

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

Prince & Kathleen Turner  
5010 Dauphin Island Pkwy  
Mobile, Alabama 36605

**Re: Case #SUB2012-00138 (Subdivision)**  
**Turner Marine Supply Subdivision**  
5010 Dauphin Island Parkway  
(West side of Dauphin Island Parkway extending to the East side of Dog River).  
3 Lots / 7.0± Acres

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

At its meeting on February 7, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application to the meeting of March 7, 2013 to allow for the applicant to submit a revised preliminary plat, to be submitted no later than February 14<sup>th</sup> with the following changes:

- 1) revision of the plat to indicate at least a 50-feet from the centerline of Dauphin Island Parkway, or dedication sufficient to provide 50' from the centerline of Dauphin Island Parkway;
- 2) illustration of the 25-feet minimum building setback along all road frontages and access easements;
- 3) the inclusion of the 30-feet ingress/egress easement on the Dog River Marina property to be probated and executed on the Final Plat;
- 4) revising the plat to provide a 4-lot subdivision, thereby creating three residential lots and one commercial lot;
- 5) the labeling on the Final Plat of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that the subdivision is limited to the existing curb cut to Dauphin Island Parkway, with all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards ;
- 7) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;

- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) placement of a note on the plat stating that development of the site will comply with any applicable federal, state and local regulations regarding flood-related issues;
- 10) compliance with Engineering comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for 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); 4. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for 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).);*
- 11) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.); and*
- 12) compliance with MAWWS comments: *(MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.).*

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: Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

Prince & Kathleen Turner  
5010 Dauphin Island Pkwy  
Mobile, Alabama 36605

**Re: Case #SUB2012-03143 (Planned Unit Development)**  
**Turner Marine Supply Subdivision**  
5010 Dauphin Island Parkway  
(West side of Dauphin Island Parkway extending to the East side of Dog River).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site and shared access across multiple building sites.

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

At its meeting on February 7, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and shared access across multiple building sites.

After discussion, it was decided to holdover the above referenced Planned Unit Development to the meeting of March 7, 2013 to allow for the applicant to submit a revised site, to be submitted no later than February 14<sup>th</sup> with the following changes:

- 1) **the submittal of a rezoning application, creating a B-3, Community Business District on one lot to allow a Marina, including boat and accessory sales, service and storage;**
- 2) **the submission of a Sidewalk Waiver application, requesting the waiver of the sidewalk along Dauphin Island Parkway;**
- 3) **illustration on the site plan the footprint dimensions, proposed additions and dimensions of the lot;**
- 4) **illustration of the number of boat slips, the number of dry dock boat storage spaces, the number of parking spaces for vehicles;**
- 5) **revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;**

- 6) revision of the site plan to depict compliance with frontage trees, to be coordinated with Urban Forestry and the square footage and percentages of total and frontage landscaping;
- 7) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;
- 8) compliance with Engineering comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for 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); 4. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for 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));*
- 9) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) compliance with MAWWS comments: *(MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.); and*
- 11) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

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: Don Williams