

CITY OF MOBILE

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SAMUEL L. JONES
MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

I65 Investors, LLC
ATTN: Gavin Bender
P. O. Box 13449
Pensacola, AL 32591

Re: **Case #SUB2013-00081 (Subdivision)**
Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
1 Lot / 3.3± Acres

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

At its meeting on September 5, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to hold the matter over until the October 3rd meeting, with revision due by September 16, 2013 to address the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) revision of the plat to illustrate Interstate 65 with a right-of-way of 300', with any dedications necessary;
- 3) placement of a note stating that no structures will be allowed in any easement;
- 4) placement of a note stating that the development is limited to the existing curb cuts;
- 5) compliance with Fire Department 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.);
- 6) compliance with Engineering comments, *"The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat (i.e. signatures, required notes). Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in*

accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Add a note to the Plat 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

- 7) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

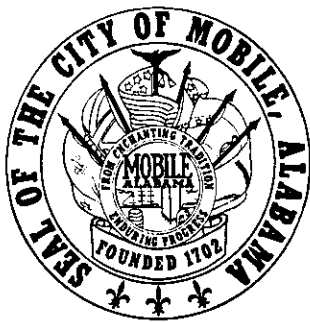
Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.



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MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

I65 Investors, LLC
ATTN: Gavin Bender
917 Western America Drive, Suite 102
Mobile, AL 36609

Re: Case #ZON2013-01822 (Planned Unit Development)
Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Planned Unit Development Approval to allow multiple buildings on a single
building site with shared drives, access and parking

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

At its meeting on September 5, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site with shared drives, access and parking.

After discussion, it was decided to hold the matter over until the October 3rd meeting, with revision due by September 16, 2013 to address the following:

- 1) revision of the site plan to provide the total gross square feet of both structures;
- 2) revision of the plat to provide the use of the proposed building;
- 3) revision of the site plan to provide adequate queuing for three drive-thru lanes, or revision of the site plan to only provide two drive-thru lanes;
- 4) revision of the site plan to illustrate dumpster screening compliant with Section 64-4.D.9. of the Zoning Ordinance; and
- 5) revision of the site plan to illustrate compliance with tree and landscaping requirements, including information about landscape area and number of trees.

September 11, 2013

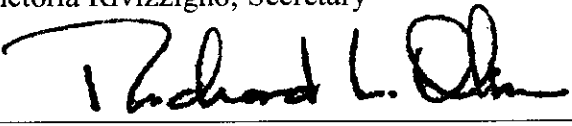
Page 2

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

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