

MOBILE CITY PLANNING COMMISSION
RESULTS AGENDA

SEPTEMBER 16, 2021 - 2:00 P.M.

MEETING TO BE ONLINE

ROLL CALL:

<u>X</u>	Mr. Carlos Gant, <i>Chairman</i>
<u>X</u>	Ms. Jennifer Denson, <i>Secretary</i>
<u>X</u>	Mr. John W. “Jay” Stubbs, Jr.
	Ms. Shirley Sessions
<u>X</u>	Mr. Allan Cameron
<u>X</u>	Mr. Taylor Atchison
<u>X</u>	Mr. Matt Anderson, (MD)
<u>X</u>	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
<u>X</u>	Ms. Susan Carley (S)
<u>X</u>	Mr. Kirk Mattei (S)

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

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

ADOPTION OF THE AGENDA:

Motion made by Carlos Gant. Second by Matt Anderson. **Adopted.**

HOLDOVERS:

1. 2662 Fillingim Street

(North side of Fillingim Street, 100’± West of Mobile Street).

Council District 1

PA-001677-2021

Blood Covenant Evangelistic Church Ministries Inc.

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

Motion to holdover by Carlos Gant. Second by Jennifer Denson. **Heldover.**

The Commission heldover the application to the October 7th meeting to allow the Board of Zoning Adjustment to hear the associated Parking Ratio Variance request at its September 20th meeting.

2. 105 North Jackson Street

(West side of North Jackson Street, 84'± North of St. Michael Street).

Council District 2

PA-001680-2021

Kawauna Gill

Planning Approval to allow an occupancy load of more than 100 persons for a lounge in a T5.1 Sub-District of the Downtown Development District.

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

Carlos Gant recused.

Allan Cameron and Kirk Mattei opposed.

The Commission found the following Findings of Fact for Approval for the Planning Approval:

- 1) The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the fact that no expansion is proposed, and 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 on-street parking is allowed within the area and commercial parking lots are located near-by; and**
- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is with an established Entertainment District, and similar requests have been granted within the area.**

The approval is subject to the following conditions:

- 1) Occupancy load limited to 179;**
- 2) No amplified sound outside after 10 PM;**
- 3) Hours of operation to include closing by 10 PM Tuesday through Thursday, closing by 12 AM on Friday and Saturday, closing by 9:00 PM on Sunday and**
- 4) Full compliance with all other municipal codes and ordinance.**

NEW SUBDIVISION APPLICATIONS:

3. 1010 Dr. Martin Luther King Jr. Avenue

(Northeast corner of Dr. Martin Luther King Jr. Avenue and Monday Street).

Council District 2

SUB-001761-2021

Hill's Addition to Fisher Tract Subdivision, Phase 1

Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: McCrory & Williams, Inc.

Motion to approve by Nick Amberger. Second by Jennifer Denson. **Approved.**

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

- 1) retention of the right-of-way width of Dr. Martin Luther King, Jr. Avenue on the Final Plat;
- 2) revision of the plat to either indicate a current right-of-way width for Monday Street of at least 25 feet from the centerline, or dedication to provide 25 feet from the centerline;
- 3) dedication to provide a 25-foot corner radius at the intersection of Dr. Martin Luther King, Jr. Avenue and Monday Street;
- 4) retention of the 25-foot minimum building setback line along both street frontages on the Final Plat, revised so as to be measured from any required dedication;
- 5) retention of the lot size label in both square feet and acres on the Final Plat, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 6) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Add legible street names to the vicinity map. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southwest corner of LOT 1 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 29 - #74) 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 – 6,000 sf. G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property*

Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) **placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);*
- 8) **compliance with the Urban Forestry comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 9) **compliance with the Fire-Rescue Department comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

4. 940 and 954 Dr. Martin Luther King Jr. Avenue

(Northwest corner of Dr. Martin Luther King Jr. Avenue and Davidson Street).

Council District 2

SUB-001762-2021

Hill’s Addition to Fisher Tract Subdivision, Phase 2

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

Engineer / Surveyor: McCrory & Williams, Inc.

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

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

- 1) retention of the right-of-way width of Dr. Martin Luther King, Jr. Avenue on the Final Plat;
- 2) revision of the plat to either indicate a current right-of-way width for Davidson Street of at least 25 feet from the centerline, or dedication to provide 25 feet from the centerline;
- 3) dedication to provide a 25-foot corner radius at the intersection of Dr. Martin Luther King, Jr. Avenue and Davidson Street;
- 4) retention of the 25-foot minimum building setback line along both street frontages on the Final Plat, revised so as to be measured from any required dedication;
- 5) retention of the lot size label in both square feet and acres on the Final Plat, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 6) compliance with the Engineering comments: (***FINAL PLAT COMMENTS*** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings, and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Add legible street names to the vicinity map. D. 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. 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 29 - #74) 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 – 4,000 sf. G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the

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

- 7) **placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);*
- 8) **compliance with the Urban Forestry comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 9) **compliance with the Fire-Rescue Department comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

5. 2100 North University Boulevard

(East side of North University Boulevard at the East terminus of Mickey Drive).

Council District 1

SUB-001767-2021

The Locale Subdivision

Number of Lots / Acres: 1 Lot / 55.2± Acres

Engineer / Surveyor: Gulf States Engineering

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

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

- 1) **revision of the plat to indicate a current right-of-way width of at least 50 feet from the centerline of North University Boulevard, or dedication to provide 50 feet from the centerline of North University Boulevard;**
- 2) **revision of the plat to indicate a 25-foot minimum building setback line along North University Boulevard as measured from any required frontage dedication;**
- 3) **revision of the plat to label the lot with its size in both square feet and acres, revised for any required dedication, 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 the permission of the easement holder;
- 5) placement of a note on the Final Plat stating that access to the Gulf South Pipeline Company right-of-way is denied;
- 6) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings, and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. Verify which are “found” and which are “set”. C. Add legible street names on the Plat – University Blvd. or Highpoint Rd.? D. Correct the spelling of the street names in the vicinity map. E. Review and revise the written legal description and/or boundary labels to match each other. F. Revise the plat to label the proposed LOT (i.e., LOT 1, LOT A). G. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for 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. H. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. I. Provide the Owner's (notarized) signatures. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo 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. 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.);*
- 7) 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 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 Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed*

residential sites in historic districts, and all commercial sites will require a tree removal permit.); and

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

6. **1231 Cochrane Causeway**

(West side of Cochrane Causeway, 1.7 mile± North of the Bankhead Tunnel)

Council District 2

SUB-001769-2021

Martin Energy Services-Blakeley Island Storage Site Subdivision

Number of Lots / Acres: 1 Lot / 8.1± Acres

Engineer / Surveyor: Hargrove and Associates, Inc.

Motion to approve by Nick Amberger. Second by Jennifer Denson. **Approved.**

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

- 1) retention of the lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, without the consent of the easement owner;
- 4) full compliance with Engineering comments: (**FINAL PLAT COMMENTS** *(should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):* A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Label the monument set or found at each subdivision corner. Check the western property line. C. Show and label the north line of LOT 4 (MB3 pg. 77-78) used as the POC. D. Add legible street names to the vicinity map. E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for 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. F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. Check SURVEY NOTES #12 and #18. G. Update SURVEY NOTE #11. New FEMA maps went into effect on June 5, 2020. H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I. 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. J. 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: (Cochrane Causeway (U.S. Highway 90) is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by ALDOT and 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.);*
- 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 7) *compliance with the Fire-Rescue Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

7. **5358 Kooiman Road**

(North side of Kooiman Road, 257'± West of Business Parkway, extending to the East terminus of Linwood Steiner Road).

Council District 4

SUB-001757-2021

Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2

Number of Lots / Acres: 2 Lots / 24.8± Acres

Engineer / Surveyor: Linder Surveying

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

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

- 1) provision of the lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback line along public rights-of-way only;
- 3) successful rezoning of Lot 1 prior to the signing of the Final Plat;

- 4) retention of the note on the Final Plat stating that no further subdivision of Lot 2 shall be allowed until additional frontage on a public street is provided via the construction of a road;
- 5) placement of a note on the Final Plat stating that no structures are allowed in an easement without the approval of the easement holder;
- 6) full compliance with Engineering comments: (***FINAL PLAT COMMENTS*** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):
A. Remove the County Engineer's signature block from the plat. As of 3-16-2014 The County Engineer no longer signs plats within the municipal limits of the City of Mobile. B. 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. C. Provide the recording information for the legal description. D. Provide and label the monument set or found at each subdivision corner. E. Add legible street names to the vicinity map. F. Add a signature block for the Owner of the existing LOT 1 (Gulf Equipment Corporation). All property owners are required to sign the Plat. G. Add a signature block for the City Engineer. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Revise NOTES #3 to read City of Mobile instead of Mobile County. This property is located within the City limits of Mobile. J. Revise NOTES #13 – delete the last sentence. A stormwater detention/WQ maintenance plan/agreement will be required to be submitted with the Land Disturbance Permit. K. Label the drainage and utility easements as PRIVATE (not maintained by the City of Mobile). L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #92) 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 - NONE. 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 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. 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.);

- 7) placement of a note on the final plat stating the following Traffic Engineering comments: *(Each lot is limited to one curb cut to Kooiman Road, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2 is denied access to Linwood Steiner Road. 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.);*
- 8) compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 9) compliance with the Fire-Rescue Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

NEW REZONING APPLICATIONS:

8. **2551 Kossow Street**

(Southwest corner of South Florida Street and Kossow Street).

Council District 1

ZON-001766-2021

Henry Thomas Cobb and Barbara Barrosse Cobb

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

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

The Commission recommends Approval due to the following:

- 1) the applicant has demonstrated changing conditions in the area make a change in the Ordinance necessary and desirable.

The rezoning should be subject to the following condition:

- 1) full compliance with all municipal codes and ordinances.

GROUP APPLICATIONS:

9. 1653 Spring Hill Avenue

(South side of Spring Hill Avenue, 385'± East of Gilbert Street).
Council District 2

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

a. SUB-001763-2021 (Subdivision)

Anytime Storage Subdivision

Number of Lots / Acres: 1 Lot / 2.3± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

The Commission heldover this application to the meeting of October 21st at the applicant's request.

b. PA-001768-2021 (Planning Approval)

Les Robinson, LLC (James Hughes, Agent)

Planning Approval to allow a self-storage facility in a B-2, Neighborhood Business District.

The Commission heldover this application to the meeting of October 21st at the applicant's request.

c. ZON-001764-2021 (Rezoning)

Les Robinson, LLC (James Hughes, Agent)

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

The Commission heldover this application to the meeting of October 21st at the applicant's request.

OTHER BUSINESS:

● **Election of Officers**

Jay Stubbs – chair

Motion to approve by Allen Cameron. Second by Matt Anderson. **Approved.**

Allan Cameron – vice-chair

Motion to approve by Nick Amberger. Second by Jay Stubbs. **Approved.**

Jennifer Denson – secretary

Motion to approve by Matt Anderson. Second by Allen Cameron. **Approved.**