



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

November 13, 2013

Audubon Properties, LLC
P. O. Box 850669
Mobile, AL 36685

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5
FREDRICK D. RICHARDSON, JR.
VICE-PRESIDENT-DISTRICT 1
WILLIAM C. CARROLL, JR.
DISTRICT 2
C. J. SMALL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Re: Case #ZON2013-02454 (Planned Unit Development)
Audubon Properties, LLC.
4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on November 7, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to holdover the application until the December 5, 2013 meeting, with revisions due by November 18, 2013 to address the following:

- 1) *submission of a subdivision application;*
- 2) *revision of the site plan to illustrate accessible parking spaces;*
- 3) *revision of the site plan to depict correct calculations of trees or the number of trees illustrated on the site plan;*
- 4) *revision of the site plan to show the relocation of the existing gate to provide a 60' queuing distance from the right-of-way line;*
- 5) *labeling of right-of-way width of Dauphin Island Parkway on site plan;*
- 6) *revision of the site plan to indicate a driveway width of 24';*
- 7) *placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;*
- 8) *placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;*
- 9) *revision of the site plan to indicate if the dumpster will be connected to sanitary sewer;*
- 10) *retention of all other existing notes on any revised plans;*
- 11) *subject to Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and ALDOT conform to AASHTO standards. The current pavement width of the driveway is approximately 16' at the gate opening. This width is substandard and should be upgraded. An ALDOT permit will be required for this work. There is approximately 30' between the edge of the travel lane and the*

gate. This is sufficient off-roadway storage for one vehicle to stop to open the gate, but only a vehicle, not a vehicle towing a boat. It appears that there will no longer be boat launching at this site, however boat storage is a possibility. There is an 8' paved shoulder along the edge of the roadway; it could be possible for a vehicle/trailer combination to pull out of the travel lanes without adversely affecting traffic. Aggregate surface will require parking spaces to be delineated with curb stops, as illustrated.”;

- 12) *subject to Engineering comments: “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). 2. A complete set of construction plans for any proposed site work – 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 development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Include storm water quality measures in the site design. 4. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each Lot. 5. Add a note to the PUD Plan 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.”*
- 13) *subject to 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).”;*
- 14) *Add a note to the PUD site plan 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; and*
- 15) *full compliance with all other 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

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Richard L. Patrick, PLS



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 13, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Audubon Properties, LLC
P. O. Box 850669
Mobile, AL 36685

Re: Case #ZON2013-02452 (Sidewalk Waiver)
Audubon Properties, LLC.
4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
Request to waive construction of a sidewalk along Dauphin Island Parkway.

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

At its meeting on November 7, 2013, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to holdover the application until the December 5th meeting to coincide with the PUD:

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