

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF SEPTEMBER 18, 2014 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Mr. James (Jay) F. Watkins, Chairman  
Mr. Carlos Gant, Vice Chair  
Ms. Jennifer Denson (S), Secretary  
Mr. John Vallas  
Ms. Shirley Sessions  
Mr. Levon Manzie (CC)  
Mr. Don Hembree (PJ)  
Mr. Allan Cameron (S)  
Ms. Sujin Kim

**Members Absent**

Mr. Thomas Doyle  
Mr. Nick Amberger (AO)  
Mr. P. Nigel Roberts  
Ms. Libba Latham (PJ)

**Urban Development Staff Present**

Richard L. Olsen,  
Deputy Director of Planning  
Bert Hoffman,  
Planner II  
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  
Billy Roach  
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. Watkins stated the number of members present constituted a quorum and advised all attending of the policies and procedures pertaining to the Planning Commission.

**HOLDOVERS:**

1. **1925 Snow Road South**

(East side of Snow Road, 3/10± mile North of Jeff Hamilton Road).

County

**SUB2014-00089**

**Amelia Lake Subdivision, Phases 1-2**

**Number of Lots / Acres:** 47 Lots / 21.0± Acres

**Engineer / Surveyor:** Preble-Rish, LLC

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

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.

Mr. Steve Pumphrey, Preble-Rish, spoke on behalf of the applicant. He stated that they would like to request the application be heldover until the next meeting.

The following people spoke in reference to the matter:

- Bryan Stout, President of the Homeowners Association of Holly Branch;
- Chuck Burden, 9223 Redberry Drive;
- Richard Oiylar, 1835 Holly Branch Ct;
- Terry Hardin, 1775 Holly Branch Ct;

They made the following points in reference to the application:

- A. Holly Branch Subdivision is not against the development;
- B. feels as if the connection of the Subdivision's will fundamentally change the feel of their neighborhood;
- C. the connection will not improve traffic;
- D. provided the Commission with a petition signed by all Holly Branch residents;
- E. concerned about the safety of kids;
- F. Holly Branch as about 46 homes;
- G. would like a cul-de-sac rather than a connection;

Hearing no further opposition or discussion, a motion was made by Ms. Denson, with second by Mr. Cameron to hold the matter over until the October 2<sup>nd</sup> meeting, at the applicant's request.

The motion carried unanimously with Mr. Vallas recusing.

**2. 6501 Felhorn Road North**

(Southwest corner of Felhorn Road North and Roslyn Drive West).  
Council District 7

- A. SUB2014-00090 (Subdivision)**  
**Smith Memorial AME Church Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** James R. Myers

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

Cledis Walker, 6070 D St. John Chapel Road Eight Mile, Al, spoke on his own behalf. He stated

that he was in agreement with the conditions.

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

- 1) retention of the 25' minimum building setback line along Felhorn Drive North and Roslyn Avenue, blocked around the area of the proposed kitchen addition;
- 2) placement of a note on the Final Plat stating that the lot is limited to the existing curb cuts along Felhorn Drive North and Roslyn Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) 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;
- 4) verification that the parking lot pavement encroachment onto adjacent properties along the South and West sides of the parking area have been corrected and revision of the plat to indicate such prior to signing the Final Plat;
- 5) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, must be provided where the lot adjoins residentially developed property;
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) verification and revision of, if necessary, the size of the Live Oak tree on the Western portion of the main parking area (60" or 80");
- 8) subject to the Engineering comments: *(The following 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. 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. Storm water detention will be required for any future addition(s) and/or land disturbing activity. 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. Revision of 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. E. Indicate the existing and proposed property lines of Lot 12, Block 37 Hillsdale Heights, 2<sup>nd</sup> Addition to clarify the 30' wide strip of property on the south side of this proposed subdivision. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 9) subject to the Traffic Engineering comments: *(Site is limited to the existing curb cut on Felhorn Road N and Roslyn Drive W, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. In the future when the parking lot is resurfaced, the parking lot layout should be reconfigured to provide as many conforming parking spaces as possible on this site.);*
- 10) subject to 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 61-929 and City Code Chapters 57 and 64);*
- 11) subject to the 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.);* and
- 12) submission and approval of three (3) copies of revised Planning Approval and PUD site plans to the Planning Division indicating compliance with all conditions of approval for those applications prior to signing the Final Plat.

The motion carried unanimously.

**B. ZON2014-01587 (Planned Unit Development)**

**Smith Memorial AME Church Subdivision**

Planned Unit Development Approval to allow a reduced side yard setback.

The Chair announced the applications had been recommended for approval. 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 Mr. Vallas, with second by Ms. Sessions and to approve the above referenced matter, subject to the following conditions:

- 1) revision of the site plan to locate the building to scale to match the Subdivision plat;
- 2) revision of the site plan to show stormwater detention facilities for all impervious areas added since 1984;
- 3) if removal of asphalt is necessary for stormwater compliance, then the parking area should be re-striped to provide fully compliant parking spaces and access aisles;
- 4) verification that the 400-person seating capacity is compliant with the Building and Fire code requirements;
- 5) revision of the site plan to show the 40" Live Oak tree within the parking area as indicated on the Subdivision plat;
- 6) verification and revision of, if necessary, the size of the Live Oak tree on the Western portion of the main parking area (60" or 80");
- 7) revision of the site plan to provide bumper stops in the nose-in parking stalls along the perimeter where there is adjoining residential property;
- 8) revision of the site plan to bring the parking lot lighting into compliance with the requirements of Sections 64-4.A.2., 64-6.A.3.c and 64-6.A.8. of the Zoning Ordinance, to include a photometric plan, if re-striping of the parking area is required;
- 9) revision of the site plan to bring the dumpster into compliance with Section 64

- 4.D.9. of the Zoning Ordinance and the Litter Ordinance;
- 10) revision of the site plan to provide a 6' high wooden privacy fence along the interior perimeter of the site where there is abutting residential zoning;
  - 11) revision of the site plan to provide frontage and parking trees, as much as practicable, to be coordinated with Urban Forestry;
  - 12) retention of the 25' building setback line along the street frontages blocked around the proposed kitchen addition;
  - 13) placement of a note on the site plan stating that the site is limited to the existing curb cuts along Felhorn Drive North and Roslyn Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
  - 14) revision of the site plan to label the site with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
  - 15) subject to the 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 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, paving, and all above ground structures, 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. The proposed development must comply with all Engineering Department Policy Letters);**
  - 16) subject to the Traffic Engineering comments: *(Site is limited to the existing curb cuts on Felhorn Road N and Roslyn Drive W, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. In the future when the parking lot is resurfaced, the parking lot layout should be reconfigured to provide as many conforming parking spaces as possible on this site.);*
  - 17) subject to 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 61-929 and City Code Chapters 57 and 64);*
  - 18) subject to the 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.);*
  - 19) full compliance with all other municipal codes and ordinances, including applicable Building and Fire codes; and
  - 20) submission and approval of three (3) copies of a revised site plan to the Planning Division indicating compliance with all conditions of approval prior to signing the



**Final Plat.**

The motion carried unanimously

**C. ZON2014-01588 (Planning Approval)**

**Smith Memorial AME Church Subdivision**

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

The Chair announced the applications had been recommended for approval. 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 Mr. Vallas, with second by Ms. Sessions and to approve the above referenced matter, subject to the following conditions:

- 1) revision of the site plan to locate the building to scale to match the Subdivision plat;
- 2) revision of the site plan to show stormwater detention facilities for all impervious areas added since 1984;
- 3) if removal of asphalt is necessary for stormwater compliance, then the parking area should be re-stripped to provide fully compliant parking spaces and access aisles;
- 4) verification that the 400-person seating capacity is compliant with the Building and Fire code requirements;
- 5) revision of the site plan to show the 40" Live Oak tree within the parking area as indicated on the Subdivision plat;
- 6) verification and revision of, if necessary, the size of the Live Oak tree on the Western portion of the main parking area (60" or 80");
- 7) revision of the site plan to provide bumper stops in the nose-in parking stalls along the perimeter where there is adjoining residential property;
- 8) revision of the site plan to bring the parking lot lighting into compliance with the requirements of Sections 64-4.A.2., 64-6.A.3.c and 64-6.A.8. of the Zoning Ordinance, to include a photometric plan, if re-stripping of the parking area is required;
- 9) revision of the site plan to bring the dumpster into compliance with Section 64-4.D.9. of the Zoning Ordinance and the Litter Ordinance;
- 10) revision of the site plan to provide a 6' high wooden privacy fence along the interior perimeter of the site where there is abutting residential zoning;
- 11) revision of the site plan to provide frontage and parking trees, as much as practicable, to be coordinated with Urban Forestry;
- 12) retention of the 25' building setback line along the street frontages blocked around the proposed kitchen addition;
- 13) placement of a note on the site plan stating that the site is limited to the existing curb cuts along Felhorn Drive North and Roslyn Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 14) revision of the site plan to label the site with its size in both square feet and acres, and the furnishing of a table on the site plan providing the same information;

- 15) subject to the Traffic Engineering comments: (Site is limited to the existing curb cuts on Felhorn Road N and Roslyn Drive W, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. In the future when the parking lot is resurfaced, the parking lot layout should be reconfigured to provide as many conforming parking spaces as possible on this site.);
- 16) subject to 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 61-929 and City Code Chapters 57 and 64);*
- 17) subject to the 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.*);
- 18) full compliance with all other municipal codes and ordinances, including applicable Building and Fire codes; and
- 19) submission and approval of three (3) copies of a revised site plan to the Planning Division indicating compliance with all conditions of approval prior to signing the Final Plat.

The motion carried unanimously.

**NEW SUBDIVISION APPLICATIONS:**

**3. 951 Government Street**

(West side of Marine Street, extending from Government Street to Church Street).

Council District 2

**SUB2014-00100**

**Mobile Towers Subdivision**

**Number of Lots / Acres:** 1 Lot / 1.4± Acre

**Engineer / Surveyor:** Joseph T. Regan, Jr.

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.

Rick Goddard, 219 Philema Road Albany, GA, spoke on behalf of the applicant. He stated that he was in agreement with the conditions.

Clyde Helmer, 950 Government St, spoke concerning the application. He stated that he was inquiring what is taking place on this property.

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

- 1) **dedication of the corner radii at Government Street and Marine Street as well as**

Marine Street and Church Street per Section V.D.6. of the Subdivision Regulations should be required;

- 2) placement of a note on the plat stating that the site is limited to one in and on out curb-cut onto Government Street, and one two-way curb-cut to Marine Street, with the size, design and location to be approved by Urban Forestry, Traffic Engineering and ALDOT, and to comply with AASHTO standards;
- 3) placement of a note on the plat stating that the site is denied access to Church Street;
- 4) removal of unused curb-cuts along Marine Street and replacement with curb and gutter, sodding, and sidewalk as necessary, with the appropriate right-of-way permits;
- 5) depiction of the 25-minimum building setback along all street frontages;
- 6) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 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. 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. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1 as 13.0'. Add a signature block for the Traffic Engineer. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);*
- 7) compliance with Traffic Engineering comments (*Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved by Traffic Engineering (and ALDOT on Government Street if changes are proposed) and conform to AASHTO standards.);*
- 8) 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).);*
- 9) 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.); and*  
**10) completion of the Subdivision process prior to any application for permits.**

The motion carried unanimously.

- 4. 5671 Riverwood Circle East**  
(East side of Riverwood Circle East, 125'± South of Riverwood Place).  
County  
**SUB2014-00099**  
**Riverwood Estates Subdivision, Resubdivision of Lot 43 & 44**  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

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 Mr. Vallas, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 2) retention of the minimum building setback line of at least 25';**
- 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 stating that each lot is limited to one curb cut, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and**
- 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.

**5. 900 Regents Drive West**

(Southwest corner of Satsuma Drive and Regents Drive West).

Council District 6

**SUB2014-00101**

**Regency Park Place Subdivision**

**Number of Lots / Acres:** 2 Lots / 0.7± Acre

**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.

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.

Dr. Marion Carroll, resident of Regency Subdivision, spoke on his own behalf. He stated that he was inquiring about this application.

Kathy O'Keefe, resident of Regency Subdivision, spoke on her own behalf. She also stated that she would like clarification on what was going on.

George Davis, City Engineering, explained the requirements that are required by City Engineering.

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

- 1) **revision of the plat to depict the correct engineering scale;**
- 2) **retention of the right-of-way width along Regents Drive West;**
- 3) **retention of the right-of-way width and dedication along Satsuma Drive;**
- 4) **retention of the 25' minimum building setback line on the Final Plat for Lot 1;**
- 5) **retention of the 40' minimum building setback line on the Final Plat for Lot 2;**
- 6) **retention of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 7) **placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut, with the size, design, and exact location to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 8) **placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;**
- 9) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 10) **compliance with Engineering comments: "The following comments should b**

*addressed prior to submitting the FINAL PLAT for 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. Storm water detention may be required for any development and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that according to the 1984 aerial photo (FLIGHT 20 - #76) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition, as follows: LOT 1 – NONE; LOT 2 – Coordinate with City Engineering Department staff to establish the exact amount 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. Revise the proposed dedicated ROW to read “... HEREBY DEDICATED ...” instead of “...TO BE DEDICATED ...”. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.”*

- 11) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;
- 12) 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).; and
- 13) 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”;

The motion carried unanimously.

6. South side of Government Street, 165'± East of Satchel Paige Drive  
Council District 3  
SUB2014-00103 (Subdivision)  
McGowin Park Subdivision, Resubdivision of Lots 1 and 2  
Number of Lots / Acres: 1 Lot / 1.7± Acre  
Engineer / Surveyor: Berry Engineers, LLC

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

Mr. Gant 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 further discussion, a motion was made by Mr. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards;
- 2) revision of the plat to depict the 25-foot minimum building setback line;
- 3) labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat;
- 4) compliance with Engineering Requirements (*The following 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) 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 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) Provide 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. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);*
- 5) compliance with Traffic Engineering Comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering, and conform to AASHTO standards);*
- 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); and*
- 7) 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);*

The motion carried unanimously with Mr. Watkins recusing.

7. North terminus of Selby Phillips Drive.  
County  
**SUB2014-00102**  
**Chesapeake Subdivision, Unit 2**  
**Number of Lots / Acres:** 35 Lots / 21.5± Acres  
**Engineer / Surveyor:** Austin Engineering Company, Inc.

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.

Ruffin Graham, 6576 Airport Blvd, spoke on behalf of the applicant. He stated that he wanted clarification on condition #8. He would like the denial to Grelot Road removed.

Mr. Olsen stated that the concern that staff has, is that given the size of the lot 64, the frontage on Grelot, the potential for commercial development is considerable. The only way to protect the residential streets from commercial access is to have the denial of access to Grelot Road.

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

- 1) **submission of 7 probated copies of the Final Plat of Chesapeake Subdivision, Unit 1, prior to the signing of the Final Plat for Unit 2;**
- 2) **placement of a note on the Final Plat stating no future subdivision of Lot 64 will be allowed until additional frontage along a paved, public or private street is provided;**
- 3) **revision of the Final Plat to illustrate a 100' right-of-way width for the proposed Grelot Road extension;**
- 4) **retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 5) **depiction of a 25' setback where Lot 64 abuts the future right-of-way for Grelot Road;**
- 6) **placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;**
- 7) **placement of a note on the Final Plat stating that all proposed lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 8) **placement of a note on the Final Plat stating that Lot 64 will be allowed 1 curb-cut to Grelot Road extension, once the road is constructed, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 9) **placement of a note on the Final Plat stating that all common and detention areas**



- shall be maintained by the property owners;
- 10) placement of a note on the Final Plat stating that no permanent structures can be placed in any easement;
  - 11) 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.);*
  - 12) placement of a note 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.);*
  - 13) placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.);*
  - 14) placement of a note and 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.);* and
  - 15) placement of a note on the Final Plat and 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.).*

The motion carried with Mr. Hembree opposing.

**NEW SIDEWALK WAIVER APPLICATIONS:**

**8. 210 North Carolina Street**

(North side of North Carolina Street at the North terminus of South Conception Street).

Council District 3

**ZON2014-01766**

**Benton Land Company, LLC**

Request to waive construction of a sidewalk along North Carolina Street.

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

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.

Robbie Stroum, Hutchinson, Moore & Ralph, spoke on behalf of the applicant. He asked the commission to request approving this request to waive construction of a sidewalk.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Ms. Denson to deny the request to waive construction of a sidewalk along North Carolina Street.

The motion carried unanimously with Mr. Cameron recusing.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

**9. 350 Dunlap Drive**

(West side of Dunlap Drive, 3/10± mile South of Addsko Road).

Council District 2

**ZON2014-01767**

**Thompson Engineering**

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

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.

Ray Birchum, Thompson Engineering, spoke on behalf of the applicant. He stated that this application is a carbon copy of what they had submitted a few years before.

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

- 1) revision of the site plan to illustrate the surfacing material of the area surrounding the proposed buildings;
- 2) revision of the site plan to illustrate compliant accessible parking spaces and design compliance with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);
- 3) revision of the site plan to depict any proposed dumpster(s) on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance or placement of a note on the site plan stating that garbage collection will be via curbside pick-up;
- 4) revision of the site layout, if necessary, to reflect Engineering and/or Traffic Engineering comments;
- 5) compliance with Engineering comments: *(1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 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 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, paving, and all above ground structures, 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The proposed development must comply with all Engineering Department Policy Letters.);*

- 6) **compliance with Traffic Engineering comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The site plan illustrates parking on the site along the outside of the roadway curve. Currently there is guardrail along the edge of the roadway in this area, which is not illustrated as to remain or to be removed. Any parking that may require backing into the roadway is not recommended. Excluding the parking area through the curve, the access point to the site is nearly 140' wide. It may be appropriate to split the access point into two smaller access points, given the position of the Guard Building.);*
- 7) **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.);*
- 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) **revision of layout, if necessary, to reflect Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments;**
- 10) **submission of two copies of the revised site plans to the Planning Division of Urban Development;**
- 11) **submission of a new Planned Unit Development application to the Planning Commission for Phase 2 if the site layout is altered, with associated labels and fees; and**
- 12) **full compliance with all other Municipal codes and ordinances.**

The motion carried unanimously

**GROUP APPLICATIONS:**

**10. 1401 Satchel Paige Drive**

(Northeast corner of Satchel Paige Drive and Bolling Bros Boulevard extending East to the West side of McVay Drive, and extending North to the South side of Government Street).

Council District 3

**1250 and 1400 Satchel Paige Drive**

(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending West to the East side of I-65, and extending North to the South side of Government Street).

Council District 4

**A. ZON2014-01780**

**McGowin Park East**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking and allow increased signage for a retail shopping center.

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

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

George Alexandris, Hutton Company, spoke on behalf of the applicant. He stated that they would like to request flexibility to work with Staff to have the driveway off of the Costco gas station approved.

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

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);**
- 2) compliance with Engineering Department Comments: *(No new comments, previous comments still apply: (1) Each Lot Owner shall be required to submit a Land Disturbance Permit application 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, paving, and all above ground structures, 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. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter***

- (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*
- 3) **compliance with traffic engineering comments** *(Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study);*
  - 4) **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.);*
  - 5) **compliance with Urban Forestry Comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
  - 6) **approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);**
  - 7) **development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
  - 8) **ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;**
  - 9) **all internal road construction (public and private) to be to City standards;**
  - 10) **construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);**  
**limited to the sign package as revised for and described in this application and noted on the submitted drawings (a 30' tall free-standing multi-tenant sign on McGowin Park- East Development along I-65, and located on Sheet CSP- 02 and depicted for size and character on Sheet CSP-03; Monument signs shall be allowed in numbers and locations shown on Sheet CSP-02 and as depicted for size and character on Sheet CSP-04. Each Outparcel lot shall be allowed one (1) monument sign; For the purpose of wall signs the following are different building types within the overall development: Anchor Tenant Building shall be defined as a tenant space exceeding 12,000**



*square feet. These tenants shall be allowed additional signage size and types as depicted within the CSP in keeping with the tenant's "national branding". East Development (Parcei'A'- Lot 11) Anchor tenants shall be allowed rear wall signs not to exceed three-hundred-fifty {350} square feet and signage at rear service door(s); ); Retail Tenant Building shall be defined as a single tenant up to 12,000 square feet that is not a part of a Multi-tenant Shops Building and has a building depth that exceeds 100'. Wall signage requirements shall conform to those of "In-line Multi-tenant Shops Buildings"; In-Line Multi-tenant Shops Building shall be defined as a building not exceeding 100' in depth that contains multiple tenants of varying widths. Signage requirements shall be as follows and as depicted on Sheets CSP-07 and CSP-09: Wall signs, canopy signs, projecting (blade) signs and window signs may be used in any combination and the sum of the square footage of all sign types may not exceed 30% (thirty percent) of the tenant's wall area- as defined as the frontage distance from Lease Line to Lease Line multiplied by the building height from floor to top of the parapet. End tenants not adjoining an adjacent tenant shall be allowed signage on the side wall as described above except that the wall area for side-wall signage shall be defined as the wall area for the tenant's front façade. At the rear walls of tenant spaces, each tenant shall be allowed only a wall sign and signage on rear service door(s). The wall sign for rear walls shall be restricted to the size no greater than the tenant's front façade wall sign; Freestanding Multi-tenant Shops Building shall be defined as a building that does not abut an Anchor Tenant or Retail Tenant building and that contains multiple tenants. Signage requirements for wall areas shall conform to "In-line Multi-tenant Shops Buildings"; Freestanding Single-tenant Retail Building shall be defined as a single-tenant building that is the only building located on a subdivide Lot. In addition to one monument sign, the tenant shall be allowed signage on three (3) sides of the building. Signage for these building faces shall be per the front and side wall requirements of "In-line Multi-tenant Shops Building" above. The requirements as set forth in the City of Mobile Code of Ordinances Chapter 64-Zoning; Section 64-11 "Sign regulation provisions" shall govern where not specifically addressed within this Comprehensive Signage Package. Minor deviations to requirements of this CSP may be made by City of Mobile Urban Development staff with the written authorization of the Developer. All other signs allowed by or determined to not require permit by Chapter 64-Zoning, Section 64-11 shall be permitted.);*

- 11) compliance with landscaping and tree planting requirements;
- 12) retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
- 13) lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 14) submission of a revised PUD site plan depicting compliance with all

conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and

15) full compliance with all other municipal codes and ordinances.

The motion carried unanimously with Mr. Watkins recusing.

**B. ZON2014-01781**

**McGowin Park West**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking and allow increased signage for a retail shopping center.

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

Mr. Gant announced the applications had been recommended for approval. 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 Mr. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
- 2) compliance with Engineering Department Comments: *(No new comments, previous comments still apply: (1) Each Lot Owner shall be required to submit a Land Disturbance Permit application 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, paving, and all above ground structures, 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. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*
- 3) compliance with traffic engineering comments *(Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as*

*indicated in the study);*

- 4) **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.);*
- 5) **compliance with Urban Forestry Comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 6) **approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);**
- 7) **development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 8) **ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;**
- 9) **all internal road construction (public and private) to be to City standards;**
- 10) **construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);**

*limited to the sign package as revised and described in the application (Freestanding Signs: a 50' tall free-standing multi-tenant sign on McGowin Park- West Development as located on Sheet CSP- 02 and depicted for size and character on Sheet CSP-03; Monument Signs: Monument signs shall be allowed in numbers and locations shown on Sheet CSP-02 and as depicted for size and character on Sheet CSP-04. Each Outparcel lot shall be allowed one (1) monument sign. For the purpose of wall signs the following are different building types within the overall development: Anchor Tenant Building shall be defined as a tenant space exceeding 12,000 square feet. These tenants shall be allowed additional signage size and types as depicted within the CSP in keeping with the tenant's "national branding". East Development (Parcel 'A'- Lot 11) Anchor tenants shall be allowed rear wall signs not to exceed three-hundred-fifty (350) square feet and signage at rear service door(s). Retail Tenant Building shall be defined as a single tenant up to 12,000 square feet that is not a part of a Multi-tenant Shops Building and has a building depth that exceeds 100'. Wall signage requirements shall conform to those of "In-line Multi-tenant Shops Buildings". In-Line Multi-tenant Shops Building shall be defined as a building not exceeding 100' in depth that contains multiple tenants of varying widths. Signage requirements*

*shall be as follows and as depicted on Sheets CSP-07 and CSP-09: Wall signs, canopy signs, projecting (blade) signs and window signs may be used in any combination and the sum of the square footage of all sign types may not exceed 30% (thirty percent) of the tenant's wall area- as defined as the frontage distance from Lease Line to Lease Line multiplied by the building height from floor to top of the parapet. End tenants not adjoining an adjacent tenant shall be allowed signage on the side wall as described above except that the wall area for side-wall signage shall be defined as the wall area for the tenant's front façade. At the rear walls of tenant spaces, each tenant shall be allowed only a wall sign and signage on rear service door(s). The wall sign for rear walls shall be restricted to the size no greater than the tenant's front façade wall sign. Freestanding Multi-tenant Shops Building shall be defined as a building that does not abut an Anchor Tenant or Retail Tenant building and that contains multiple tenants. Signage requirements for wall areas shall conform to "In-line Multi-tenant Shops Buildings". Freestanding Single-tenant Retail Building shall be defined as a single-tenant building that is the only building located on a subdivide Lot. In addition to one monument sign, the tenant shall be allowed signage on three (3) sides of the building. Signage for these building faces shall be per the front and side wall requirements of "In-line Multi-tenant Shops Building" above. The requirements as set forth in the City of Mobile Code of Ordinances Chapter 64-Zoning; Section 64-11 "Sign regulation provisions" shall govern where not specifically addressed within this Comprehensive Signage Package. Minor deviations to requirements of this CSP may be made by City of Mobile Urban Development staff with the written authorization of the Developer. All other signs allowed by or determined to not require permit by Chapter 64-Zoning, Section 64-11 shall be permitted.);*

- 11) compliance with landscaping and tree planting requirements;
- 12) retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
- 13) lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 14) coordination with Traffic Engineering and Planning regarding design modifications to the driveway for the gas station facility;
- 15) submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and
- 16) full compliance with all other municipal codes and ordinances.

The motion carried unanimously with Mr. Watkins recusing.

11. **WITHDRAWN**

12. **117 Batre Lane**

(Northwest corner of Batre Lane and Gaillard Street).  
Council District 7

**A. SUB2014-00104 (Subdivision)**

**Tucker Place Subdivision**

**Number of Lots / Acres:** 8 Lots / 3.1± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

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.

Page Pose, 351 Gulfwood Drive, spoke in opposition to the matter. She stated that storm water run-off concerned her.

George Davis, City Engineering, responded that before they can start development of this property they will be required to submit plans that show how they will drain the property. They are proposing a detention facility, which will gather the water from the site, hold it and then release it at a slower rate.

Hearing no further opposition or discussion, a motion was made by Mr. Vallas, with second by Mr. Hembree waived Sections V.D.1. and V.D.9. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **dedication to provide 30' from the centerlines of Batre Lane and Gaillard Street, as shown on the plat;**
- 2) **dedication to provide a 25' corner radius at the corner of Batre Lane and Gaillard Street, as shown on the plat;**
- 3) **construction of a hammerhead coinciding with the "pole" for Lot 7 prior to signing the Final Plat;**
- 4) **widening of the pavement on Gaillard Street to a minimum of 20' to allow for Fire apparatus access prior to signing the Final Plat;**
- 5) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to a public street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that Lot 6 is denied access to the alley along the West side of the site;**
- 7) **revision of the plat to label all lots and the detention/common area with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 8) **retention of the approved reduced setbacks for all lots;**



- 9) placement of a note on the Final Plat stating that no structures are to be constructed within any easements;
- 10) placement of a note on the Final Plat stating that the maintenance of the ingress and egress easements is the responsibility of the property owners;
- 11) placement of a note on the Final Plat stating that the ingress and egress easements are not to be gated or blocked in any manner so as to indicate a private street subdivision;
- 12) placement of a note on the Final Plat stating that the maintenance of the Detention/Common Area is the responsibility of the property owners;
- 13) subject to the Engineering comments: *(The following 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. 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. Storm water detention will be required for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 75) there is historical credit available for impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of a 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. Provide and label the POB for the legal description. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);*
- 14) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to*

*AASHTO standards.);*

- 15) subject to 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 61-929 and City Code Chapters 57 and 64)];*
- 16) subject to the 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);*
- 17) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 18) submission to Planning of two (2) copies of a revised PUD site plan indicating compliance with all conditions of its approval prior to the signing of the Final Plat.

The motion carried unanimously.

**B. ZON2014-01768 (Planned Unit Development)**

**Tucker Place Subdivision**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and sideyard setbacks in an proposed subdivision.

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 further opposition or discussion, a motion was made by Mr. Vallas, with second by Mr. Hembree to approve the above referenced matter, subject to the following conditions:

- 1) construction of the hammerhead for Fire apparatus access coinciding with the "pole" for Lot 7 prior to signing the Final Plat;
- 2) widening of the pavement of Gaillard Street to a minimum of 20' to allow for Fire apparatus access prior to signing the Final Plat;
- 3) placement of a note on the site plan stating that each lot is limited to one curb cut to a public street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the site plan stating that Lot 6 is denied access to the alley along the West side of the site;
- 5) revision of the site plan to label all lots and the detention/common area with their sizes in square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 6) revision of the site plan to indicate a 20.5' rear setback line for Lots 1

- through 4 and Lot 8 within the ingress/egress easement;
- 7) retention of the approved reduced setbacks for all lots;
  - 8) placement of a note on the site plan stating that no structures are to be constructed within any easements;
  - 9) placement of a note on the site plan stating that the maintenance of the ingress and egress easements is the responsibility of the property owners;
  - 10) placement of a note on the site plan stating that the ingress and egress easements are not to be gated or blocked in any manner so as to indicate a private street subdivision;
  - 11) placement of a note on the site plan stating that the maintenance of the Detention/Common Area is the responsibility of the property owners;
  - 12) placement of a note on the site plan stating that all lots are limited to 35% maximum site coverage by all structures;
  - 13) retention on the site plan of a city-standard sidewalk along Batre Lane and/or Gaillard Street;
  - 14) subject to the Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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). 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, paving, and all above ground structures, 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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 proposed development must comply with all Engineering Department Policy Letters.);*
  - 15) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 16) subject to 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 61-929 and City Code Chapters 57 and 64));*

- 17) subject to the 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);*
- 18) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 19) placement of a note on the site plan stating that no solid wall or fence exceeding 3' in height shall be built within any setback from a street;
- 20) submission to Planning of two (2) copies of a revised site plan indicating compliance with all approval conditions prior to the signing of the Final Plat; and
- 21) full compliance with all municipal codes and ordinances.

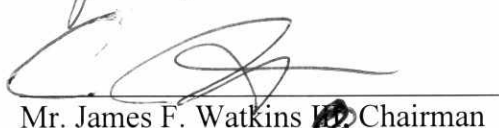
The motion carried unanimously.


**OTHER BUSINESS:**

**APPROVED:** December 18, 2014



Ms. Jennifer Denson, Secretary



Mr. James F. Watkins  Chairman

/jpw