



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Cummings Architecture Corp.
One Houston Street
Mobile, AL 36606

Re: 1151 Dauphin Street
(Southwest corner of Dauphin Street and Oakland Terrace).
Council District 2
SUB2016-00064 (Subdivision)
CEA Properties Subdivision
3 Lots / 1.3 Acre

Dear Applicant(s):

At its meeting on July 7, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.9. of the Subdivision Regulations to allow for the Zoning Ordinance reduced setback along Oakland Terrace, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) Setbacks to be 25' from front property line and 20' from side street property line, as indicated on the plat;
- 2) Placement of a note on the plat stating that Lots 1 and 2 are limited to one shared curb-cut, that Lot 3 is limited to its existing curb-cut to Oakland Terrace, and that any change to the size, design or location of curb-cuts is to be approved by Traffic Engineering, and conform to AASHTO standards;
- 3) Provision of the corner radius dedication at the Dauphin Street/Oakland Terrace intersection, as depicted on the preliminary plat;
- 4) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label all flood zones. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing*

CEA Properties Subdivision
July 12, 2016

activity in accordance 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. I. Add a note to the Plat stating that 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. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);

- 5) *Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
- 6) *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). Any work on the 48 inch or larger live oaks on the lots will require a permit from Urban Forestry. Work on the site around the 48 inch or larger live oaks shall comply with Section 64-4.H.5. of the Zoning Ordinance, regarding tree protection during construction. Any private work on the live oak in the right-of-way of Dauphin Street to be approved by the Mobile Tree Commission.); and*
- 7) *Compliance with Fire 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)).*

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 marine.karapetyan@cityofmobile.org.

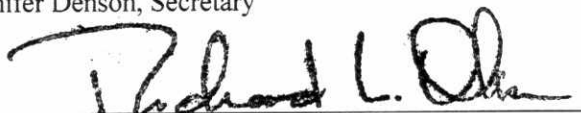
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: First Church of Christ
Byrd Surveying, Inc.



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Cummings Architecture Corp.
One Houston Street
Mobile, AL 36606

Re: 1151 Dauphin Street
(Southwest corner of Dauphin Street and Oakland Terrace).
Council District 2
ZON2016-01271 (Rezoning)
Ben Cummings-Cummings Architecture

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

At its meeting on July 7, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to B-1, Buffer Business District to eliminate split zoning.

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

- 1) Completion of the Subdivision process; and**
- 2) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$264.25. 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

Ms. Jennifer Denson, Secretary

By:

Richard Olsen
Deputy Director of Planning

cc: First Church of Christ
Byrd Surveying, Inc.