



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

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

Re: Case #SUB2013-00041 (Subdivision)
Carmelite Nuns Discalced Subdivision
716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to
the Southeast corner of Gosson Street and Johnston Avenue).
1 Lot / 6.0± Acre

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

At its meeting on June 6, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, this request was heldover to the July 11th meeting in order to be considered in conjunction with revised PUD and Planning Approval applications, and a Zoning Amendment application to unify the over-all zoning of the site.

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

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT



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LISA C. LAMBERT

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

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

Carmelite Nuns Discalced Subdivision

716 Dauphin Island Parkway

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

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on June 6, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, this request was heldover to the July 11th meeting, with revision due by June 17th, in order for the applicant to address the following items:

- 1) revision of the site plan to indicate a 24' wide drive aisle;
- 2) revision of the site plan to indicate a compliant curb cut to Dauphin Island Parkway, to be coordinated with Traffic Engineering;
- 3) if driveway gates are proposed, revision of the site plan to indicate a three-vehicle, 60' queuing space out of the public right-of-way;
- 4) indication of bumper stops or curbing within the parking areas;
- 5) placement of a note on the site plan stating that the 72" Live Oak tree (within the proposed handicapped parking area) is granted Preservation status 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;
- 6) revision of the site plan to locate the proposed handicapped parking area away from the 72" Live Oak tree given Preservation status;

- 7) revision of the site plan to indicate that the nose-in/back-out parking along Dauphin Island Parkway is to be removed and replaced with landscaping, if such is the case;
- 8) revision of the site plan to indicate the 25' minimum building setback line along all street frontages;
- 9) revision of the site plan to indicate required over-story trees within the first 25' of street frontages, to be coordinated with Urban Forestry due to the abundance of over-story trees within the project area;
- 10) revision of the site plan to indicate a City-standard public sidewalk along Johnston Avenue at the Northwest corner of the project area, or the submission of a Sidewalk Waiver application;
- 11) revision of the site plan to indicate a buffer along adjacent residential sites to the North of the project area;
- 12) revision of the site plan to indicate a compliant dumpster with enclosure and sanitary sewer drainage connection, or the placement of a note on the site plan stating that no dumpster will be utilized and stating what method of garbage collection will be utilized; and
- 13) submission of a Zoning Amendment application to unify the zoning of the over-all site.

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

Re: Case #ZON2013-01095 (Planning Approval)
Carmelite Nuns Discalced Subdivision

716 Dauphin Island Parkway

(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast 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.

Dear Applicant(s):

At its meeting on June 6, 2013, the Planning Commission considered for Planning Approval to allow a building expansion and expanded parking lot at an existing monastery in an R-1, Single-Family Residential District.

After discussion, this request was heldover to the July 11th meeting, with revision due by June 17th, in order for the applicant to address the following items:

- 1) revision of the site plan to indicate a 24' wide drive aisle;
- 2) revision of the site plan to indicate a compliant curb cut to Dauphin Island Parkway, to be coordinated with Traffic Engineering;
- 3) if driveway gates are proposed, revision of the site plan to indicate a three-vehicle, 60' queuing space out of the public right-of-way;
- 4) indication of bumper stops or curbing within the parking areas;
- 5) placement of a note on the site plan stating that the 72" Live Oak tree (within the proposed handicapped parking area) is granted Preservation status 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;
- 6) revision of the site plan to locate the proposed handicapped parking area away from the 72" Live Oak tree given Preservation status;

Carmelite Nuns Discalced Subdivision

June 6, 2013

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- 7) revision of the site plan to indicate that the nose-in/back-out parking along Dauphin Island Parkway is to be removed and replaced with landscaping, if such is the case;
- 8) revision of the site plan to indicate the 25' minimum building setback line along all street frontages;
- 9) revision of the site plan to indicate required over-story trees within the first 25' of street frontages, to be coordinated with Urban Forestry due to the abundance of over-story trees within the project area;
- 10) revision of the site plan to indicate a City-standard public sidewalk along Johnston Avenue at the Northwest corner of the project area, or the submission of a Sidewalk Waiver application;
- 11) revision of the site plan to indicate a buffer along adjacent residential sites to the North of the project area;
- 12) revision of the site plan to indicate a compliant dumpster with enclosure and sanitary sewer drainage connection, or the placement of a note on the site plan stating that no dumpster will be utilized and stating what method of garbage collection will be utilized; and
- 13) submission of a Zoning Amendment application to unify the zoning of the over-all site.

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

Sincerely,

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