



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Robert Myers
3511 Irene Street
Mobile, AL 36608

Re: 2955 & 2989 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue).
ZON2016-01849
Council District 1
Robert Myers

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

At its meeting on October 20, 2016, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two lots.

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

- 1) Retention of the 25' minimum building setback line;
- 2) Retention of the sidewalk and dumpsters on the site plan, along with a note stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;
- 3) Retention of the right-of-way width along Dauphin Street;
- 4) Revision of the site plan to depict the right-of-way width along Sage Avenue;
- 5) Revision of the site plan to provide 1 additional frontage tree along Dauphin Street, to be planted in the NW part of the site, if possible, or donated to the tree bank, as requested by the applicant;
- 6) Site plan must meet full compliance of Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;
- 7) Placement of a note on the site plan stating full compliance with the carwash requirements as stated in Section 64.12. of the Zoning Ordinance;
- 8) Compliance with Traffic Engineering Comments: *"Proposed 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. Future access points will be determined with future phases of the planned unit development. Driveway access to Dauphin Street is limited to right-in, right-out only, whether it is aligned with a continuous median or a median opening. A traffic study will be required as determined by the Traffic Engineering Director upon further development of the site. A traffic study was performed with prior Planning Commission applications which required offsite improvements. There is no requirement at this time to conduct a traffic study, based on the proposed intensity of the site plan submitted.”;

- 9) 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.;*
- 10) 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, also refer to condition #2).”;*
- 11) 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).”;*
- 12) Submission of a revised site plan to Planning and Zoning prior to submission of land disturbance or building permits;
- 13) Submission of a revised site plan and photometric plan at the time of permitting depicting all proposed lighting, to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance.; and
- 14) Full compliance with all other municipal codes and ordinances.

Robert Myers PUD

October 24, 2016

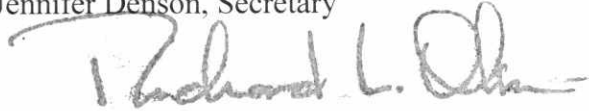
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

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

Richard Olsen

Deputy Director of Planning & Zoning

cc: Hancock Bank of Alabama
Clark, Geer, Latham & Associates