

MOBILE CITY PLANNING COMMISSION RESULTS AGENDA

MAY 7, 2020 - 2:00 P.M.

LIVE STREAM

<https://www.youtube.com/watch?v=PV9yYC1DlzE>

ROLL CALL:

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| <u>x</u> | Mr. Carlos Gant, <i>Chairman</i> |
| <u>x</u> | Ms. Libba Latham (PJ), <i>Vice Chairman</i> |
| <u>x</u> | Ms. Jennifer Denson, <i>Secretary</i> |
| <u>x</u> | Mr. Cart Blackwell |
| <u>x</u> | Ms. Shirley Sessions |
| | Mr. Allan Cameron |
| <u>x</u> | Mr. Taylor Atchison |
| | Mr. Matt Anderson, (MD) |
| <u>x</u> | Mr. Nick Amberger (AO) |
| | Ms. Bess Rich (CC) |
| <u>x</u> | Mr. Don Hembree (PJ) |
| | 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, John Strope, Doug Anderson, Shameika Lee

Adoption of Agenda. Motion by Carlos Gant. Second by Don Hembree. Approved.

HOLDOVERS:

1. 1721 & 1725 Spring Hill Avenue

(South side of Spring Hill Avenue, 140'± West of Gilbert Street).

Council District 2

PUD-001226-2020

IHS Medical Park Subdivision, Phase Two

Planned Unit Development to allow shared access and parking between building sites.

Withdrawn by applicant prior to the meeting.

2. 2359 Dauphin Island Parkway

(Area bounded by Dauphin Island Parkway, Rosedale Road, and Rifles Road).

Council District 3

ZON-001232-2020

Marvin Johnson

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

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

After discussion, the Planning Commission found that the following condition(s) prevail to recommend approval of the rezoning request to the City Council:

- 1) Error. There is a manifest error in the chapter; and
- 2) Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable.

The Approval is subject to the following conditions:

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

EXTENSIONS:

3. 6050 & 6086 Whitebark Drive

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

Council District 6

a. SUB-000894-2019 (Subdivision)

Longleaf Gates Subdivision, Phase Two

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

Engineer / Surveyor: Dewberry (Jason N. Estes)

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

Longleaf Gates Subdivision, Phase Two

Planned Unit Development to allow a private street subdivision.

Motion to approve by Libba Latham. Second by Cart Blackwell. Approved.

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

NEW SUBDIVISION APPLICATIONS:

4. 216 Woodlands Avenue

(Southeast corner of Spring Hill Road and Woodlands Avenue, and the Southwest corner of Spring Hill Avenue and Upham Street).

Council District 1

SUB-001249-2020

The Woodlands Subdivision, Re-Plat of Lot 1, Resubdivision of Lot 11, 12 & Portion of Lot 10

Number of Lots / Acres: 1 Lot / 0.3± Acres

Engineer / Surveyor: The Woodlands Group

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

After discussion, the Planning Commission waived Sections V.B.14., V.D.8., and V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the Final Plat to illustrate a 12-foot minimum building setback along Upham Street, and retain the 25-foot setback along all other 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) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement, if applicable;
- 4) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Remove the County Engineer's signature block and note from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) LOT1 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. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control*)

and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. 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. L. 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.);

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Site is limited to one curb cut to Woodlands Avenue and one to Upham Street. Size, location, and design of any new cut to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);* and
- 7) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)).*

5. 2100 North University Boulevard

(East side of North University Boulevard, at the East terminus of Mickey Drive, and the East terminus of Lebaron Drive Douth)

Council District 1

SUB-001253-2020

Rightway Christian Center Subdivision

Number of Lots / Acres: 4 Lots / 140± Acres

Engineer / Surveyor: Austin Engineering Company

Motion to Holdover by Carlos Gant. Second by Nick Amberger. Heldover until the June 18th meeting.

After discussion, the Planning Commission heldover the application until the June 18th meeting, at the request of the applicant.

6. West side of Executive Park Circle, 100'± South of the North terminus of Executive Park Circle

Council District 5

SUB-001256-2020

KBA Subdivision

Number of Lots / Acres: 1 Lot / 1.0± Acres

Engineer / Surveyor: Gulf States Engineering, Inc.

Motion to approve by Libba Latham. Second by Shirley Sessions. Approved.

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

- 1) revision of the Final Plat to illustrate a 25-foot minimum building setback along Executive Park Circle;
- 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) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement, if applicable;
- 4) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the POB. C. Add "PC" (shown near the SW corner of LOT 1) to the legend. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #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 – NONE. F. Check and revise, or clarify PLAT NOTE #2 AND #3. No PUD was submitted for this application. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. 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. J. 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.);

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: *(The lot is limited to one curb cut. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 7) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)).*

7. **3210 Old Shell Road** **DH / NA. Approved.**
(Northeast corner of Old Shell Road and Ingate Street).
Council District 1
SUB-001257-2020
Bennett Subdivision
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Gulf States Engineering, Inc.

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

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

- 1) recording of the Final Plat in Probate Court, and submittal of seven (7) copies to Planning & Zoning prior to issuance of a Final Certificate of Occupancy;
- 2) coordination with the City Engineer to determine if dedication of a corner radius of Old Shell Road and Ingate Street is required per Section V.D.6. of the Subdivision Regulations;

- 3) revision of the plat to illustrate the 25' minimum building setback line along both street frontages;
- 4) 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;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, if applicable;
- 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. Show and label the POB. C. Clarify the two (2) property corners labeled "IRF". The legend says they are "IRON ROD FOUND" however the written description describes them as CAPPED REBAR FOUND". D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #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 – 3,000 sf. F. Check and revise, or clarify PLAT NOTE #2 AND #3. No PUD was submitted for this application. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. 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. J. 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) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut per street frontage. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All 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 (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

- 9) compliance with the Fire Department comments: *[All projects within the City Limits Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)].*

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

8. 1867 Prichard Avenue West and 100-110 Joel Court (a private street)

(South side of Prichard Avenue, 310'± West of St. Stephens Road).

Council District 1

PUD-001238-2020

Jay Broughton

Planned Unit Development Approval to allow multiple buildings on a single building site.

The application was removed from the agenda, as it was determined incomplete. The application will be heard on the May 21st agenda.

GROUP APPLICATIONS:

9. 3650, 3704, 3708 & 3758 Spring Hill Avenue

(Northwest corner of Spring Hill Avenue and Tuthill Avenue and extending to the Northeast corner of Spring Hill Avenue and Knowles Street).

Council District 7

a. PUD-001254-2020 (Planned Unit Development)

St. Ignatius Parish

Planned Unit Development to amend a previously approved Master Plan for an existing church and school in an R-1, Single-Family Residential District to allow an expansion of the site.

Motion to approve by Don Hembree, citing Findings of Fact A-F. Second by Jennifer Denson. Approved. Libba Latham recused.

After discussion, the Planning Commission determined the following findings of facts for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional and upgraded facilities for an existing church and school;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow the continuation of the activities for both the church and school during the course of construction;
- 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 most of the proposed development is within the already-developed portion of the over-all site;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no perimeter disturbance is proposed other than along Spring Hill Avenue;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open spaces of the site;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) retention all notes on the site plan;
- 2) compliance with the Engineering comments: (*Retain NOTES #13 - #18, as shown on the PUD SITE PLAN as submitted.*);
- 3) placement of a note on the site plan stating the plan will comply with the Traffic Engineering comments: *New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout. There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout. Driveway number, size, location, and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering, and conform to AASHTO standards. All 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.*;
- 4) compliance with the Urban Forestry comments: [*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code*

Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];

- 5) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];*
- 6) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan containing the amended project sequences and any other required additional notes;
- 7) obtaining of demolition permits for each building proposed to be demolished; and
- 8) full compliance with all municipal codes and ordinances.

b. PA-001255-2020 (Planning Approval)

St. Ignatius Parish

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

Motion to approve by Don Hembree, citing Findings of Fact A-C. Second by Jennifer Denson. Approved. Libba Latham recused.

After discussion, the Planning Commission determined the following findings of facts for Approval of the Planning 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, because it should have no impact on any of those items due to the fact that no new site activities are proposed;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the number of curb cuts along Spring Hill Avenue are proposed to be reduced; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because a down-scaling of the number of school teaching stations, church seating and parking spaces is proposed.

The approval is subject to the following conditions:

- 1) retention all notes on the site plan;
- 2) placement of a note on the site plan stating the plan will comply with the Traffic Engineering comments: *New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill*

Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout. There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout. Driveway number, size, location, and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering, and conform to AASHTO standards. All 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.;

- 3) compliance with the Urban Forestry comments: [*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*];
- 4) compliance with the Fire Department comments: [*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*];
- 5) submission to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan containing the amended project sequences and any other required additional notes;
- 6) obtaining of demolition permits for each building proposed to be demolished; and
- 7) full compliance with all municipal codes and ordinances.

OTHER BUSINESS