



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA LAMBERT

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

September 11, 2013

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #SUB2013-00041 (Subdivision) (Holdover)
Carmelite Nuns Discalced Subdivision
712 & 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the
Northeast corner of Gosson Street and Johnston Avenue).
Number of Lots / Acres: 1 Lot / 6.0± Acre
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2

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

At its meeting on September 5, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide a 25' radius curve at the corner of Halls Mill Road and Gosson Street, and at the corner of Gosson Street and Johnston Avenue;
- 2) placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Dauphin Island Parkway, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that the lot is denied access to Halls Mill Road, Gosson Street, Johnston Avenue, and the unopened public alley on the North side of the site;
- 4) illustration of the 25' minimum building setback line along all street frontages;
- 5) retention of the lot size label on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 6) compliance with the Engineering comments: [1] Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. 2) Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3) Provide a signature block for the City Engineer and the County

- Engineer. 4) A Land Disturbance Permit will be required for the proposed site. These improvements will require storm water detention in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5) 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).];
- 7) compliance with the Traffic Engineering comments: [Dauphin Island Parkway (State Highway 163) is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT (Dauphin Island Parkway only) and Traffic Engineering and conform to AASHTO standards];
 - 8) placement of a note on the Final Plat stating that preservation status is to be given to the 72" Live Oak tree just West of the handicap parking area and any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
 - 9) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
 - 10) submission of two (2) copies of revised PUD and Planning Approval site plans prior to signing of the Final Plat; and
 - 11) completion of the Rezoning process prior to signing 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.

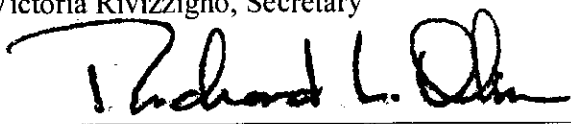
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Carmelite Nuns Discalced



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

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BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 366002

Re: Case #ZON2013-01094 (Planned Unit Development) (Holdover)

Carmelite Nuns Discalced Subdivision

712 & 716 Dauphin Island Parkway

(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the
Northeast corner of Gosson Street and Johnston Avenue).

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

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

At its meeting on September 5, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) placement of a note on the site plan stating that all vehicular gates are to remain open during all events at the site;
- 2) revision of the site plan to illustrate bumper stops within parking stalls or curbing around the parking areas;
- 3) placement of a note on the site plan stating that preservation status is to be given to the 72" Live Oak tree just West of the handicap parking area and any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 4) illustration of the 25' building setback line;
- 5) provision of frontage trees within the project area, to be coordinated with Urban Forestry due to the abundance of over-story trees already within this area;
- 6) revision of the site plan to provide frontage sidewalks along Gosson Street and Johnston Avenue, in the event Sidewalk Waivers should be denied for such;
- 7) revision of the site plan to indicate existing sidewalks along Dauphin Island Parkway and Halls Mill Road;

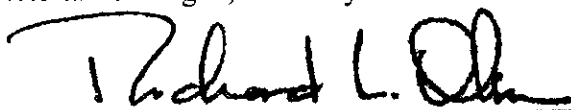
- 8) revision of the site plan to provide a 6' high wooden privacy fence along the North side of the site adjacent to residential properties;
- 9) provision of a three-foot high vegetative buffer within the frontage area of the new parking lot along Dauphin Island Parkway across from residential properties;
- 10) revision of the site plan to provide a compliant enclosed dumpster and pad with sanitary sewer connection, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be by private collection services or curb-side pick-up;
- 11) revision of the site plan to include a legal description to match the legal description of the Subdivision;
- 12) subject to the Engineering comments: [1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. 2) Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3) Provide a signature block for the City Engineer and the County Engineer. 4) A Land Disturbance Permit will be required for the proposed site. These improvements will require storm water detention in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5) 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).];
- 13) subject to the Traffic Engineering comments: [Dauphin Island Parkway (State Highway 163) is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT (Dauphin Island Parkway only) and Traffic Engineering and conform to AASHTO standards];
- 14) submission of two (2) copies of a revised site plan indicating compliance with the above conditions prior to signing the Final Plat for the Subdivision; and
- 15) full compliance with all municipal codes and ordinances.

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

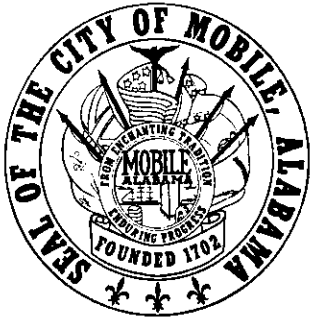
Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Carmelite Nuns Discalced



SAMUEL L. JONES
MAYDR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL
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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-01095 (Planning Approval) (Holdover)
Carmelite Nuns Discalced Subdivision
712 & 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the
Northeast corner of Gosson Street and Johnston Avenue).
Planning Approval to allow a building expansion and expanded parking lot at an existing
monastery in an R-1, Single-Family Residential District.
Council District 2

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

At its meeting on September 5, 2013, the Planning Commission considered for Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) placement of a note on the site plan stating that all vehicular gates are to remain open during all events at the site;
- 2) revision of the site plan to illustrate bumper stops within parking stalls or curbing around the parking areas;
- 3) placement of a note on the site plan stating that preservation status is to be given to the 72" Live Oak tree just West of the handicap parking area and any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 4) illustration of the 25' building setback line;
- 5) provision of frontage trees within the project area, to be coordinated with Urban Forestry due to the abundance of over-story trees already within this area;
- 6) revision of the site plan to provide frontage sidewalks along Gosson Street and Johnston Avenue, in the event Sidewalk Waivers should be denied for such;
- 7) revision of the site plan to indicate existing sidewalks along Dauphin Island Parkway and Halls Mill Road;


- 8) revision of the site plan to provide a 6' high wooden privacy fence along the North side of the site adjacent to residential properties;
- 9) provision of a three-foot high vegetative buffer within the frontage area of the new parking lot along Dauphin Island Parkway across from residential properties;
- 10) revision of the site plan to provide a compliant enclosed dumpster and pad with sanitary sewer connection, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be by private collection services or curb-side pick-up;
- 11) revision of the site plan to include a legal description to match the legal description of the Subdivision;
- 12) subject to the Engineering comments: [1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. 2) Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3) Provide a signature block for the City Engineer and the County Engineer. 4) A Land Disturbance Permit will be required for the proposed site. These improvements will require storm water detention in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5) 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).];
- 13) subject to the Traffic Engineering comments: [Dauphin Island Parkway (State Highway 163) is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT (Dauphin Island Parkway only) and Traffic Engineering and conform to AASHTO standards];
- 14) submission of two (2) copies of a revised site plan indicating compliance with the above conditions prior to signing the Final Plat for the Subdivision; and
- 15) full compliance with all municipal codes and ordinances.

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

Sincerely,

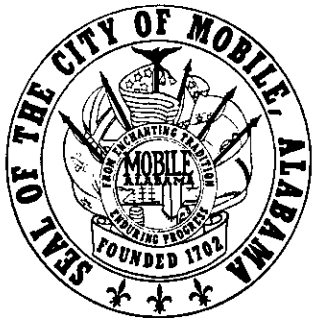
MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Carmelite Nuns Discalced



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LISA LAMBERT

SAMUEL L. JONES
MAYOR

September 11, 2013

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-01809 (Rezoning)
Cowles, Murphy, Glover & Associates
712 & 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Northeast corner of Gosson Street and Johnston Avenue).
Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-3, Community Business District, to R-3, Multiple-Family District to eliminate split zoning.
Council District 2

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

At its meeting on September 5, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-3, Community Business District, to R-3, Multiple-Family District to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **provision of a legal description for the entire site for the Rezoning to match that of the proposed one-lot Subdivision, to be furnished prior to the Amendment going forward to the City Council;**
- 2) **preservation status to be given to the 72" Live Oak tree just West of the handicap parking area and any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;**
- 3) **completion of the Rezoning process prior to signing the Final Plat for the Subdivision; and**
- 4) **full compliance with all municipal codes and ordinances.**

Carmelite Nuns Discalced REZ

September 11, 2013

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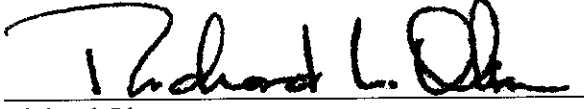
The advertising fee for this application is \$226.15. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

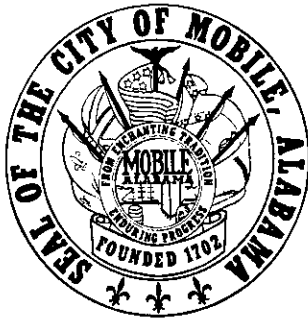
Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

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Richard Olsen
Deputy Director of Planning

cc: Carmelite Nuns Discalced



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SAMUEL L. JONES
MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-01808 (Sidewalk Waiver)
Cowles, Murphy, Glover & Associates
712 & 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to
the Northeast corner of Gosson Street and Johnston Avenue).
Request to waive construction of a sidewalk along Johnston Avenue, Gosson
Street, Halls Mill Road and Dauphin Island Parkway.
Council District 2

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

At its meeting on September 5, 2013, the Planning Commission considered your request
for a sidewalk waiver at the above referenced location.

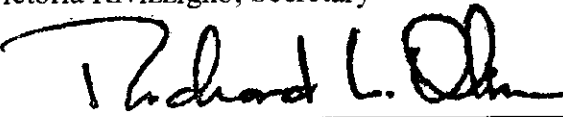
After discussion, it was decided to approve the request for a sidewalk waiver along both
Johnston Avenue, Gosson Street, Halls Mill Road and Dauphin Island Parkway.

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: Carmelite Nuns Disalced