



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 2, 2020

Graf Dairy, LLC
1 Moulton Place
Mobile, AL 36608

Re: 2955 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue).
Council District 1
SUB-001139-2019 (Subdivision)
Graf Dairy Subdivision, Resubdivision of Lots 1,2, 3 & 5
Number of Lots / Acres: 3 Lots / 25.8± Acres
Engineer / Surveyor: McCrory & Williams, Inc.

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

At its meeting on December 19, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) **Illustration of the Major Street Plan compliant, existing, rights-of-way along Dauphin Street and South Sage Avenue on the Final Plat;**
- 2) **Placement of a note on the Final Plat stating full compliance with the Traffic Engineering Comments: *(A traffic impact study was conducted for the proposed development on Lot 1A. A previous study for the site required offsite improvements, including but not limited to a northbound right turn lane on Sage Avenue. Based on the known development proposed for this site as a medical clinic, the offsite improvements warranted at this time are improvements to the median on Dauphin Street to allow full access at the proposed driveway. Traffic Engineering approval of the PUD site plan is based on completion of these improvements by the developer prior to final completion of the medical clinic on Lot 1A. The improvements may require the widening of the opening and improvements for a westbound left turn storage. Specific details of the improvements shall be coordinated with the right-ofway permit for Lot 1A. When additional development is proposed for the remaining portions of the property, an additional impact study may be required based on the intensity of each development prior to approval of any additional site access. The proposed site is limited to one curb cut per street frontage, with size,***

- location and design to be approved by Traffic Engineering and conform to AASHTO standards. Future access points will be determined with future phases of the planned unit development.);*
- 3) Placement of a note on the Final Plat stating full compliance with the City Engineering Comments: *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. Add legible street names to the vicinity map – Sage Ave. D. Provide the recording data for any ROW or drainage easement that is vacated prior to signing the Final Plat. E. Provide the Surveyor's Signature. F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #74) LOTS 1A, 2A and 3A will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of any Land Disturbance Permit application. H. 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. I. 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. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet;*
- 4) Placement of a note on the Final Plat stating full 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 64). Private removal*

January 2, 2020

- 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;*
- 5) Completion of the rezoning process prior to the recording of the Final Plat;
 - 6) The illustration of compliant lot sizes in acres (or square feet) on the Final Plat;
and
 - 7) The illustration of the 25-foot minimum building setback line on 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.

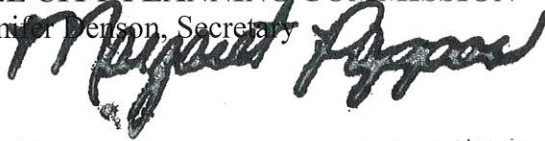
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Benson, Secretary



By:

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Robert Fonde Myers



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

JANUARY 2, 2020

Graf Dairy, LLC
1 Moulton Place
Mobile, AL 36608

Re: 2955 Dauphin Street

(Southeast corner of Dauphin Street and South Sage Avenue).
Council District 1

PUD-001137-2019 (Planned Unit Development)

Graf Dairy Subdivision, Resubdivision of Lots 1,2, 3 & 5

Planned Unit Development Approval to allow shared access between multiple building sites.

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

At its meeting on December 19, 2019, the Planning Commission considered the above referenced Planned Unit Development.

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), as it allows for a new office building with enhanced traffic flow configuration both on and off-site;
- b. 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 it will allow for the development of a vacant existing site within the City;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because of the preservation of open space on the site and the accommodation of large live oaks;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because of the large amounts of pervious area proposed on the site;

- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The Approval is subject to the following conditions:

- 1) Placement of a note on the Final Plan stating full compliance with the Traffic Engineering Comments: *(A traffic impact study was conducted for the proposed development on Lot 1A. A previous study for the site required offsite improvements, including but not limited to a northbound right turn lane on Sage Avenue. Based on the known development proposed for this site as a medical clinic, the offsite improvements warranted at this time are improvements to the median on Dauphin Street to allow full access at the proposed driveway. Traffic Engineering approval of the PUD site plan is based on completion of these improvements by the developer prior to final completion of the medical clinic on Lot 1A. The improvements may require the widening of the opening and improvements for a westbound left turn storage. Specific details of the improvements shall be coordinated with the right-of-way permit for Lot 1A. When additional development is proposed for the remaining portions of the property, an additional impact study may be required based on the intensity of each development prior to approval of # 7 SUB-0011 any additional site access. The proposed site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Future access points will be determined with future phases of the planned unit development.);*
- 2) Placement of a note on the Final Plan stating full compliance with the City Engineering Comments.: *1. Revise GENERAL NOTE #8 to read "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."* 2. Retain NOTES #5, 6, 7, 9, and 10 as shown on the PUD SITE PLAN, sheet PUD .
- 3) Placement of a note on the Final Plan stating full 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 64). Private removal of trees in the right-ofway will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit;*
- 4) The submission of two revised Final PUD site reflecting the above conditions.

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


Graf Dairy PUD-001137-2019
January 2, 2020

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 Vappas
Deputy Director of Planning and Zoning

cc: Robert Fonde Myers



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 2, 2020

Thomas Larry Smith
880 Holcomb Blvd, Suite 2F
Fairhope, AL 36532

Re: 2955 Dauphin Street

(Southeast corner of Dauphin Street and South Sage Avenue).
Council District 1

ZON-001136-2019 (Rezoning)

Thomas Larry Smith

Rezoning from B-2, Neighborhood Business District, and LB-2, Limited-Neighborhood Business District to LB-2, Limited-Neighborhood Business District.

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

At its meeting on December 19, 2019, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and LB-2, Limited-Neighborhood Business District to LB-2, Limited-Neighborhood Business District.

After discussion, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$232.24. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

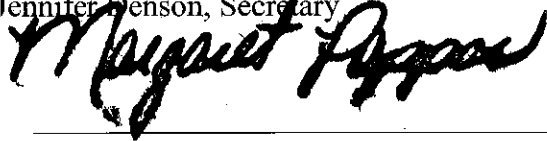
If you have any questions regarding this action, please call this office at 251-208-5895.

Thomas Larry Smith ZON-001136-2019
January 2, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

By:

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Robert Fonde Myers