

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

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JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: Case #SUB2012-00072 (Subdivision)
Dauphin Street Subdivision, The Army's Addition to
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side
of Caroline Avenue, 120'± East of Pine Street)
Number of Lots / Acres: 1 Lot / 2.73± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission held over the application until the October 4, 2012 meeting, so that the following revisions can be made by September 14, 2012:

- 1) revision of the site plan to reflect dedication of a corner radius at South Pine Street; and,
- 2) revision of the proposed lot area in square feet to reflect dedication.

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: Byrd Surveying, Inc.



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: Case #ZON2012-01863 (Planned Unit Development)
Dauphin Street Subdivision, The Army's Addition to
1009 & 1023 Dauphin Street

(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to hold the application over until the October 4, 2012 meeting, so that the following revisions can be made by September 14, 2012:

- 1) revision of the site plan to reflect dedication of a corner radius at South Pine Street;
- 2) revision of the site plan to eliminate the sub-standard curb-cut to South Pine Street and redesign of the proposed parking lot to reflect full compliance with the tree and landscaping requirements of the Zoning Ordinance, and to provide compliant two-way access and circulation via the existing Dauphin Street curb-cut;
- 3) revision of the site plan to depict all existing trees (size and species) as well as landscape area and calculations for the site;
- 4) revision of the site plan to include adequate information to verify that the site and parking lot lighting complies with Sections 64-4. and 64-6. of the Zoning Ordinance;
- 5) compliance with Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and conform to*

AASHTO standards. By design, the existing driveway on Dauphin Street will become one-way; the curb-cut should be modified accordingly. The width of the existing driveway on Pine Street is not illustrated, but appears to only be adequate for one-way traffic. Signage within the parking lot will be required to direct exiting traffic to Pine Street. The minimum aisle width for one-way circulation is 14'; the 13' aisle as illustrated is not acceptable;"

- 6) compliance with Engineering comments: "1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). 4) Any and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 5) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;" and,*
- 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 45" and 48" Live Oak Trees located on the North side of Army's Addition to Dauphin Street. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger."*

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: Byrd Surveying Inc.



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CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: Case #ZON2012-01865 (Rezoning)

The Salvation Army

1009 & 1023 Dauphin Street

(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120' ± East of Pine Street)

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.

Council District 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.

After discussion, it was decided to hold the application over until the October 4, 2012 meeting, so that the following revisions can be made by September 14, 2012:

- 1) amendment of the application to rezone the entire property to B-1, Buffer Business, including the submission of a revised legal description to include the entire site as part of the rezoning request; and,
- 2) revision of the site plan to reflect revisions required as part of the Planning Approval, Planned Unit Development and Subdivision applications.

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

The Salvation Army

September 12, 2012

Page 2

Sincerely,

MOBILE CITY PLANNING COMMISSION

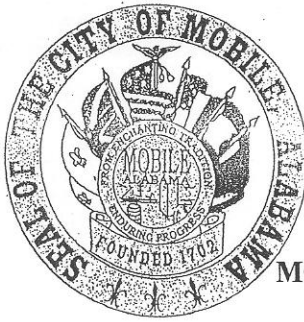
Dr. Victoria Rivizzigno, Secretary

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Richard Olsen

Deputy Director of Planning

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Salvation Army
P.O. Box 1025
Mobile, AL 36601

Re: Case #ZON2012-01864 (Planning Approval)
The Army's Addition to Dauphin Street Subdivision
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)
Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District.
Council District 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District.

After discussion, it was decided to hold the application over until the October 4, 2012 meeting, so that the following revisions can be made by September 14, 2012:

- 1) provision of a narrative describing the scope and nature of all activities undertaken in the shelter, including the number of beds, the hours of operation, services provided, etc;
- 2) provision of a narrative justifying the addition of more parking to the site, given the scope of services and activities at the site;
- 3) provision of a narrative listing how much of the building, in square feet, is dedicated to sleeping quarters, office use, storage, feeding area, kitchens, etc;
- 4) revision of the site plan to reflect dedication of a corner radius at South Pine Street;
- 5) revision of the site plan to eliminate the sub-standard curb-cut to South Pine Street and redesign of the proposed parking lot to reflect full compliance with the tree and landscaping requirements of the Zoning Ordinance, and to provide compliant two-way access and circulation via the existing Dauphin Street curb-cut;
- 6) revision of the site plan to depict all existing trees (size and species) as well as landscape area and calculations for the site;
- 7) revision of the site plan to include adequate information to verify that the site and parking lot lighting complies with Sections 64-4. and 64-6. of the Zoning Ordinance;
- 8) compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. By design, the existing driveway on Dauphin Street will become one-way; the curb-cut should be modified*

The Army's Addition to Dauphin Street Subdivision

September 12, 2012

Page 2

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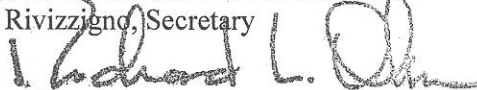
- 9) *compliance with Engineering comments: "1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). 4) Any and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 5) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;" and,*
- 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 45" and 48" Live Oak Trees located on the North side of Army's Addition to Dauphin Street. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger."*

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