

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF MARCH 6, 2014 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Terry Plauche, Chairman
William G. DeMouy, Jr.
Victoria L. Rivizzigno, Secretary
John Vallas
Don Hembree
Roosevelt Turner
Tracie Lee-Roberson

Members Absent

James F. Watkins, III
Scott Webster
John Williams
Carlos Gant
Jarrett Wingfield

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Carla Davis,
Planner II
David Daughenbaugh,
Urban Forestry Coordinator
Jessica Watson
Secretary II

Others Present

Doug Anderson,
Assistant City Attorney
George Davis,
City Engineering
Marybeth Bergin,
Traffic Engineering

Fire-Rescue Department

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who did not participate in voting unless otherwise noted.

ROLL CALL:

Mr. Plauche stated the number of members present constituted a quorum and called the meeting to order, advising all attending of the policies and procedures pertaining to the Planning Commission.

HOLDOVERS:

- 1 Case #SUB2013-00093 (Subdivision)**
(&2) Storrs Manor Subdivision
115 Providence Street and 118 Catherine Street North
(West side of Providence Street, 280'± South of Spring Hill Avenue extending to the East side of Catherine Street North, 230'± South of Spring Hill Avenue).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Turner, with second by Mr. Vallas to waive Section V.D.8. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Illustration of a 50' minimum building setback line, as measured from the centerline, on the Final Plat along Providence and North Catherine Streets;**
- 2) **Retention of the lot size in square feet and acres on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating: (Lot A should be limited to one curb-cut, to either street, to be chosen by the applicant, with any changes to the size, design or location to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 4) **Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);**
- 5) **Compliance with Engineering comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Add a signature block and signature for the Owner (notarized), Surveyor, Planning Commission and Traffic Engineer. d. Provide and label the monument set or found at each subdivision corner. e. Provide the Surveyor's Certificate. f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g. Add a note to the Plat that 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 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).);**
- 6) **Compliance with Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);**

- 7) **Compliance with 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 61-929 and City Code Chapters 57 and 64).);**
- 8) **Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);**
- 9) **Completion of the rezoning process prior to the signing of the Final Plat; and**
- 10) **Full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

2 Case #ZON2013-02189 (Rezoning)
(&1) Storrs Manor Subdivision

115 Providence Street and 118 Catherine Street North
(West side of Providence Street, 280'± South of Spring Hill Avenue extending to the East side of Catherine Street North, 230'± South of Spring Hill Avenue).
Rezoning from R-1, Single-Family Residential District, B-1, Buffer-Business District and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.
Council District 2

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Turner, with second by Mr. Vallas to approve the above referenced matter, subject to the following conditions:

- 1) **Completion of the Subdivision process; and**
- 2) **Full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

3. **Case #SUB2014-00012**
William Pope Subdivision, Revised First Addition to
West side of Baird Coxwell Road, 3/10 mile± South of McLeod Road.
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Roberson, with second by Mr. Vallas to approve the above referenced matter, subject to the following conditions:

- 1) **Retention of 25' minimum building setback line and lot size in square feet and acres on the Final Plat;**
- 2) **Retention of notes on the Final Plat limiting the site to two curb-cuts along Baird Coxwell Road, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **Retention of notes on the Final Plat stating: *(The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 4) **Retention of notes on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);***
- 5) **Retention of Engineering Comments on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits); and***
- 6) **Retention of Fire Comments on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);***

The motion carried unanimously.

4. **Case #SUB2014-00009**

Rangeline Crossing Subdivision

5100 Rangeline Service Road North

(Northeast corner of Rangeline Service Road North and Halls Mill Road, extending to the Northwest corner of Rangeline Service Road North and Demetropolis Road).

Number of Lots / Acres: 2 Lots / 82.7

Engineer / Surveyor: Joseph N. Asarisi, P.E.
Council District 4

Mr. Vallas and Ms. Roberson recused themselves from discussion and voting on the matter.

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

The application was heldover until the March 20, 2014 meeting, due to a lack of a quorum to vote on the application.

5. **Case #SUB2014-00011**

Thompson Family Division Subdivision

South terminus of Carrie Lane, [private street] 950'± South of Half Mile Road.

Number of Lots / Acres: 2 Lots / 3.2± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Roberson, with second by Mr. Tumer to waive Section V.D.1. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **illustration of the 25' minimum building setback line where lots are 60' wide minimum;**
- 2) **retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 3) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 4) **placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention***

Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);

- 5) **compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);**
- 6) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 7) **placement of a note on the Final Plat limiting each lot to one curb cut to Carrie Lane, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 8) **placement of a note on the Final Plat stating that no future subdivisions of the property are allowed until Carrie lane is paved to Mobile County standards; and**
- 9) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

6. **Case #SUB2014-00010**
ALCE PRO Subdivision
6024 & 6075 Sperry Road
(East side of Sperry Road, 270'± South of Rester Road).
Number of Lots / Acres: 6 Lots / 2.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

The Chair announced the application had been recommended for denial. He added if anyone wished to speak on the matter they should do so at that time.

Jeno Piccini, 4033 Sierra Drive, spoke on his own behalf and made the following points:

- A. this application will not conflict with any of the County rules;
- B. residents that live within the County want seclusion;
- C. feels as if a flag lot is one of the only viable options;
- D. it will be an improvement of the property;

Mr. Vallas asked Mr. Olsen with the width to depth ratio what is number of lots Mr. Piccini can subdivide this in and meet the requirements.

Mr. Olsen responded that they discussed several alternatives; one was a private road that would run along the south property and then turn north, with that configuration we came up with the possibility of 8 or 9 lots. Mr. Olsen also noted that the Staff had prepared conditions of approval.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Ms. Roberson to waive Sections V.D.1., V.D.2 and V.D.3 of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **retention of 25' minimum building setback line on Final Plat;**
- 2) **retention of the labeling of the lot sizes in square feet and acres on the Final Plat;**
- 3) **placement of a note on the Final Plat stating there shall be no future subdivision of the lots until additional frontage on a public or private street is provided;**
- 4) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 5) **placement of a note on the Final Plat stating Lot 1 and 2 are limited to one shared curb-cut, Lots 3 and 4 are limited to one shared curb-cut, and Lots 5 and 6 are limited to one shared curb-cut to Sperry Road with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;**
- 7) **compliance with Engineering comments: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits"; and***
- 8) **compliance Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."***

The motion carried unanimously.

APPLICATIONS:

7. **Case #ZON2014-00231**
Westwood Plaza, LLC
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access across multiple lots and multiple buildings on a single building site.
Council District 6

Mr. Vallas recused himself from discussion and voting on the matter.

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Andrew Prescott, Burton Property Group, spoke on his own behalf. He requested that the application be heldover until the April 3rd meeting.

Hearing no opposition or further discussion, a motion was made by Mr. Turner, with second by Dr. Rivizzigno to hold the matter over until the April 3rd meeting at the applicant's request.

The motion carried unanimously with Mr. Vallas recusing.

GROUP APPLICATIONS:

8. **Case #SUB2014-00014 (Subdivision)**
(&9) **Sweet Pilgrim Baptist Church Subdivision**
359 St Charles Avenue
(North side of St Charles Avenue, 435'± West of Dr. Martin Luther King Drive).
Number of Lots / Acres: 1 Lot / 2.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2

The Chair announced the applications had been recommended for holdover. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until the April 3, 2014

meeting, so that the following revisions can be made and submitted by March 20, 2014:

- 1) dedication to provide 25' from the centerline of St. Charles Avenue;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) retention of the lot size in square feet and acres;
- 4) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. 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.*);
- 5) placement of a note limiting the site to two curb cuts to St. Charles Avenue;
- 6) compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 7) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - # 71) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount of historical credit with City Engineering Department staff prior to the submittal of the Land Disturbance Permit application. C. 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. D. Show and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*);
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

9. **Case #ZON2014-00223 (Planning Approval)**
(&8) **Sweet Pilgrim Baptist Church Subdivision**
359 St Charles Avenue
(North side of St Charles Avenue, 435'± West of Dr. Martin Luther King Drive).
Planning Approval to allow a church in an R-1, Single-Family Residential District.
Council District 2

The Chair announced the applications had been recommended for holdover. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until the April 3, 2014 meeting, so that the following revisions can be made and submitted by March 20, 2014:

- 1) **dedication to provide 25' from the centerline of St. Charles Avenue;**
- 2) **revision of the 25-foot minimum building setback line to reflect dedication;**
- 3) **revision of the site plan to illustrate the location and size of existing live oak trees on the site, per Urban Forestry comments;**
- 4) **revision of the site plan to note the height and material of the dumpster screening;**
- 5) **compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. 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) **placement of a note limiting the site to two curb cuts to St. Charles Avenue;**
- 7) **placement of a note on the site plan state that parking lot lighting will be provided in compliance with Section 64-6.A.3.C. of the Zoning Ordinance;**
- 8) **depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development, with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;**
- 9) **illustration of bumper stops where curbing is not provided; and**
- 10) **full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

10. Case #SUB2014-00015 (Subdivision)
(&11) Joe Mason Subdivision

1412 & 1416 Wolf Ridge Road

(East side of Wolf Ridge Road, 200'± North of Moffett Road).

Number of Lots / Acres: 1 Lot 2.0± Acres

Engineer / Surveyor: Don Williams Engineering
Council District 1

The Chair announced the subdivision application had been recommended for - approval. He added if anyone wished to speak on the matter they should do so at that time.

Don Williams, Williams Development, spoke on behalf of the applicant and made the following points:

- A. the applicant's goal for this property is to have a used car lot;
- B. there is a lack of frontage on this property;
- C. there are 2 very large live oak trees located on the front of the property;
- D. Wolf Ridge Road is on the major street plan;
- E. a 20 feet extra dedication on half of the frontage on Wolf Ridge Road will push the development back into the trees;
- F. asking for the removal of a 66in diameter live oak tree;
- G. feels as if the addition of 5 more trees on the frontage will more than compensate for the loss of that tree;

Mr. Daughenbaugh, Urban Forestry, stated that the two trees before the Commission today are under the preservation status.

Hearing no opposition or further discussion, a motion was made by Dr. Rivizzigno, with second by Mr. Vallas to waive Section V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **label of the lot size in square feet and acres;**
- 2) **dedication to provide 50' from the centerline of Wolf Ridge Road to the City of Mobile;**
- 3) **successful application for a planned unit development or obtain demolition permits so that only one structure remains on the site before the signing of the Final Plat;**
- 4) **placement of the 25-foot minimum building setback line along all right-of-way frontages;**
- 5) **compliance with Engineering comments: *"The following comments should be addressed prior to 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, vicinity map, required notes, legend, scale, bearings and distances). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #69) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate the amount with City Engineering Department staff prior to the submittal of the Land Disturbance Permit application. D. 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. E. 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.”;

- 6) *compliance with Urban Forestry comments: “Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 66” and 68” Live Oak Trees located on the West side of the proposed development. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.”;*
- 7) *compliance with Traffic Engineering comments “Site is limited to one curb cut to Wolf Ridge Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Pringle Road is denied. 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 Fire Department comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of*

the 2009 International Fire Code, as adopted by the City of Mobile;"

- 9) placement of a note on the Final Plat limiting the lot to one curb-cut to Wolf Ridge Road, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 10) placement of a note on the Final Plat stating the lot is denied direct access to Pringle Drive; and
- 11) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

11. **Case #ZON2014-0235 (Rezoning)**
(**&10**) **Joe Mason**

1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road, 200± North of Moffett Road).
Rezoning from B-3, Community Business District, to B-3, Community Business District, to amend a condition of approval
Council District 1

The Chair announced the rezoning application had been recommended for denial. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Dr. Rivizzigno, with second by Mr. Hembree to deny the above referenced subject matter for the following reasons:

- 1) **Removal of the 66 inch live oak would not be in keeping with Section 64-4.H.1. of the Zoning Ordinance, as it relates to the purpose of tree protection; and**
- 2) **The site is of sufficient size to allow for the protection of both live oak trees, and for the development of the site to accommodate the proposed uses.**

The motion carried unanimously.

12. **Case #SUB2014-00013 (Subdivision)**
(**&13**) **Mock Subdivision**

6377 Old Shell Road
(Southeast corner of Old Shell Road and Hillcrest Road).
Number of Lots / Acres: 2 Lots / 2.4± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 6

The Chair announced the applications had been recommended for approval holdover. He added if anyone wished to speak on the matter they should do so at that time.

Doug Klyce, 1 North Springbank Rd, spoke on his own behalf and made the following points:

- A. only has a issue with Condition #5, which is the issue of the 3 preservation trees on the property;
- B. feels as if the 3 trees remain the property will become useless;
- C. is willing to meet with Urban Forestry to try to work something out about the trees;

Mr. Daughenbaugh, Urban Forestry, stated that he did not mind trying to work out a plan. His main concern is the 72in tree; it is a healthy tree and not a tree that you find in this community very often.

Hearing no opposition or further discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until the MAY 1st meeting, with revisions due no later than March 31, to allow the applicant to address the following issues:

- 1) **revision of the plat to indicate modified right-of-way vacations which would be acceptable to Traffic Engineering to address the need for access to traffic signal equipment; and**
- 2) **submission of a Traffic Impact Study based on the site's development intensity and location at a high volume intersection.**

The motion carried unanimously.

13. Case #ZON2014-00230 (Planned Unit Development)
(&12) Mock Subdivision

6377 Old Shell Road

(Southeast corner of Old Shell Road and Hillcrest Road).

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

Council District 6

The Chair announced the applications had been recommended for holdover. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until **the MAY 1st meeting, with revisions due no later than March 31, to allow the applicant to address the following issues:**

- 1) revision of the site plan to include modified right-of-way vacations which would be acceptable to Traffic Engineering to address the need for access to traffic signal equipment;
- 2) submission of a Traffic Impact Study based on the site's development intensity and location at a high volume intersection;
- 3) revision of the site plan to one curb-cut on Old Shell Road (right-in, right-out only), and one curb-cut to Hillcrest Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the site plan to specify handicap parking meeting ADA compliance;
- 5) coordination with Urban Forestry on the revision of the site plan to allow Preservation status for at least the 72" Live Oak Tree located on the center of the proposed development, as per the Urban Forestry comments;
- 6) revision of the site plan to identify the species of all existing trees on the site;
- 7) revision of the landscaping calculations to also include frontage landscaping required, and revision of the site plan to indicate such areas;
- 8) revision of the tree planting requirement calculations to provide required parking area trees;
- 9) revision of the site coverage calculations to include all proposed structures (store/restaurant, car wash, fuel island canopy, vacuum facility awning and car wash entrance awning); and
- 10) revision of the parking calculations for the store/restaurant to 20 spaces required.

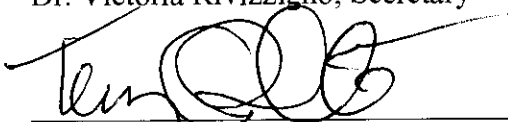
The motion carried unanimously.

OTHER BUSINESS:

APPROVED: June 19, 2014



Dr. Victoria Rivizzigno, Secretary



Terry Plauche, Chairman

/jpw