

MOBILE CITY PLANNING COMMISSION

RESULTS AGENDA

OCTOBER 1, 2020 - 2:00 P.M.

Meeting livestreamed

ROLL CALL:

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

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

Staff. Doug Anderson, Margaret Pappas, Bert Hoffman, Shameika Lee, John Strope, Marybeth Bergin, George Davis.

The meeting was called to order at 2:08 PM.

ADOPTION OF THE AGENDA:

Motion to adopt the agenda by Don Hembree. Second by Shirley Sessions. Adopted.

HOLDOVERS:

1. 450 St. Emanuel Street

(Area bounded by St. Emanuel Street, Palmetto Street, South Conception Street, Savannah Street, Charleston Street and Royal Street).

Council District 2

SUB-000965-2019

Mobile County Jail Subdivision

Number of Lots / Acres: 1 Lot / 14.6 ± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

Motion to approve by Don Hembree. Second by Nick Amberger. Extension Approved.

After discussion, the Planning Commission approved a one-year extension of the Subdivision and advised the applicant that future extensions will be unlikely.

2. **5000 Rangeline Crossing Drive**

(Southeast corner of Halls Mill Road and Rangeline Crossing Drive [private drive]).
Council District 4

a. **SUB-001353-2020**

Resubdivision of Lot 2, Rangeline Crossing Subdivision III

Number of Lots / Acres: 1 Lot / 1.7± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

Motion to holdover until November 5 meeting by Matt Anderson. Second by Nick Amberger. Heldover until the November 5, 2020 meeting.

After discussion, the Planning Commission heldover the application until the November 5, 2020 meeting, at the applicant's request.

b. **PUD-001350-2020**

Resubdivision of Lot 2, Rangeline Crossing Subdivision III

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots.

Motion to holdover until November 5 meeting by Matt Anderson. Second by Nick Amberger. Heldover until the November 5, 2020 meeting.

After discussion, the Planning Commission heldover the application until the November 5, 2020 meeting, at the applicant's request.

NEW SUBDIVISION APPLICATIONS:

3. **1171 Elmira Street**

(South side of Elmira Street, 170'± East of Rapier Avenue).

Council District 2

SUB-001367-2020

Ruach Subdivision

Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Smith Clark and Associates

Motion to approve by Shirley Sessions. Second by Cart Blackwell. Approved.

After discussion, the Planning Commission waived Sections V.D.2., V.D.3., and V.D.9. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that all setbacks shall be determined by the Historic District Overlay requirements of the Zoning Ordinance;
- 2) 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;
- 3) 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. Add the Owner's printed name(s) to the Owner's Dedication. D. Provide the Surveyor's and Owner's (notarized) signatures. E. Revise NOTES #15 to read "As shown on the 1984 aerial photo (FLIGHT 29 - #77) LOTS 1 and 2 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 and LOT 2 –1,300 sf. E. 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. F. 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. G. 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.);*
- 4) 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.);*
- 5) 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. The site is located within Oakleigh Garden Historic District. A different set of tree ordinances will apply to these properties. See below for City of Mobile tree code for Historic Districts. g. Historic areas. All other provisions of this subsection notwithstanding, no heritage tree can be removed, nor can land be cleared or grubbed, in any historic district, area, or property within the jurisdiction of the architectural review board and/or the Old Dauphin Way review board, except under a permit issued by the urban forester after application as provided above, which shall be granted only upon a showing that the said heritage tree is: 1) Diseased or injured, in danger of falling too close to existing or proposed structures, interferes with existing utility service, creates unsafe vision clearance or conflicts with other federal, state or local laws and regulations; 2) Certified by the architectural review board or the Old Dauphin Way review board to be removed for the purpose of renovating an historic structure or enhancement of the aesthetic quality of the property; or 3) The owner of the property on which the heritage tree is located has demonstrated by clear and convincing evidence that the owner will suffer extreme and extraordinary hardship unless the permit is granted. In all cases where removal is permitted, the said tree shall be relocated if deemed feasible by the urban forester and the cost does not exceed five hundred dollars (\$500.00). Otherwise the said tree shall be replaced on a two (2) for one (1) basis, with replacement heritage trees in compliance with section IV E. For trees located in areas covered by this subsection the definition of a heritage tree shall be amended to reduce the size to eight (8) inches DBH.); and

- 6) 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. 3050 Old Shell Road

(Northwest corner of Old Shell Road and Columbia Street).

Council District 1

SUB-001371-2020

Waldrop Subdivision

Number of Lots / Acres: 2 Lots / 0.4± Acres

Engineer / Surveyor: Gerald A. Smith

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

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) Dedication of 5' to provide 25' from the centerline of Columbia Street;
- 2) Coordination with the City Engineer to determine if a corner radius dedication is required, per Section V.D.6. of the Subdivision Regulations;
- 3) Rezoning of the proposed Lot 1 to eliminate split-zoning prior to the signing of the Final Plat;

- 4) Demolition of the accessory structure (metal shed) on the proposed Lot 1, with appropriate permits, prior to the signing of the Final Plat;
- 5) Either obtain a non-utility-right-of-way use agreement for the existing structure to encroach into the right-of-way, or demolition of the portion of the structure that encroaches into the right-of-way prior to the signing of the Final Plat;
- 6) Retention of the lot sizes in both square feet and acres, adjusted for dedication, or the furnishing of a table on the Final Plat providing the same information;
- 7) Retention of the 25' minimum building setback along both frontages, adjusted for dedication;
- 8) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 9) 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. Add a vicinity map. C. Provide a graphic scale. D. Dedicate the corner radius (10' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage. 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 - #72) LOTS 1 and 2 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, LOT 2 –2,300 sf G. 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. H. 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. 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 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. K. Add a note to the plat stating 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.);

- 10) 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 any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance..);*
- 11) 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
- 12) 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).).*

5. 950 Texas Street

(Northwest corner of Texas Street and Marine Street).

Council District 2

SUB-001383-2020

Texas-Marine Subdivision

Number of Lots / Acres: 1 Lot / 0.1± Acres

Engineer / Surveyor: Byrd Surveying

Motion to approve by Don Hembree. Second by Shirley Sessions. **Approved.**

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

- 1) Placement of a note on the Final Plat stating that all setbacks shall be determined by the Historic District Overlay requirements of the Zoning Ordinance;
- 2) Retention of the lot size labels in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 3) Compliance with the Engineering comments *(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 and Owner's (notarized) signatures. G. 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. H. 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. 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 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. K. Add a note to the plat stating 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.);

- 4) *placement of a note on the Final Plat stating the Traffic Engineering comments: the lot is limited to no more than one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 5) *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*
- 6) *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 SIDEWALK WAIVER APPLICATIONS:

6. (Southeast corner of Conception Street Road and New Bay Bridge Road).

Council District 2

SUB-SW-001369-2020

Gulf Coast Trucks (Clark Geer Latham and Associates, Agent)

Request to waive construction of a sidewalk along Conception Street Road and New Bay Bridge Road.

Motion to deny by Don Hembree. Second by Shirley Sessions. Denied.

After discussion, the Planning Commission denied the request to waive construction of a sidewalk along Conception Street Road and New Bay Bridge Road.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

7. **3651 Government Boulevard**

(South side of Government Boulevard, 200'± East of the South terminus of Lakeside Drive, adjacent to the west side of Montlimar Creek).

Council District 4

PUD-001366-2020

White-Spunner Realty (Matt White, Agent)

Planned Unit Development approval to allow shared access between building sites.

Motion to approve by Nick Amberger, citing Findings of Fact a-f. Second by Matt Anderson. Approved.

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for shared access for two building designs via a single curb cut;
- 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 the single shared access allows greater area for site development;
- 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 the proposed property use as a storage facility is in close proximity to major street systems;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the site will acquire landscaping and tree plantings which were not previously provided;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed layout will result in over twice the amount of landscape area to be provided than what the Zoning Ordinance requires; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The Approval is subject to the following conditions:

- 1) 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.];

- 2) placement of a note on a revised site plan stating the Traffic Engineering comments: (*US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 3) 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.*];
- 4) 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).*];
- 5) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for site development permits; and
- 6) full compliance with all municipal codes and ordinances.

NEW PLANNING APPROVAL APPLICATIONS:

8. 1503 & 1529 Wolf Ridge Road

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

Council District 1
PA-001368-2020

David Shumer

Planning Approval to amend a previously approved Planning Approval allowing mausoleums in an R-1, Single-Family Residential District.

Motion to approve by Nick Amberger, citing Finding of Fact #3, and modifying condition #5 to allow for a future sidewalk waiver application. Second by Cart Blackwell. **Approved.**

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

- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because of the quiet nature and anticipated low usage of the property.

The Approval is subject to the following conditions:

- 1) retention of the 200' natural wooded buffer along the North, West and South perimeter of the property, with any future changes requiring a new Planning Approval application;
- 2) placement of a note on the site plan stating that any changes to the site plan, or to the scope of operations will require new Planning Approval;
- 3) subject to the Engineering comments: *[1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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.];

- 4) placement of a note on the site plan stating the Traffic Engineering comments: *(Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) provision of a City-standard public sidewalk along Wolf Ridge Road, or application for a sidewalk waiver; and
- 6) submission to and approval by Planning and Zoning of a revised site plan containing any required notes and revisions prior to submission for development permits.

NEW ZONING APPLICATIONS:

9. **158 Michigan Avenue** **WITHDRAWN BY APPLICANT**
(West side of Michigan Avenue, 136'± South of Government Street).
Council District 2
ZON-001370-2020
David Murphy
Rezoning from B-2, Neighborhood Business District to B-3, Community Business District.

The request was withdrawn by the applicant prior to the meeting.

NEW SUBDIVISION APPLICATIONS:

10. **3624 Longview Lane**
(Northwest corner of Longview Lane and Dogwood Lane).
Council District 7
SUB-001382-2020
Huff Place Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 1 Lot / 0.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

Motion to approve by Don Hembree. Second by Cart Blackwell. **Approved.**

After discussion, the Planning Commission waived Sections V.B.14. and V.D.9. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the lot size label in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 2) 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate. D. Provide the Surveyor's and Owner's (notarized) signatures. E. 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. F. 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. 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. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. 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. K. 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.);

- 3) 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.*);
- 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 (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
- 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).*).

11. 34 South Reed and 1704 McGill Avenue

(West side of South Reed Avenue, 55'± North of McGill Avenue; and North side of McGill Avenue, 93'± West of South Reed Avenue).

Council District 2

SUB-001384-2020

McGill - Reed Subdivision

Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

Motion to approve by Matt Anderson. Second by Shirley Sessions. **Approved.**

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

- 1) 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;
- 2) placement of a note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 3) 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 a written legal description and matching bearing and distance labels for the proposed subdivision boundary. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate. 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 28 - #73) LOTS A and 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 1 – 1,950 sf and LOT 2 –1,900 sf. G. 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. H. 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. 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 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. K. Add a note to the plat stating 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.);*
- 4) 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.*);
 - 5) 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
 - 6) 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. 108 & 110 Furr Street

(East side of Furr Street, 185'± North of Old Shell Road).

Council District 1

SUB-001378-2020

Furr Street Partners Subdivision

Number of Lots / Acres: 1 Lot / 0.4± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Motion to approve by Shirley Sessions. Second by Don Hembree. **Approved.**

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

- 1) revision of the plat to provide the right-of-way width of Furr Street on the Final Plat, and if less than 50', dedication to provide 25' from the centerline of Furr Street;
- 2) retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 3) revision of the plat to indicate a front minimum building setback line as measured from the current right-of-way line, or adjusted to be measured from any required frontage dedication;
- 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. *Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.* C. *Provide the Surveyor's Certificate.* D. *Provide the Surveyor's and Owner's (notarized) signatures.* E. *As shown on the 1984 aerial photo (FLIGHT 24 - #74) LOT A*

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). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. 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. J. Add a note to the plat stating 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.);

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, 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)).

13. **146 Hyland Avenue**

(Southeast corner of Hyland Avenue and Spring Hill Avenue).

Council District 1

SUB-001381-2020

Covenant Annex Subdivision

Number of Lots / Acres: 1 Lot / 0.4± Acres
Engineer / Surveyor: Rowe Engineering and Surveying

Motion to approve by Don Hembree. Second by Nick Amberger. Approved.

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

- 1) Coordination with the City Engineer to determine if a corner radius dedication is required, per Section V.D.6. of the Subdivision Regulations;
- 2) Retention of the 25-foot minimum building setbacks along both Hyland Avenue and Springhill Avenue on the Final Plat, adjusted for dedication if necessary;
- 3) Retention of the lot sizes in both square feet and acres, adjusted for dedication if necessary, 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 no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 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 the Surveyor's and Owner's (notarized) signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) 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 – NONE. D. 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. E. 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: (*Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any 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 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).)*

14. 3521 Irene Street and 412 Avalon Street

(South side of Irene Street, 141'± East of Avalon Street; and East side of Avalon Street, 85'± South of Irene Street).

Council District 7

SUB-001375-2020

Hale Kids Subdivision

Number of Lots / Acres: 2 Lots / 0.6± Acres

Engineer / Surveyor: Erdman Surveying, LLC

Motion to holdover until the October 15 meeting by Carlos Gant. Second by Nick Amberger. Heldover until October 15th.

After discussion, the Planning Commission Heldover the application until the October 15th meeting, at the request of the applicant.

15. 1907 West I-65 Service Road North

(West side of West I-65 Service Road North, 200'± North of Brookdale Drive South).

Council District 1

SUB-001391-2020

Brookdale Industrial Park Subdivision, Unit 1, Resubdivision of and Addition to Lots 13 & 15

Number of Lots / Acres: 1 Lot / 1.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

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

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

- 1) Completion of the easement vacation process through the City Clerk's office prior to the signing of the Final Plat;
- 2) 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;
- 3) Retention of the 25' minimum building setback along both frontages;
- 4) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 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 a written description for the new subdivision boundary. C. Provide and label the monument set or found at each subdivision corner. D. Show and label all flood zones. 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate. H. Provide the Surveyor's and Owner's (notarized) signatures. I. As shown on the 1984 aerial photo (FLIGHT 24 - #70) LOT A 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). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. J. 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. K. 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. L. 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. M. 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. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. 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. P. 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: *(The Interstate 65 Service Road is an ALDOT maintained roadway. Lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any 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 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).).*

16. 6480 & 6485 Dockside Drive

(North terminus of Dockside Drive).

Council District 4

SUB-001386-2020

Rangeline Hamilton Commercial Park Subdivision, Resubdivision of Lots 6 & 7

Number of Lots / Acres: 1 Lot / 3.9± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Motion to approve by Don Hembree. Second by Shirley Sessions. Approved.

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

- 1) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25-foot minimum building setback along Dockside Drive;
- 3) 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. 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. 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 24 - #95) LOT A 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. 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.);

- 4) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to two curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) 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*
- 6) 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)).*

GROUP APPLICATIONS:

17. 916 Church Street

(Northeast corner of Church Street and Marine Street).

Council District 2

a. SUB-001372-2020 (Subdivision)

Hank Rearden Subdivision

Number of Lots / Acres: 1 Lot / 0.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

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

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

- 1) Retention of the right-of-way widths of Church Street and Marine Street;
- 2) Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) Retention of the 5-foot minimum building setback line along Church Street and Marine Street;
- 4) 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 MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #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 – NONE. E. 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. F. 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 following Traffic Engineering comments: (*Lot is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. The proposed offsite parking should also meet the standards as defined in Section 64-6 that mimic City requirements for parallel parking in the right-of-way. The parking proposed in the right of way cannot be limited to only residents and guests of the development as it is contained fully in the right of way. It appears it is an addition to the required parking that is all being provided on-site. The parking will all need to be constructed and marked by this development and permitted through the City.*);
- 6) compliance with Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission*);
- 7) compliance with Fire comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)*); and
- 8) full compliance with all municipal codes and ordinances.

**b. PUD-001307-2020 (Planned Unit Development) (HOLDOVER)
916 Church Street**

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

Motion to approve by Nick Amberger, citing Findings of Fact a, c, and f. Second by Don Hembree. **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 will allow a new multi-family development to be constructed in a Historic District;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), by facilitating the development of a vacant lot in an urban area;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because such required services already exist in the area.

The approval is subject to the following conditions:

- 1) revision of the site plan to correctly indicate 14 units are proposed;
- 2) removal of the note referencing a dumpster;
- 3) revision of the note that says: “Tree and landscaping compliance to be maintained at existing levels” to read as: “Tree and landscaping compliance to coordinated with staff”;
- 4) compliance with Engineering comments: (1. *Due to the proposed development the existing City Address may need to be revised to accommodate a 14 unit development. Please contact the Engineering Department (Anthony Morris 208-6216, or Steve Smith 208-7135) to discuss the options.* 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 NOTES #1 - #5, as shown on the MOBILE CITY PUD APPLICATION drawing dated 09-02-2020.* 4. *Revise NOTE #6. The note about a dumpster appears to conflict with the written Project Narrative.);*

- 5) revision of the note referencing curb cut allowances to reflect Traffic Engineering comments: *(Lot is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. The proposed offsite parking should also meet the standards as defined in Section 64-6 that mimic City requirements for parallel parking in the right-of-way. The parking proposed in the right of way cannot be limited to only residents and guests of the development as it is contained fully in the right of way. It appears it is an addition to the required parking that is all being provided on-site. The parking will all need to be constructed and marked by this development and permitted through the City.);*
- 6) compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission);*
- 7) compliance with Fire comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));* and
- 8) full compliance with all municipal codes and ordinances.

18. (North side of Coca Cola Road, 2/10± mile East of U.S. Highway 90 West and extending to the South Side of Wiley Orr Road).

Council District 4

a. SUB-001389-2020

Gardenia Gardens RV Resort Subdivision

Number of Lots / Acres: 1 Lot / 12.3± Acres

Engineer / Surveyor: Rowe Engineering & Surveying

Motion to approve by Don Hembree. Second by Nick Amberger. Approved.

After discussion, the Planning Commission waived Sections V.B.14., V.D.1. and V.D.3. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) retention of the 60' right-of-way along Coca Cola Road;
- 2) dedication to provide 25' from the centerline of Wiley Orr Road;
- 3) placement of a note on the Final Plat stating further re-subdivision of the lot will not be allowed until additional public street frontage is provided;
- 4) retention of the labels illustrating the lot size in both square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information, adjusted for dedication;

- 5) illustration of the 25' minimum building setback line along all street frontages, adjusted for dedication;
- 6) 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 MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #91) 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 – NONE. E. 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. F. 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. G. 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. H. 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 stating Traffic Engineering comments: (Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot is denied full access to Wiley Orr Road until such time the road is improved in width to Engineering and Traffic Engineering standard. The proposed emergency access is acceptable however the permit approval must include detail regarding how this access will be closed from daily use. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 8) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);
- 9) subject to the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);
- 10) provision of two copies of the Planning Approval site plan to the Planning and Zoning Department prior to the signing of the Final Plat;

- 11) full compliance with all applicable Codes and Ordinances; and,
- 12) completion of the Subdivision process prior to any requests for land disturbing or construction activities.

b. PA-001390-2020

Gardenia Gardens RV Resort Subdivision

Planning Approval to amend a previously approved Planning Approval to allow a recreational vehicle park in a B-3, Community Business District.

Motion to approve by Don Hembree, citing Findings of Fact a-d. Second by Nick Amberger. Approved.

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

- a) the proposal will be appropriate with regard to transportation, parking and access because it will facilitate recreational vehicles along a major interstate corridor, provide parking of those vehicles as well as personal vehicles via an associated club house, and guarantee access to a public street;
- b) the proposal will be appropriate with regard to the use of public utilities and facilities by ensuring access to public water and sanitary sewer systems, waste disposal, and fire and police protection via dedicated accessibility to a public right-of-way;
- c) the proposal will not cause undue traffic congestion traffic or create a traffic hazard by limiting the site to one (1) access to a public street until such time an additional street can be improved to City standards, and by containing excess maneuverability to the site; and,
- d) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because it is a comparable use to hotels/motels in that it will offer an option for temporary lodging of travelers, which is a use allowed by right in the underlying zoning district.

The approval is subject to the following conditions:

- 1) retention of the proposed directional arrows on any revised site plan to facilitate maneuverability on the site;
- 2) coordination with the Fire Department to ensure adequate site circulation and revise the site plan, as necessary;
- 3) placement of a note on the revised site plan stating the site will comply Sections 64-6.A.3.c. the Zoning Ordinance regarding parking lot lighting and illumination standards;
- 4) either revision of the site plan to illustrate a dumpster compliant with Section 64-4.D.9. of the Zoning Ordinance or placement of a note stating curbside trash service will be utilized;
- 5) revision of a note on the revised site plan stating the site will comply with Section 64-4.E. of the Zoning Ordinance regarding tree planting and landscape requirements, to include tree planting compliance is to be coordinated with staff;
- 6) retention of sidewalks along both street frontages;
- 7) retention of the 60' right-of-way along Coca Cola Road;

- 8) revision of the site plan to illustrate a right-of-way along Wiley Orr Road equivalent to the Final Subdivision Plat;
- 9) retention of the lot size in square feet and acres on the site, adjusted for right-of-way dedication;
- 10) retention of the 25' minimum building setback line along all street plans on the revised site plan, adjusted for dedication;
- 11) 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.);*
- 12) placement of a note stating Traffic Engineering comments: *(Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot is denied full access to Wiley Orr Road until such time the road is improved in width to Engineering and Traffic Engineering standard. The proposed emergency access is acceptable however the permit approval must include detail regarding how this access will be closed from daily use. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 13) compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 14) compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);*

- 15) provision of two copies of the revised Planning Approval site plan to the Planning and Zoning Department prior to the signing of the Final Plat; and,
- 16) full compliance with all applicable Codes and Ordinances.

OTHER BUSINESS:

Meeting adjourned 3:54 PM.