**MOBILE CITY PLANNING COMMISSION AGENDA**

**RECOMMENDATIONS AGENDA**

**MAY 6, 2021 - 2:00 P.M.**

**Auditorium, Mobile Government Plaza**

|  |  |
| --- | --- |
| X | Mr. Carlos Gant, *Chairman* |
| X | Ms. Libba Latham (PJ), *Vice Chairman* |
|  | Ms. Jennifer Denson, *Secretary* |
|  | Mr. John W. “Jay” Stubbs, Jr. |
|  | 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) |
|  |  |
|  |  |

(S) Supernumerary (MD) Mayor’s Designee  (AO) Administrative Official

(CC) City Council Representative   (PJ) Planning Jurisdiction

**Staff: Doug Anderson, Margaret Pappas, Marie York, Bert Hoffman, Victoria, Shayla Beaco, George David, Marybeth Bergin**

**ADOPTION OF THE AGENDA:**

Motion made by Libba Latham. Second by Bess Rich. Adopted.

**HOLDOVERS:**

1. **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 approve by Matt Anderson. Second by Nick Amberger. **Approved.**

Bess Rich and Libba Latham opposed.

 **After discussion, the Commission finds the following Findings of Fact for Approval:**

 **a. the proposal will be appropriate with regard to transportation and access,**

 **water supply, waste disposal, fire and police protection, and other public**

 **facilities, as those infrastructures are already in place;**

 **b. the proposal will not cause undue traffic congestion or create a traffic hazard, because an improved parking area will be provided on-site; and**

 **c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.**

**The Approval is subject to the following conditions:**

1. **No organized outdoor activities after midnight.**
2. **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 Matt Anderson. **Heldover**.

**After discussion, the Commission voted to holdover the application until the July 15th meeting.**

**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 Matt Anderson. **Heldover**.

**After discussion, the Commission voted to holdover the application until the July 15th meeting.**

**EXTENSIONS:**

1. **6050 & 6086 Whitebark Drive**

(North side of Girby Road, 125’± East of Bristlecone Drive [private street], extending to the East terminus of Whitebark Drive).

Council District 6

1. **SUB-000894-2019 (Subdivision)**

**Longleaf Gates Subdivision, Phase Two**

**Number of Lots / Acres:** 42 Lots / 42.2± Acres

**Engineer / Surveyor:** Dewberry (Jason N. Estes)

Motion to holdover by Libba Latham. Second by Bess Rich. **Approved**.

**After discussion, the Commission approved the request for a one-year extension of the Subdivision and Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.**

**b. PUD-000895-2019 (Planned Unit Development)**

 **Longleaf Gates Subdivision, Phase Two**

Planned Unit Development to allow a private street subdivision.

Motion to holdover by Libba Latham. Second by Bess Rich. **Approved**.

**After discussion, the Commission approved the request for a one-year extension of the Subdivision and Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.**

**NEW SUBDIVISION APPLICATIONS:**

**4. 1864 Staples Road**

(North side of Staples Road, 360’± West of River Place).

Council District 3

**SUB-001554-2021**

**Dog River Park Subdivision, First Addition to, Block C, Resubdivision of Lot 8**

**Number of Lots / Acres:** 2 Lots / 5.2± Acres

**Engineer / Surveyor:** Polysurveying

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

**After discussion, the Commission Tentatively Approved the request with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:**

1. **retention of the right-of-way width of Staples Road on the Final Plat;**
2. **retention of the 25’ minimum building setback line on the Final Plat;**
3. **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;**
4. **either illustration of the existing dwelling in compliance with setback requirements on the Final Plat, or obtaining of a demolition permit and removal of the dwelling prior to signing the Final Plat;**
5. **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. Add street names to the vicinity map. D. Provide the Surveyor’s and Owner’s (notarized) signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #87) LOTS 8-A and 8-B 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 8-A – 5,500 sf and LOT 8-B - 4,500 sf. F. Add a note 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 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. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. 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. L. 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 Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.)*;**
7. **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.)* ; and**

**8) compliance with the Fire-Rescue Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings).***

**5. 33 Kingsway**

(Southeast side of Kingsway, ¼-mile± South of Wimbledon Drive West).

Council District 5

**SUB-001571-2021**

**Moore Subdivision**

**Number of Lots / Acres: 3 Lots / 2.2± Acres**

**Engineer / Surveyor:** Polysurveying

Motion to holdover by Carlos Gant. Second by Matt Anderson. **Heldover to May 20.**

**After discussion, the Commission voted to holdover the application until the May 20th meeting.**

**6. Southwest corner of North Jackson Street and State Street**

Council District 2

**SUB-001572-2021**

**Detonti Place Subdivision**

**Number of Lots / Acres:** 7 Lots / 0.4± Acre

**Engineer / Surveyor:** D. Scott Carrier P.L.S.

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

Libba Latham recused.

**After discussion, the Commission Tentatively Approved the request with waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, subject to the following conditions:**

1. **retention of the right-of-way widths of North Jackson Street and State Street on the Final Plat;**
2. **revision of the plat to depict or label a maximum building setback line of twelve feet along both street frontages;**
3. **retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
4. **placement of a note on the Final Plat stating that site coverage by all structures shall not exceed 75 percent of the net property area;**
5. **placement of a note on the Final Plat stating that driveway width is limited to ten feet within the front setback;**
6. **placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;**

**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. Check that the deed reference in the written description is the latest. Check Instrument #2004053516 for potential additional information. C. Provide and label the monument set or found at each subdivision corner. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Update SURVEYOR’S NOTES #2 to reference the latest FEMA FIRM information (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. BFE is 11.0 ft. 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 LOTS 1-7 and the COMMON AREA 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 1-7and the COMMON AREA – NONE. I. Add a note 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 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 that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. 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.);***

1. **placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to no more than one curb cut per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Other zoning restriction may exist that may further reduce the number of allowable curb cuts per lot.);***
2. **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and***

 **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). 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).***

**NEW PLANNING APPROVAL APPLICATIONS:**

**7. 60 North Ann Street**

(Southeast corner of North Ann Street and Old Shell Road).

Council District 2

**PA-001556-2021**

**Mobile SDA Church**

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

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

**After discussion, the Commission finds the following Findings of Fact for Approval:**

 **a. the proposal will be appropriate with regard to transportation and access,**

 **water supply, waste disposal, fire and police protection, and other public**

 **facilities, as those infrastructures are already in place;**

 **b. the proposal will not cause undue traffic congestion or create a traffic hazard, because an improved parking area will be provided on-site; and**

 **c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because the site has been used as a church for over 50 years.**

**The Approval should be subject to the following conditions:**

1. **Full compliance with tree planting and landscape area requirements;**
2. **Revision of the site plan to state how many seats will be in the sanctuary;**
3. **Revision of the site plan to correctly state how many parking spaces are required and the provision thereof;**
4. **Revision of the site plan to clearly indicate the 12’ wide driveway to North Ann Street is one-way only;**
5. **Revision of the site plan to depict a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance;**
6. **Revision of the site plan to depict parking screening in compliance with Section 64-6.A.3.i. of the Zoning Ordinance.**
7. **Obtaining of all tree removal permits prior to the removal of any existing trees on-site;**
8. **Revision of the site plan to either depict a fully compliant dumpster, or state that curbside trash pickup will be utilized;**
9. **Clarification on if there will be a daycare in operation on the site, and if so, how many teachers, how many children, and the hours of operation; and**

**10) Full compliance with all other municipal codes and ordinances.**

**NEW SIDEWALK WAIVER APPLICATIONS:**

**8. 1503 and 1529 Wolf Ridge Road**

(West side of Wolf Ridge Road, 490’± North of Moffett Road).

Council District 1

**SUB-SW-001570-2021**

**Bradford Roy**

Request to waive construction of a sidewalk along Wolf Ridge Road.

Motion to holdover by Nick Amberger. Second by Matt Anderson. **Heldover to May 20.**

**After discussion, the Commission voted to holdover the application until the May 20th meeting.**

**GROUP APPLICATIONS:**

**9. 808 Magnolia Road**

(West side of Magnolia Road, 540’± North of Pleasant Valley Road).

 Council District 5

1. **SUB-001566-2021 (Subdivision)**

**Redemption Place Subdivision**

**Number of Lots / Acres:** 1 Lot / 2.6± Acres

**Engineer / Surveyor:** McCrory & Williams, Inc.

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

**After discussion, the Commission Tentatively Approved the application, subject to the following:**

1. **dedication to provide 30-feet from the centerline of Magnolia Road;**
2. **retention of the lot size in square feet and acres;**
3. **retention of the 25’ minimum building setback line, adjusted for dedication;**
4. **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 the POC and POB. C. Provide and label the monument set or found at each subdivision corner. D. Provide a written description for the subdivision boundary. E. Provide the Surveyor’s and Owner’s (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #77) LOT 1 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 – 3,600 sf. G. Add a note 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. H. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. 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. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. 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. M. 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 Traffic Engineering comments: (*Site is limited to no more than two curb cuts with 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*.);**
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).  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. **PA-001565-2021 (Planning Approval)**

**House of Rescue Ministry-Redemption Place**

Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

 **The Commission finds the following Findings of Fact for Approval:**

**a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those infrastructures are already in place;**

**b. the proposal will not cause undue traffic congestion or create a traffic hazard, because an improved parking area will be provided on-site; and**

**c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because there are several existing churches in the vicinity.**

**The Approval is subject to the following conditions:**

**1) full compliance with tree planting and landscape area requirements;**

**2) revision of the site plan to depict arrows directing traffic on the North and South of the sanctuary;**

**3) revision of the site plan to include a note stating that curb-side pickup will be utilized;**

**4) revision of the site plan to depict a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance as well as parking screening per Section 64-6.A.3.i. of the Zoning Ordinance;**

**5) obtain tree removal permits prior to the removal of any existing trees on-site, as appropriate;**

**6) placement of a note on the site plan stating that any changes to the site plan or services offered by the church will require a new Planning Approval application;**

**7) full compliance with 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 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). 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 and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 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. 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. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters*.); and**

**8) full compliance with all other municipal codes and ordinances.**

 **10. Area bounded by Rangeline Road, Todd Boulevard and Todd Acres Drive**

Council District 4

* 1. **SUB-001568-2021 (Subdivision)**

**Beaver Creek Subdivision**

**Number of Lots / Acres:** 8 Lots / 6.1± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

Motion to approve by Libba Latham Second by Matt Anderson. **Approved.**

Bess Rich opposed.

**After discussion, the Commission Tentatively Approved the application, subject to the following:**

**1) retention of the lot sizes in square feet and acres;**

**2) retention of the 25’ minimum building setback lines along all frontages, adjusted for dedication;**

**3) placement of a note on the Final Plat stating that maintenance of the common area is the responsibility of the property owners;**

**4) vacation of the right-of-way along Todd Acres Drive prior to the signing of the Final Plat;**

**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. Add legible street names to the vicinity map. D. Provide a written description for the subdivision boundary. 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor’s Certificate. I. Provide the Surveyor’s and Owner’s (notarized) signatures. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #92) LOTS 1 and 8 and the COMMON AREA DETENTION 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 thru 8 – NONE and COMMON AREA DETENTION - NONE. K. Add a note 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. L. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. M. 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. N. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P. 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. 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 Final Plat stating Traffic Engineering comments*: (Rangeline Service Road (State Route 163) is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT (where applicable) 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.);***

**7)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***

**8)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). 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.).***

* 1. **ZON-001569-2021 (Rezoning)**

**Byrd Surveying, Inc.**

Rezoning proposed Lot 8 from R-1, Single-Family Residential District, to I-1, Light Industry District.

Motion to Deny by Nick Amberger. Second by Bess Rich. **Denied.**

**The Commission finds that the applicant has not shown that any of the following conditions prevail to support the rezoning request and recommends Denial:**

**1) Error. There is a manifest error in the chapter;**

**2) Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable;**

**3) 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; or**

**4) Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.**

 **As such, the Planning Commission recommends Denial of the rezoning request.**

 **11. 1600 Yeend Street**

(South side of Yeend Street, extending to the North and South sides of Yeend Street South).

Council District 3

 **a. PUD-001562-2021 (Planned Unit Development)**

 **MAWSS CC Williams Dewatering Plant**

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 Matt Anderson. Second by Nick Amberger. **Approved**

**The Commission finds the following Findings of Fact for Approval for the Planned Unit Development:**

 **a. 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 is providing new processing resources beyond those already in place;**

 **b. 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 project;**

 **c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as a large area of the site will remain undisturbed;**

 **d. 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 Commission approved the request, subject to the following conditions:**

1. **correction of the zoning classification on the site plan from I-1 to I-2;**
2. **compliance with Engineering comments: *(1. Provide a drawing labeled as PUD SITE PLAN. 2. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN - 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. 3. Retain ITEMS 1) – 5) listed under PLANNING APPROVAL NOTES, 2. ENGINEERING COMMENTS as shown on a drawing labeled PLANNIING APPROVAL SHEET 1 of 1)*;**

**3) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to the driveways as illustrated on the approved PUD, with any changes in 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***

**4) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.)*;**

**5) 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). 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.); and***

**6)submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copy and pdf) prior to the submittal for development permits.**

**b. PA-001563-2021 (Planning Approval)**

 **MAWSS CC Williams Dewatering Plant**

Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing waste water treatment facility in an I-2, Heavy Industry District.

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

**The Commission finds the following Findings of Fact for Approval for the Planning 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 facilities are 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 waste water treatment facility.**

**The Commission approved the request, subject to the following conditions:**

**1) correction of the zoning classification on the site plan from I-1 to I-2;**

**2) compliance with 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 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). 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 and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 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. 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. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);***

**3) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to the driveways as illustrated on the approved PUD, with any changes in 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.);***

**4) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);***

**5) 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). 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.); and***

**6) submittal to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan (hard copy and pdf) prior to the submittal for development permits.**

**12. 2785 and 2789 Macmae Drive**

(South terminus of Macmae Drive).

 Council District 3

 **a. PUD-001560-2021 (Planned Unit Development)**

 **Thomas LLC**

Planned Unit Development Approval to amend a previously approved Planned

Unit Development to allow multiple buildings on multiple building sites with shared access and parking between building sites.

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

**The Commission finds the following Findings of Fact for Approval for the Planned Unit Development:**

 **a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional support facilities within a developed site;**

 **b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it is providing new processing resources beyond those already existing;**

 **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 a relatively small amount of space in relation to the over-all site will actually be required for the proposed project;**

 **d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;**

 **Based upon the preceding, this application is subject to the following conditions:**

 **1) placement of a note on a revised site plan stating that the site is denied access to Belvedere Circle East;**

 **2) compliance with 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 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). 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 and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 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. 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. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);***

**3)placement of a note on a revised site plan stating the Traffic Engineering comments: *(Site is limited to the driveway as illustrated on the approved PUD, with any changes in 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.);***

**4)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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);***

**5)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). 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.); and***

**6)submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copy and pdf) prior to the request of building or site development permits.**

 **b. PA-001578-2021 (Planning Approval)**

 **Thomas LLC**

Planning Approval to amend a previously approved Planning Approval to allow

light warehousing in excess of 40,000 square feet in a B-3, Community Business District.

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

**The Commission finds the following Findings of Fact for Approval for the Planning 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 facilities are 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 an office/warehouse development.**

 **Based upon the preceding, this application is recommended for approval subject to the**

 **following conditions:**

 **1) placement of a note on a revised site plan stating that the site is denied access to Belvedere Circle East.;**

 **2) compliance with 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 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). 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 and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 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. 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. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);***

**3) placement of a note on a revised site plan stating the Traffic Engineering comments: *(Site is limited to the driveway as illustrated on the approved PUD, with any changes in 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.)***

**4)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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);***

**5)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). 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.); and***

**6)submittal to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan (hard copy and pdf) prior to the request of building or site development permits.**

**OTHER BUSINESS:**