



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 22, 2022

Gary D. E. Cowles
Cowles, Murphy, Glover and Associates
457 St. Michael Street
Mobile, Alabama 36602

Re: 712, 716, and 718 Dauphin Island Parkway

(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Johnston Avenue and Gosson Street).

Council District 2

SUB-002115-2022 (Subdivision)

Carmelite Nuns Discalced Subdivision

Number of Lots / Acres: 1 Lot / 7.0± Acres

Engineer / Surveyor: Cowles, Murphy, Glover and Associates

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

At its meeting on August 18, 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 rights-of-way depicted for each street;**
- 2) **Retention of the 25-foot corner radii at the intersections of Halls Mill Road and Gosson Street, and Gosson Street and Johnston Avenue;**
- 3) **Retention of the lot size in square feet and acres on the Final Plat, or provision of a table on the plat with the same information;**
- 4) **Revision of the plat to illustrate the 25-foot minimum building setback line along all frontages;**
- 5) **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) Include the “delta” symbol in the curve data on Dauphin Island Parkway. C) Remove**

SUB-002115-2022 Carmelite Nuns Discalced Subdivision
August 22, 2022

- the County Engineer's signature block from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. D) Revise SUBDIVISION NOTE #1 to read – "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. E) 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. F) 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. G) 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. H) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. 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.);*
- 6) Placement of a note on the plat stating Traffic Engineering comments: (Dauphin Island Parkway (State Highway 163) is an ALDOT maintained roadway. Site is limited to the number of driveways as reflected on the approved PUD with any changes in size, location, and design to be approved by ALDOT (Dauphin Island Pkwy) and Traffic Engineering and conform to AASHTO standards. 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.);**
 - 7) 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.);**
 - 8) Compliance with 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.);**
 - 9) Completion of the rezoning process prior to signing of the Final Plat; and,**
 - 10) Full compliance with all other municipal codes and ordinances.**

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) 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.

SUB-002115-2022 Carmelite Nuns Discalced Subdivision
August 22, 2022

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

August 22, 2022

Gary D. E. Cowles
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Re: 712, 716, and 718 Dauphin Island Parkway

(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Johnston Avenue and Gosson Street).

Council District 2

PUD-002152-2022 (Planned Unit Development)

Carmelite Nuns Discalced Subdivision

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

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

At its meeting on August 18, 2022, the Planning Commission considered the above referenced Planned Unit Development 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) by utilizing a single building site for multiple buildings, thus facilitating site development that is diverse from traditional site development, which is limited to one building per building site, and because greater flexibility is required due to the scope and scale of the site;**
- 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) by permitting more buildings on a single building site than is generally possible under district regulations, thus accommodating existing conditions of the site;**
- 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) by facilitating minor changes to a site whose impact on the use of the land may be considered less**

- demanding of resources than denser commercial developments within the neighborhood;
- d) the proposal promotes the objective of environment (to preserve and protect as urban amenities the natural features and characteristics of the land) with tree plantings and landscaping to break up the expanse of existing pavement, protect soil erosion, reduce the hazards of flooding, and promote the pleasant appearance and character of the neighborhood; and,
 - e) the proposal promotes the objective of open space (to encourage the provision of common open space through efficient site design) by not exceeding the maximum building site coverage of the underlying district, and by maintaining landscaping and tree plantings on the site.

The Approval is subject to the following conditions:

- 1) Retention of the rights-of-way depicted for each street;
- 2) Retention of the 25-foot corner radii at the intersections of Halls Mill Road and Gosson Street, and Gosson Street and Johnston Avenue;
- 3) Revision of the site plan to illustrate the 25-foot minimum building setback line along all frontages;
- 4) Compliance with Engineering comments: *(1) Label one of the drawings submitted for PUD review as the PUD SITE PLAN. 2) ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a) 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 ((251) 208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. d) 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. e) 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. f) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

PUD-002152-2022 Carmelite Nuns Discalced Subdivision
August 22, 2022

- 5) **Placement of a note on the site plan stating Traffic Engineering comments: *(Dauphin Island Parkway (State Highway 163) is an ALDOT maintained roadway. Site is limited to the number of driveways as reflected on the approved PUD with any changes in size, location, and design to be approved by ALDOT (Dauphin Island Pkwy) and Traffic Engineering and conform to AASHTO standards. 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.)*;**
- 6) **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.)*;**
- 7) **Compliance with 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.)*;**
- 8) **Completion of the subdivision process prior to the approval of any land disturbing or building activities;**
- 9) **Approval of the Planned Unit Development;**
- 10) **Approval of the Planning Approval;**
- 11) **Approval of the Rezoning;**
- 12) **Provision of four (4) revised PUD site plans to the Planning & Zoning Department prior to signing of the Final Plat; 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.

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

August 22, 2022

Gary D. E. Cowles
Cowles, Murphy, Glover and Associates
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Re: 712, 716, and 718 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Johnston Avenue and Gosson Street).
Council District 2
PA-002166-2022 (Planning Approval)
Cowles, Murphy, Glover and Associates
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing monastery in an R-3, Multi-Family Residential District.

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

At its meeting on August 18, 2022, the Planning Commission considered the above referenced Planning Approval application.

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

- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities because it should have no impact on these items due to the limited scope of the request;**
- b. The proposal will not cause undue traffic congestion or create a traffic hazard because the request will not cause an increase in traffic; and,**
- c. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because of the length of time the site has been developed and because of existing conditions.**

The Approval is subject to the following conditions:

- 1) Retention of the rights-of-way depicted for each street;**
- 2) Retention of the 25-foot corner radii at the intersections of Halls Mill Road and Gosson Street, and Gosson Street and Johnston Avenue;**

- 3) Revision of the site plan to illustrate the 25-foot minimum building setback line along all frontages;
- 4) Compliance with Engineering comments: *(No comments.)*;
- 5) Placement of a note on the site plan stating Traffic Engineering comments: *(Dauphin Island Parkway (State Highway 163) is an ALDOT maintained roadway. Site is limited to the number of driveways as reflected on the approved PUD with any changes in size, location, and design to be approved by ALDOT (Dauphin Island Pkwy) and Traffic Engineering and conform to AASHTO standards. 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.)*;
- 6) 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.)*;
- 7) Compliance with 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.)*;
- 8) Completion of the subdivision process prior to the approval of any land disturbing or building activities;
- 9) Provision of four (4) revised Planning Approval site plans to the Planning & Zoning Department prior to signing of the Final Plat; and,
- 10) Compliance with all other municipal codes and ordinances.


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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Council District 2
ZON-002116-2022 (Rezoning)
Cowles, Murphy, Glover and Associates
Rezoning from R-3, Multi-Family Residential District and B-3, Community Business District to R-3, Multi-Family Residential District.

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

At its meeting on August 18, 2022, the Planning Commission considered the above referenced Subdivision application.

The Commission recommends this application Approval for the following reason:

- a) **The subdivision of land into building sites makes reclassification of the land necessary and desirable.**

The rezoning should be subject to the following conditions:

- 1) **Completion of the subdivision process;**
- 2) **Compliance with all other codes and ordinances.**

The advertising fee for this application based on the current legal description is \$437.15. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning