



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Spring Hill College  
Attn: Rhonda Shirazi  
4000 Dauphin Street  
Mobile, AL 36608

**Re: 4000 Dauphin Street**  
(North side of Dauphin Street, 3/10 mile± West of Interstate 65).  
Council District 7

**ZON2015-01139 (Planned Unit Development)**

**Spring Hill College**

Planned Unit Development Approval to amend a previously approved Master Plan to show a new dormitory and additional parking for an existing college in an R-1 Single-Family Residential District.

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

At its meeting on June 4, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Master Plan to show a new dormitory and additional parking for an existing college in an R-1 Single-Family Residential District.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) **Placement of a note on the site plan stating that the dormitory facility is limited to a maximum of 180 beds;**
- 2) **Placement of a note on the site plan stating that all new site and parking area lighting must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;**
- 3) **Placement of a note on the site plan stating that any new dumpsters or relocated dumpsters must comply with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **Undertake best management practices and provide tree protection around the live oak trees lining The Avenue of the Oaks to ensure that the trees are not damaged by construction activities;**
- 5) **Removal of any live oak tree 24 inches and larger will require a Tree Removal Permit;**

- 6) Verification with Fire-Rescue that the proposed parking lot entrance designs comply with 2012 International Fire Code requirements, if compliance is required;
- 7) Compliance with revised Engineering comments (*1. 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 located within one of the SFHA – X-(Shaded), AE, or VE. 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 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 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.);*
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required 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) Minor modification of drive location to preserve an existing oak tree to be administratively approved by Planning staff;
- 11) Compliance with Fire 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*

Spring Hill College PUD  
June 8, 2015

- 12) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 13) Provision of one revised PUD site plan to the Planning Division prior to any request for land disturbance permits; and
- 14) 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.



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MOBILE CITY PLANNING COMMISSION

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June 8, 2015

Spring Hill College  
Attn: Rhonda Shirazi  
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**Re: 4000 Dauphin Street**

(North side of Dauphin Street, 3/10 mile± West of Interstate 65).  
Council District 7

**ZON2015-01137**

**Spring Hill College**

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing college in an R-1, Single-Family Residential District.

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

At its meeting on June 4, 2015, the Planning Commission considered for Planning Approval a request to amend a previously approved Planning Approval to allow an expansion of an existing college in an R-1, Single-Family Residential District.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) **Placement of a note on the site plan stating that the dormitory facility is limited to a maximum of 180 beds;**
- 2) **Placement of a note on the site plan stating that all new site and parking area lighting must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;**
- 3) **Placement of a note on the site plan stating that any new dumpsters or relocated dumpsters must comply with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **Undertake best management practices and provide tree protection around the live oak trees lining The Avenue of the Oaks to ensure that the trees are not damaged by construction activities;**
- 5) **Removal of any live oak tree 24 inches and larger will require a Tree Removal Permit;**

- 6) Verification with Fire-Rescue that the proposed parking lot entrance designs comply with 2012 International Fire Code requirements, if compliance is required;
- 7) Compliance with revised Engineering comments (*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 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 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).*);
- 11) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 12) Provision of one revised Planning Approval site plan to the Planning Division prior to any request for land disturbance permits; and
- 13) Full compliance with all municipal codes and ordinances.


Spring Hill College PA  
June 8, 2015

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.