

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

Members Present

Mr. James (Jay) F. Watkins, Chairman
Mr. Carlos Gant, Vice Chair
Ms. Shirley Sessions
Mr. Don Hembree (PJ)
Ms. Jennifer Denson (S), Secretary
Mr. P. Nigel Roberts
Mr. Nick Amberger (AO)
Mr. Levon Manzie (CC)
Ms. Libba Latham (PJ)
Mr. Thomas Doyle

Members Absent

Mr. John Vallas
Ms. Sujin Kim
Mr. Allan Cameron (S)

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Bert Hoffman,
Planner II
Carla Davis,
Planner II
David Daughenbaugh,
Urban Forestry Coordinator
Lisa Watkins
Secretary I

Others Present

Doug Anderson,
Assistant City Attorney
George Davis,
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.

APPROVAL OF MINUTES:

Ms. Denson moved, with second by Mr. Gant, to approve the minutes from the following, regularly held, Planning Commission meetings:

- July 17, 2014
- August 7, 2014
- August 21, 2014
- September 4, 2014
- September 18, 2014

The motion carried unanimously.

HOLDOVERS:

1. **1618, 1660 and 1700 Leroy Stevens Road**
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
County
SUB2014-00137
Calgary Subdivision
Number of Lots / Acres: 47 Lots / 17.7± Acres
Engineer / Surveyor: Austin Engineering Company, 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 further discussion, a motion was made by Mr. Hembree, with second by Ms. Latham to approve the above referenced matter, subject to the following conditions:

- 1) **Waiver of the 10' wide buffer park strip requirement of Section V.D.8. of the Subdivision Regulations along Leroy Stevens Road;**
- 2) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that all common and detention area shall be maintained by the property owners;**
- 4) **Placement of a note on the Final Plat stating that no permanent structures can be placed or erected within any easement;**
- 5) **Placement of a note on the Final Plat stating that all lots are denied direct access to Leroy Stevens Road;**
- 6) **Placement of a note on the Final Plat stating that all proposed lots are limited to one (1) curb-cut each to streets within the subdivision, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.**
- 7) **Placement of a note on the Final Plat stating: *(All proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat.);***
- 8) **Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);***
- 9) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened an otherwise protected***

species.);

- 10) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding wetlands, would be required prior to the issuance of any permits or land disturbance activities.);*
- 11) Compliance with Engineering comments and placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 12) Compliance with Fire Department comments and placement of a note on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. 2009 International Fire Code Appendix D Fire Apparatus Access Roads. Section D107 One- or Two-Family Residential Developments. D107.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);* and
- 13) Submission of certification to the Planning Division of the Urban Development Department by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to the signing.

The motion carried unanimously.

2. 4132 Government Boulevard

(North side of Government Boulevard, 130'± East of U.S. Highway 90 Drive).

Council District 4

ZON2014-02286

Boomer's Automotive Interior

Planning Approval to allow an upholstery shop in an B-2, Neighborhood Business 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.

Robert Blindauer, 4132 Government Blvd, spoke on his own behalf. He stated that he would like to request a holdover.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Ms. Denson to hold the matter over until the January 15, 2015 meeting.

Revisions are to be submitted by December 24, 2014.

The motion carried unanimously.

3. **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 applications had no formal recommendation from Staff. He added if anyone wished to speak on the matter they should do so at that time.

Bob Collins, P.O. Box 376 Mobile, Al, spoke on his own behalf. He stated that this property was previously a parking lot for International Paper; if approved, he plans on relocating his business, Bay Steel Corporation, to this location. Bay Steel is a steel warehouse and service center operation. He noted that they are a clean business that would have no adverse impact on the area or the environment. Mr. Collins stated that approval of this rezoning change would have a positive impact on our local taxes and employment. He also noted to alleviate the concerns of the community he would voluntarily self-restrict the property from ever being used for oil storage tanks.

The following people spoke in opposition to the matter:

1. Major Joe Womack, Africatown native;
2. Dr. Joelle Lewis, 270 Hillcrest Rd. Mobile, Al;
3. Theresa Betts, 602 Bel Air Blvd. Suite 7;
4. Karlos Finley, 1252 Dauphin St Mobile, Al;

They made the following points against the application:

- A. does not agree that this property has been used for parking;
- B. believes that this property is located within the Africatown historical area;
- C. the value of Africatown is important;
- D. concerned about the Training School that is located nearby;
- E. does not feel like they will have a positive impact on the community;
- F. Africatown is a unique place to the world;
- G. this property is one of the last green spaces in the community;
- H. the community has stated that they do not want any additional industry in their community.

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

- 1) Submittal of a Planned Unit Development application, if cross access between the lots will occur;
- 2) Placement of a note on the final plat stating that each lot is limited to two curb-cuts to Paper Mill Road, and denied access to McKinley Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Dedication of right-of-way along McKinley Street sufficient to provide 30-feet from centerline;
- 4) Dedication of the corner radii at Papermill Road and McKinley Street per Section V.D.6. of the Subdivision Regulations;
- 5) Depiction and labeling of the 25-foot minimum building setback line, adjusted for any required dedications;
- 6) Provision of a sidewalk along all street frontages;
- 7) Provision of a minimum 25 foot wide natural vegetative buffer where the site abuts residentially-zoned property to the South, with additional interplanting of native evergreen trees and shrubs to fill in any gaps within the vegetative buffer;
- 8) Placement of a note on the final plat stating that no structures may be placed within any easement areas;
- 9) 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. Add/show legible street names in the vicinity map. E. Correct the written legal description or the matching distance label for the west property line shown as 858.33' and written as 853.33'. 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. The area draining through this property from the south to the northeast will require a drainage*

easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 10) *Compliance with Traffic Engineering comments (Each lot is limited to 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.);*
- 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.);*
- 13) *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*
- 14) *Completion of the Zoning and Subdivision processes prior to any request for land disturbance permits.*

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 applications had no formal recommendation from Staff. 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. Gant, with second by Mr. Manzie to deny the above referenced matter.

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

4. **4755 McFarland Road**
(East side of McFarland Road, 805'± North of Three Notch Road).
County
SUB2014-00143
Pine Acres Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 4.0± Acres

Engineer / Surveyor: Erdman Surveying, LLC

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

- 1) **dedication to provide 60' from the centerline of McFarland Road;**
- 2) **provision of the lot sizes, in square feet and acres, adjusted after dedication;**
- 3) **illustration of the 25' minimum building setback line, adjusted after dedication;**
- 4) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 5) **placement of a note on the Final Plat stating 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.);***
- 6) **compliance with Fire Department comments *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);***
- 7) **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;**
- 8) **placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and**
- 9) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

5. **8763 Dauphin Island Parkway**
(East side of Dauphin Island Parkway, 70' South of Cedar Woods Drive).
County
SUB2014-00142
Pfeiffer Family Estates Subdivision
Number of Lots / Acres: 3 Lots / 6.4± Acres
Engineer / Surveyor: Haidt 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. Hembree, with second by Ms. Latham to waive Sections V.D.1. and V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **the Final Plat retain the revised two-lot configuration;**
- 2) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) **retention of the 25' minimum building setback line on both lots;**
- 4) **revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that no further resubdivision of either lot is allowed until additional public street frontage is provided;**
- 6) **placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 7) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for flood zone and wetland issues would be required prior to the issuance of any permits or land disturbance activities;**
- 8) **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;
- 9) 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; and
 - 10) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.)*

The motion carried unanimously.

6. North side Industrial Road at the South terminus of Bowers Lane, extending to the West side of Mitsubishi Lane.

County

SUB2014-00144

Theodore Industrial Park

Number of Lots / Acres: 3 Lots / 222.8± Acres

Engineer / Surveyor: Byrd Surveying, 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. Hembree, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) revision of the plat to depict the 25' minimum building setback line except from street right-of-way where the railroad easements are illustrated on the plat;
- 2) revision of the plat to include the lot sizes in square feet and acres or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any drainage or utility easements;
- 4) 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, prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for wetland issues will be required prior to the issuance of any permits or land disturbance activities;
- 6) 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;
- 7) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
 - 8) compliance with Engineering comments: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater;"* and
 - 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3."*

The motion carried unanimously.

7. North side of Saybrook Boulevard, 305'± East of Morse Loop
County
SUB2014-00150
The Legacy @ Saybrook Subdivision, Unit One, Resubdivision of Lots 40 & 41
Number of Lots / Acres: 2 Lots / 0.6± 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. Gant, with second by Ms. Latham to approve the above referenced matter, subject to the following

conditions:

- 1) retention of the lot size information, in square feet and acres;
- 2) retention 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) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 6) placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 7) 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.

8. East side of Twelve Oaks Drive, 150'± West of the West side of Selby Phillips Drive.
County
SUB2014-00145
Pritchard Subdivision
Number of Lots / Acres: 2 Lots / 22.6± Acres
Engineer / Surveyor: Austin Engineering Company, 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. Gant, with second by Ms. Latham to waive Sections V.D.1. and V.D.4. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Illustration of the 25' minimum building setback line on Lot 1 to be depicted as a box, where the pole meets the flag of the lot, on the Final Plat;**
- 2) **Retention of the lot size information on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that no future subdivision or development of Lot 1 or Lot 2 until additional frontage on a paved, private or public street is provided;**
- 4) **Placement of a note on the Final Plat stating no permanent structures can be placed or erected within any drainage or utility easement;**
- 5) **Placement of a note on the Final Plat stating that Lot 1 is limited to 1 curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.;**
- 6) **Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding creeks, flood zones and wetlands would be required prior to the issuance of any permits or land disturbance activities.);***
- 7) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 8) **Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);***
- 9) **Placement of a note on the Final Plat and compliance with Engineering Comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);***
- 10) **Placement of a note and compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);* and**
- 11) **Completion of the Subdivision process prior to the signing of the Final Plat for Chesapeake Subdivision, Unit 2.**

The motion carried unanimously.

9. 8521 Wilson Road

(West side of Air Terminal Drive, extending to the North terminus of Selby Phillips Drive North).

County

SUB2014-00146

Chesapeake Subdivision, Unit 2

Number of Lots / Acres: 50 Lots / 29.8± Acres

Engineer / Surveyor: Austin Engineering Company, 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 Ms. Denson, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) Renaming of proposed "Parcel B" to be either "Lot 79" or "Lot B" or similar;
- 2) Placement of a note on the Final Plat stating no future subdivision of Parcel B will be allowed until additional frontage along a paved, public or private street is provided;
- 3) Revision of the Final Plat to illustrate a 100' right-of-way width for the proposed Grelot Road extension;
- 4) Depiction of a 25' setback where Parcel B abuts the future right-of-way for Grelot Road;
- 5) Retention of the lot size information and 25' minimum building setback line elsewhere on the Final Plat;
- 6) Proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;
- 7) Placement of a note on the Final Plat stating that all proposed lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) Placement of a note on the Final Plat stating that Parcel B will be allowed 1 curb-cut to Grelot Road extension, once the road is constructed, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 9) Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;
- 10) Placement of a note on the Final Plat stating that no permanent structures can be placed or erected in any easement;
- 11) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations*

regarding endangered, threatened or otherwise protected species.);

- 12) Placement of a note on the Final Plat stating: *(Any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 13) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding creeks, wetlands and flood zones.);*
- 14) Placement of a note on the Final Plat and compliance with Engineering Comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 15) Placement of a note and compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 16) Completion of the Pritchard Subdivision process, including the recording in Probate Court, prior to the signing of the Final Plat for Chesapeake Subdivision, Unit 2.

The motion carried unanimously.

10. 504 Wilson Avenue

(East side of Wilson Avenue, 90'± North of St Stephens Road).

Council District 1

SUB2014-00151

Wild Wings Subdivision

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Rowe Surveying and Engineering Co., 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 Ms. Latham, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) revision of the plat to depict the minimum right-of-way width along Wilson Avenue South and verify with ALDOT any possible right-of-way changes;
- 2) revision of the plat to include a note stating that cross access to adjacent properties is denied, unless allowed by an approved PUD;

- 3) revision of the plat to depict the 25-foot minimum building setback line as required by Section V.D.9. of the Subdivision Regulations;
- 4) revision of the plat to include the labeling of the lot with the size in square feet and acres, or the furnishing of a table providing the same information;
- 5) placement of a note on the plat that the lot is limited to 2 curb-cuts to Wilson Avenue South;
- 6) retention of the sidewalk along Wilson Avenue South;
- 7) 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;
- 8) 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
- 9) compliance with Traffic Engineering comments: *"Site is limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 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
- 11) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3."*

The motion carried unanimously.

PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. 6500 Zeigler Boulevard

(North side of Zeigler Boulevard, 150'± East of Athey Road, extending to the East side of Athey Road, 150'± North of Zeigler Boulevard.).

Council District 7

ZON2014-02391

Volunteers of America

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

- 1) Revision of the site plan to depict the removal of the existing fence across the proposed 24' travel aisle or the illustration of a gate, if fencing is proposed to remain;
- 2) Revision of the site plan to illustrate any proposed dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer, or a note should be placed on the site plan stating garbage collection will be via curb-side pick-up;
- 3) Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;
- 4) Compliance with Engineering Comments: *(ADD THE FOLLOWING NOTES TO THE PUD 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. 3. The proposed development must comply with all Engineering Department Policy Letters.);*
- 5) Compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces,*

shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 6) **Compliance with 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 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.);*
- 8) **Submission of an approved, revised PUD site plan prior to the issuance of a Land Disturbance Permit; and**
- 9) **Full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

12. 350 Beauregard Street

(Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street).

Council District 2

ZON2014-02485

Mobile Housing Board

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

- 1) **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 Non-Utility ROW Use Agreement shall be obtained for the proposed fencing, gates, etc. located within the public ROW.);*
- 2) **compliance with Forestry comments** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and*

protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Site inspection of the 27" Sycamore tree reveals several decay spots. Urban Forestry has created SRO# 686349 to have the tree removed.);

- 3) **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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 4) **full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

SIDEWALK WAIVER APPLICATIONS:

13. 5201 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 475'± South of Halls Mill Creek, extending to the West side of Halls Mill Road at Halls Mill Creek).

Council District 4

ZON2014-02494

DAT Holdings, LLC

Request to waive construction of a sidewalk along U.S. Highway 90 West.

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.

Bobby McBride, Rowe Surveying, spoke on behalf of the applicant. He requested that the Commission reconsider the denial for this sidewalk waiver. He stated that in this area of Hwy 90 there are no other sidewalks.

Mr. Manzie asked if the property at Mobile Lumber had sidewalks.

Mr. McBride responded that there is not and it does not appear to be sidewalks anywhere in the area.

Mr. Olsen stated that this property was in the County previously; it was annexed with the Tillman's Corner annexation so the City does not have a lot history in the area. He noted that historically the Staff has always recommend, if Engineering says the sidewalk can physically be constructed, denial of the waiver. The Commission frequently goes along with that recommendation if there is no physical reason that precludes construction. Mr. Olsen stated that Staff was aware that this was an ALDOT right-of-way and that ALDOT would have to agree with the construction of the sidewalk. He stated that on some other applications in the past the applicant has obtained a letter stating that ALDOT would not allow the construction of a sidewalk. He mentioned that the Commission could hold this application over until the next

meeting to see if Mr. McBride could obtain a letter from ALDOT stating they do not want a sidewalk in this location.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Gant to hold the matter over until the January 15, 2015 meeting. Revisions are due by December 24, 2014.

The motion carried unanimously.

GROUP APPLICATIONS:

- 14. 500 Broadcast Drive**
(North terminus of Broadcast Drive).
Council District 5

- A. SUB2014-00152 (Subdivision)**
Bel Air Boulevard Subdivision, iSam Addition
Number of Lots / Acres: 1 Lot / 4.8± Acres
Engineer / Surveyor: McCrory & Williams, Inc.

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

- 1) **revision of the plat to illustrate the 25' minimum building setback line as measured from the North terminus of Broadcast Drive;**
- 2) **placement of a note on the Final Plat stating that the lot is limited to the existing curb cut to Broadcast Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local environmental agencies for flood zone and wetlands issues would be required prior to the issuance of any permits or land disturbance activities;**
- 5) **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;**
- 6) **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. 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Revise the written legal description or the bearing callout for the 90.91' leg located along the north property line. E. It appears that the AE flood zone base flood elevation is labeled incorrect. The BFE for this Lot has been determined to be elevation 20.0 ft. Revise the Plat accordingly, including Note #1 and show the proposed MFFE for the LOT. 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.];

- 7) *subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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) *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)];*
- 9) *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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 10) *submittal of two (2) copies of a revised PUD site plan indicating compliance with the PUD approval prior to signing the Final Plat.*

The motion carried unanimously.

B. ZON2014-02495 (Planned Unit Development)
Bel Air Boulevard Subdivision, iSam Addition

Planned Unit Development Approval to allow shared access between two buildings sites.

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

- 1) revision of the parking calculations to indicate 28 required parking spaces instead of 27;
- 2) revision of the site plan to indicate a compliant dumpster enclosure and pad for the developed adjacent site;
- 3) revision of the site plan to indicate a complaint dumpster and pad for the proposed development, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or by private can collection services;
- 4) revision of the site plan to label the site area in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 5) placement of a note on the site plan stating that a 25' natural vegetative buffer is to be maintained along the East side of the site, or if the wooded area along that side adjacent to residential property should be removed for any reason, a 6' high wooden privacy fence buffer will be required to be constructed;
- 6) revision of the site plan to illustrate the 25' minimum building setback line as measured from the North terminus of Broadcast Drive;
- 7) placement of a note on the site plan stating that the site is limited to the existing curb cut to Broadcast Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) revision of the site plan to fully comply with the tree and landscaping requirements of the Zoning Ordinance at the time of application for land disturbance;
- 9) submittal of a lighting plan for the site regarding new parking area lighting fixtures (including photometrics), indicating the locations, and submittal of information regarding how any existing site lighting will be modified to comply with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 10) subject to the Engineering comments: *[According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE). 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*

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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the 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.)

- 4) **Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);**
- 5) **Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);**
- 6) **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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);**
- 7) **Submission of a revised PUD site plan prior to the signing of the final plat; and**
- 8) **Completion of the Subdivision process prior to the request for building permits.**

The motion carried unanimously.

B. ZON2014-02491 (Planned Unit Development)

Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1

Planned Unit Development Approval to allow shared drives and parking between two building sites.

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

- 1) **Development of the site limited to an approved PUD;**

- 2) Revision of the site plan to depict accessible parking spaces and associated site improvements, as may be required by in Chapter 11 of the 2009 International Building Code, and ICC/ANSI 117.1.;
- 3) Revision of the site plan to depict buffers in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residentially zoned land;
- 4) Provision of a compliant tree and landscape plan at time of submission for land disturbance, illustrating full compliance with the Zoning Ordinance;
- 5) Full compliance with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of submission for land disturbance;
- 6) Any new or relocated dumpsters on site to fully comply with the requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 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. 4. The proposed development must comply with all Engineering Department Policy Letters.);*
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 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).);*
- 10) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units*

A. SUB2014-00149 (Subdivision)

Norden Paper Subdivision

Number of Lots / Acres: 3 Lots / 48.9± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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.

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated that he had spoken with George Davis, City Engineering, about striking Item# G from the conditions. He noted that Mr. Davis agreed.

Adam Metcalfe, Metcalfe & Company, spoke on behalf of his client. He asked that the Commission reconsider condition #6.

Mary Walker, 7099 Old Military Road, spoke in opposition to the application. She stated that she was in opposition because she did not want traffic to increase near the school.

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

- 1) retention of the right-of-way width of Cary Hamilton Road on the Final Plat;
- 2) retention of the right-of-way width of Burroughs Lane on the Final Plat;
- 3) retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table providing the same information;
- 4) revision of the plat to depict the 25' minimum building setback line along all proposed lots;
- 5) revision of the spelling of Cary Hamilton Road on the Final Plat;
- 6) Lot 3 to be changed to Future Development, requiring a new subdivision prior to any development thereon;
- 7) prior to any development of the site, the applicant should submit a sidewalk waiver or provide a sidewalk at time of development as required by the Subdivision Regulations;
- 8) placement of a note on the Final Plat and depiction on the plat of a natural vegetative buffer with interplanted evergreen trees and shrubs, required where the site abuts residentially zoned property (where feasible), to be required at the time of additional or redevelopment for Lot 2;
- 9) placement of a note on the Final Plat stating that Lot 2 is limited to one curb-cut to Cary Hamilton Road and Lot 1 is limited to one curb-cut to Burroughs Lane with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;

- 10) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 11) 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;
- 12) 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Revise the written legal description or the bearing callout for the 324.68' leg located at the southeast side of LOT 1. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The area along the east property line of LOT 2, and a portion of the south line of LOT 3, are receiving drainage from a public street and will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
- 13) compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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."*;
- 14) 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
- 15) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30*

dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”;

The motion carried unanimously.

B. ZON2014-02493 (Rezoning)

Norden Paper c/o Marty Norden

Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and I-1, Light-Industry District to allow access for an existing commercial business.

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

- 1) **provision of a 25 foot natural vegetative buffer (where feasible) with the interplanting of evergreen trees and shrubs where the site abuts residential development at the time of future development; and**
- 2) **full compliance with the site design and signage regulations of the Zoning Ordinance;**

The motion carried unanimously.

18. 1801 South Cody Road

(West side of Cody Road, 155'± North of the East terminus of Bradbury Place).
Council District 6

A. ZON2014-02486 (Planned Unit Development)

Our Savior Parish

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

- 1) **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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The proposed development must comply with all Engineering Department Policy Letters.);

- 2) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 3) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 4) compliance with 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).);*
- 5) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;*
- 6) 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, if any, prior to*

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

- 1) Revision of the site plan to depict two frontage trees on the Wendy's site, in lieu of two front parking spaces, with the planting areas separated by at least 4 parking spaces, and the frontage trees to match in size and species the other Westwood Plaza frontage trees along Schillinger Road;
- 2) Revision of the site plan to depict two parking trees on the Wendy's site to match the size and species of parking trees planted elsewhere on the Westwood Plaza site;
- 3) Revision of the site plan to depict the existing billboard structure on the Wendy's site, if it is to remain, and to remove any parking spaces that may be encumbered by the billboard structure;
- 4) Any new site or parking area lighting on the Wendy's site to comply with the applicable requirements of Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 5) Any new dumpsters on the Wendy's site to be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 6) The remainder of the Westwood Plaza site to comply with the conditions of approval from the April 3, 2014 meeting of the Planning Commission;
- 7) Revision of the overall Westwood Plaza site plan to reflect changes that have occurred due to improvements to the Chick-fil-A site, the relocation of multi-tenant pylon signs, etc., with revised site plans submitted to Permitting and Planning;
- 8) Revision of the overall Westwood Plaza tree and landscape plan to reflect changes due to the Wendy's site and other site modifications, with revised site plans submitted to Permitting;
- 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 5. The proposed development must comply with all Engineering Department Policy Letters.);

- 10) ***Compliance with Traffic Engineering comments (A traffic impact study was completed for this development in 2013. One of the recommendations in the study was to modify the northern most driveway on Schillinger Rd to physically restrict access to right-in, right-out only. At that time, the Wendy's site was not included as part of the PUD, and the physical restriction was deemed to be in conflict with the lease agreement. Now that the Wendy's site is part of the overall site PUD, this driveway, due to its proximity to the intersection of Airport Boulevard and Schillinger Road, should be modified with a raised island to physically restrict turns to right-in/right-out only. Also, if this revision is to be a revised PUD for the entire Westwood development, the Chick-fil-a site should be modified to reflect the recent changes to the drive-thru and parking on its site. For the redeveloped Wendy's site, 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.);***
- 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.);***
- 13) **Full compliance with all municipal codes and ordinances; and**
- 14) **Provision of a revised PUD site plan to the Planning Division of Urban Development prior to the submittal of drawings for the associated building permits.**

The motion carried unanimously.

B. ZON2014-02490 (Sidewalk Waiver)

Ivan Blackmon

Request to waive construction of a sidewalk along Schillinger Road South.

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 Ms. Sessions, with

December 18, 2014
Planning Commission Meeting


second by Ms. Latham to approve the request to waive construction of a sidewalk along Schillinger Road South.

The motion carried unanimously.

OTHER BUSINESS:

APPROVED: February 5, 2015



Ms. Jennifer Denson, Secretary

Mr. James F. Watkins, Chairman

/jpw