

MOBILE CITY PLANNING COMMISSION

RESULTS AGENDA

APRIL 1, 2021 - 2:00 P.M.

Meeting held online.

ROLL CALL:

X	Mr. Carlos Gant, <i>Chairman</i>
X	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
X	Ms. Jennifer Denson, <i>Secretary</i>
X	Mr. Cart Blackwell
X	Ms. Shirley Sessions
X	Mr. Allan Cameron
X	Mr. Taylor Atchison
X	Mr. Matt Anderson, (MD)
	Mr. Nick Amberger (AO)
X	Ms. Bess Rich (CC)
X	Mr. Don Hembree (PJ)
X	Mr. John W. "Jay" Stubbs, Jr. (S)

(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official
(CC) City Council Representative (PJ) Planning Jurisdiction

Staff. Shayla Beaco, Margaret Pappas, Doug Anderson, Jim Rossler, Victoria Burch, Bert Hoffman, John Strope

ADOPTION OF THE AGENDA:

Motion to adopt by Don Hembree. Second by Shirley Sessions. **Adopted.**

HOLDOVERS:

1. 3905 Dauphin Street and 220 and 226 South McGregor Avenue
(Southeast corner of South McGregor Avenue and Dauphin Street).
Council District 5

Heldover until the April 15, 2021 meeting

PLANNING COMMISSION - RESULTS

April 1, 2021

PAGE 2

a. SUB-001509-2021 (Subdivision)

Feeder Springs Subdivision

Number of Lots / Acres: 1 Lot / 10.8± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

b. PUD-001506-2021 (Planned Unit Development)

Feeder Springs Senior Living

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

Heldover until the April 15, 2021 meeting

c. PA-001507-2021 (Planning Approval)

Feeder Springs Senior Living – Senior Housing Facility

Planning Approval to allow a domiciliary care facility and nursing home in an R-3, Multi-Family Residential District.

d. ZON-001508-2021 (Rezoning)

Big River Partners (Casey Pipes, Agent)

Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

NEW PLANNING APPROVAL APPLICATIONS

2. **508 & 518 Dauphin Street**

(North side of Dauphin Street, 47'± West of North Lawrence Street).

Council District 2

PA-001535-2021

Matthew LeMond

Planning Approval to allow a bar and restaurant with an occupancy load of over 100 people in a T5.1 Sub-District of the Downtown Development District.

Motion to holdover by Libba Latham. Second by Bess Rich. **Heldover to May 6, 2021 meeting.**

After discussion, the Planning Commission heldover the application the May 6th meeting, with revisions due by April 16th, to allow the applicant to address the following:

- 1) **revision of the narrative to include the proposed occupancy load requested;**
- 2) **revision of the narrative to address the use of the outdoor areas “3-F”, “3-E” and “1-C”;**
- 3) **revision of the site plan to only include the parcels associated with the proposed use which are specifically listed in the narrative;**
- 4) **revision of the site plan to show improvements to the indicated parking areas, to include screening; and**
- 5) **provision of a floor plan for the building area associated with this application.**

GROUP APPLICATIONS:

3. 2621 Ralston Road

(South side of Ralston Road, 240'± West of South Florida Street).
Council District 5

a. PUD-001531-2021 (Planned Unit Development)

St. John's Deliverance Temple

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

Motion to holdover by Carlos Gant. Second by Libba Latham. **Heldover to May 6, 2021 meeting.**

After discussion, the Planning Commission heldover the application the May 6th meeting, with revisions due by April 16th, to allow the applicant to address the following:

- 1) **Authorization of the property owner of the off-site parking proposed to be used;**
and
- 2) **Submittal of site plan depicting off-site parking.**

b. ZON-001530-2021 (Rezoning)

St. John's Deliverance Temple

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

Motion to holdover by Carlos Gant. Second by Libba Latham. **Heldover to May 6, 2021 meeting.**

After discussion, the Planning Commission heldover the application the May 6th meeting, with revisions due by April 16th, to allow the applicant to address the following:

- 1) **Authorization of the property owner of the off-site parking proposed to be used;**
and
- 2) **Submittal of site plan depicting off-site parking.**

4. 2258 & 2262 Hillcrest Road

(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).
Council District 6

a. PUD-001534 2021 (Planned Unit Development)

Hillcrest Self Storage

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

Motion to approve by Don Hembree, citing Findings of Fact a & b, with amendment to require an 8-foot high wooden privacy fence on the property line adjacent to the new construction, and only allow emergency exits for the building on the East, North and West sides. Second by Matt Anderson. **Approved.**

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

- a. 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 a relatively small amount of space in relation to the over-all site will actually be required for the proposed expansion;**
- b. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.**

The Approval is subject to the following conditions:

- 1) provision of an 8-foot high wooden privacy fence on the property line adjacent to the new construction;**
- 2) building access on the East, North and West sides limited to emergency exits;**
- 3) retention of the note on the site plan stating that trash collection will be via curbside pick-up;**
- 4) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;**
- 5) retention of the 25-foot minimum building setback line along the front of the property;**
- 6) compliance with the Engineering comments: *(Retain NOTES #4 - #9, as shown on the MOBILE CITY PUD drawing dated 2-26-21.)*;**
- 7) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to 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). 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.);

- 9) **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). 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.);**
- 10) **submission to and approval by Planning and Zoning of a revised Planned Unit Development site plan prior to the issuance of permits; and**
- 11) **full compliance with all other municipal codes and ordinances.**

b. PA-001533-2021 (Planning Approval)

Hillcrest Self Storage

Planning Approval to amend previously approved Planning Approval to allow the expansion of a self-storage facility in a B-2, Neighborhood Business District.

Motion to approve by Don Hembree, citing Findings of Fact 1, 2 and 3. Second by Taylor Atchison. **Approved.**

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

1. **The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;**
2. **The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed structure is located out of any traffic lanes; and**
3. **The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, and will be associated with the established functioning of the site as a self-storage facility.**

The Approval is subject to the following conditions:

- 1) **retention of the note on the site plan stating that trash collection will be via curbside pick-up;**
- 2) **provision of an 8-foot high wooden privacy fence on the property line adjacent to the new construction;**
- 3) **placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;**
- 4) **retention of the 25-foot minimum building setback line along the front of the property;**

- 5) **placement of a note on the site plan stating the following Traffic Engineering comments:** *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to 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). 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 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). 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) **submission to and approval by Planning and Zoning of a revised Planning Approval site plan prior to the issuance of permits; and**
- 9) **full compliance with all municipal codes and ordinances.**

OTHER BUSINESS:

- **Consideration of UDC (version 5)**, with proposed revisions from the March 8th and 29th business meetings, and adoption of recommendation to City Council.

Motion made by Don Hembree and seconded by Cart Blackwell to approve UDC version 5, with the following two (2) amendments:

Article 4 (64-4-11. A. 1. (b) to read as follows: Temporary Above-Ground Storage Tanks with a capacity of ten thousand (10,000) gallons or more, other than those being used in connection with required environmental remediation, shall be located at least one thousand, five hundred (1,500) feet from property used or zoned for residential purposes, schools and daycare facilities, parks, places of worship, and other uses and Structures which typically contain or attract large concentrations of people. This distance shall be measured from the tank to the nearest property line of the residential property, school/daycare, park, place of worship or other use.

Article 8 (64-8-2.) Definition of Temporary Above-Ground Storage Tank: A container designed or used to temporarily hold oil, gas or other petroleum product, or any flammable or hazardous substances, and located at or above ground level.

PLANNING COMMISSION - **RESULTS**

April 1, 2021

PAGE 7

Approved. Bess Rich abstained.

- **2425 St. Stephens Road**

(Southeast corner of St. Stephens Road and Brownlee Street)

Council District 1

God's Kingdom Church Ministries

Request to alter a note on an existing subdivision plat to coincide with the conditions of recently approved (December 17, 2020) Planning Approval and Planned Unit Development applications.

Motion to approve by Don Hembree. Second by Matt Anderson. **Approved.**