

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF JUNE 11, 2003 – 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Robert Frost, Chairman
Victor McSwain, Secretary
Wendell Quimby
Victoria Rivizzigno
Ann Deakle
James Laier (S)

Members Absent

Terry Plauche, Vice-Chairman
John Vallas
Stephen Nodine
Norman Hill

Staff Present

Laura J. Clarke, Director
Richard L. Olsen, Planner II
Margaret Pappas, Planner II
Val Manuel, Secretary II

Others Present

Wanda Cochran, Assistant City Attorney
David Daughenbaugh, Forestry Coordinator
Jennifer White, Traffic Engineering

Mr. Frost stated the number of members present constituted a quorum and called the meeting to order.

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

HOLDOVERS:

Case #ZON2003-01232 (Planned Unit Development)

Springdale Mall Subdivision

3250 Airport Boulevard (Northeast corner of Airport Boulevard and East I-65 Service Road South, extending to the South terminus of Springdale Boulevard).

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

(Also see Case #SUB2003-00097 (Subdivision) below.)

Mr. Frost asked that the applicant address the issues that caused this application to be held over.

Larry Jones, Thompson Engineering, was present on behalf of the applicant. Mr. Jones stated that one of the issues was the cut-through traffic next to the proposed Sam's. To address this issue, the applicant would install three traffic calming devices to slow down the traffic. The other issue involved a request that some kind of perimeter road be put in so traffic would not have to come all the way back to the service road. This will

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eliminate traffic from cutting through the parking lot. Mr. Jones said they had accommodated them on that issue.

Mr. Jones further indicated where the area would be marked off, where planted islands would be, and the areas that would be striped. He noted that the area behind Morrison's hadn't been decided yet. That would be an administrative PUD and would come in to the staff.

Margaret Pappas stated that the administrative PUD had already been processed for the out parcel for a proposed restaurant. The plan showed planting and curbing behind the restaurant.

Jennifer White with Traffic Engineering stated that they were satisfied with the plan.

When asked whether the 50' access coming off the service road was one-way or two-way, Mr. Jones said it was one-way access coming out of the center. He said it was put there to accommodate the requirements of the Subdivision Regulations, which require frontage on a public street.

Mr. Frost asked if anyone else wished to speak in this matter.

Bebo Klyce, owner of Bebo's Car Wash, expressed his concern that the design as it was created a bottleneck for people trying to enter or exit Bebo's. There are streets all around them now, one within a foot of their back door. Mr. Klyce said they had been told that the road could be moved further into the shopping center. The other problem they had was that the drawing of Bebo's as shown on the PUD was not as it was in their lease. Their lease showed the whole area, not with the dotted lines. It showed a solid line that encompasses their whole building and their property. It was not shown that way on the PUD design. He said they had a 1991 lease. Mr. Klyce never really addressed the fact that the dotted part was not permanent. If it had been shown to be permanent, they felt that the City would have taken a closer look at the narrow gap that is there.

Mr. Frost asked if he understood that the dotted line was accurate, as far as location, but they would prefer it be shown as permanent.

Mr. Klyce replied that the location was accurate, but the drawing was not accurate. If it was going to be a PUD, they wanted to be sure it was correct according to a drawing done of their property by Mr. Jones approximately a year ago when David's Bridal Shop was to locate next to them. They just wanted to make sure it was correct, because Bebo's had been at this location for 20 years, and has an additional lease for 15 more years.

Mr. Frost thanked Mr. Klyce and entertained a response from Mr. Jones.

Mr. Jones stated that the PUD was accurate as far as the location of the building. He explained that the reason the property lines were not shown was because they were lease

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lines. They were dealing with a 4lot subdivision and that is why the lease parcels are in the shopping center.

Regarding the closeness of the street to Bebo's, Mr. Jones said they would look at the situation. He would move the street a little further off his property, if he had to. He said we are just holding to the existing line.

Ms. Pappas said that would be acceptable if they were just talking about a few feet.

After discussion a motion was made by Dr. Rivizzigno and seconded by Ms. Deakle to approve this plan subject to the following conditions:

- 1) full compliance with the landscaping and tree planting requirements of the Ordinance for Lot 1;
- 2) that tree plantings for Lot 3 be coordinated with and approved by Urban Forestry; and
- 3) full compliance with all municipal codes and ordinances.

The motion carried.

Case #SUB2003-00097 (Subdivision)

Springdale Mall Subdivision

3250 Airport Boulevard (Northeast corner of Airport Boulevard and East I-65 Service Road South, extending to the South terminus of Springdale Boulevard).

4 Lots / 69.2 ± Acres

The application for approval of this subdivision was considered. Larry Jones, Thompson Engineering, was present on behalf of the applicant.

(See Case #ZON2003-01232 (Planned Unit Development) above for discussion.)

After discussion a motion was made by Dr. Rivizzigno and seconded by Ms. Deakle to approve this plan subject to the following conditions:

- 1) full compliance with the landscaping and tree planting requirements of the Ordinance for Lot 1;
- 2) that tree plantings for Lot 3 be coordinated with and approved by Urban Forestry; and
- 3) full compliance with all municipal codes and ordinances.

The motion carried.

There being no further business, the meeting was adjourned.

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APPROVED: September 18, 2003

/s/ Victor McSwain, Secretary

/s/ Robert Frost, Chairman