



CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

I65 Investors, LLC
ATTN: Gavin Bender
P. O. Box 13449
Pensacola, FL 32591

Re: Case #SUB2013-00081 (Subdivision)
Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North)
1 Lot / 3.3± Acres

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

At its meeting on October 3, 2013, the Planning Commission considered the above reference subdivision application.

After discussion, it was decided to hold the matter over until the November 7, 2013 meeting with revisions due by October 14, 2013 to address the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) revision of the plat to illustrate Interstate 65 with the minimum existing right-of-way, and if less than 300', with any dedications necessary;
- 3) retention of the note stating that no structures will be allowed in any easement;
- 4) retention of the note stating that the development is limited to the existing curb cuts;
- 5) compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);
- 6) compliance with Engineering comments, "The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a. Provide all of the required information on the Final Plat (i.e. signatures, required notes) b. Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor and the Traffic Engineering Department. c. Add a note to the Plat stating that a Land Disturbance Permit will be

required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). d. Add a note to the Plat that 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). e. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.

- 7) retention of the note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

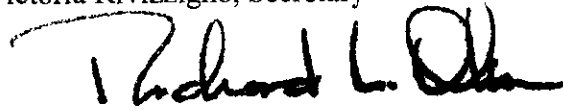
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

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MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

165 Investors, LLC
ATTN: Gavin Bender
917 Western America Circle, Suite 102
Mobile, AL 36609

Re: Case #ZON2013-01822 (Planned Unit Development)
Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Planned Unit Development Approval to allow multiple buildings on a single building site
with shared drives, access and parking

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

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site with shared drives, access and parking.

After discussion, it was decided to hold the matter over until the November 7, 2013 meeting, with revisions due by October 14, 2013 to address the following:

- 1) **revision of the site plan to provide the total gross square feet of both structures;**
- 2) **revision of the site plan to illustrate dumpster screening compliant with Section 64-4.D.9. of the Zoning Ordinance; and**
- 3) **revision of the site plan to illustrate compliance with tree and landscaping requirements, including information about landscape area and number and species of trees.**

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: The Coleman Engineering Group of McCrory & Williams, Inc.