



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Dauphin Medical Joint Venture  
2890 Dauphin St.  
Mobile, AL 36606

**Re: 2890 Dauphin Street**  
(North side of Dauphin Street, 760'± East of Sage Avenue).  
Council District 1  
**SUB2014-00147 (Subdivision)**  
**Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1**  
2 Lots / 4.0± Acres

At its meeting on December 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.4. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Placement of a note on the final plat stating: *"Access to a public road and associated curb-cuts is limited to an approved Planned Unit Development and associated ingress / egress easements;"*
- 2) Placement of a note on the final plat stating: *"No permanent structures may be placed within any ingress/egress or utility easements;"*
- 3) 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. 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. C. 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. D. Add a signature block for the Owner, Notary Public,*

**Mobile Gas Subdivision, Unit One, Resubdivision of Lot A**  
**December 22, 2014**

- Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)*
- 4) **Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by 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.);**
  - 5) **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 61-929 and City Code Chapters 57 and 64).);**
  - 6) **Compliance with Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);**
  - 7) **Submission of a revised PUD site plan prior to the signing of the final plat; and**
  - 8) **Completion of the Subdivision process prior to the request for building permits.**

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](mailto:marine.karapetyan@cityofmobile.org).

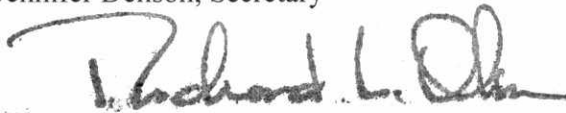
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Dauphin Medical Joint Venture  
2890 Dauphin St.  
Mobile, AL 36606

**Re: 2890 Dauphin Street**  
(North side of Dauphin Street, 760'± East of Sage Avenue).  
Council District 1  
**ZON2014-02491 (Planned Unit Development)**  
**Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1**  
Planned Unit Development Approval to allow shared drives and parking between two building sites.

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

At its meeting on December 18, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared drives and parking between two building sites.

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

- 1) Development of the site limited to an approved PUD;
- 2) Revision of the site plan to depict accessible parking spaces and associated site improvements, as may be required by in Chapter 11 of the 2009 International Building Code, and ICC/ANSI 117.1.;
- 3) Revision of the site plan to depict buffers in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residentially zoned land;
- 4) Provision of a compliant tree and landscape plan at time of submission for land disturbance, illustrating full compliance with the Zoning Ordinance;
- 5) Full compliance with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of submission for land disturbance;
- 6) Any new or relocated dumpsters on site to fully comply with the requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 7) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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*

Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1  
PUD  
December 22, 2014

*Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. The proposed development must comply with all Engineering Department Policy Letters.);*

- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by 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.);*
- 9) 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 61-929 and City Code Chapters 57 and 64).);*
- 10) Compliance with Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 11) Submission of a revised PUD site plan prior to the signing of the final plat; and
- 12) 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**

Ms. Jennifer Denson, Secretary

By:

  
Richard Olsen  
Deputy Director of Planning

cc: McCrory & Williams, Inc.