



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2019

Dauphin Buildings, LLC  
C/O Mickie Russell  
P.O. Box 890  
Point Clear, AL 36564

**Re: 2565 & 2569 Dauphin Street**

(South side of Dauphin Street, 350'± West of Florida Street extending to the West side of Florida Street, 300'± South of Dauphin Street).

Council District 1

**SUB-000914-2019**

**AMG Subdivision**

2 Lots / 1.1 ± Acre

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

At its meeting on June 6, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) **Labeling of the minimum existing right-of-way of Dauphin Street;**
- 2) **Retention of the 50' right-of-way width to South Florida Street;**
- 3) **Provision of a 25' minimum building setback line along both street frontages;**
- 4) **Retention of lot size information in both square feet and acres;**
- 5) **Revision of Lot 2 to either be a Common Area, to be incorporated into Lot 1, or placement of a note on the Final Plat stating that no construction is allowed on Lot 2 that is not associated with the existing drainage facilities;**
- 6) **If Lot 2 is made into a Common Area, placement of a note stating that maintenance is the responsibility of the property owners and not the City of Mobile;**
- 7) **Placement of a note on the Final Plat stating the following Traffic Engineering comments: (“Lot 1 is limited to no more than it’s existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 cannot be accessed via Lot 2 from South Florida Street. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”);**

AMG Subdivision

June 7, 2019

- 8) Compliance with 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. Provide a vicinity map. C. It appears that LOT 2 contains existing drainage system that will not allow any construction to take place. D. Provide a detail of the boundary located at the NW corner of LOT 1. E. Review and revise the written legal description and boundary labels that do not match. F. Clarify the reference to NOTE 12. G. Note No. 8 indicates that NO easement or title search was done. You are required to indicate all existing drainage easements. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.);
- 9) 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.); and
- 10) Compliance with Fire Department comments and placement of a note: (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).

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](mailto: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:

*BERT HOFFMAN*

*FOR* Margaret Pappas  
Deputy Director of Planning and Zoning

CC: Rowe Engineering