

**MOBILE CITY PLANNING COMMISSION AGENDA**

**NOVEMBER 5, 2020 - 2:00 P.M.**

**RESULTS AGENDA**

**ROLL CALL:**

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

**ADOPTION OF THE AGENDA:**

Motion to adopt by Carlos Gant. Second by Jennifer Denson. **Adopted**

**HOLDOVERS:**

**1. 5000 Rangeline Crossing Drive**

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

**a. SUB-001353-2020**

**Resubdivision of Lot 2, Rangeline Crossing Subdivision III**

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

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

Motion to approve by Matt Anderson. Second by Bess Rich. **Approved.**

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

- 1) Compliance with Traffic Engineering comments (*An updated traffic impact study has been prepared for this site which includes the existing development and the proposed 11,000 SF retail included in this PUD application. The report submitted is not considered a final, accepted study as issues within it were identified that need to be addressed. A revised study must be submitted to the City prior to the Traffic Engineering Department approving building permits for the proposed development. The Rangeline Crossing PUD includes significant areas reserved for future development. PUD approval is for the development shown on this specific site plan. Additional future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements. The study confirms the off-site improvements along Halls Mill Road as permitted under ROW-032640-2019 are needed to mitigate the development of the site. Traffic Engineering approval is contingent upon the completion of off-site improvements as required by the City of Mobile in permit ROW-032640-2019. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and 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.*);
- 2) 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. Add street names to the vicinity map including Rangeline Crossing Dr. C. Provide the Surveyor's and Owner's (notarized) signatures. D.*

*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. E. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. F. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 3) *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.);*
- 4) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and*
- 5) *Completion of the Subdivision process prior to any request for Certificates of Occupancy.*

**b. PUD-001350-2020**

**Resubdivision of Lot 2, Rangeline Crossing Subdivision III**

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

Motion to approve by Nick Amberger, citing Findings of Fact a, b, c and e. Second by Don Hembree. **Approved.**

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

- a. the proposal promotes the objective of Creative design, because the site development is part of an overall Planned Unit Development;
- b. the proposal promotes the objective of Flexibility, because access will only be via a private street;
- c. the proposal promotes the objective of Efficient land use, because the overall Planned Unit Development will utilize a relatively compact area;
- d. ~~the proposal promotes the objective of Environment, because it utilizes a disturbed site rather than a greenfield area;~~

- e. the proposal promotes the objective of Open space, because landscape and common areas will be provided throughout the development;
- ~~f. the proposal promotes the objective of Public services, because off site improvements will be completed that will benefit the overall development and immediate vicinity.~~

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

- 1) The approval is for the proposed 11,000 square foot development shown on the site plan. Additional future development within the overall Planned Unit Development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements;
- 2) The off-site improvements required as part of the June 2018 Planned Unit Development approval must be completed and approved by the City and ALDOT prior to the issuance of temporary or permanent Certificates of Occupancy for the proposed development on this site.
- 3) Compliance with Traffic Engineering comments (*An updated traffic impact study has been prepared for this site which includes the existing development and the proposed 11,000 SF retail included in this PUD application. The report submitted is not considered a final, accepted study as issues within it were identified that need to be addressed. A revised study must be submitted to the City prior to the Traffic Engineering Department approving building permits for the proposed development. The Rangeline Crossing PUD includes significant areas reserved for future development. PUD approval is for the development shown on this specific site plan. Additional future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements. The study confirms the off-site improvements along Halls Mill Road as permitted under ROW-032640-2019 are needed to mitigate the development of the site. Traffic Engineering approval is contingent upon the completion of off-site improvements as required by the City of Mobile in permit ROW-032640-2019. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 4) Compliance with Engineering comments (*1. Add "Rangeline Crossing Dr." to the vicinity map on Sheet PUD 1. 2. Label "Rangeline Crossing Dr." as "PRIVATE" on the plan view Sheet PUD 2. 3. Retain CITY COMPLIANCE NOTES #1 - #5 and CITY ENGINEERING NOTE #1 as shown on the MOBILE CITY PUD APPLICATION drawing SHEET PUD 1 dated 7-21-2020.*);
- 5) 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.);*

- 6) 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)*);
- 7) Provision of a revised Traffic Impact Study, per Traffic Engineering comments;
- 8) Depiction of compliance with lighting, dumpster, tree and landscape requirements of the Zoning Ordinance at time of application for land disturbance;
- 9) Provision of a revised PUD site plan reflecting any conditions of approval;
- 10) Completion of the Subdivision process prior to any request for Certificates of Occupancy; and
- 11) Full compliance with all other municipal codes and ordinances.

**GROUP APPLICATIONS:**

**2. 5377 Moffett Road**

(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.

Motion to holdover by Don Hembree. Second by Libba Latham. **Heldover until December 17.**

**After discussion, the Planning Commission heldover the request until the December 17, 2020 meeting, to allow the applicant to:**

- 1) Meet with the neighbors to discuss the proposed development;
- 2) Apply for a Planned Unit Development for the December 17<sup>th</sup> application deadline (November 23<sup>rd</sup>); and
- 3) Submit the requested justification for rezoning as stipulated in 64-9 of the Zoning Ordinance.

**b. ZON-001409-2020**

**Gulf States Engineering, Inc.**

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

Motion to holdover by Don Hembree. Second by Libba Latham. **Heldover until December 17.**

**After discussion, the Planning Commission heldover the request until the December 17, 2020 meeting, to allow the applicant to:**

- 1) Meet with the neighbors to discuss the proposed development;
- 2) Apply for a Planned Unit Development for the December 17<sup>th</sup> application deadline (November 23<sup>rd</sup>); and
- 3) Submit the requested justification for rezoning as stipulated in 64-9 of the Zoning Ordinance.

**3. 4583 Cypress Business Park Drive**

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

**a. SUB-001407-2020**

**Cypress Business Park Logistics Subdivision**

**Number of Lots / Acres:** 2 Lots / 41.7± Acres

**Engineer / Surveyor:** Prime Engineering, Inc.

Motion to approve by Don Hembree. Second by Bess Rich. **Approved.**

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

- 1) Provision of the lot sizes in both square feet and acres, (or the provision of a table providing the same information);
- 2) Illustration of all 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;
- 3) Retention of the required the 25-foot minimum building setback line along all street frontage on the Final Plat;
- 4) 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. Provide and label the monument set or found at each subdivision corner. D. Provide a vicinity map. E. Label each Tract Area as a LOT (LOT 1, LOT A, etc.). F. Provide a written description for the subdivision boundary. G. Show and label all flood zones (AE and X(S)). New maps went into effect on June 5, 2020. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Show and label each and every Right-Of-Way and easement. Some easements are not labeled. J. Show and label the easement*

*for the existing drainage pipe along the NE side of Tract 1. The existing pipe and structures will need to be located and placed within a public drainage easement if they are located within 20 feet of this subdivision. K. Provide the Surveyor's Certificate/ Signature Block. L. Provide an Owner Signature Block and Notary Public signature block. M. Provide the Surveyor's and Owner's (notarized) signatures. N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS (Tract 1 Area and Tract 2 Area) will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1(Tract 1 Area) – NONE and LOT 2(Tract 2 Area) – NONE. 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;*

- 5) *Compliance with the Traffic Engineering Comments: 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. A traffic impact study has been requested for this site and has not yet been submitted for review. 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;*
- 6) *Compliance with the Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit;*
- 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); and*
- 8) *Full compliance with all municipal codes and ordinances.*

**b. PUD-001408-2020**

**Cypress Business Park Logistics Subdivision**

Planned Unit Development to allow a building to cross lot lines, with shared access and parking between multiple building sites.

Motion to approve by Don Hembree, citing Findings of Fact a, b and d. Second by Libba Latham. **Approved.**

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

- a. The application illustrates Creative design providing innovative and diversified design in building form and site development by allowing shared access across multiple properties;
- b. The application illustrates Flexibility in the location and arrangement of buildings and uses by allowing the building to cross the common property line;
- ~~c. The application promotes the Environment, by preserving and protecting natural features and characteristics of the land by preserving and incorporating wetlands into the site; and~~
- d. The application promotes the objective of Public services, encouraging the optimum use of available public utilities, streets and community facilities by locating the facility on an existing city standard street adjacent to major thoroughfares and rail.

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

1. Placement of a note on the PUD plan containing the City Engineering Comments: *1. Revise the name of the SITE CONCEPT PLAN that was submitted to be labeled the PUD SITE PLAN. 2. Provide recorded documentation for the two (2) proposed 50 foot wide Access Easements from Cypress Industrial Park Drive to the TRACT 1 AREA lot. 3. 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;*

2. Placement of a note on the PUD plan containing the Traffic Engineering Comments: *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. A traffic impact study has been requested for this site and has not yet been submitted for review. 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;*
4. Placement of a note on the PUD plan containing 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;*
5. Placement of a note on the PUD plan containing 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);*
6. Coordination with staff to ensure adequate protections are provided for any trees to be preserved and claimed for credit as well as full compliance with landscaping and tree planting requirements in conformance with Right Tree Right Place standards;
7. Provision of a city standard sidewalk along Cypress Business Park Drive, or submission and approval of a sidewalk waiver; and
8. Full compliance with all municipal codes and ordinances.

**c. PA-001395-2020**

**Cypress Business Park Logistics Subdivision**

Planning Approval to allow heavy warehousing in a B-3, Community Business District.

Motion to approve by Don Hembree, citing Findings of Fact a, b and c. Second by Nick Amberger. **Approved.**

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

- a. The proposal is appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. The proposal would not cause undue traffic congestion or create a traffic hazard; and
- c. The proposal would 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. Placement of a note on the Planning Approval site plan containing the Traffic Engineering Comments: *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. A traffic impact study has been requested for this site and has not yet been submitted for review. 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;*
2. Placement of a note on the Planning Approval site plan containing 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;*
3. Placement of a note on the Planning Approval site plan containing the Fire Department Comments: *All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);*
4. Coordination with staff to ensure adequate protections are provided for any trees to be preserved and claimed for credit as well as full compliance with landscaping and tree planting requirements in conformance with Right Tree Right Place standards;
5. Provision of a city standard sidewalk along Cypress Business Park Drive, or submission and approval of a sidewalk waiver; and
6. Full compliance with all municipal codes and ordinances.

**OTHER BUSINESS:**

Meeting adjourned 3.19.