



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 23, 2020

Byrd Surveying
2609 Halls Mill Road
Mobile, AL 36606

Re: 921 Dauphin Street & 926 Conti Street

(North side of Conti Street, 230'± East of Common Street, extending to the South side of Dauphin Street, 285'± East of Common Street).

Council District 2

SUB-001311-2020

Atchison Place Subdivision

Number of Lots / Acres: 1 Lot / 1.6± Acres

Engineer / Surveyor: Byrd Surveying

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

At its meeting on July 16, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.9. of the Subdivision Regulations for the setback along Conti Street, and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to depict and label the minimum building setback lines along Dauphin Street and Conti Street to reflect the setbacks depicted on the Planned Unit Development site plan (25 feet on Dauphin, 10 feet on Conti);
- 2) revision of the plat to depict the minimum existing right-of-way width along Dauphin Street and Conti Street;
- 3) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along all street frontages;
- 5) verification of the total site area and labeling of the lot with its size in both squarefeet and acres, to match that of the PUD site plan, or the furnishing of a table on the Final Plat providing the same information;
- 6) retention of the lot identification label on the Final Plat;
- 7) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the*

July 23, 2020

- City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Owner's (notarized) signatures. H. The Applicant shall review the 1984 aerial photo (FLIGHT 29 - #76) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that each Lot will receive. Engineering Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. I. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. J. Add a note to the Plat stating that 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. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 8) Placement of a note on the Final Plat stating the Traffic Engineering comments: *(The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*
- 9) compliance with the 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 2015-116 and City Code Chapters 57 and*

July 23, 2020

64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit. A permit from Urban Forestry is required for removing, relocating, or pruning 8 inch or larger diameter heritage trees in any historic district, area, or property within the City of Mobile.);

10) compliance with the Fire Department 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)); and*

11) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Atchison Properties



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 23, 2020

David Shumer
3213 Midtown Park S.
Mobile, AL 36606

Re: 921 Dauphin Street & 926 Conti Street

(North side of Conti Street, 230'± East of Common Street, extending to the South side of Dauphin Street, 285'± East of Common Street).

Council District 2

PUD-001303-2020

Atchison Place Subdivision

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

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

At its meeting on May 21, 2020, the Planning Commission considered the above reference Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it encourages mixed-use development;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows the conversion of an old warehouse to be utilized in multiple ways;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because use of the existing historic building is preferred to demolishing the structure;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it encourages redevelopment and does not require the removal of trees;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site is utilizing existing resources instead of adding more structures to the site;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the

site will not only provide retail/commercial and office uses, but now will allow more housing in the area.

The Approval is subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Dauphin Street and the 10' minimum building setback line along Conti Street;
- 2) retention of the right-of-way widths for Dauphin Street and Conti Street;
- 3) placement of a note on the site plan stating that the dumpster pad and enclosure must be in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 4) retention of the lot size in both square feet and acres;
- 5) placement of a note on the site plan stating tree and landscape compliance will be maintained at existing levels;
- 6) revision of the site plan to provide compliant parking surfaces in all areas of the site should the request for the aggregate surfacing be denied by the Board of Zoning Adjustment;
- 7) compliance with all lighting requirements of the Zoning Ordinance, unless a lighting variance request is approved by the Board of Zoning Adjustment;
- 8) compliance with the Engineering comments: *(1. Add a TITLE to this sheet "PUD SITE PLAN". 2. Label the existing and proposed items, including curb cuts, or provide a legend. 3. Revise NOTE #1. Add "PERMITTING" so that the note reads "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 Permitting 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). 4. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: a. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. Retain NOTES #2 - #5, as shown on the unlabeled application drawing dated 06-15- 2020.);*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 11) compliance with the Fire Department 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));*

Atchison Place Subdivision PUD-1303-2020
July 23, 2020

- 12) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and**
13) completion of the Subdivision process prior to the issuance of permits.

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

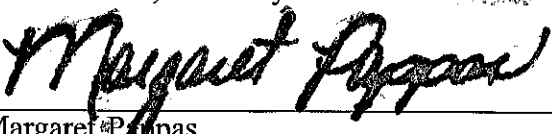
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

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