

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 4, 2016 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Mr. James (Jay) F. Watkins, Chair
	Mr. Carlos Gant, Vice Chair
	Mr. John Vallas
	Mr. Thomas Doyle
	Ms. Shirley Sessions
	Ms. Kina Andrews (MD)
	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

1. **5550, 5560, 5580 and 5590 Peary Road**
(Southeast corner of Cary Hamilton Road and Peary Road).
Council District 4
ZON2016-00902 (Rezoning)
Colyjohn Associates, LLC
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow automobile sales.

The application is recommended for Denial for the following reasons:

- 1) **the Rezoning would create a spot-zoning situation within the area as opposed to an appropriately-scaled infill development and would be out of character with the neighborhood;**
- 2) **the proposed B-3 District would be well below the 4-acre guideline of Section 64-9.A.2. of the Zoning Ordinance;**
- 3) **there have not been any attempted Rezoning within the immediate area since annexation which would demonstrate changes in conditions or an increase in the need for business or industry which would justify the Rezoning request; and**

- 4) the entire site appears to be depicted as a Suburban Neighborhood Development Area, per the recently adopted Map for Mobile Plan, which generally puts more emphasis on residential use as opposed to commercial use.

2. North side of Halls Mill Road, 3/10 mile± West of Rochelle Street
Council District 4

A. ZON2016-01066 (Planned Unit Development)

Dunnaway Inc.

Planned Unit Development Approval to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District

The application is recommended for Approval, subject to the following conditions:

- 1) Provision of frontage trees along the Halls Mill Road frontage;
- 2) Revision of the site plan to depict the proposed gate blocking access to Knob Hill Drive, with adequate room for queuing space, and note that the gate must be locked when the facility is not in use;
- 3) Provision of a 6-foot high wooden privacy fence or evergreen buffers where there is insufficient buffering adjacent to residential uses;
- 4) Placement of a note on the site plan stating that if a dumpster is placed on the site, it must be located in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) Paved parking and circulation to be provided commensurate with the phased development and parking requirements for the site;
- 6) Parking to be illuminated in compliance with Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of application for land disturbance;
- 7) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD AND PLANNING APPROVAL SITE PLANS: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 8) **Compliance with Traffic Engineering comments** (*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. The language in the narrative regarding the access between Halls Mill Road and Knob Hill Drive being gated and locked during non-operation hours should be included as a condition of the PUD and added to the site plan. Location of gate should also be indicated on the plan, to confirm adequate queue space between the gate and the right-of-way or travel lane. 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 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).*);
- 10) **Compliance with Fire 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)*);
- 11) **Provision of a revised site plan reflecting these conditions; and**
- 12) **Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.**

B. ZON2016-01065 (Planning Approval)

Dunnaway Inc.

Planning Approval to allow the use of a church school and daycare in an R-1, Single-Family Residential District.

The application is recommended for Approval, subject to the following conditions:

- 1) **Use of the site limited to A) Phase 1 - 570 students and 34 teaching stations, and B) at completion of Phase 2 - 972 students total and 65 teaching stations total, with any increase to the number of teachers or children to require new Planning Approval and Planned Unit Development applications;**
- 2) **Phase 1 limited to Daycare, Pre-K, Kindergarten, and Summer / After School programs and activities, with Phase 2 to add an Elementary**

- School program to the Phase 1 programs and activities, with any additions to the programs and activities to require new Planning Approval and Planned Unit Development applications;
- 3) Hours of operation with students on-site limited to 6:30 AM to 6:30 PM;
 - 4) Daytime use of athletic fields by other entities allowed, subject to no sound amplification or speaker systems;
 - 5) Provision of frontage trees along the Halls Mill Road frontage;
 - 6) Revision of the site plan to depict the proposed gate blocking access to Knob Hill Drive, with adequate room for queuing space, and note that the gate must be locked when the facility is not in use;
 - 7) Provision of a 6-foot high wooden privacy fence or evergreen buffers where there is insufficient buffering adjacent to residential uses;
 - 8) Placement of a note on the site plan stating that if a dumpster is placed on the site, it must be located in compliance with Section 64-4.D.9. of the Zoning Ordinance;
 - 9) Paved parking and circulation to be provided commensurate with the phased development and parking requirements for the site;
 - 10) Parking to be illuminated in compliance with Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of application for land disturbance;
 - 11) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD AND PLANNING APPROVAL SITE PLANS: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*)
 - 12) Compliance with Traffic Engineering comments (*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. The language in the narrative regarding the access between Halls Mill Road and Knob Hill Drive being gated and locked during non-operation hours should be included as a condition of the PUD and added to the site plan. Location of gate should also be indicated on the plan, to confirm adequate queue space between the gate and the right-of-way or travel lane. 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.);

- 13) **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).);*
- 14) **Compliance with Fire 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);*
- 15) **Provision of a revised site plan reflecting these conditions; and**
- 16) **Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.**

3. 6455 & 6459 Overlook Road

(South side of Overlook Road, at the South terminus of Godwin Lane).
Council District 7

A. SUB2016-00052 (Subdivision)

Word of God Church Subdivision

Number of Lots / Acres: 1 Lot / 3.3 Acres

Engineer / Surveyor: L.E. Stiffler Engineering, LLC

The Subdivision request is recommended for Denial for failure to address the following:

- 1) **Revise the application or provide a written statement to indicate the providers for both water and sanitary sewer services; and,**
- 2) **Denial of Planning Approval and Planned Unit Development make Subdivision moot.**

B. ZON2016-01051 (Planned Unit Development)

Word of God Church Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.

This application is recommended for Denial for failure to provide the following:

- 1) **Provision of a written statement to indicate the timeline for construction;**
- 2) **Revision of the site plan to illustrate compliant landscaping, tree, and parking calculations as required by Section 64-4.E of the Zoning**

Ordinance (Specifically, the landscape and tree calculations should also indicate the total site area, 12% of the total landscaped area required, 60% of the total frontage area required, the total landscaped area provided, as well as the frontage landscaped area provided.);

- 3) Revision of the site plan to label all existing trees on site;
- 4) Revision of the site plan to indicate the proposed use of each building on the site;
- 5) Revision of the site plan to indicate lighting within the parking area will be in compliance with Sections 64-6.A.3 and 64-6A.8. of the Zoning Ordinance by indicating the placement of exterior lighting locations and providing a lighting symbol legend;
- 6) Revision of the site plan to indicate the location, height and size of the HVAC mechanical equipment in compliance with Section 64-4.D.11 of the Zoning Ordinance;
- 7) Revision of the site plan to illustrate that on site garbage collection will be served via a dumpster with a connection to sanitary sewer in accordance with Section 64-4.D.9 of the Zoning Ordinance, or the placement of a note on the site plan indicating such;
- 8) Revision of the site plan to include a proposed sidewalk or the application for a sidewalk waiver if a sidewalk will not be provided;
- 9) Revision of the site plan to reflect 2012 IFC access requirements; and
- 10) Revision of the site plan to also include the landscaping plan as one sheet and not multiple sheets.

C. ZON2016-01275 (Planning Approval)

Word of God Church

Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District.

This application is recommended Denial for failure to provide the following:

- 1) Provision of a written statement to indicate the timeline for construction;
- 2) Revision of the site plan to illustrate compliant landscaping, tree, and parking calculations as required by Section 64-4.E of the Zoning Ordinance (Specifically, the landscape and tree calculations should also indicate the total site area, 12% of the total landscaped area required, 60% of the total frontage area required, the total landscaped area provided, as well as the frontage landscaped area provided.);
- 3) Revision of the site plan to label all existing trees on site;
- 4) Revision of the site plan to indicate the proposed use of each building on the site;
- 5) Revision of the site plan to indicate lighting within the parking area will be in compliance with Sections 64-6.A.3 and 64-6A.8. of the Zoning Ordinance by indicating the placement of exterior lighting locations and providing a lighting symbol legend;
- 6) Revision of the site plan to indicate the location, height and size of the HVAC mechanical equipment in compliance with Section 64-4.D.11 of

the Zoning Ordinance;

- 7) Revision of the site plan to illustrate that on site garbage collection will be served via a dumpster with a connection to sanitary sewer in accordance with Section 64-4.D.9 of the Zoning Ordinance, or the placement of a note on the site plan indicating such;
- 8) Revision of the site plan to include a proposed sidewalk or the application for a sidewalk waiver if a sidewalk will not be provided;
- 9) Revision of the site plan to reflect 2012 IFC access requirements; and
- 10) Revision of the site plan to also include the landscaping plan as one sheet and not multiple sheets.

4. **608, 610, 612 and 614 Holcombe Avenue**

(West side of Holcombe Avenue, 150'± South of Senator Street).
Council District 4

A. **SUB2016-00060 (Subdivision)**

Holcombe Avenue Subdivision, Mosley's Addition to

Number of Lots / Acres: 1 Lot / 0.9 Acre

Engineer / Surveyor: Byrd Surveying, Inc.

The application is recommended for tentative approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line;
- 2) retention of the right-of-way width of Holcombe Avenue;
- 3) compliance with Engineering comments: "The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Move the label of Glenwood St. in the vicinity map from behind the heavy line. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.”;
- 4) compliance with Traffic Engineering comments: “Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused driveways should be removed and replaced with continuous curb. 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.”;
 - 5) 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).”; and
 - 6) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”.

B. ZON2016-01265 (Planned Unit Development)

Holcombe Avenue Subdivision, Mosley’s Addition to

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

The application is recommended for approval, subject to the following conditions:

- 1) retention of the 25’ minimum building setback line;
- 2) full compliance with Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;
- 3) retention of the frontage trees;
- 4) retention of the 6’ privacy fence where the site abuts residentially zoned property;
- 5) retention of the parking spaces and bumper stops;
- 6) compliance with Engineering comments: “ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters”;

- 7) compliance with Traffic Engineering comments: “Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused driveways should be removed and replaced with continuous curb. 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.”;
- 8) 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).”; and
- 9) compliance with Fire 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).

5. 102, 142 A & B and 150 West Drive

(West side of West Drive, at West terminus of Pherin Woods Court).
Council District 6

A. SUB2016-00066 (Subdivision)

The Farm Subdivision

Number of Lots / Acres: 1 Lot / 9.2± Acres

Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

The application is recommended for Tentative Approval, subject to the

following:

- 1) retention of the lot size in square feet and acres;
- 2) retention of the 25' minimum building setback line along West Drive;
- 3) placement of a note on the site plan stating that the lot is limited to one curb cut to West Drive and one curb cut to the future roadway to the West, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (The plan has been revised to illustrate the access roadway from Old Shell Road to be one-way northbound, exiting the property. The developer is responsible for its construction to City standards as approved by the Engineering and Traffic Engineering departments. Site is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress. Driveway size, location and design to be approved by 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.);
- 5) full compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Show and label each and every Right-Of-Way and easement. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Show the property owner information for the adjoining parcels. 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L.

After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);

- 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).); and
- 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).

B. ZON2016-01274 (Planned Unit Development)

The Farm Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking.

The application is recommended for Approval, subject to the following:

- 1) retention of notes indicating that the site will provide full compliance with landscaping and tree planting requirements of the Zoning Ordinance;
- 2) placement of a note on the site plan stating that the lot is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the residential buffer compliant with Section 64- 4.D.1. of the Zoning Ordinance where adjacent to R-1, Single-Family Residential District;
- 4) retention of the dumpsters connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) retention of parking space striping;
- 6) retention of the sidewalk along West Drive;
- 7) retention of the note to indicate that the alley will be a minimum of 20' wide to accommodate fire access
- 8) compliance with Engineering Department comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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.);

- 9) full compliance with the Traffic Engineering comments (The plan has been revised to illustrate the access roadway from Old Shell Road to be one-way northbound, exiting the property. The developer is responsible for its construction to City standards as approved by the Engineering and Traffic Engineering departments. Site is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress. Driveway size, location and design to be approved by 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.);
- 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).); and
- 11) 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).

C. ZON2016-01273 (Rezoning)

Broadstreet Partners, LLC

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an apartment complex.

The application is recommended for Approval, subject to the following:

- 1) completion of the Subdivision process;
- 2) site limited to an approved Planned Unit Development; and
- 3) full compliance with all municipal codes and ordinances.

EXTENSIONS:

6. **North side of Grelot Road, 125'± East of Selby Phillips Drive**
County
SUB2015-00042
Rosefield Subdivision
Number of Lots / Acres: 31 Lots / 9.3± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

It is recommended that the request for a one-year extension be approved.

7. **901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street**
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
Council District 2

- A. **SUB2015-00072 (Subdivision)**
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Number of Lots / Acres: 2 Lots / 4.5± Acres
Engineer / Surveyor: Frank A. Dagley & Associates

It is recommended that the request for a one-year extension be approved, however future extensions are unlikely to be approved, subject to the following conditions:

- 1) **removal of the ornamental fence, with permits, from that portion of land along Broad Street that is being dedicated to the City of Mobile prior to the signing of the final plat; and**
- 2) **completion of the Subdivision process prior to requesting permits for new building construction.**

- B. **ZON2015-01439 (Planned Unit Development)**
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between two building sites.

It is recommended that the request for a one-year extension be approved, however future extensions are unlikely to be approved, subject to the following conditions:

- 1) **removal of the ornamental fence, with permits, from that portion of land along Broad Street that is being dedicated to the City of Mobile prior to the signing of the final plat; and**
- 2) **completion of the Subdivision process prior to requesting permits for new**

building construction.

NEW SUBDIVISION APPLICATIONS:

8. **834 South Conception Street**
(West side of Conception Street, 125' ± North of Maryland Street, extending to the East side of South Franklin Street).
Council District 2
SUB2016-00071
Prism Systems Subdivision
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Lawler and Company

This application is recommended for Tentative Approval, subject to the following conditions:

- 1) **Retention of the right-of-way widths along South Conception and South Franklin Streets;**
- 2) **Revision to depict the 25' minimum building setback line along South Conception and South Franklin Streets;**
- 3) **Retention of the lot size information in both square feet and in acres;**
- 4) **Placement of a note on the Final Plat stating the site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Clarify the legend or revise the line type for the 54" concrete SS pipe along Conception St. D. Check and revise the boundary label or written description for the distance shown for the westernmost leg of the north property line. E. According to the City GIS a small corner of the lot is located within the AE flood zone. Show and label the boundary line between the AE and X (shaded) flood zones. F. Add "AE" to the flood zone note, as applicable. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 6) **Compliance with Traffic Engineering comments** (*The site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Redevelopment of the site will require improved driveways, sidewalk construction, and removal of parking within the right-of-way. 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).*); and
- 8) **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).*

9. Northeast corner of Rabbit Creek Drive and a Private Road.
County
SUB2016-00073
Riverstone-Unit 24 Subdivision
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Richard L Patrick , PLS

The application is recommended for Denial or Withdrawal due to the fact that the request is not for a legal subdivision.

10. **1804 & 1806 Toulmin Avenue and 2301, 2303, 2305, 2307, 2309 and 2311 St. Stephens Road**
(Northwest corner of Toulmin Avenue and St. Stephens Road extending to the Southwest corner of St. Stephens Road and Seale Street).
Council District 1
SUB2016-00076
Sahori Subdivision
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

The plat is recommended for Tentative Approval subject to the following conditions:

- 1) **dedication sufficient to provide 25' from the centerline of Toulmin Avenue;**
- 2) **revision of the minimum building setback lines to reflect dedication;**
- 3) **revision of the plat to depict the lot size in square feet and acres;**
- 4) **revision of the lot size in square feet and acres to reflect dedication;**
- 5) **placement of a note on the Final Plat stating the lot is limited to two curb-cuts to St. Stephens Road, to be approved by ALDOT and Traffic Engineering; and one curb-cut each to Toulmin Avenue and Seal Street with the size, design and location be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **compliance with Engineering comments: “FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Label the ROW dedication to the City of Mobile. D. Provide flood zone information. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor’s Certificate and Signature. H. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.”;

- 7) **compliance with Traffic Engineering comments:** *“St Stephens Road (US Highway 45) is an ALDOT maintained roadway. The lot is limited to no more than two curb cuts to St Stephens Road, as approved by ALDOT and the City, and one curb cut each to Toulmin Avenue and Seale Street with size, location and design to be approved by 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.”;*
- 8) **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)”;* and
- 9) **compliance with Fire 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).*

11. 6& 8 St. Joseph Street
East side of St. Joseph Street, 100’± North of Dauphin Street.
Council District 2
SUB2016-00072
Bedsole Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 0.2± Acre
Engineer / Surveyor: McCrory & Williams, Inc.

With a waiver of Section V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) **a note on the Final Plat stating the lots are limited to their existing shared curb cut to Saint Joseph Street, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;**
- 3) **revision of the Final Plat to illustrate the 10-foot maximum building setback line along Saint Joseph Street;**
- 4) **compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 and label the monument set or found at each subdivision corner. C) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D) 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. E) 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. 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) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. H) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 5) **compliance with Traffic Engineering comments:** *(The lots are limited to their existing shared curb cut with size, location and design to be approved by 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).);*
- 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).);*
- 8) **completion of the subdivision process prior to any requests for new construction; and**
- 9) **compliance with all applicable codes and ordinances.**

12. **7765 Airport Boulevard**
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
SUB2016-00075
Westwood Plaza Subdivision, Resubdivision of Lots B and E, Burton Addition
to
Number of Lots / Acres: 2 Lots / 17.9± Acres
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

The application is recommended for Tentative Approval, subject to the following conditions:

- 1) **Compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Label the ROW dedication to the City of Mobile. C. Revise or clarify the POC labeled at the SE corner of Lot B-R. D. Provide the Field Date in Note #3. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);***
- 2) **Compliance with Traffic Engineering comments: (*The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by 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*);**
- 3) **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).);

- 4) **Compliance with Fire 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC);*);
- 5) **Depiction of the minimum building setback line along all street frontages, as depicted on the preliminary plat;**
- 6) **Depiction of the access, utility, and drainage easements, as depicted on the preliminary plat; and,**
- 7) **Curb-cuts limited to an approved Planned Unit Development.**

13. West terminus of Nicklaus Drive North.

Council District 7

SUB2016-00074

Rosen Subdivision

Number of Lots / Acres: 17 Lots / 4.4± Acres

Engineer / Surveyor: Goodwin Mills Cawood

This application is recommended for Holdover until the September 1, 2016 meeting with revisions due by August 16th, to allow the applicant to address the following:

- 1) **revision of the site plan to address the right-of-way width issue; and**
- 2) **revision of the site plan to depict all lot sizes to be a minimum of 7,200 square feet.**

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

14. **4101 Wimbledon Drive West**

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Council District 5

ZON2016-01441

Country Club of Mobile

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

The Planned Unit Development request is recommended for Approval, subject to the following:

- 1) submittal of a 2-lot Subdivision application;
- 2) submittal of a Planning Approval application;
- 3) revision of the site plan to either indicate a dumpster connected to sanitary sewer with an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance will be provided, or that curbside pickup will be utilized;
- 4) either an explanation of the notes 1-12 along the proposed fence, or the removal of the numbers from the site plan;
- 5) compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. This area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the 100 yr. storm event with an allowable release rate equal or less than the predeveloped 2 yr. storm event. 5. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) compliance with Traffic Engineering comments (*The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by 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).*); and
- 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).*).

NEW SIDEWALK WAIVER APPLICATIONS:

15. 6585 Rangeline Road

(Northeast corner of Rangeline Road and Minor Road).

Council District 4

ZON2016-01430

Baker Development, LLC

Request to waive construction of a sidewalk along Rangeline Service Road.

This application for waiver of the sidewalk along the Rangeline Service Road is recommended for denial.

NEW GROUP APPLICATIONS:

16. 2617 Dauphin Street

(Southeast corner of Dauphin Street and CSX Railroad Right of Way).

Council District 1

A. SUB2016-00077 (Subdivision)

Emogene Street Subdivision

Number of Lots / Acres: 2 Lots / 2.0 Acres

Engineer / Surveyor: SMW Engineering Group, Inc.

With waivers of Sections V.D.2. and V.D.4., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to identify each lot and label each with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that the site is limited to the existing curb cuts to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO

standards;

- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) retention of all easements on the Final Plat;
- 5) placement of a note on the Final Plat stating that no structures may be placed or constructed within any easement;
- 6) revision of the plat to include signature blocks for the property owner, Planning and Zoning; City Engineering and City Traffic Engineering;
- 7) revision of the plat to be on one sheet containing the entire site with extraneous information pertaining to trees, parking, etc. removed, and showing basically the two lot boundaries and associated information and required notes;
- 8) verification of the ownership of the railroad right-of-way along the South side of the site;
- 9) subject to the Engineering comments: *[A. Provide a FINAL PLAT drawing that is legible. The 11"x17" submitted was too small to read all of the printed information. B. 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. C. Correct the Subdivision Name. The existing lot is LOT 1 OF Dauphin Street Venture One Lot Subdivision. Name should be RESUBDIVISION OF LOT 1 OF DAUPHIN STREET VENTURE 1 LOT SUBDIVISION. D. Provide the entity that is being provided the ingress/egress/utility easement. E. Correct the Legal Description. It should contain a reference to an existing LOT/Subdivision not the proposed Lots. F. Correct the FLOOD NOTE to read "ZONE X (UNSHADED)" to differentiate it from the flood zone X (Shaded) which is a regulated SFHA. G. Add a signature block for the Traffic Engineer; H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.];*
- 10) subject to the Traffic Engineering comments: *(Site is limited to its*

existing curb cuts, with size, location and design to be approved by 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.];

- 11) subject to 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 61-929 and City Code Chapters 57 and 64).];*
- 12) subject to 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
- 13) submission and approval of three (3) copies of revised Planned Unit Development and Planning Approval site plans prior to signing the Final Plat.

B. ZON2016-01446 (Planned Unit Development)

Emogene Street Subdivision

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

This request is recommended for approval, subject to the following conditions:

- 1) revision of the site plan to remove the chain link/barbed wire fence within the tower compound;
- 2) revision of the site plan to provide compliant landscaping and/or tree plantings, to be coordinated with Urban Forestry, in the event the Board of Zoning Adjustment denies the landscaping and/or Tree Planting Variance requests;
- 3) obtaining of tree removal permits for the two trees within the compound area proposed to be removed, to be coordinated with Urban Forestry;
- 4) revision of the site plan to identify each lot and label each with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 5) placement of a note on the site plan stating that the site is limited to the existing curb cuts to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) retention of the 25' minimum building setback line on the site plan;
- 7) retention of all easements on the site plan;
- 8) placement of a note on the site plan stating that no structures may be placed or constructed within any easement;
- 9) revision of the site plan to be on one sheet containing the entire site with all required notes;
- 10) verification of the ownership of the railroad right-of-way along the South side of the site;
- 11) subject to the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department Policy Letters.];*
- 12) *subject to the Traffic Engineering comments: (Site is limited to its existing curb cuts, with size, location and design to be approved by 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.);*
- 13) *subject to 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 61-929 and City Code Chapters 57 and 64).];*
- 14) *subject to 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).];*
- 15) *submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and*
- 16) *full compliance with all municipal codes and ordinances.*

C. ZON2016-01447 (Planning Approval)

Emogene Street Subdivision

Planning Approval to allow a cell tower in a B-3, Community Business District.

This request is recommended for approval, subject to the following conditions:

- 1) **the tower limited to a monopole design;**
- 2) **revision of the tower elevation drawing so that no portion of the antennas**

- project above the 185' tower structure height, or whatever height may be approved by the Board of Zoning Adjustment;
- 3) revision of the site plan to remove the chain link/barbed wire fence within the tower compound;
 - 4) revision of the site plan to provide compliant landscaping and/or tree plantings, to be coordinated with Urban Forestry, in the event the Board of Zoning Adjustment denies the landscaping and/or Tree Planting Variance requests;
 - 5) obtaining of tree removal permits for the two trees within the compound area proposed to be removed, to be coordinated with Urban Forestry;
 - 6) revision of the site plan to identify each lot and label each with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
 - 7) placement of a note on the site plan stating that the site is limited to the existing curb cuts to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
 - 8) retention of the 25' minimum building setback line on the site plan;
 - 9) retention of all easements on the site plan;
 - 10) placement of a note on the site plan stating that no structures may be placed or constructed within any easement;
 - 11) revision of the site plan to be on one sheet containing the entire site with all required notes;
 - 12) verification of the ownership of the railroad right-of-way along the South side of the site;
 - 13) subject to the Engineering comments: *[1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*

- 14) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by 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.)*;**
- 15) subject to 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 61-929 and City Code Chapters 57 and 64).]*;**
- 16) subject to 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).]*;**
- 17) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and**
- 18) full compliance with all municipal codes and ordinances.**

OTHER BUSINESS: