



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

Stewart Surveying, Inc.
10930-B Dauphin Island Parkway
Theodore, AL 36582

Re: **4514 & 4518 Dauphin Island Parkway**
(Northwest corner of Dauphin Island Parkway and Alba Avenue).
Council District 3
SUB-000010-2017 (Subdivision)
Southern Marina Subdivision

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

At its meeting on April 6, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following:

- 1) retention of the lot's size in square feet and acres on the Final Plat;
- 2) revision of the Plat to illustrate the 25' minimum building setback line along all street frontages;
- 3) revision of the Plat to illustrate dedication of the corner radii at the intersection of Dauphin Island Parkway and Canal Road, and Dauphin Island Parkway and Alba Avenue;
- 4) placement of a note on the Final Plat stating that the lot is limited to the two existing curb cuts to Dauphin Island Parkway, one curb cut to Alba Avenue, and one curb cut to Canal Road, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 5) compliance with Engineering comments: **(FINAL PLAT COMMENTS**
(should be addressed prior to submitting the FINAL PLAT for review and/or 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 the corners set or found, including any witness monuments, at the NW corner of the proposed lot. C) The bearing and distance at the NE corner of the proposed lot shows a bearing and distance but the written description lists a curve. Label all curve data including any chord bearings and distances. D) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E) Provide and label the monument set or found at each subdivision corner. F) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing 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. H) 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. I) 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. J) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 6) compliance with Traffic Engineering comments: (Dauphin Island Parkway is an ALDOT maintained roadway. The site is limited to its existing curb cuts, with any changes in size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 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 2015-116 and City Code Chapters 57 and 64).);*
 - 8) compliance with Fire Department 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).); and,*
 - 9) compliance with all other municipal codes and ordinances.*

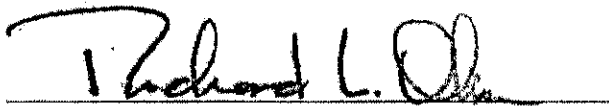
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Southern Marina Subdivision
April 7, 2017

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 & Zoning

cc: Connie G. & Dorothy Oliver



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017
CORRECTED

Stewart Surveying, Inc.
10930-B Dauphin Island Parkway
Theodore, AL 36582

Re: 4514 & 4518 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Alba Avenue).
Council District 3
ZON-000011-2017 (Rezoning)
Stewart Surveying, Inc.

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

At its meeting on April 6, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to accommodate an existing business.

After discussion, it was decided to recommend this change in zoning to B-3, Community Business District to the City Council, subject to the following conditions:

- 1) compliance with the conditions of the Mobile County Circuit Court Consent Judgement of March 25, 1998;**
- 2) completion of the subdivision process; and**
- 3) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$364.60. 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:

A handwritten signature in black ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Connie G. & Dorothy Oliver