MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF NOVEMBER 06, 2014 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present
Mr. James (Jay) F. Watkins, Chairman
Mr. Levon Manzie (CC)
Mr. Allan Cameron (S)
Mr. John Vallas
Ms. Libba Latham (PJ)
Mr. Thomas Doyle
Mr. Nick Amberger (AO)
Ms. Sujin Kim

Members Absent
Mr. Carlos Gant, Vice Chair
Ms. Shirley Sessions
Mr. Don Hembree (PJ)
Ms. Jennifer Denson (S), Secretary
Mr. P. Nigel Roberts

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
Jessie Yawn, City Engineering
Marybeth Bergin, Traffic Engineering
James May 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. 2643 Bear Fork Road
   (East side of Bear Fork Road, 1.3± mile North of Moffett Road).
   Council District 1

   A. SUB2014-00113 (Subdivision)
      Townsend Family Division Subdivision
      Number of Lots / Acres: 2 Lots / 5.0± Acres
      Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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.
Brett Orrell, Polysurveying, spoke on behalf of the applicant. He requested a 4 week holdover.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second Mr. Doyle to hold the matter over until the December 4th meeting.

The motion carried unanimously.

**B. ZON2014-01884 (Planning Approval)**

**Townsend Family Division Subdivision**

Planning Approval to allow an existing mobile home in a R-1, Single-Family Residential district.

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.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second Mr. Doyle to hold the matter over until the December 4th meeting at the applicant’s request.

The motion carried unanimously.

**NEW SUBDIVISION APPLICATIONS:**

2. **300 Dunlap Drive**

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

Council District 2

**SUB2014-00119**

**Austral Outfit Yard 2**

*Number of Lots / Acres:* 1 Lot / 3.9± Acres

*Engineer / Surveyor:* Lawler and Company

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 Mr. Amberger to approve the above referenced matter, subject to the following conditions:

1) **Retention of the lot size and all other information on the Final Plat;**
2) **Placement of a note on the Final Plat stating that the lot is limited to the existing curb-cut, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
3) Placement of a note on the Final Plat stating: (No permanent structure can be placed or erected in any easement.);

4) Placement of a note on the Final Plat stating: (Development of the site must comply with local, state and federal regulations regarding flood zones and wetlands);

5) Placement of a note on the Final Plat stating: (Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);

6) Placement of a note on the Final Plat and 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 Engineering Comments: (The following comments should be 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. B. 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. C. Add the street names in the vicinity map. D. Show and label all flood zones. 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. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

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)); and

9) 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.

3. 3213 Springhill Avenue
(South side of Springhill Avenue, 350’± West of Columbia Street).
Council District 1
SUB2014-00130
CLSK Subdivision
Number of Lots / Acres: 1 Lots / 1.4± Acre  
Engineer / Surveyor: Gulf States Engineering, 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.

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

1) illustration of the 25' minimum building setback line along Springhill Avenue on the Final Plat;
2) the labeling of the lot with the size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3) the placement of a note on the Final Plat stating that the site is limited to one two-way curb-cut, or 2 one-way curb-cuts onto Springhill Avenue with size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
4) placement of a note on the Final Plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;
5) 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;
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: A. Revise NOTE 9: A Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. B. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;
7) compliance with Traffic Engineering comments: “Lot is limited to one two-way curb cut, or two one-way curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;
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) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

4. 6150 Howells Ferry Road
(Northeast corner of Howells Ferry Road and Grider Road).
Council District 7
SUB2014-00120
Grider Corner Subdivision
Number of Lots / Acres: 2 Lots / 0.7± 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. Manzie, with second by Mr. Vallas to waive Section V.B.14. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

1) Relocation of the existing residence to one of the proposed lots, with appropriate permits, or removal/demolition of same, prior to the signing of the final plat; 

2) Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;

3) Labeling and depiction of the future development area on the final plat;

4) Each lot to be a minimum of 15,000 square feet;

5) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);

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: 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 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 all flood zones. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor’s Certificate and Signature. H. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);  

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 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 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; and  

10) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and flood zone issues, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

North side of River Road, 2/10± mile East of Thomas Road  
County  
SUB2014-00128  
Fred & Mildred Johnson Family Division Two Subdivision  
Number of Lots / Acres: 2 Lots / 15.5± Acres  
Engineer / Surveyor: Stewart 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 Mr. Manzie 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) illustration of the 25’ minimum building setback line;
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) 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;
6) placement of a note stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, 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 the existing curb cuts, 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.

6. **7172 Bowers Lane**  
   (West side of Bowers Lane, 160’± South of Diamond Road).  
   Council District 4
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.

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He requested that the Commission waive the length to width ratio and move the setback.

Mr. Olsen stated that there are other options for Subdivision of this property that would comply with the Subdivision regulations and width to depth ratio; such as a short cul-de-sac street. The other concern that Staff had was the number of curb-cuts in such a short length of road frontage.

Mr. Orrell stated that he believes his client would be open to the curb-cut issue; putting a shared access along common boundaries.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Vallas to hold the matter over until the December 4th meeting at the applicant’s request.

The motion carried unanimously.

7. 3100 Sunset Road
(North side of Sunset Road, 2/10± mile West of Dauphin Island Parkway).
County
SUB2014-00129
Villages of Deer River Subdivision
Number of Lots / Acres: 13 Lots / 7.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

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.

Don Rowe, Rowe Surveying, spoke on behalf of the applicant. He requested a two week holdover.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the November 20th meeting at the applicant’s request.

The motion carried unanimously.
8. **(East and West sides of Begeman Road extending to the East side of Snow Road South and extending to the West side Hale Road).**

County
SUB2014-00127
Maxwell Place Subdivision
Number of Lots / Acres: 52 Lots / 16.8±Acres
Engineer / Surveyor: Austin Engineering Co., Inc.

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

Mr. Austin, Austin Engineering, spoke on behalf of the applicant. He requested that the application be held over for 2 weeks rather than 4 weeks.

John Howard, developer of the property, stated that they are in agreement with all of the conditions; he also requested a 2 week holdover rather than the 4 weeks.

Maxanna Nichols, neighbor, spoke about some concerns she has regarding the development. She made the following points:

A. purchased the property next to the Alabama Pecan Development Association property in 1966;
B. has horses on her property;
C. concerned about drainage issues and how the sewage will be treated;
D. concerned about lighting;
E. concerned about electrical and power lines;
F. concerned about noise;
G. concerned about trees being cut down;
H. believes she will have erosion issues;
I. she is not in opposition to the development, just concerned about its impacts.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Manzie to hold the matter over until the November 20th meeting at the applicant’s request.

The motion carried unanimously.

9. **South side of Howells Ferry Road at the South terminus of Harvey Hill Road.**

County
SUB2014-00122
Colleton Place Subdivision, Phases 2-4
Number of Lots / Acres: 104 Lots / 29.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
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.

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He requested the application be held over until the December 4th meeting.

Kevin Boucher, Assistant Attorney for Mobile County, spoke on behalf of Mobile County. He stated that he was not there in opposition to the development. Mr. Boucher stated that the County will not enforce sprinklers to be in place with homes built within the Planning Jurisdiction because they have no authority over the Fire Code.

Mr. Anderson stated that there are some inconsistencies and issues with between the City’s position and the County’s position. The holdover will allow him to sit down with the Fire Department and staff to see who exactly has jurisdiction and what the Planning Commission can or cannot do. He noted that he hoped that when the application comes back on the agenda in a month they would have some more clear answers.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Manzie to hold the matter over until the December 4th meeting at the applicant’s request.

The motion carried unanimously.

NEW SIDEWALK WAIVER APPLICATIONS:

10. **3738 Halls Mill Road**
(North side of Halls Mill Road at the North terminus of Lees Lane).
Council District 4
**ZON2014-02127**
**JRJ III Properties, LLC**
Request to waive construction of a sidewalk along Halls Mill Road.

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.

Frank Dagley, Dagley Engineering, spoke on behalf of the applicant. He provided the Commission with a photo that showed the ditch in front of the property. He stated that the precedence has been that when a there is a open ditch along the road like this we do not put a sidewalk in. He noted that the purpose of the roadway ditch is to collect water that runs off the road and keep it off of private property.

Hearing no opposition or further discussion, a motion was made by Mr. Amberger, with second by Mr. Manzie to deny the request to waive construction of a sidewalk along Halls Mill Road is recommended for denial.
The motion carried unanimously.

11. **7449 Airport Boulevard**  
(Southeast corner of Airport Boulevard and Mckenna Court).  
Council District 6  
ZON2014-02155  
**Airport Oaks Plaza, LLC**  
Request to waive construction of a sidewalk along Airport Boulevard

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. Watkins, with second by Ms. Latham to approve the request to waive construction of a sidewalk along Airport Boulevard.

The motion carried unanimously.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

12. **3150 Dauphin Street**  
(North side of Dauphin Street, 950’± West of Sage Avenue extending to the South side of Dauphin Square Connector).  
Council District 1  
ZON2014-01970  
**McConnell Automotive**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include new employee parking.

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 Mr. Manzie to approve the above referenced matter, subject to the following conditions:

1) revision of site plan to comply with full tree and landscaping requirements to include frontage trees, perimeter trees, and parking trees;
2) placement of a note on the site plan stating that the site is limited to one curb-cut to Dauphin Square Connector and to the existing curb-cuts onto Dauphin Street, with the size, design and location to be approved
by Traffic Engineering and to comply with AASHTO standards;
3) retention of the 50’ minimum building setback line along Dauphin Square Connector;
4) revision of the site plan to note that existing trees within the parking area will be removed;
5) placement of a note on the site plan stating that no structures shall be constructed or placed in any easements;
6) placement of a note on the site plan stating that compliance with Section 64-4.A.2., 646.A.3.c., and 64-6.A.8. of the Zoning Ordinance pertaining to the lighting requirements of parking lots is required;
7) retention of the sidewalk along Dauphin Square Connector;
8) provision of 2 revised site plans prior to the submission for building permits;
9) compliance with Engineering comments: “ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The proposed development must comply with all Engineering Department Policy Letters.”;
10) compliance with Traffic Engineering comments: “Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.”;
11) 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)”;
12) 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
13) full compliance with all other municipal codes and ordinances.
The motion carried unanimously.

PLANNING APPROVAL APPLICATIONS:

13. **401 Dauphin Street**  
(Southeast corner of Dauphin Street and South Franklin Street)  
Council District 2  
**ZON2014-02172**  
**Tom Townsend**  
Planning Approval to allow increased occupancy load for a proposed entertainment venue in the Downtown Development District.

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.

Tom Townsend, 186 Williams Street, spoke on his own behalf. He made the following points:

A. a year ago if this project was proposed they would not need Planning Approval;  
B. they are proposing an event venue;  
C. with proposed sound attenuation measures should address any noise issues;  
D. plans to be good neighbors;  
E. there are other live music venues in the near vicinity;  
F. has 3 letters of support from surrounding neighbors.

The following people spoke in opposition to the matter:

1. Jean Lankford, 356 Dauphin Street;  
2. Al Tinnifeld, 412 Dauphin Street Unit S;  
3. Joseph Black, 412 Dauphin Street Unit H;  

They made the following points against the application:

A. does not want the development to become the next Music Box;  
B. the request is overly broad;  
C. bedroom window in the Mattress Factory would be only 200 feet from the front door of this establishment;  
D. concerned about their quality of life;  
E. the zoning codes states that Planning Approval is required for venues with occupancies in excess over 100;  
F. that is a statement from the City Council that anything over 100 should be approached with great caution;  
G. the proposal for this venue is for 907;  
H. sound is very difficult;
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I. this will set a precedence for future applications.

In rebuttal, Buzz Jordan, 15 S. Reed Ave, stated that he and Mr. Townsend both love downtown are they want to revive it rather than let buildings remain vacant. He noted that they are trying to model the entertainment venue after venues in New Orleans.

Hearing no further opposition or discussion, a motion was made by Ms. Latham, with second by Mr. Manzie to deny the above referenced application for the following reasons:

1) There are multiple residential uses within 300 feet that, despite sound attenuation measures, may still be impacted by noise;
2) The exclusion of this site and the associated three blocks from the Entertainment District indicates an apparent intent by the Mobile City Council to restrict the types of activities within the excluded area;
3) The proposed occupancy load of 907 people far exceeds any of the other uses within the immediate vicinity, thus would be out of character for the area; and
4) There are other, more appropriate districts within the Downtown Development District for the proposed use and the proposed occupancy load.

The motion carried unanimously.

GROUP APPLICATIONS:

14. 1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street (Subdivision, Planned Unit Development and Planning Approval), and 1557 & 1563 Springhill Avenue (Zoning)
(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street) and (Southwest corner of Springhill Avenue and Kilmarnock Street).
Council District 2

A. SUB2014-00117 (Subdivision) (Holdover)
McGill Toolen High School Subdivision, Phase Three
Number of Lots / Acres: 3 Lots / 3.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

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.

Ben Cummings, Cummings Architecture, spoke on behalf of the applicant. He stated that they would like to change the language of Traffic Engineering’s comment regarding the turn out onto Springhill Avenue, to allow the design to be coordinated with Traffic Engineering and ALDOT.
Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Cameron to approve the above referenced matter, subject to the following conditions:

1) dedication sufficient to provide 25’ from the centerline of North Lafayette Street along Lot 3;
2) dedication sufficient to provide 25’ from the centerline of Kilmarnock Street along Lot 1;
3) dedication of a 25’ corner radius at the intersection of Spring Hill Avenue and Kilmarnock Street on Lot 2;
4) illustration of the 25’ minimum building setback line along Lot 3 as measured from any required dedication;
5) illustration of the 25’ minimum building setback line along the Kilmarnock Street frontage of Lot 1 as measured from any required dedication;
6) illustration of the 25’ minimum building setback line along Spring Hill Avenue for Lots 1 and 2 as measured from the current right-of-way line;
7) illustration of the minimum building setback line for Lot 2 along Kilmarnock Street as measured 50’ from the centerline of Kilmarnock Street;
8) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements;
9) placement of a note on the Final Plat stating that Lot 2 is limited to the existing curb cut to Spring Hill Avenue;
10) placement of a note on the Final Plat stating that Lot 3 is limited to two student parking curb cuts to North Lafayette Street;
11) placement of a note on the Final Plat stating that the North curb cut on Lot 3 is limited to residential use only for the existing house and not for access to the student parking area to the rear;
12) placement of a note on the Final Plat stating that the driveway number, size, location and design of all curb cuts must be approved by ALDOT (where applicable), and Traffic Engineering and conform to AASHTO standards;
13) submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS), and revision of the Planning Approval and PUD site plans to illustrate any required modifications of the TIS, prior to signing the Final Plat;
14) revision of the plat to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
15) rezoning of Lots 1 and 2 to one uniform zoning classification to eliminate split zoning prior to signing the Final Plat;
16) 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;

17) 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), 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 -#73) 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), latest edition. Coordinate with City Engineering Department staff to establish the exact amount 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. Provide legible street names in the vicinity map. F. Dedication of property to Public Right-of-Way (as approved by the City Engineer and Traffic Engineer) along Kilmarnock Street. G. Dedication of property to Public Right-of-Way (as approved by the City Engineer and Traffic Engineer) along Lafayette Street. H. Provide and label the bearing and distance labels or interior angles to match the written legal description. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor’s Certificate and Signature. L. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. M. 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. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];

18) subject to the revised Traffic Engineering comments: [Based on the
increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements, and Lot 2 is limited to its existing curb cut onto Springhill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-in/right-out only, subject to providing 50’ of queuing space between the property line and the first parking spaces. Access for Lot 1 to Kilmarnock Street is not exclusively denied, however will only be permitted with the submission of a revised PUD, to be approved by all site reviewing departments within the City. The proposed parking lot on N Lafayette Street (Lot 3) should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. The existing residential driveway is to remain for use by the building to remain onsite. 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.];

19) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.];

20) 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

21) submission and approval of three (3) copies of revised Planning Approval and PUD site plans prior to signing the Final Plat.

The motion carried unanimously.

B. ZON2014-01983 (Planned Unit Development) (Holdover) McGill Toolen High School Subdivision, Phase Three

Planned Unit Development Approval to amend a previously approved Master Plan to allow a new parking lot, expansion of an existing parking lot and shared access and parking.
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 Mr. Cameron to approve the above referenced matter, subject to the following conditions:

1) submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS) and revision of the site plan as required by the TIS;
2) revision of the site plan to indicate any revisions required by the Subdivision conditions and the Traffic Impact Study;
3) retention of the note on the site plan stating that the existing curb cut to the existing house on North Lafayette Street is limited to residential use of the house and not to be used for access to the student parking area to the rear;
4) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements;
5) retention of the note on the site plan stating that all on-site parking, including ADA handicap spaces, must meet the minimum standards as defined in Section 64-6 of the Zoning Ordinance;
6) placement of a note on the site plan stating that use of the "yellow house" as temporary faculty housing is allowed, but use as assembly for student gatherings or classes will require compliance with City building and fire codes;
7) revision of the site plan to illustrate a 6’ high wooden privacy fence along all adjacent residential properties, dropping to 3’ high within the first 25’ from a front property line;
8) lighting of the entire site to comply with Sections 64-4.A.2. and 64-6.A.8 of the Zoning Ordinance, which will include the submission of a photometric plan at the time of applying for a land disturbance permit;
9) retention of the note on the site plan stating that the sites of the new parking lots shall comply with the landscaping and tree planting requirements of the Zoning Ordinance to include frontage, perimeter and parking trees and proper landscaping percentages;
10) rezoning of Lots 1 and 2 to a uniform zoning classification prior to signing the Final Plat for the Subdivision;
11) retention of the note on the site plan stating that the site is located within the Old Dauphin Way Historic District and all required approvals of the Architectural Review Board must be obtained prior to any land disturbance activities;
12) 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); 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.]

13) subject to the revised Traffic Engineering comments: [Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements., and Lot 2 is limited to its existing curb cut onto Springhill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-in/right-out only, subject to providing 50’ of queuing space between the property line and the first parking spaces. Access for Lot 1 to Killmarnock Street is not exclusively denied, however will only be permitted with the submission of a revised PUD, to be approved by all site reviewing departments within the City. The proposed parking lot on N Lafayette Street (Lot 3) should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. The existing residential driveway is to remain for use by the building to remain onsite. 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.];
14) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.];
15) 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.);
16) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
17) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

C. ZON2014-01984 (Planning Approval) (Holdover)
McGill Toolen High School Subdivision, Phase Three
Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for a private church school 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 Mr. Cameron to approve the above referenced matter, subject to the following conditions:

1) submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS) and revision of the site plan as required by the TIS;
2) revision of the site plan to indicate any revisions required by the Subdivision conditions and the Traffic Impact Study;
3) retention of the note on the site plan stating that the existing curb cut to the existing house on North Lafayette Street is limited to residential use of the house and not to be used for access to the student parking area to the rear;
4) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements;
5) retention of the note on the site plan stating that all on-site parking, including ADA handicap spaces, must meet the minimum standards as defined in Section 64-6 of the Zoning Ordinance;
6) placement of a note on the site plan stating that use of the “yellow house” as temporary faculty housing is allowed, but use as assembly for student gatherings or classes will require compliance with City building and fire codes;

7) revision of the site plan to illustrate a 6’ high wooden privacy fence along all adjacent residential properties, dropping to 3’ high within the first 25’ from a front property line;

8) lighting of the entire site to comply with Sections 64-4.A.2. and 64-6.A.8 of the Zoning Ordinance, which will include the submission of a photometric plan at the time of applying for a land disturbance permit;

9) retention of the note on the site plan stating that the sites of the new parking lots shall comply with the landscaping and tree planting requirements of the Zoning Ordinance to include frontage, perimeter and parking trees and proper landscaping percentages;

10) rezoning of Lots 1 and 2 to a uniform zoning classification prior to signing the Final Plat for the Subdivision;

11) retention of the note on the site plan stating that the site is located within the Old Dauphin Way Historic District and all required approvals of the Architectural Review Board must be obtained prior to any land disturbance activities;

12) subject to the revised Traffic Engineering comments: [Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements, and Lot 2 is limited to its existing curb cut onto Springhill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-in/right-out only, subject to providing 50’ of queuing space between the property line and the first parking spaces. Access for Lot 1 to Kilmarnock Street is not exclusively denied, however will only be permitted with the submission of a revised PUD, to be approved by all site reviewing departments within the City. The proposed parking lot on N Lafayette Street (Lot 3) should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. The existing residential driveway is to remain for use by the building to remain onsite. All on-site parking, including ADA handicap spaces, shall meet the minimum standards.
Standards as defined in Section 64-6 of the City’s Zoning Ordinance];

13) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.];

14) 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.);

15) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and

16) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

D. ZON2014-02156 (Zoning)

Ben Cummings / Cummings Architecture

Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-1, Buffer Business District, to B-1, Buffer-Business District, to eliminate split zoning.

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 Mr. Cameron to approve the above referenced matter, subject to the following conditions:

1) revision of the legal description to match that of the Subdivision plat legal description after any required right-of-way dedication;

2) completion of the Rezoning process prior to signing the Final Plat for the Subdivision;

3) provision of a buffer, in compliance with Section 64-4.d.1. of the Zoning Ordinance where the property abuts residential properties;

4) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.]; and

5) full compliance with all municipal codes and ordinances.

The motion carried unanimously.
15. **345 Roosevelt Avenue**  
(Northeast corner of Roosevelt Avenue and Eighth Street and Northwest corner of Roosevelt Avenue and Eighth Street).  
Council District 7

A. **SUB2014-00118 (Subdivision)**  
Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Asarisi & Associates, LLC

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. Vallas, with second by Mr. Manzie to waive Section V.B.14 of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

1) **Provision of a corner radius on the Final Plat in compliance with Section V.D.6. of the Subdivision Regulations at the northeast corner of Roosevelt Avenue and Eighth Street;**

2) **Revision of the lot size information and 25’ minimum building setback line to reflect dedication on the Final Plat;**

3) **Placement of a note on the Final Plat limiting Lot 1 to 2 curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**

4) **Placement of a note 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.);**

5) **Compliance with Engineering comments: (The following comments should be 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. B. 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. C. Provide the Owner's (notarized), Planning Commission, and Traffic**
Engineering signatures. D. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. 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. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)

6) Compliance with Traffic Engineering comments: (Lot I is limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);

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). The planting of frontage trees to meet the requirements of the Zoning Ordinance for the project area only, planting numbers and location to be coordinated with the Planning Staff.);

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) Submission of non-conforming documents in regards to the existing parking conditions for the site, to the Planning Division of the Urban Development Department, prior to the signing of the Final Plat; and

10) Submission of a revised PUD site plan prior to the signing of the Final Plat.

The motion carried unanimously.

B. ZON2014-02016 (Planned Unit Development)
Mobile Terrace Subdivision, Lot I of Resubdivision of Lots 27, 28, 29 and 30, Block 17
Planned Unit Development Approval to allow shared parking between two separate lots and waive buffer fence requirements for an existing church school in an R-1, Single-Family Residential District.

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. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:
1) Revision of the site plan to depict the provision of a corner radius at the northeast corner of Roosevelt Avenue and Eighth Street, in compliance with Section 64-4.D.1. of the Zoning Ordinance;

2) Revision of the 25’ minimum building setback line on the revised site plan to reflect dedication;

3) Illustration of a bumper stop or curbing for proposed parking space;

4) Illustration of a residential buffer along all property lines adjacent to residentially used property or the submission of requests from adjacent property owners requesting that the buffer requirement be waived until requested at a future date;

5) Placement of a note on the site plan stating that any proposed privacy fencing provided as a buffer is not to exceed 3’ in height within the 25’ minimum building setbacks of Roosevelt Avenue and Eighth Street;

6) Retention of dumpster notes on the revised site plan;

7) Compliance with Engineering comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control);

8) Compliance with Traffic Engineering comments: (Lot 1 is limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance);

9) 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). The planting of frontage trees to meet the requirements of the Zoning Ordinance for
the project area only, planting numbers and location to be coordinated with the Planning Staff.

10) 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.)

11) Submission of a revised site plan to the Planning Division of the Urban Development Department prior to any requests for building-related or land disturbance permits;

12) Completion of the Subdivision process prior to any request for building-related or land disturbance permits;

13) Submission of a revised PUD site plan to the Planning Division of the Urban Development Department prior to the signing of the Final Plat; and

14) Full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

C. ZON2014-02077 (Planning Approval)
Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.

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

1) Revision of the site plan to depict the provision of a corner radius at the northeast corner of Roosevelt Avenue and Eighth Street, in compliance with Section 64-4.D.1. of the Zoning Ordinance;

2) Revision of the 25’ minimum building setback line on the revised site plan to reflect dedication;

3) Illustration of a bumper stop or curbing for proposed parking space;

4) Illustration of a residential buffer along all property lines adjacent to residentially used property or the submission of requests from adjacent property owners requesting that the buffer requirement be waived until requested at a future date;

5) Placement of a note on the site plan stating that any proposed buffer privacy fencing is not to exceed 3’ in height within the 25’ minimum building setbacks of Roosevelt Avenue and Eighth Street;

6) Retention of dumpster notes on the revised site plan;

7) Compliance with Engineering comments: (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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

8) Compliance with Traffic Engineering comments: (Lot 1 is limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);

9) 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). The planting of frontage trees to meet the requirements of the Zoning Ordinance for the project area only, planting numbers and location to be coordinated with the Planning Staff.);

10) 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.);

11) Submission of a revised site plan to the Planning Division of the Urban Development Department prior to any requests for building-related or land disturbance permits;

12) Completion of the Subdivision process prior to any request for building-related or land disturbance permits;

13) Submission of a revised PUD site plan to the Planning Division of the Urban Development Department prior to the signing of the Final Plat; and

14) Full compliance with all other municipal codes and ordinances.

The motion carried unanimously.
D. ZON2014-02015 (Sidewalk Waiver)
Church of God Pentecostal
Request to waive construction of a sidewalk along Roosevelt Avenue and Eighth Street.

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 Mr. Manzie to make the following decision regarding the above referenced sidewalk waiver request:

1) waiver of the construction of a sidewalk along Roosevelt Avenue is recommended for denial; and
2) waiver of the construction of a sidewalk along Eighth Street is recommended for denial East of Roosevelt Avenue, and approval West of Roosevelt Avenue.

The motion carried unanimously.

16. 513 Stimrad Road
(South side of Stimrad Road, 310'± West of Telegraph Road).
Council District 2

A. SUB2014-00125 (Subdivision)
Ernest Construction Subdivision
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, 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.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that he was in agreement with all recommendations for the Subdivision application. He stated that this parcel is a vacant warehouse and you do not see pedestrians walking along Stimrad 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) retention of the lot size in square feet and acres;
2) placement of a note on the plat stating that the site is limited to one curb cut, with the size, design and location to be approved by Traffic
Engineering, and to comply with AASHTO standards;
3) closure of the continuous curb-cut, except as allowed by condition # 2, and removal of the asphalt between the road and the property line;
4) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);
5) compliance with 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 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 all flood zones. E. Show and label the MFEE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor’s Certificate. I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
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).);
7) 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.);
8) Placement of a note on the 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; and

9) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and flood zone issues, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

**B ZON2014-02159 (Sidewalk Waiver)**

**Walter C. Ernest, Jr.**

Request to waive construction of a sidewalk along Stimrad Road

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.

Hearing no opposition or discussion, a motion was made by Mr. Manzie, with second by Mr. Vallas to deny the request to waive construction of a sidewalk along Stimrad Road for the following reason:

1) **there are no physical barriers which prevent the installation of a sidewalk.**

The motion carried unanimously.

**17. 5289 Rangeline Service Road North**

(Northwest corner of Rangeline Road and Demetropolis Road, extending to the East side of Halls Mill Road).

**Council District 4**

**A. SUB2014-00115 (Subdivision)**

**Rangeline Crossing Subdivision**

**Number of Lots / Acres:** 2 Lots / 82.7± Acres

**Engineer / Surveyor:** Joseph N. Asarisi, P.E.

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.

Hearing no opposition or discussion, a motion was made by Mr. Amberger, with second by Ms. Latham to approve the above referenced matter, subject to the following conditions:
1) dedication to provide 35' from the centerline of Halls Mill Road as indicated on the plat;
2) dedication to provide 30' from the centerline of Demetropolis Road as indicated on the plat;
3) placement of a note on the Final Plat stating that each lot is limited to two curb cuts per abutting street frontage, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards;
4) revision of the plat to illustrate a minimum building setback line along Demetropolis Road as necessary to also include the 15' water and sewer easement, as measured from any required right-of-way dedication;
5) retention of the 25' minimum building setback line along all other street frontages as measured from any required right-of-way dedication;
6) retention of the labeling of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
7) completion of the Subdivision process prior to the issuance of any permits for the development of either lot;
8) removal of the County Engineering note and signature block from the Final Plat;
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 the Engineering comments: *The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 1) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 2) Provide the Surveyor’s Certificate and Signature. 3) Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. 4) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. 5) 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. 6) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.]*
11) compliance with the Traffic Engineering comments: *Each lot is
limited to two curb cuts per street frontage, with size, location and
design to be approved by ALDOT (where applicable) and Traffic
Engineering and conform to AASHTO standards. Required on-site
parking, including ADA handicap spaces, shall meet the minimum
standards as defined in Section 64-6 of the City’s Zoning Ordinance.;
12) compliance with the Urban Forestry comments: [Property to be
developed in compliance with state and local laws that pertain to tree
preservation and protection on both city and private properties (State
Act 61-929 and City Code Chapters 57 and 64)]; and
13) compliance with 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).

The motion carried unanimously with Mr. Vallas recusing.

B. ZON2014-02133 (Planning Approval)
   Rangeline Crossing Subdivision
   Planning Approval to allow a truck maintenance facility

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.

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

1) revision of the site plan to include parking calculations to be rounded
   up to indicate 25 parking spaces required for office use, with a total
   of 31 spaces required for the office and warehouse/service area uses;
2) revision of the site plan to provide the dimensions of the property
   boundaries;
3) revision of the site plan to include the landscaping and tree planting
   calculations;
4) placement of a note on the site plan stating that the site is limited to
two curb cuts to Halls Mill Road with the location, size and design to
be approved by Traffic Engineering and conform to AASHTO
standards;
5) revision of the site plan to indicate a City standard sidewalk along
   Halls Mill Road should the Sidewalk Waiver be denied;
6) lighting of the entire site to comply with Sections 64-4.A.2. and 64-
   6.A.8 of the Zoning Ordinance, which will include the submission of
   a photometric plan at the time of applying for a land disturbance
   permit;
7) completion of the Subdivision process prior to the issuance of any permits for development;
8) 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;
9) compliance with the Traffic Engineering comments: [Each lot is limited to two curb cuts per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.];
10) compliance with the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)];
11) compliance with 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) full compliance with all municipal codes and ordinances.

The motion carried unanimously with Mr. Vallas recusing.

C. ZON2014-02132 (Sidewalk Waiver)
   RL Regie Alabama, LLC
   Request to waive construction of a sidewalk along Halls Mill Road

Mr. Vallas 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.

Hearing no opposition or discussion, a motion was made by Mr. Amberger, with second by Ms. Latham to deny the request to waive construction of a sidewalk along Halls Mill Road.

The motion carried unanimously with Mr. Vallas recusing.

18. 950 South Broad Street and 951 & 953 Marine Street
(Southwest corner of South Broad Street and Kentucky Street, and Southeast corner of Marine Street and Kentucky Street).
Council District 3

A. SUB2014-00124 (Subdivision)
   C. J. Small Subdivision No. 2
NOVEMBER 06, 2014
Planning Commission Meeting

Number of Lots / Acres: 2 Lots / 1.2+ Acre
Engineer / Surveyor: Byrd Surveying, Inc.

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

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that they had no issue with the holdover, but they would like to have it on the December 4th meeting instead of the December 18th meeting, as they have submitted for a variance that will be heard at the December 1 meeting of the Board of Adjustment.

Hearing no opposition or further discussion, a motion was made by Ms. Latham, with second by Mr. Doyle to hold the matter over until the December 4th meeting to coincide with the timetable of the PUD request.

The motion carried unanimously.

B. ZON2014-02157 (Planned Unit Development)
C. J. Small Subdivision No. 2
Planned Unit Development to allow shared parking and multiple buildings on a single building site.

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

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that they had no issue with the holdover, but they would like to have it on the December 4th meeting instead of the December 18th meeting, as they have submitted for a variance that will be heard at the December 1 meeting of the Board of Adjustment.

Hearing no opposition or further discussion, a motion was made by Ms. Latham, with second by Mr. Doyle to hold the matter over until the December 4th meeting to allow the applicant to address the following:

1) Submission of a Rezoning application to the Planning Commission to rezone the proposed Lot A to an appropriate commercial zoning district for the proposed commercial use, to include notification fees and labels; or

2) Submission of a Use Variance application to the Board of Zoning Adjustment to allow the proposed repast center in an R-1, Single-Family Residential District.

The motion carried unanimously.
19. (Southwest corner of Papermill Road and McKinley Street).
Council District 2

A. SUB2014-00126 (Subdivision)
Bean Industrial Subdivision
Number of Lots / Acres: 2 Lots / 17.7± Acres
Engineer / Surveyor: Byrd Surveying

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.

Major Joe Womack, an Africatown native, spoke in opposition to the application. He noted that the 2,000 residents of the area do not like what is being proposed.

Kenneth Bronker, 925 Jacks Lane, spoke in opposition to the application. He noted that he was concerned about the rezoning from residential to heavy industry.

Herb Wagner, 732 Jemison St, spoke in opposition the application. He stated that he was not from this area, but noted that the residents should be able to maintain their community without any health effects.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the December 04th meeting at the applicant’s request.

The motion carried unanimously.

B. ZON2014-02158 (Rezoning)
Bean Properties LLC
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry
District, to allow a steel warehouse and service center.

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.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the December 04th meeting at the applicant’s request.

The motion carried unanimously.

20. 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
Council District 7
A. SUB2014-00123 (Subdivision)

**Tucker Place Subdivision**

- **Number of Lots / Acres:** 9 Lots / 3.1± Acres
- **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

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.

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated that they would like to request to increase the site coverage to 40%.

Hearing no opposition or further discussion, a motion was made by Mr. Amberger, with second by Mr. Manzie to waive 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) revision of the plat to dimension the required dedications along all street frontages;
4) construction of a hammerhead coinciding with the “pole” for Lot 7 prior to signing the Final Plat;
5) widening of the pavement on Gaillard Street to a minimum of 20’ to allow for Fire apparatus access prior to signing the Final Plat;
6) placement of a note on the Final Plat stating that Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
7) 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;
8) 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;
9) retention of the approved reduced setbacks for all lots;
10) placement of a note on the Final Plat stating that the maintenance of the detention portion of the detention, drainage and utility easements is the responsibility of the property owners;
11) placement of a note on the Final Plat stating that all lots are limited to 40% maximum site coverage by all structures;
12) placement of a note on the Final Plat stating that no structures are to be constructed within any easements;
13) 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;
14) 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;
15) 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 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 a written legal description for the proposed subdivision and matching bearing and distance labels. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor’s Certificate. H. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)
16) subject to the Traffic Engineering comments: (Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
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) 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
20) 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. ZON2014-02122 (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 application 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. Amberger, with second by Mr. Manzie 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 Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with 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 with their sizes in square feet and acres, or the furnishing of a table on the site plan providing the same information;
6) retention of the approved reduced setbacks for all lots;
7) placement of a note on the site plan stating that no structures are to be constructed within any easements;
8) 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;
9) 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;
10) placement of a note on the site plan stating that the maintenance of the detention portion of the detention, drainage and utility easements is the responsibility of the property owners;
11) placement of a note on the site plan stating that all lots are limited to
40% maximum site coverage by all structures;
12) retention on the site plan of a city-standard sidewalk along Batre Lane and/or Gaillard Street;
13) 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.)
14) subject to the Traffic Engineering comments:  (Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with 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 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;
18) Site coverage increase to 40%, with appropriately designed and approved detention facilities;
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.

21. **65 North Mobile Street**  
(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).  
Council District 1

A. **ZON2014-01871 (Planned Unit Development)**  
**UMS Wright Corporation**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to add a middle school, proposed baseball training facility metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site.

The Chair announced the application had been recommended for holdover 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. Watkins, with second by Mr. Vallas to hold the matter over until the November 20, 2014 meeting, with revisions due by Wednesday, November 12, 2014 to address the following:

1) revision of the site plan to depict the correct property lines as illustrated on the Final Plat;
2) revision of the site plans and the associated narratives to include the number of teaching stations for any daycares, elementary and middle school facilities, and the number of students enrolled in the high school;
3) revision of the site plan to depict the senior parking lot to be in compliance with Section 64-4 of the Zoning Ordinance;
4) revision of the site plan to depict the existing basketball area as a parking lot to be in compliance with Section 64-4 of the Zoning Ordinance or provide no parking signs around the existing basketball court;
5) revision of the site plan to depict the correct spelling of the word "proposed";
6) revision of the site plan to depict the correct labeling of the baseball training facility;
7) revision of the site plan to depict the 2 accessible parking spaces that are adjacent to the baseball training facility;
8) revision of the site plan to depict the announcer’s booth as “proposed” instead of “future;”
9) relocation of the storage building proposed for placement in the driveway behind the building fronting Martin Street, to eliminate
circulation issues;
10) compliance with Engineering comments: "ADD THE FOLLOWING
NOTES TO THE SITE PLAN: 1. 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. 2. Any and all proposed land disturbing activity
within the property will need to be submitted for review and be in
conformance with Mobile City Code, Chapter 17, Storm Water
Management and Flood Control; the City of Mobile, Alabama Flood
Plain Management Plan (1984); and, the Rules For Erosion and
Sedimentation Control and Storm Water Runoff Control."
11) compliance with Traffic Engineering comments: "Based on school
building addition and existing conditions related to school traffic in this
area, a traffic impact study will be required for this site. The impact
study must be completed prior to the issuance of any permits for land
disturbance activities for the proposed middle school. Development of
the proposed expansion is contingent upon the construction or
implementation of any recommendations in the traffic impact study.
Access to the site is limited to the existing curb cuts, with size, location
and design to be approved by Traffic Engineering and conform to
AASHTO standards. Any proposed changes to access will require the
submission of a revised PUD, to be approved by all site reviewing
departments. All new on-site parking, including ADA handicap spaces,
shall meet the minimum standards as defined in Section 64-6 of the
City’s Zoning Ordinance. The “Existing Seniors Parking” lot should be
revised to illustrate the changes to the parking layout, based on the
location of the proposed school building. The access points to the
existing lot between the softball field and Cooper Stadium should be
revised to illustrate existing conditions. The loop road in the southeast
corner of the site should also be illustrated on the site plan, in addition
to the parking area to be constructed near the proposed baseball
training facility."
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.
B  ZON2014-01945 (Planning Approval)

**UMS Wright Corporation**

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

The Chair announced the application had been recommended for holdover 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. Watkins, with second by Mr. Vallas to hold the matter over until the November 20, 2014 meeting, with revisions due by Wednesday, November 12, 2014 to address the following:

1) revision of the site plan to depict the correct property lines as illustrated on the Final Plat;

2) revision of the site plans and the associated narratives to include the number of teaching stations for any daycares, elementary and middle school facilities, and the number of students enrolled in the high school;

3) revision of the site plan to depict the senior parking lot to be in compliance with Section 64-4 of the Zoning Ordinance;

4) revision of the site plan to depict the existing basketball area as a parking lot to be in compliance with Section 64-4 of the Zoning Ordinance or provide no parking signs around the existing basketball court;

5) revision of the site plan to depict the correct spelling of the word “proposed”;

6) revision of the site plan to depict the correct labeling of the baseball training facility;

7) revision of the site plan to depict the 2 accessible parking spaces that are adjacent to the baseball training facility;

8) revision of the site plan to depict the announcer’s booth as “proposed” instead of “future;

9) relocation of the storage building proposed for placement in the driveway behind the building fronting Martin Street, to eliminate circulation issues;

10) compliance with Engineering comments: “ADD THE FOLLOWING NOTES TO THE SITE PLAN: 1. 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. 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.”

11) compliance with Traffic Engineering comments: “Based on school building addition and existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities for the proposed middle school. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any proposed changes to access will require the submission of a revised PUD, to be approved by all site reviewing departments. All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. The “Existing Seniors Parking” lot should be revised to illustrate the changes to the parking layout, based on the location of the proposed school building. The access points to the existing lot between the softball field and Cooper Stadium should be revised to illustrate existing conditions. The loop road in the southeast corner of the site should also be illustrated on the site plan, in addition to the parking area to be constructed near the proposed baseball training facility.”

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.

22. 195 Cochran Causeway
(East and West sides of Cochran Causeway, 585’± North of Dunlap Drive).
Council District 2

A. ZON2014-02030 (Planned Unit Development)
Cowles, Murphy, Glover & Associates
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 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. Amberger, with second by Ms. Latham to approve the above referenced matter, subject to the following conditions:

1) placement of a note on the site plan stating that the dumpster must be enclosed on three sides and in compliance with Section64-4.D.9. of the Zoning Ordinance;

2) placement of a note on the site plan stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities for floodplain issues;

3) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;

4) placement of a note on the site plan stating that a new Planning Approval application will be required for any additional development on the site;

5) compliance with Engineering comments: "ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. 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 ALDOT and Traffic Engineering and conform to AASHTO standards.";
7) compliance with Urban Forestry: "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."

and

9) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

B ZON2014-02031 (Planning Approval)
Cowles, Murphy, Glover & Associates
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District to include a 800 square foot storage building.

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 further discussion, a motion was made by Mr. Amberger, with second by Ms. Latham to approve the above referenced matter, subject to the following conditions:

1) placement of a note on the site plan stating that the dumpster must be enclosed on three sides and in compliance with Section64-4.D.9. of the Zoning Ordinance;

2) placement of a note on the site plan stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities for floodplain issues;

3) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;

4) placement of a note on the site plan stating that a new Planning Approval application will be required for any additional development on the site;

5) compliance with Engineering comments: "ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. 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 ALDOT and Traffic Engineering and conform to AASHTO standards.”;

7) compliance with Urban Forestry: “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.”; and

9) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**OTHER BUSINESS:**

**APPROVED:** February 5, 2015

Ms. Jennifer Denson, Secretary

Mr. James F. Watkins, Chairman

/jpw