moore & Rauch, LLC

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

At its meeting on September 7, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two lots and multiple buildings on a single building site.

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

- 1) Revision of the site plan to illustrate compliance with the Letter of Decision for the previous Planned Unit Development approved at the February 6, 2014 meeting of the Planning Commission;**
- 2) Completion of the Land Disturbance permit (BLD2014-00733) for the adjacent lot prior to the issuance of any building permits;**
- 3) Revision of the site plan to illustrate a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that curbside pickup will be utilized;**
- 4) Provision of a photometric plan in compliance with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. to the Planning and Zoning Department prior to the issuance of any permits;**
- 5) 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 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. 5) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) Compliance with Traffic Engineering comments: *(Site is limited to its existing curb cuts with any changes to be approved by Traffic Engineering.);*
- 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) 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).);*
- 9) Submittal of two revised Planned Unit Development site plans prior to the issuance of any permits; and,
- 10) Compliance with all applicable codes and ordinances.

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

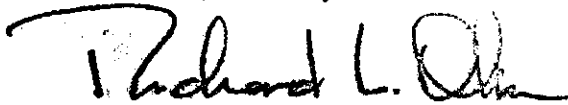
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning & Zoning

cc: RNR Mobile Properties, LLC