



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 3661 Dauphin Street
 (Southwest corner of Dauphin Street and West I-65 Service Road South).
 Council District 5
 SUB-002149-2022 (Subdivision)
 Dauphin Way Baptist Church Subdivision, Resubdivision of Lot 1
 Number of Lots / Acres: 2 Lots / 19.3± Acres
 Engineer / Surveyor: Byrd Surveying, Inc.

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the right-of-way widths of all streets on the Final Plat;**
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 3) retention of the 25-foot minimum building setback line along all street frontages, except Dauphin Street, on the Final Plat;**
- 4) retention of the 45-foot minimum building setback line along Dauphin Street;**
- 5) retention of all easements on the Final Plat;**
- 6) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder;**
- 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 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. Add a***

graphic scale. C. Add larger/legible street names to the vicinity map. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Add a note 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. G. Add a note 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. H. 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. I. Add a note that all existing and 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. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. 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.);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: *(West I-65 Service Road South is an ALDOT maintained roadway. Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 11) provision of two copies of a revised PUD site plan (hard copy and .pdf) prior to signing of the Final Plat; and
- 12) completion of the Subdivision process prior to the submission for building permits for future development.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number)

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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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
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Re: 3661 Dauphin Street

(Southwest corner of Dauphin Street and West I-65 Service Road South).

Council District 5

PUD-002195-2022 (Planned Unit Development)

Dauphin Way Baptist Church Subdivision

Planned Unit Development Approval to allow shared access and parking between two building sites.

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

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 will allow development of a portion of an existing site which already has compliant landscaping and shared access and parking;
- 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 shared access and parking between the lots will result in fewer curb cuts to public street frontages; and
- c. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because services already exist in the area.

PUD-002195-2022 DAUPHIN WAY BAPTIST CHURCH SUBDIVISION

October 11, 2022

The Approval is subject to the following conditions:

- 1) retention of the right-of-way widths of all streets on the site plan;**
- 2) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 3) retention of the 25-foot minimum building setback line along all street frontages, except Dauphin Street;**
- 4) retention of the 45-foot minimum building setback line along Dauphin Street;**
- 5) retention of all easements on the site plan;**
- 6) placement of a note on the site plan stating that no structure may be constructed or placed within any easement without permission of the easement holder;**
- 7) compliance with the Engineering comments: *(Retain NOTES #1 - #6, as shown on the PUD drawing.);***
- 8) placement of a note on the site plan stating the Traffic Engineering comments: *(West I-65 Service Road South is an ALDOT maintained roadway. Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);***
- 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);***
- 11) submittal of an amended PUD at the time that development of Lot B is proposed;**
- 12) provision of two copies of a revised PUD site plan (hard copy and .pdf) prior to signing of the Final Plat for the Subdivision; and**
- 13) compliance with all other municipal codes and ordinances.**

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.

PUD-002195-2022 DAUPHIN WAY BAPTIST CHURCH SUBDIVISION
October 11, 2022

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning