

MOBILE CITY PLANNING COMMISSION

RESULTS AGENDA

JULY 16, 2020 - 2:00 P.M.

ROLL CALL:

	Mr. Carlos Gant, <i>Chairman</i>
X	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
X	Mr. Cart Blackwell
X	Ms. Shirley Sessions
X	Mr. Allan Cameron
	Mr. Taylor Atchison
X	Mr. Matt Anderson, (MD)
X	Mr. Nick Amberger (AO)
X	Ms. Bess Rich (CC)
	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: Margaret Pappas, Bert Hoffman, Emily Maskey, John Strobe (Dogwood Productions)

ADOPTION OF THE AGENDA:

Motion to adopt by Shirley Sessions. Second by Bess Rich. **Approved**

EXTENSIONS:

1. 1004 Wildwood Avenue

(West side of Wildwood Avenue, 50'± South of Chandler Street).

Council District 6

SUB-000954-2019

Pinehurst Subdivision, Delaney's Addition to Springhill, Block 72, Resubdivision of Lots 1, 2, 3 & 4, Resubdivision of Lot 2

Number of Lots / Acres: 3 Lots / 0.5± Acre

Engineer / Surveyor: McCrory & Williams, Inc

Motion to approve by Libba Latham. Second by Bess Rich. **Extension Approved.**

After discussion, the Planning Commission approved the request for a one-year extension of the Subdivision, however the applicant was advised that any future extensions are unlikely.

NEW SUBDIVISION APPLICATIONS:

2. **116 Myrtlewood Lane**

(East side of Myrtlewood Lane, at the East terminus of Stein Avenue).

Council District 7

SUB-001310-2020

Roe Property Subdivision, Resubdivision of Lot 1

Number of Lots / Acres: 2 Lots / 0.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Motion to Holdover by Libba Latham. Second by Cart Blackwell. **Heldover until the August 20, 2020 meeting.**

After discussion, the Planning Commission heldover the application until the August 20, 2020 meeting, at the applicant's request.

3. **5456 and 5468 Cottage Hill Road**

(North side of Cottage Hill Road, at the North terminus of Able Court).

Council District 4

SUB-001309-2020

Knodel Subdivision, Resubdivision of Lots 1-3

Number of Lots / Acres: 2 Lots / 1.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Motion to Approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

- 1) completion of the right-of-way vacation process through the office of the City Clerk prior to signing of the Final Plat
- 2) revision of the Final Plat to reflect the approved vacated right-of-way, adjusting the minimum building setback line to account for the shift in the front property line;

- 3) revision of the Final Plat to illustrate provision of 50' from the centerline of Cottage Hill Road and label the width of right-of-way;
- 4) revision of the Final Plat to include the lot size labels in both square feet and acres, adjusting for the amount of vacated right-of-way approved, or a table should be furnished on the Final Plat providing the same information;
- 5) retention of all easements recorded on the subject property and the placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 6) compliance with the 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 the recording information for the proposed ROW Vacation. C. Show and label the width of Cottage Hill Rd ROW to verify that it contains the required minimum width after the ROW Vacation is approved. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Check NOTE #11. It appears to be a copy of Notes #7 & #8. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #81) LOTS 1A and 2A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1A – NONE, LOT 2A –5,500 sf. 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. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting*

PLANNING COMMISSION – RESULTS AGENDA

July 16, 2020

PAGE 4

Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) **placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Each lot is limited to one curb cut to Cottage Hill Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);*
- 8) **compliance with the Urban Forestry comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 9) **compliance with 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)).*

4. 1445, 1525 and 1533 East I-65 Service Road South

(East side of East I-65 Service Road South, 600’ South of Pleasant Valley Circle).

Council District 4

SUB-001287-2020

McCrary Automotive Subdivision

Number of Lots / Acres: 3 Lots / 9.6± Acres

Engineer / Surveyor: Freeland and Kauffman, Inc. - Charles A. Garcia

Motion to Approve by Matt Anderson. Second by Nick Amberger. Approved.

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

- 1) **revision of the plat to include the existing minimum right-of-way width for I-65;**
- 2) **revision of the plat to label the 25’ minimum building setback easement as the 25’ minimum building setback line;**
- 3) **placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement;**
- 4) **revision of the plat to label the lots as “Lot 1”, “Lot 2” and “Lot 3” and not “New Lot 1”, “New Lot 2” or “New Lot 3”;**
- 5) **retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 6) **compliance with the Engineering comments:** *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required*

- notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide reference, on the map and the description, to a monumented corner. C. Provide a LOT designation for each of the three (3) new LOTS (i.e. A, B, C, 1, 2, 3) other than “NEW LOT 1, NEW LOT 2, AND NEW LOT 3”. D. Show and label all flood zones, including X(shaded). New maps went into effect on June 5, 2020. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Clarify the recording data for the “30’ Temporary Construction Easement (Case #21,752)”. What is “Case #21752” mean? G. Provide the Surveyor’s and Owner’s (notarized) signatures. H. After all comments have been addressed 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. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 7) *placement of a note on the Final Plat stating the Traffic Engineering comments: (East I- 65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Shared access and/or restricted access may be a requirement per ALDOT Access Management manual. 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 the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 9) *compliance with 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).).*

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

5. 916 Church Street

(Northeast corner of Church Street and Marine Street).

Council District 2

PUD-001307-2020

916 Church Street

Planned Unit Development approval to allow multiple buildings on a single building site along with off-site parking.

Motion to Holdover by Libba Latham. Second by Bess Rich. **Heldover until the August 20, 2020 meeting.**

After discussion, the Planning Commission heldover the application until the August 20, 2020 meeting (with information to submitted by July 20th):

- 1) Submission of a Subdivision Application and
- 2) Provision of a revised site plan and/or narrative to address the deficit open space requirements, inadequate drive aisle widths, and illustrate the storage of trash cans and their proposed location for sanitation pick up.

GROUP APPLICATIONS:

6. **(South side of Tennessee Street, 200'± East of South Scott Street).**
Council District 3

- a. SUB-001298-2020
Oakdale Subdivision, Resubdivision of Lots 9-14
Number of Lots / Acres: 1 Lot / 0.5± Acres
Engineer / Surveyor: Byrd Surveying

Motion to Approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

- 1) retention of Tennessee Street right-of-way width on the Final Plat;
- 2) retention of the 25' minimum building setback line along Tennessee Street on the Final Plat;
- 3) retention of the lot size label on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the*

Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #74) the proposed lots will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE. 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. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.)

- 5) *placement of a note on the Final Plat stating the Traffic Engineering comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.;*
- 6) *compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 7) *compliance with 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)).*

b. ZON-001299-2020

Brenda J. Godfrey

Rezoning from R-2, Two-Family Residence District to B-2, Neighborhood Business District.

Motion to approve by Shirley Sessions. Second by Allan Cameron. Approved.

After discussion, the Planning Commission determined that the following condition prevails to support the rezoning request:

- i. Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.**

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

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

7. 921 Dauphin Street & 926 Conti Street

(North side of Conti Street, 230'± East of Common Street, extending to the South side of Dauphin Street, 285'± East of Common Street).
Council District 2

a. SUB-001311-2020

Atchison Place Subdivision

Number of Lots / Acres: 1 Lot / 1.6± Acres

Engineer / Surveyor: Byrd Surveying

Motion to approve by Matt Anderson. Second by Jay Stubbs. Approved.

After discussion, the Planning Commission waived Section V.D.9. of the Subdivision Regulations for the setback along Conti Street, and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to depict and label the minimum building setback lines along Dauphin Street and Conti Street to reflect the setbacks depicted on the Planned Unit Development site plan (25 feet on Dauphin, 10 feet on Conti);**
- 2) revision of the plat to depict the minimum existing right-of-way width along Dauphin Street and Conti Street;**

- 3) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along all street frontages;
- 5) verification of the total site area and labeling of the lot with its size in both squarefeet and acres, to match that of the PUD site plan, or the furnishing of a table on the Final Plat providing the same information;
- 6) retention of the lot identification label on the Final Plat;
- 7) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Owner's (notarized) signatures. H. The Applicant shall review the 1984 aerial photo (FLIGHT 29 - #76) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that each Lot will receive. Engineering Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and 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. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the*

- Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 8) **Placement of a note on the Final Plat stating the Traffic Engineering comments:** *(The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*
 - 9) **compliance with the Urban Forestry comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit. A permit from Urban Forestry is required for removing, relocating, or pruning 8 inch or larger diameter heritage trees in any historic district, area, or property within the City of Mobile.);*
 - 10) **compliance with 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
 - 11) **submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.**

b. PUD-001303-2020

Atchison Place Subdivision

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

Motion to approve by Nick Amberger, citing Findings of Fact a – f. Second by Cart Blackwell. **Approved.**

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), because it encourages mixed-use development;
- 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), because it allows the conversion of an old warehouse to be utilized in multiple ways;
- 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), because use of the existing historic building is preferred to demolishing the structure;

- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it encourages redevelopment and does not require the removal of trees;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site is utilizing existing resources instead of adding more structures to the site;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site will not only provide retail/commercial and office uses, but now will allow more housing in the area.

The Approval is subject to the following conditions:

- 1) retention of the 25’ minimum building setback line along Dauphin Street and the 10’ minimum building setback line along Conti Street;
- 2) retention of the right-of-way widths for Dauphin Street and Conti Street;
- 3) placement of a note on the site plan stating that the dumpster pad and enclosure must be in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 4) retention of the lot size in both square feet and acres;
- 5) placement of a note on the site plan stating tree and landscape compliance will be maintained at existing levels;
- 6) revision of the site plan to provide compliant parking surfaces in all areas of the site should the request for the aggregate surfacing be denied by the Board of Zoning Adjustment;
- 7) compliance with all lighting requirements of the Zoning Ordinance, unless a lighting variance request is approved by the Board of Zoning Adjustment;
- 8) compliance with the Engineering comments: *(1. Add a TITLE to this sheet “PUD SITE PLAN”. 2. Label the existing and proposed items, including curb cuts, or provide a legend. 3. Revise NOTE #1. Add “PERMITTING” so that the note reads “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 (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: a. 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. 5. Retain NOTES #2 - #5, as shown on the unlabeled application drawing dated 06-15- 2020.)*;

- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(The site is limited to one curb cut to Dauphin Street and two curb cuts to Conti Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should 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). 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.);*
- 11) compliance with 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));*
- 12) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and
- 13) completion of the Subdivision process prior to the issuance of permits.

8. 871 South Washington Avenue & 759 and 763 Pillans Avenue

(East side of South Washington Avenue, 135'± South of Pillans Avenue, extending to the South side of Pillans Avenue, 137'± East of South Washington Avenue).

Council District 3

Motion to approve both the Subdivision and Zoning applications by Nick Amberger. Second by Shirley Sessions. **Approved.**

a. SUB-001304-2020

Washington Pillans Subdivision

Number of Lots / Acres: 1 Lot / 1.9± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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

- 1) dedication to provide 25' from the centerline of Pillans Street;
- 2) revision of the lot sizes in square feet and acres, adjusted for dedication;
- 3) revision of the plat to depict the 25' minimum building setback lines, adjusted for dedication;
- 4) removal of unused curb-cuts to Pillans Street;
- 5) full compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description,*

required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Check the Point of Commencement. The written legal description refers to the southwest corner instead of the southeast corner of that intersection. D. Correct the spelling of Pillans St in the written legal description. E. Show and label all flood zones. New maps went into effect on June 5, 2020. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #74) LOTS will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 8,800 sf. 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. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) placement of a note on the site plan stating the following Traffic Engineering comments: *(The site is limited to two curb cuts to South Washington Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should 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***

PLANNING COMMISSION – RESULTS AGENDA

July 16, 2020

PAGE 14

Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); 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)).*

b. **ZON-001306-2020**

Southern Lift Truck

Rezoning from B-3, Community Business District and R-2, Two-Family Residence District to B-3, Community Business District.

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

- 1) **completion of the Subdivision process; and**
- 2) **full compliance with all municipal codes and ordinances.**

9. **4580 Shipyard Road**

(West side of Shipyard Road, 730'± South of Crown Drive).
Council District 4

Motion to approve both the Subdivision and Sidewalk Waiver applications by Shirley Sessions. Second by Nick Amberger. **Approved.**

a. **SUB-001302-2020**

Creekline Subdivision, Eleventh Addition, Resubdivision of Lots 3 & 4

Number of Lots / Acres: 1 Lot / 4.5± Acres

Engineer / Surveyor: Rowe Engineering & Surveying

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

- 1) **provision of the lot size in square feet and acres;**
- 2) **retention of the 25' minimum building setback line along Shipyard Road;**
- 3) **retention of all easements on the site as depicted on the preliminary plat;**
- 4) **retention of the note stating that no structures may be built within an easement;**
- 5) **full compliance with the Traffic Engineering comments** *(The site is limited to one driveway to Shipyard Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) **full 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. Show and label all flood zones. New maps went into effect on June 5, 2020. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide the Surveyor's and Owner's (notarized) signatures. E. The proposed subdivision receives drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement to include the top of bank (back slope) for the existing drainage ditch on the west side of Shipyard Rd. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #90) LOTS will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. G. 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. H. After all comments have been addressed 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. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 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) *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) *completion of the Subdivision process prior to issuance of building permits.*

b. SUB-SW-001305-2020

3T's Trucking Container Division, LLC

Request to waive sidewalk along Shipyard Road.

After discussion, the Planning Commission Approved the sidewalk waiver request along Shipyard Road.

PLANNING COMMISSION – RESULTS AGENDA

July 16, 2020

PAGE 16

OTHER BUSINESS: