

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 17, 2020 - 2:00 P.M.

RESULTS.

ROLL CALL:

x	Mr. Carlos Gant, <i>Chairman</i>
x	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. Cart Blackwell
	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)
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. Margaret Pappas, Doug Anderson, Bert Hoffman, Shameika Lee, Marybeth Bergin, John Strobe

ADOPTON OF THE AGENDA:

Motion to adopt by Matt Anderson. Second by Don Hembree. **Adopted.**

HOLDOVERS:

1. **5377 Moffett Road - Heldover until the February 18, 2021 by applicant**
(South side of Moffett Road, at the North terminus of McIntyre Drive).
Council District 7

- a. **SUB-001405-2020**
The Hive Subdivision

Number of Lots / Acres: 1 Lot / 3.2± Acres
Engineer / Surveyor: Gulf States Engineering, Inc.

b. ZON-001409-2020

Gulf States Engineering, Inc.

Rezoning from R-1, Single-Family Residential District to B-1, Buffer Business District.

2. 2614, 2616 and 2618 Dauphin Street, and 6 and 8 Tacon Street

(Northeast corner of Dauphin Street and Tacon Street).

Council District 1

SUB-001431-2020

Williams Financial Subdivision

Number of Lots / Acres: 1 Lot / 0.6 ± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Motion to approve by Don Hembree, subject to the title issue being resolved and approved by the City Legal Department. Second by Bess Rich. **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) Revision of the plat if necessary based upon title research results, to be coordinated with City staff;
- 2) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) Placement of a note on the Final Plat stating that direct access to Boyles Lane is denied;
- 4) Completion of the demolition permitting process for one or both of the existing dwellings prior to approval of the Final Plat;
- 5) 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. Add legible street names to the vicinity map. D. Show the ROW information for the existing public ROW - Boyles Lane. E. Show and label the existing strip of property owned by the City that exists between the project location and the Public ROW (Boyles Lane). 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #78) LOT 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 – 13,000 sf. 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: *(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);*
- 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).).*

NEW SUBDIVISION APPLICATIONS:

3. 5450, 5452 and 5454 Cottage Hill Road

(Northwest corner of Cottage Hill Road and Oakland Drive).

Council District 4

SUB-001435-2020

Cornerstone Plaza Subdivision

Number of Lots / Acres: 1 Lot / 1.1± Acres

Engineer / Surveyor: Rowe Engineering & Surveying

Motion to approve by Libba Latham. Second by Nick Amberger. **Approved.**

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

- 1) Revision of the Final Plat to label the right-of-way width for Cottage Hill Road as 100’;
- 2) Dedication to provide 50 feet from the centerline of Cottage Hill Road, if needed;
- 3) Dedication sufficient to provide compliant curb radii at the Northwest corner of Cottage Hill Road and Oakland Drive;
- 4) Revision of the Final Plat to illustrate a 25-foot minimum building setback for Lot 1 along Cottage Hill Road and Oakland Drive, adjusted for dedication, if applicable;
- 5) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication if necessary;
- 6) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder, if applicable;
- 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. Add Cottage Hill Rd. street name to the vicinity map. C. Dedicate the corner radius (25’ minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. 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 - #80) 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 – 16,000 sf. 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.);*
- 8) placement of a note on the Final Plat stating the 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. 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.);*
- 9) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);* 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.*

4. 6621 and 6625 Apple Cross Drive South

(Southeast corner of Apple Cross Drive South and Apple Cross Drive West).

Council District 6

SUB-001440-2020

Inverness Subdivision, Second Unit, Resubdivision of Lots 36 and 37

Number of Lots / Acres: 2 Lots / 0.9± Acre

Engineer / Surveyor: Dewberry

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

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

- 1) retention of the 25' minimum building setback line along all street frontages;
- 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. Add street names to the vicinity map including Apple Cross Dr. S. C. Add a signature block for the Traffic Engineering Dept. D. Provide the Surveyor's and Owner's (notarized) signatures. E. 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. F. 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. 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 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. I. Add a note 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.];

- 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) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 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).];* 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.].*

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

5. 4531 Hamilton Boulevard

(South side of Hamilton Boulevard, 2/10 mile± West of Rabbit Creek Drive).

Council District 4

PUD-001436-2020

All Crane Subdivision

Planned Unit Development approval to amend a previously approved Planned Unit Development to add additional buildings to a multi-building commercial site.

Eric Jackson.

MP goes over conditions 1 and 2. Just add “if applicable”

EJ. Agrees.

Motion to approve by Don Hembree, citing findings of fact and modifying conditions 1 and 2 to add “if applicable.” 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 is allowing additional development to occur on a developed lot;

- 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 current site has available undeveloped land to build on;
- 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 it is allowing the existing business to expand on the existing property;
- 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 developed that is already served with public infrastructure.

The Approval is subject to the following conditions:

- 1) if applicable, revision of the site plan to include the existing 32' x 30' (960 square-foot) open shed building which was not included in the previously-approved PUD, prior to submittal for any new building permits for the proposed expansion
- 2) if applicable, obtaining of an after-the fact building permit for the existing 32' x 30' (960 square-foot) open shed building, prior to submittal for any new building permits for the proposed expansion;
- 3) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: Add the following note to the PUD Site Plan – 1. “The proposed development must comply with all Engineering Department design requirements and Policy Letters.” 2. Retain GENERAL NOTES #2 - #5 and #12 as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT dated 11-19-2020. 3. Show and label the existing detention pond referenced in GENERAL NOTE #12.];*
- 4) placement of a note on a revised site plan stating the Traffic Engineering comments: *(Lot is limited to its existing curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) compliance with 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.];*
- 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). 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;*
- 7) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for site development permits; and
- 8) full compliance with all municipal codes and ordinances.

6. 429 Bel Air Boulevard

(Northeast corner of Bel Air Boulevard and Television Avenue).

Council District 5

PUD-001444-2020

Super Mega Boat & RV Storage

Planned Unit Development approval to allow multiple buildings on a single building site with shared access between two building sites.

Motion to approve by Don Hembree, citing findings of fact a-d. Second by Matt Anderson.

Approved.

After discussion, the Planning Commission determined 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 building form and site development) because it allows for traffic flow between multiple building sites;
- 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 proposed uses will allow the site to maximize its ability to be utilized;
- 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 portion of the over-all site will be re-purposed with access to the existing developed portion; and
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will not be any expansion of site area, and the site will acquire landscaping and tree plantings which were not previously provided.

The Approval is subject to the following conditions:

- 1) coordination with staff on the location of heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 2) revision of the site plan to provide parking calculations for any proposed office area, and illustration of dedicated parking spaces for such, or the placement of a note on the site plan stating that no office area will be provided;
- 3) revision of the site plan to provide calculations for parking trees should office area be provided;
- 4) retention of the note on the site plan stating that trash disposal will be via either curb side service or commercial can pickup;
- 5) revision of the site plan to provide a public sidewalk along Television Avenue, or submission of a Sidewalk Waiver application;

- 6) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 7) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location and design are subject to an approved PUD for this site and shall 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.)*;
- 8) compliance with the Engineering comments: *[1. Retain SITE NOTES #4 - #9, as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT (sheet 1 of 1) dated 11-18-2020. 2. Label the type of surface is proposed for the "MANEUVERING AREA"]*;
- 9) compliance with the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]*;
- 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.]*;
- 11) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for building or land disturbance permits; and
- 12) full compliance with all municipal codes and ordinances.

GROUP APPLICATIONS:

7. 425 Evergreen Road

(Southeast corner of Evergreen Road and McKenna Drive [not open]).
Council District 6

a. SUB-001439-2020

Corpus Christi Subdivision, Unit One

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: McCrory Williams Engineers Surveyors

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

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

- 1) Dedication of right-of-way along Evergreen Road to provide 25-feet from centerline;
- 2) Revision of the lot size information due to dedication;
- 3) Retention of the 25-foot minimum building setback line along Evergreen Road and the unopened portion of McKenna Drive;

- 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. Provide the Surveyor's and Owner's (notarized) signatures. C. Label the proposed LOT (i.e. LOT 1, LOTA) D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #73) LOT 1 (or 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 1 – 5,100 sf. E. 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. F. 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. 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 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 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.);
- 5) Compliance with Traffic Engineering comments and placement as a note on the plat (Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);
- 7) Compliance with Fire 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 buildings and 600' of sprinkled buildings.); and

- 8) Completion of the Subdivision process prior to any request for final inspections of the new parking area.

b. PUD-001437-2020

Corpus Christi Catholic Church

Planned Unit Development Approval to allow off-site parking for a church and private school.

Motion to approve by Matt Anderson, citing findings of fact and requiring an additional condition of a minimum, 3-foot tall, see-through fence along north property line of parking lot, to be coordinated with staff. Second by Nick Amberger. **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);
- 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);
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land);
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design);

The Approval is subject to the following conditions:

- 1) Revision of the PUD site plan to provide a minimum, 3-foot tall, see-through fence along north property line of parking lot, to be coordinated with staff;
- 2) Revision of the PUD site plan to reflect any modifications required for the Subdivision plat, including right-of-way dedication;
- 3) Revision of the site plan to depict a sidewalk along Evergreen Road adjacent to the proposed parking lot;
- 4) Coordination with staff regarding compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 5) Revision of the site plan and notes to accurately reflect the number of parking spaces on the site;
- 6) Revision of the note regarding the screening fence to ensure that the fence will not exceed three (3) feet in height within the 25-foot setback along Evergreen Road;
- 7) Any lighting of the proposed parking lot to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 8) Provision or curbing or parking bumpers to prevent vehicles from encroaching into landscape areas or across property lines for the new parking area;

- 9) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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.);*
- 10) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 11) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 12) 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). 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 buildings and 600' of sprinkled buildings.); and*
- 13) Full compliance with all other municipal codes and ordinances.

c. **PA-001438-2020**

Corpus Christi Catholic Church

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

Motion to approve by Matt Anderson, citing findings of fact a-c, and requiring an additional condition of a minimum 3-foot tall see-through fence along north property line of parking lot, to be coordinated with staff. Second by Bess Rich. **Approved.**

After discussion, the Planning Commission determined 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;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard; 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) Revision of the site plan to provide a minimum 3-foot tall see-through fence along north property line of parking lot, to be coordinated with staff;
- 2) Revision of the site plan to reflect any modifications required for the Subdivision plat, including right-of-way dedication;
- 3) Revision of the site plan to depict a sidewalk along Evergreen Road adjacent to the proposed parking lot;
- 4) Coordination with staff regarding compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 5) Revision of the site plan and notes to accurately reflect the number of parking spaces on the site;
- 6) Revision of the note regarding the screening fence to ensure that the fence will not exceed three (3) feet in height within the 25-foot setback along Evergreen Road;
- 7) Any lighting of the proposed parking lot to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 8) Provision or curbing or parking bumpers to prevent vehicles from encroaching into landscape areas or across property lines for the new parking area;
- 9) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. 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.*);
- 10) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);

- 11) Compliance with 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). 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 buildings and 600' of sprinkled buildings.*); and
- 12) Full compliance with all other municipal codes and ordinances.

8. 4583 Cypress Business Park Drive

(West side of Cypress Business Park Drive, extending to the East side of Interstate 10)
Council District 4

Allan Cameron recused himself from these applications.

a. SUB-001441-2020

Cypress Business Park Logistics Subdivision

Number of Lots / Acres: 3 Lots / 45.2+ Acres

Engineer / Surveyor: Prime Engineering, Inc.

Motion to approve by Don Hembree, to include the removal of two easements. Second by Matt Anderson. **Approved.**

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

- 1) Revision of the plat to reflect the vacation of the MAWSS and City drainage easements, with notations added to the plat;
- 2) Provision of the lot sizes in both square feet and acres, (or the provision of a table providing the same information);
- 3) Illustration of all other easements and placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
- 4) Illustration of compliant rights-of-way along all street frontages on the Final Plat;
- 5) Placement of the required the 25-foot minimum building setback line along all street frontages on the Final Plat;
- 6) Compliance with the City 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 reference, on the map and the description, to a monumented corner. C. Show/label existing property lines to be able to differentiate between existing and proposed property lines. D. Provide and label the monument set or found at each subdivision corner. E. Add legible street names to the vicinity map. F. Provide a legend. There are numerous unknown markings, numbers, etc. that are shown on the drawing. G. Provide a proper Notary Public statement/signature*

block. H. The ROW between LOT 2 and LOT 3 shall be labeled as PRIVATE. This is NOT a public ROW. I. Provide a written description for the entire subdivision boundary. J. Review and revise the written descriptions. We were not able to recreate the boundary for LOTS 1, 2, and 3 due to errors in various written bearing and distance information. K. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. L. Show and label all flood zones. New maps went into effect on June 5, 2020. M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. N. Add a signature block for the Owner and Notary Public. O. Provide the Surveyor's and Owner's (notarized) signatures. P. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1, 2, and 3 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 – NONE, LOT 3 – NONE. Q. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. R. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.;

- 7) Compliance with the Traffic Engineering Comments: (Lot 1 is limited to four curb cuts and Lots 2 and 3 are limited to one curb cut each, 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. A traffic impact study has been submitted for proposed development on Lot 1 of this site and is currently under review by City staff. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development);
- 8) Prior to the issuance of a certificate of occupancy, the Developer will be required to complete, or cause to be completed, the off-site roadway improvements recommended in the Kimley Horn December 2020 Traffic Study, or alternate improvements as approved by the City Traffic Engineering Department, or to provide a bond for the timely completion of the improvements, for the benefit of the City and satisfactory to the City in all respects;
- 9) Compliance with the Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit;
- 10) Compliance with the Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code); and
- 11) Full compliance with all municipal codes and ordinances.

b. ZON-001442-2020

TPA Development Services, LLC (Adam Duerr, Agent)

Rezoning from B-3, Community Business District, and B-5, Office-Distribution District, to B-5, Office Distribution District.

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

After discussion, the Planning Commission determined that following conditions prevail:

- 1) The applicant has illustrated that there are changing conditions in the area which make a change in the Ordinance necessary and desirable; and
- 2) The applicant has illustrated that the subdivision of land into building sites makes reclassification of the land necessary and desirable.

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

- 1) 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. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters);*
- 2) Prior to the issuance of a certificate of occupancy, the Developer will be required to complete, or cause to be completed, the off-site roadway improvements recommended in the Kimley Horn December 2020 Traffic Study, or alternate improvements as approved by the City Traffic Engineering Department, or to provide a bond for the timely completion of the improvements, for the benefit of the City and satisfactory to the City in all respects; and
- 3) Full compliance with all municipal codes and ordinances.

Libba Latham departed the meeting at 3.25 PM.

9. 4250 and 4254 Halls Mill Road

(West side of Halls Mill Road at the West terminus of Alden Drive).
Council District 4

a. SUB-001445-2020

Pintail Place Subdivision, Replat

Number of Lots / Acres: 2 Lots / 4.3± Acres

Engineer / Surveyor: S.E. Civil Engineering & Surveying

Motion to holdover by Carlos Gant. Second by Matt Anderson. **Heldover until the January 21, 2021 meeting.**

After discussion, the Planning Commission heldover the request to the meeting of January 21, 2021, to allow the applicant to include Parcel R023301123000024.03 as a third lot. A revised application and preliminary plat, with additional mailing labels, should be submitted no later than December 31st.

b. PUD-001446-2020

Pintail Place Subdivision, Replat

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between the building sites.

Motion to holdover by Carlos Gant. Second by Matt Anderson. **Heldover until the January 21, 2021 meeting.**

After discussion, the Planning Commission heldover the request to the meeting of January 21, 2021, to allow the applicant to provide a public sidewalk along the entire Halls Mill Road frontage, or submit a Sidewalk Waiver application to be heard in conjunction with the Subdivision and Planned Unit Development applications. A revised site plan or Sidewalk Waiver application, should be submitted no later than December 31st.

10. 1901 Hurltel Street

(South side of Hurltel Street, 210'± West of Prairie Avenue).
Council District 3

a. SUB-001450-2020

Maryvale Place Subdivision

Number of Lots / Acres: 3 Lots / 16.8± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

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

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

- 1) Revision of the plat to depict and label a 25-foot minimum building setback line from Hurtel Street for each lot where the lot is at least 60-feet in width;
- 2) Revision of the plat to label the size of each lot in square feet as well as acres;
- 3) Retention of width of the Hurtel Street right-of-way;
- 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. Provide the Subdivision Name on the Plat. C. Provide a vicinity map. D. Provide match lines on the three (3) sheets. E. Show and label the "Wetland Parcel" shown on the PUD Conceptual Site Plan drawing if it is going to be a separate parcel (i.e. Common Area, etc.) F. Review and revise the written legal description and/or the bearing and distance labels that do not match. G. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. H. The PUD Conceptual Site Plan indicates that there are wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. I. Update NOTE #1 to show the correct flood map information. New maps went into effect on June 5, 2020. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Owner's (notarized) signatures. L. The Applicant shall review the 1984 aerial photo (FLIGHT 27 - #77) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that the LOT will receive. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. M. 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. N. 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. O. 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. P. Add a note 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. Q. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. R. 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. S. 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) Compliance with Traffic Engineering comments and placement as a note on the plat (A traffic impact study is required for this site based on the overall density of the development. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development. Driveway number, size, location, and design are subject to the approved PUD for this site and shall 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 Urban Forestry Comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);
- 7) Compliance with Fire 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 buildings and 600' of sprinkled buildings.);
- 8) Placement of a note on the Final Plat stating that maintenance of the detention basin and any other common areas are the responsibility of the subdivision's property owners; and
- 9) Completion of the subdivision process prior to any request for a certificate of occupancy for any building.

b. PUD-001448-2020

Maryvale Place Subdivision

Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access between building sites.

Motion to approve by Matt Anderson, citing findings of fact a, c, d and e. Second by Nick Amberger. **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 repurposes an existing developed site;

- 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 it will reuse an existing developed site;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because land will be set aside to protect existing wetlands;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because a large portion of the site will remain greenspace;

The Approval is subject to the following conditions:

- 1) Revision of the site plan or narrative to reflect the maximum number of proposed dwelling units for phase one (not to exceed 96);
- 2) Revision of the site plan to depict and label any proposed buffer fencing;
- 3) Revision of the site plan to depict and label a 25-foot minimum building setback line from Hurtel Street for each lot where the lot is at least 60-feet in width;
- 4) Revision of the site to provide the size of each lot in square feet as well as acres;
- 5) Parking lot lighting to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 6) Dumpster location and screening to comply with Section 64-4.D.9. of the Zoning Ordinance;
- 7) Application to coordinate with staff regarding compliance with the Section 64-4.E. of the Zoning Ordinance (tree and landscaping requirements);
- 8) Placement of a note on the site plan stating that maintenance of the detention basin and any other common areas are the responsibility of the subdivision's property owners;
- 9) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE (PUD) CONCEPTUAL 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.);

- 10) Compliance with Traffic Engineering comments (*A traffic impact study is required for this site based on the overall density of the development. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development. Driveway number, size, location, and design are subject to the approved PUD for this site and shall 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.*);
- 11) Compliance with Urban Forestry Comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);
- 12) 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). 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 buildings and 600' of sprinkled buildings.*);
- 13) Provision of a revised PUD site plan prior to any request for permits for vertical construction;
- 14) Completion of the subdivision process prior to any request for a certificate of occupancy for any building; and
- 15) Full compliance with all other municipal codes and ordinances.

c. **ZON-001447-2020**

Hollyhand Development, LLC

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

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

After discussion, the Planning Commission determined that following conditions prevail:

- i. 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;
- ii. 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
- iii. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.

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

1. Completion of the subdivision process; and
2. Full compliance with all other municipal codes and ordinances.

11. 2425 St. Stephens Road

(Southeast corner of St. Stephens Road and Brownlee Street).
Council District 1

a. PUD-001443-2020

God's Kingdom Church Ministries

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

Motion to approve by Don Hembree, citing findings of fact a-d, and amending condition number 4 regarding access. Second by Bess Rich. **Approved.**

After discussion, the Planning Commission determined 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 childcare resources and ministry services than is already existing;
- 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), continuing the implementation of a previously approved Subdivision, on land that has an existing structure on site to be repurposed;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as the land is already developed;
- 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 Approval is subject to the following conditions:

- 1) Full compliance with tree planting and landscape area requirements, or coordination with staff regarding Right Tree/Right Place consideration;
- 2) Full compliance with parking lot lighting and buffer requirements;
- 3) Revision of the Site Plan to illustrate either one-way directional arrows painted on the asphalt or appropriate one-way directional signage to be located at both ends of the proposed emergency access drive;
- 4) Compliance with Traffic Engineering comments: *(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. If the proposed driveway on Brownlee Street is necessary for emergency access, it needs to be designated as such or limited to one-way traffic and the plat revised to remove the restriction on access. 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.);*
- 5) Compliance with Engineering comments: 1. Provide a PUD Site Plan (labeled as PUD SITE PLAN) instead of a three (3) sheet set of construction plans. Sheets 2 and 3 of 3 are not needed. 2. Add the following notes to the PUD SITE PLAN: a) 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). b) 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. c) 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. d) 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. e) 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. f) The proposed development must comply with all Engineering Department design requirements and Policy Letters;
- 6) Compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of

trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and

- 7) Compliance with Fire Department comments and placement of a note: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).
- 8) Submission of revised Planned Unit Development site plan prior to the issuance of permits; and
- 9) Full compliance with all other municipal codes and ordinances.

b. PA-001452-2020

God's Kingdom Church Ministries

Planning Approval to allow the expansion of an existing church, to include youth and adult ministries and a childcare facility, in an R-1, Single-Family Residential District.

Motion to approve by Don Hembree, citing findings of fact 1-3. Second by Matt Anderson. **Approved.**

After discussion, the Planning Commission determined 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, 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 area contains available on-site parking; and
3. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the primary use has already been established at this location.

The Approval is subject to the following conditions:

1. Obtaining of all necessary permits for the building's renovation; and
2. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

Meeting adjourned at 3:54 PM.