



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Historic Restoration Society
118 North Royal Street
Mobile, AL 36602

Re: 901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street
(Southwest corner of Dauphin Street and South Broad Street, extending to the
North side of Conti Street).
Council District 2
SUB2015-00072 (Subdivision)
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
2 Lots / 4.5± Acres

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 heldover this request until the August 6 meeting, with revisions due by July 17, to address the following:

- 1) Revision of the preliminary plat to show dedication along Broad Street to provide 60-feet as measured from the centerline;**
- 2) Revision of the preliminary plat to show all existing curb-cuts along all streets and indicate which are intended to remain;**
- 3) Revision of the plat to provide a corner radius at the Dauphin/Broad Street intersection and the Broad/Conti Street intersection; and**
- 4) Revision of the plat to clearly indicate which property should be considered Lot 1 and Lot 2.**

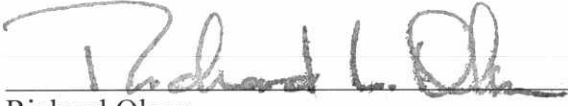
If you have any questions regarding this action, please call this office at 251-208-5895.

Lone Oaks Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
July 13, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Historic Restoration Society
118 North Royal Street
Mobile, AL 36602

Re: 901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
Council District 2
ZON2015-01439 (Planned Unit Development)
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between two building sites.

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

At its meeting on July 9, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between two building sites.

After discussion, the Planning Commission heldover the above referenced application until its August 6th meeting with revisions due by July 17, 2015 to allow the applicant to address the following:

- 1) **Revision of the site plan to reflect all areas utilized for parking and maneuvering as being paved in asphalt, concrete or another approved surface, or that a surface variance will be requested;**
- 2) **Revision of the site plan to ensure that all proposed parking locations can be accessed without having to cross landscape area;**
- 3) **Provision of a narrative describing how the site improvements, especially on the property fronting Broad Street, will be in accordance with the Bring Back Broad Street initiative and the New Plan for Mobile, in creating an architecturally engaging mixed-use, pedestrian friendly façade and sidewalk;**
- 4) **Provision of a narrative to describe how use of the residential structures will be restricted to buffer any impacts to adjacent residential uses, and any buffers provided along the West property line;**

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
July 13, 2015

- 5) Revision of the site plan to show any fencing, walls or other site enclosures that will provide a permanent perimeter to the site;
- 6) Revision of the site plan to show all existing curb-cuts along all street frontages, and which ones are intended to remain;
- 7) Revision of the site plan to reflect dedication of right-of-way along Broad Street and the provision of corner radii; and
- 8) Consideration of adding a height limit to the B-4 portion of the site as part of the PUD, to ensure contextual consistency with abutting zoning districts.

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: Frank A. Dagley & Associates



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Historic Restoration Society
118 North Royal Street
Mobile, AL 36602

Re: 901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street
(Southwest corner of Dauphin Street and South Broad Street, extending to the
North side of Conti Street).
Council District 2
ZON2015-01441 (Planning Approval)
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2

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

At its meeting on July 9, 2015, the Planning Commission considered for Planning Approval to allow a float barn in a B-4, General Business District.

After discussion, the Planning Commission heldover this request until the August 6, 2015 meeting, with the following to be submitted by July 17, 2015:

- 1) Revision of the site plan to reflect all areas utilized for parking and maneuvering as being paved in asphalt, concrete or another approved surface, or that a surface variance will be requested;
- 2) Revision of the site plan to ensure that all proposed parking locations can be accessed without having to cross landscape area;
- 3) Provision of a narrative describing how the site improvements, especially on the property fronting Broad Street, will be in accordance with the Bring Back Broad Street initiative and the New Plan for Mobile, in creating an architecturally engaging mixed-use, pedestrian friendly façade and sidewalk;
- 4) Provision of a narrative to describe how use of the residential structures will be restricted to buffer any impacts to adjacent residential uses, and any buffers provided along the West property line;
- 5) Revision of the site plan to show any fencing, walls or other site enclosures that will provide a permanent perimeter to the site;
- 6) Revision of the site plan to show all existing curb-cuts along all street frontages, and which ones are intended to remain; and
- 7) Revision of the site plan to reflect dedication of right-of-way along Broad Street and the provision of corner radii.


Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
July 13, 2015

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: Frank A. Dagley & Associates



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MOBILE CITY PLANNING COMMISSION

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Historic Restoration Society
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Re: 901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street
(Southwest corner of Dauphin Street and South Broad Street, extending to the
North side of Conti Street).
Council District 2
ZON2015-01440 (Rezoning)
Historic Restoration Society, Inc.

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 from R-1, Single-Family Residential District, R-3, Multiple-Family Residential District, B-1, Buffer Business District, B-2, Neighborhood Business District, and B-4, General Business District, to B-2, Neighborhood Business District, and B-4, General Business District to eliminate split zoning.

After discussion, the request was heldover until the August 6, 2015 meeting, with revisions due by July 17, 2015 to address the following:


- 1) **Provision of Voluntary Use Restrictions associated with the previous B-2 rezoning for the current expanded B-2 zoning request; and**
- 2) **Provision of a narrative describing how the site improvements, especially on the property fronting Broad Street, will be in accordance with the Bring Back Broad Street initiative and the New Plan for Mobile, in creating an architecturally engaging mixed-use, pedestrian friendly façade and sidewalk.**

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

Historic Restoration Society, Inc.
July 9, 2015

By: 
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates