

Due to the COVID-19 pandemic, we are encouraging the public to email the Planning Commission staff with any questions. The staff may be reached at [planning@cityofmobile.org](mailto:planning@cityofmobile.org) or at 251-208-5895. Meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/> or <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg/live>

**MOBILE CITY PLANNING COMMISSION RESULTS AGENDA**

**AUGUST 20, 2020 - 2:00 P.M.**

**Meeting to be livestreamed**

**ROLL CALL:**

	Mr. Carlos Gant, <i>Chairman</i>
<u>x</u>	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
<u>x</u>	Mr. Cart Blackwell
<u>x</u>	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)
<u>x</u>	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
<u>x</u>	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, Marybeth Bergin, George Davis, Shameika Lee, Doug Anderson, John Strobe

**ADOPTION OF THE AGENDA**

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

**HOLDOVERS:**

- 116 Myrtlewood Lane**  
 (East side of Myrtlewood Lane, at the East terminus of Stein Avenue).

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Council District 7

SUB-001310-2020

**Roe Property Subdivision, Resubdivision of Lot 1**

Number of Lots / Acres: 2 Lots / 0.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Motion to Tentatively Approve by Nick Amberger, revising condition # 4 to allow for the Board of Zoning Adjustment to approve reduced setbacks. Second by Matt Anderson.  
**Tentatively 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) Dedication to provide 25' from the centerline of Myrtlewood Lane;
- 2) Either illustration that the alley abutting Lot 1-A has a minimum 20' right-of-way, or dedication to provide 10' from the centerline, as necessary;
- 3) Coordination with the City Engineer and the Traffic Engineering regarding the provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at both the Northwest corner of Lot 1-A and the Southwest corner of Lot 2-A, if a radius is determined necessary;
- 4) Reduced setbacks subject to approval by the Board of Zoning Adjustments;
- 5) Retention of the 8-foot setback from the alley on the North side of proposed Lot 1-A, adjusted for dedication;
- 6) Retention of the 25-foot setback from the unnamed drive to the South of Lot 2-A;
- 7) 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;
- 8) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 9) Compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the dimensions of the ROW width for the unnamed ROW on the south side of LOT 2-A. C. Show and label the monument set or found at each subdivision corner. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest corner of LOT 1-A and southwest corner of LOT 2-A to the City of Mobile, and list the amount of dedicated acreage. E. Show and label each and every Right-OfWay and easement. F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #74) LOTS 1-A and 2-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 –700 sf and LOT 2 – 2,500 sf. H. 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. I. 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. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. After all comments have been addressed 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. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 10) Placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 11) Compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 12) Compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).).*

2. **916 Church Street**

(Northeast corner of Church Street and Marine Street).

Council District 2

**PUD-001307-2020**

**916 Church Street**

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

Motion to Holdover until October 1 by Libba Latham. Second by Bess Rich. **Holdover.**

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After discussion, the Planning Commission heldover the application until the October 1, 2020 meeting, at the request of the applicant.

3. **4350 and 4362 Government Boulevard**

(Northwest corner of Government Boulevard and Polaris Drive).  
Council District 4

Libba Latham recused on these applications.

**Subdivision:** Motion to Tentatively Approve the Subdivision request by Shirley Sessions.  
Second by Nick Amberger. **Tentatively Approved.**

**Zoning:** Motion to Recommend Approval of the Zoning request to the City Council by Nick Amberger. Second by Shirley Sessions. **Approved.**

a. **SUB-001321-2020**

**Skyland Park Subdivision, Addition to**

**Number of Lots / Acres:** 2 Lots / 1.6± Acres

**Engineer / Surveyor:** Clark, Geer, Latham, and Associates

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

- 1) revision of the plat to provide a 25' minimum side street yard building setback line along Highway 90 Drive for Lot A;
- 2) revision of the plat to provide a 25' minimum building setback line along Highway 90 Drive for the expanded portion of Lot B;
- 3) revision of the plat to provide a 10' minimum building setback line along the East property line from the West terminus of Highway 90 Drive for Lot B;
- 4) retention of the 25' minimum building setback line along Government Boulevard for Lot B;
- 5) provision of a 25' (or greater) minimum building setback line along Polaris Drive;
- 6) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 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. Provide a drawing that depicts the subdivision boundary in a thicker/bolder line than the other lines. C. Provide a written legal description for the subdivision boundary. D. Provide a LEGEND. E. Provide and label the monument set or found at each subdivision corner. 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 22 - #90) LOTS A and B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A - 4,000 sf and LOT B – 16,000 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](mailto: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.);*
- 8)** *placement of a note on the Final Plat stating the Traffic Engineering comments: (Government Boulevard (US Highway 90) is an ALDOT maintained roadway. The site is limited to no more than its existing curb cuts with any changes in size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64- 6 of the City's Zoning Ordinance.);*
- 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) completion of the Rezoning process prior to signing the Final Plat.*

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**b. ZON-001324-2020**

**Circle K at Skyland Park, Addition to**

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

**After discussion, the Planning Commission determined that following condition prevails:**

- i. Error. There is a manifest error in the chapter. ii. 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) maintenance of a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residentially-zoned properties;**
- 2) completion of the Rezoning process prior to signing the Final Plat for the Subdivision; and**
- 3) full compliance with all municipal codes and ordinances.**

**EXTENSIONS:**

**4. 450 St. Emanuel Street**

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

Council District 2

**SUB-000965-2019**

**Mobile County Jail Subdivision**

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

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

**Motion to holdover the request until the September 17<sup>th</sup> meeting by Libba Latham. Second by Matt Anderson. Heldover.**

**After discussion, the Planning Commission heldover the request until the September 17, 2020 meeting.**

**5. East terminus of Leighton Place**

Council District 4

**SUB-001027-2019**

**Leighton Village**

**Number of Lots / Acres:** 30 Lots / 12.8± Acres

**Engineer / Surveyor:** Richard L Patrick, Professional Land Surveyor

Motion to approve the extension request by Nick Amberger. Second by Matt Anderson.  
**Extension approved.**

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

The applicant was also advised that an application for an extension of the PUD is needed if permits are not issued by September 5.

**NEW SUBDIVISION APPLICATIONS:**

**6. 957 Selma Street**

(South side of Selma Street, 125'± East of Charles Street).

Council District 2

**SUB-001347-2020**

**Satchel Selma Street Subdivision**

**Number of Lots / Acres:** 2 Lots / 0.2± Acres

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

Motion to Tentatively Approve by Nick Amberger. Second by Shirley Sessions.  
**Tentatively Approved.**

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

- 1) Placement of a note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 2) Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 4) Compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a Vicinity Map. C. Provide a written description for the proposed subdivision boundary. D. Show and label the POC/POB for the subdivision boundary. E. Revise the plat to label each lot. The narrative seems to indicate that the applicant is requesting a two (2) Lot subdivision; however, the Plat indicates a one (1) Lot subdivision. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide the Surveyor's and Owner's (notarized)*



*signatures. H. 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. I. 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. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 5) Placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location and design 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).).

**7. 3651 Government Boulevard**

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

Council District 4

**SUB-001351-2020**

**Brookwood Properties Self Storage Subdivision**

**Number of Lots / Acres:** 2 Lots / 3.6± Acres

**Engineer / Surveyor:** McCrory & Williams, Inc.

Motion to Tentatively Approve by Jay Stubbs. Second by Matt Anderson. **Tentatively Approved.**



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

- 1) retention of the right-of-way width of Government Boulevard on the Final Plat;
- 2) subject to the approval of a Front Yard Setback Variance by the Board of Zoning Adjustment for the proposed 20' minimum building setback line along Government Boulevard prior to the signing of the Final Plat, or the revision of the Final Plat to indicate at least a 25' front minimum building setback line;
- 3) 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;
- 4) 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;
- 5) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label each and every Right-Of-Way and easement. GIS information indicates a drainage easement exists along the south property line for the existing concrete ditch and references a document recorded in RPB 1363 PG78. C. Show the monuments set at the interior lot line between LOT 1 and LOT 2. D. Revise NOTE #1 – clarify the date of the Flood Insurance Rate Map. E. Provide the Surveyor's and Owner's (notarized) signatures. F. As shown on the 1984 aerial photo (FLIGHT 24 - #82) 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). Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. G. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining*

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*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.);*

- 6) *placement of a note on the Final Plat stating the Traffic Engineering comments: (US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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).).*

8. (East terminus of Blue Ridge Boulevard, extending to the West terminus of Old Dobbin Drive North, the West terminus of Harness Way, the North terminus of Creekline Drive, and the North terminus of Valleydale Drive).

Council District 6

SUB-001352-2020

Preserve at Milkhouse Creek Subdivision

Number of Lots / Acres: 49 Lots / 30.1± Acres

Engineer / Surveyor: JADE Consulting, LLC

Motion to Tentatively Approve by Nick Amberger. Second by Shirley Sessions. **Tentatively Approved.** Bess Rich opposed.

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

- 1) retention of the right-of-way width label for all streets on the Final Plat;
- 2) retention of the 25' minimum building setback line along all street frontages on the Final Plat;
- 3) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of Note #10 concerning structures in easements to state on the Final Plat that no structures shall be constructed or placed within any easement without permission of the easement holder;

- 5) revision of Note #14 concerning the maintenance of detention facilities, common areas and wetlands to state on the Final Plat that the maintenance of all Common Areas is the responsibility of the property owners;
- 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. Review and revise the written legal description to include PHASE 1 ONLY. E. 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. F. Label the wetlands delineation on the Plat. G. Provide the name and date of the wetland delineation report referenced in NOTE 11. 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide the Surveyor's and Owner's (notarized signatures. K. Add a note to the SUBDIVISION PLAT stating that SUBDIVISION LOTS 1 - 49 will NOT receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). L. 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. M. Add a note stating The proposed roadways shall be constructed in accordance with current Engineering Department policy letters a design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City. N. Add a note stating that the owner will need to provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. O. Add a note stating that each street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. P. 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. Q. 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.);*

- 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.);*
- 9) 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
- 10) completion of the Rezoning process prior to signing the Final Plat.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

**9. 5212 & 5240 Willis Road**

(Southwest corner of Willis Road and Willis-Sermon Connector).

Council District 4

PUD-001346-2020

**BendPak, Inc.**

Planned Unit Development approval to allow shared parking and access between multiple sites, and landscape area modifications.

Motion to approved by Nick Amberger, citing findings of fact a-e, and adding an additional condition regarding the storm water detention facility maintenance. Second by Matt Anderson. **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 the proposal will redevelop an existing site and connect it to an adjacent existing development;
- 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 it will allow a business to expand onto an adjacent lot;
- 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), as it will redevelop an existing industrial property;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it will not involve any undeveloped property;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the new

construction will take place in an area already served by various utilities and public services.

The Approval is subject to the following conditions:

- 1) Recording of a storm water detention facility maintenance agreement in Mobile County Probate Court, inclusive of and approved by the owners of Lots 2 and 3;
- 2) Coordination with staff regarding tree compliance for Lot 2;
- 2) 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.);*
- 3) Compliance with Traffic Engineering comments, and placement of the comments as a note on the site plan (*The site is limited to one curb cut to Willis Road, 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.);*
- 4) 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.);*

- 5) **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)*);
- 6) **Provision of a revised PUD site plan prior to request for permits associated with new construction; and**
- 7) **Full compliance with all other municipal codes and ordinances.**

**GROUP APPLICATIONS:**

**10. 5000 Rangeline Crossing Drive**

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

Motion to holdover the Subdivision and Planned Unit Development applications to the September 17 meeting by Libba Latham. Second by Nick Amberger. **Heldover.**

**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.

After discussion, the Planning Commission Heldover the request until the September 17, 2020 meeting so that the applicant can submit additional information required for the PUD application.

**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.

After discussion, the Planning Commission Heldover the request until the September 17, 2020 meeting so that the applicant can provide the following by September 8th:

1. **Written authorization from all current property owners contained within the overall PUD;**
2. **New mailing labels for all current property owners with PUD, with the current and correct addresses;**
3. **Provision of an updated Traffic Impact Study to reflect the proposed development and anticipated future development (see Traffic Engineering comments: *A traffic impact study has previously been prepared for the overall site however the changes proposed with this application warrant an updated study. The study must be submitted and approved by Traffic Engineering and ALDOT if necessary prior to this department providing comments that may be considered a condition of a PUD approval. The***



*previous studies included off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road and to date none of the improvements have been constructed. Temporary changes have been made to mitigate traffic concerns at the intersection of the Service Road and Halls Mill Road but this is not a sustainable long term solution. The interested parties (Property Owners, City and ALDOT) need to have a clear understanding if additional improvements are needed based on this proposed addition to the development and how any and all improvements will be incorporated as new development moves forward.); and*

4. Provision of a statement regarding when required off-site improvements will commence.

**OTHER BUSINESS**