

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF FEBRUARY 2, 2012 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Terry Plauche, Chairman
William G. DeMouy, Jr.
Victoria L. Rivizzigno, Secretary
Stephen J. Davitt, Jr.
Herb Jordan
Mead Miller
John Vallas

Members Absent

Roosevelt Turner
James F. Watkins, III

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Frank Palombo,
Planner II
Bert Hoffman,
Planner II
David Daughenbaugh,
Urban Forestry Coordinator
Joanie Stiff-Love,
Secretary II

Others Present

John Lawler,
Assistant City Attorney
George Davis,
City Engineering

Marybeth Bergin,
Traffic Engineering
District Chief Billy Roach,
Fire-Rescue Department

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

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

NEW SUBDIVISION APPLICATIONS:

Case #SUB2011-00147

Richardson Subdivision

2300-A Havens Road Extension
(Western terminus of Havens Road Extension [private road])
Number of Lots / Acres: 1 Lot 8.6± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

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.

John Richardson, 2300-A Havens Road Extension, Semmes, AL, spoke on his own

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behalf. He had questions concerning the storm drain system and asked for more information regarding such.

Mr. Olsen explained there needed to be a note on the Final Plat stating that any detention facilities for any development would be designed to comply with the City's stormwater ordinance. He added what was there remained there and was not impacted by the conditions, however, if future construction was done on the site then compliant detention facilities would need to be constructed. He said the note on the Final Plat would be there so any possible future owners of the property would be aware of the requirement as well.

Mr. Vallas asked if the requirement would pertain to a single family residence as well.

Mr. Olsen advised it would with this particular site as it was in the Planning Jurisdiction and it was also within the Big Creek Lake watershed, the primary source of water for the City of Mobile.

Mr. Richardson stated there was no run off from his property to Big Creek Lake as his property was flat and high and had no tributaries running to Big Creek Lake.

Mr. Olsen reminded the applicant of the Mobile Area Water and Sewer System comments which stated with any future development they should be contacted to discuss the potential impact of such to Big Creek Lake.

Mr. Richardson asked what was included in the condition regarding compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.

The Chair explained it was a federal and state regulation.

Mr. Olsen added the staff did not do a field survey of wildlife on the property so the note was to ensure the applicant or any future property owner would comply with those state and federal regulations regarding protected wildlife.

Mr. Vallas told Mr. Richardson he believed most of the concern regarding wildlife in the area of the applicant's property involved the gopher tortoise.

Mr. Richardson also had concern regarding Condition 3 which involved future subdivision issues.

Mr. Olsen explained the lot as shown on the plat could not be subdivided in the future until an adequate public right-of-way was constructed which would provide access to all lots created by said subdivision.

Hearing no further opposition or discussion, a motion was made by Mr. Miller, with second by Mr. DeMouy, to waive Section V.D.4. of the Subdivision Regulations and

approve the above referenced matter, subject to the following conditions:

- 1) **compliance with MAWSS comments:** *“This proposed subdivision is located in the Big Creek Lake watershed, which is the primary source of potable water for the City of Mobile. The owner and/or engineer should contact MAWSS Planning and Engineering Manager to discuss proposed development for Lake Protection Regulations;”*
- 2) **provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the Final Plat stating that the development has been designed to comply with all other stormwater detention and drainage facility requirements 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 storm water detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 3) **placement of a note on the Final Plat stating that there shall be no future subdivision of the lot until the private street is improved to meet the minimum standards of Section VIII. of the Subdivision Regulations;**
- 4) **depiction and labeling of the 25-foot minimum building setback line from the depicted access easement;**
- 5) **placement of a note on the 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,**
- 6) **placement of a note on the 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.**

The motion carried unanimously.

GROUP APPLICATIONS:

Case #SUB2012-00001 (Subdivision)

Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B

2370 Hillcrest Road

(Northwest corner of Hillcrest Road and Cottage Hill Road)

Number of Lots / Acres: 1 Lot / 16.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

(Also see Case #ZON2012-00005 (Planned Unit Development) **Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B**, below)

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

- 1) **illustration of a 25-foot minimum building setback along Cottage Hill Road and Hillcrest Road on the Final Plat;**
- 2) **placement of a note on the Final Plat stating the development is limited to the existing curb cuts to Hillcrest Road and Cottage Hill Road to include the modifications suggested by Traffic Engineering: *“The southern driveway on Hillcrest Road should be modified to a right-in, right-out only, with a raised island. Traffic striping for the northern driveway approaching the traffic signal at Hillcrest Road should be improved to delineate one inbound lane and two outbound lanes for approximately 150’. Traffic striping for the eastern driveway approaching Cottage Hill Road should be improved to delineate one inbound lane and one outbound lane for approximately 50’. Traffic striping includes thermoplastic lane lines, stop bars and arrow legends”*and conform to AASHTO standards;**
- 3) **compliance with Engineering comments: *“Any existing sidewalk panels and/or driveway curb-cuts damaged along Cottage Hill Road or Hillcrest Blvd. will need to be replaced. A C.O.M. ROW permit will be required before any work is done within the ROW. Any proposed revisions to any existing drainage easements will need to coordinate with the Engineering Department. According to the City of Mobile’s 1984 Aerial photographs, there is some impervious area that can be claimed as historical credit for the determination of the need for***

detention. The engineer will need to quantify the amount of historical credit requested and any existing detention facilities. A complete set of construction plans and drainage calculations for any proposed site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Existing utility lines located underneath the proposed building will need to be relocated. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances.);”

- 4) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the plat providing the same information;
- 5) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners;
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
- 7) 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.7. of the Subdivision Regulations.

The motion carried unanimously.

Case #ZON2012-00005 (Planned Unit Development)

Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B

2370 Hillcrest Road

(Northwest corner of Hillcrest Road and Cottage Hill Road)

Planned Unit Development Approval to allow multiple buildings on single building site and to allow shared access and parking between three building sites.

Council District 6

(Also see **Case #SUB2012-00001 (Subdivision) Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B**, above)

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

- 1) the submission of two copies of the revised Planned Unit Development site plans prior to the signing of the Final Plat;
- 2) placement of a note on the Planned Unit Development site plan

stating the development is limited to the existing curb-cuts to Hillcrest Road and Cottage Hill Road to include the modifications suggested by Traffic Engineering: *“The southern driveway on Hillcrest Road should be modified to a right-in, right-out only, with a raised island. Traffic striping for the northern driveway approaching the traffic signal at Hillcrest Road should be improved to delineate one inbound lane and two outbound lanes for approximately 150’. Traffic striping for the eastern driveway approaching Cottage Hill Road should be improved to delineate one inbound lane and one outbound lane for approximately 50’. Traffic striping includes thermoplastic lane lines, stop bars and arrow legends”* and conform to AASHTO standards;

- 3) placement of a note on the Planned Unit Development site plan stating the development will comply with Engineering comments: *“Any existing sidewalk panels and/or driveway curb-cuts damaged along Cottage Hill Road or Hillcrest Blvd. will need to be replaced. A C.O.M. ROW permit will be required before any work is done within the ROW. Any proposed revisions to any existing drainage easements will need to coordinate with the Engineering Department. According to the City of Mobile’s 1984 Aerial photographs, there is some impervious area that can be claimed as historical credit for the determination of the need for detention. The engineer will need to quantify the amount of historical credit requested and any existing detention facilities. A complete set of construction plans and drainage calculations for any proposed site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Existing utility lines located underneath the proposed building will need to be relocated. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinance;”* and,
- 4) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

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OTHER BUSINESS:

Mr. Olsen addressed the Commission. He reminded them that at their last business meeting there had been discussion of proposed amendments to the Zoning Ordinance. He stated the staff had completed rough drafts of said amendments and he planned to have those to the Commission for review at the next meeting so they would be able to call for a Public Hearing on those some time in March of 2012.

Hearing no further business, the meeting was adjourned.

APPROVED: November 1, 2012

/s/ Dr. Victoria Rivizzigno, Secretary

/s/ Terry Plauche, Chairman

jsl