

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF MAY 1, 2014 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Terry Plauche, Chairman
William G. DeMouy, Jr.
John Vallas
Roosevelt Turner
Don Hembree
Tracie Lee-Roberson
Carlos Gant
James F. Watkins, III

Members Absent

Victoria L. Rivizzigno, Secretary
Scott Webster
Levon Manzie

Urban Development Staff Present

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

Others Present

Doug Anderson,
Assistant City Attorney
George Davis,
City Engineering
Jennifer White,
Traffic Engineering

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. 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.

HOLDOVERS:

1. **Case #SUB2014-00004 (Subdivision)**
MAC Business Park Subdivision (A private road Subdivision)
3265 Hamilton Boulevard
(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road)
Number of Lots / Acres: 1 Lot / 6.8± Acres
Engineer / Surveyor: Douglas A. Bryant
Council District 4

The Chair announced the applications had been recommended for denial. He

added if anyone wished to speak on the matter they should do so at that time.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that he had turned in a revision that showed landscaping on Lot 3. Lot 2 in the Subdivision is not a developed lot; it is occupied and used by a company that rents modular offices and he does not feel like landscaping and trees should be required for that type of operation.

Mr. Olsen responded that the revised plan Mr. Byrd was referring to was submitted two days prior to the meeting and it did not give staff a lot of time to review it. He stated that as long as Lot 2 was being utilized it needed to comply with landscaping requirements.

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

- 1) **retention of the labeling of lot sizes in square feet and acres on the Final Plat;**
- 2) **retention of 25' minimum building setback line on the Final Plat;**
- 3) **placement of a note on the Final Plat stating each lot is limited to access to MAC Drive only;**
- 4) **placement of a note on the Final Plat stating that Lot 1 is denied curb-cuts or direct access to Hamilton Boulevard.**
- 5) **retention of the note on the Final Plat referencing Section VIII.E.2.h. and Section VIII.E.2.j. of the Subdivision Regulations regarding private streets;**
- 6) **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;**
- 7) **submission of 2 copies of a revised PUD site plans prior to the signing of the Final Plat;**
- 8) **placement of a note on the Final Plat stating that approval of all applicable federal, state and local environmental agencies for wetlands issues is required prior to the issuance of any permits or land disturbance activities;**
- 9) **retention of 50' right-of-way from centerline of Hamilton Boulevard on the Final Plat;**
- 10) **compliance with Engineering comments: "The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Delete Subdivision Note 1. This subdivision is located within the City of Mobile. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. C.**

Dedication of a cul-de-sac or adequate turnaround (as approved by the City Engineer, Traffic Engineer, and Fire Dept.) at the south end of Mac Drive. The Subdivision Regulations require a minimum 60' radius. D. The proposed private road should be constructed in accordance with current Engineering Department policy letters and design criteria, and the Subdivision Regulations. This would allow the potential for future acceptance by the City for the maintenance of the roadway (and dedicated ROW). E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Traffic Engineer and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. . H. Add a note to the SUBDIVISION PLAT that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Portions of Hamilton Blvd are also maintained by ALDOT. Contact ALDOT and City of Mobile Engineering Dept. during design phase for ROW requirements";

- 11) compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.";
- 12) compliance with Urban Forestry: "Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)."; and
- 13) compliance with Fire comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."

The motion carried unanimously.

2. **Case #ZON2014-00499 (Planned Unit Development)**
MAC Business Park Subdivision (A private road Subdivision)

3265 Hamilton Boulevard

(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road)

Planned Unit Development to allow a private road subdivision.

Council District 4

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

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

- 1) retention of existing structures on the site plan;

- 2) retention of paved parking lots (for required parking), entrance drives, and access and maneuvering aisles for the previously developed lots;
- 3) submission of revised site plans illustrating frontage trees and full landscaping compliance for Lots 2 and 3;
- 4) placement of a note on the site plan 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;
- 5) retention of the note on the site plan stating that curbside pickup will be utilized;
- 6) an ADMIN PUD will be required for each individual lot development;
- 7) every business operating on the site must have a City of Mobile business license, and if started after annexation, must also have a Zoning Clearance certificate;
- 8) subject to Engineering comments: "1. Any work performed in the existing Hamilton Blvd 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). Also, the applicant may need to coordinate with ALDOT. 2. Add a note to the PUD Site Plan that any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD Site Plan that each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property, including the construction of the proposed PRIVATE ROAD. 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. 4. Add a note to the PUD Site Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i.5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii.8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) 3-18-2004 Policy Letter (Additional subdivision street requirements)

- 9) **full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

3. **Case #SUB2014-00022**

Eagles Landing Subdivision, Resubdivision of Lots 1 and 3

6501 And 6551 Moffett Road

(South side of Moffett Road at the South terminus of Roland Road).

Number of Lots / Acres: 2 Lots / 7.6± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
County

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. DeMouy, with second by Mr. Turner 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) **placement of a note on the Final Plat stating that that no further resubdivision of Lot C is allowed until additional frontage on a public street is provided;**
- 2) **indication of the existing right-of-way width from the centerline of Moffett Road along the frontage of all lots on the Final Plat;**
- 3) **placement of a note on the Final Plat stating that the site is limited to a maximum of three curb cuts to Moffett Road, with the size, design, and location of all curb cuts to be approved by ALDOT and Mobile County Engineering and conform to AASHTO standards;**
- 4) **illustration of the 25' minimum building setback line as measured from the right-of-way lines for Lots A and B;**
- 5) **illustration of the 25' minimum building setback line for Lot C where the "pole" meets the main lot;**
- 6) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 7) **placement of a note on the Final Plat stating that the existing buffer, in compliance with Section V.A.8. of the Subdivision Regulations, shall be maintained along the South line of Lot C;**
- 8) **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;**
- 9) **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.);

- 10) 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;
- 11) placement of a note on the Final Plat stating that no structures are to be constructed within any easement; and
- 12) compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).

The motion carried unanimously.

4. **Case #SUB2014-00023 (Subdivision)**
(&5) **First Baptist Church of Tillman's Corner Subdivision**
5660, 5670, 5672, 5680 and 5700 Three Notch Road and 5641, 5651, 5661, and 5673 Jackson Road
(Northeast corner of Three Notch Road and Calhoun Road extending to the South side of Jackson Road).
Number of Lots / Acres: 1 Lot / 7.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

The Chair announced the applications had been recommended for holdover and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy to hold the matter over until the May 15th meeting, with revisions due by May 2nd, to address the following:

- 1) **Provision of a written statement that the owner will petition for inclusion or exclusion from the city;**
- 2) **Rezoning of the proposed lot if brought into the city prior to any applications for building or development permits for the site;**
- 3) **Revision of the plat to reflect sufficient dedication to provide 30' as measured from the centerline of both Calhoun and Jackson Roads;**

- 4) Revision of the plat to depict a corner radius in compliance with Section V.D.6. of the Subdivision at the intersection of Calhoun and Three Notch Roads;
- 5) Revision of the lot size information and the 25' minimum building setback line on the plat to reflect dedication and corner radius;
- 6) Revision of the plat to depict a 35' minimum building setback line along Three Notch Road;
- 7) Revision of the plat to illustrate a 100' right-of-way for Three Notch Road; and
- 8) Revision of the plat to include a note stating that all common and detention areas shall be maintained by the property owners.

The motion carried unanimously.

5. Case #ZON2014-00495 (Planned Unit Development)
(&4) First Baptist Church of Tillman's Corner Subdivision

5660, 5670, 5672, 5680 and 5700 Three Notch Road and 5641, 5651, 5661, and 5673 Jackson Road

(Northeast corner of Three Notch Road and Calhoun Road extending to the South side of Jackson Road).
Planned Unit Development to allow multiple buildings on a single building site.
Council District 4

The Chair announced the applications had been recommended for holdover and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy to hold the matter over until the May 15th meeting, with revisions due by May 2nd, to address the following:

- 1) Provision of a written statement that the owner will petition for inclusion or exclusion from the city;
- 2) Revision of the site plan to depict a permanent closure of the vehicular access to the adjacent property to the east with curb and landscaping, or the revision of the PUD request to include the lot to the east and shared access;
- 3) Revision of the site plan to comply with Traffic Engineering Comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The southern most driveway on Calhoun Road must be reduced in width, by maintaining the proposed northern radii and moving the southern radii to match the adjacent aisle width. All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 4) Coordination with Staff to improve onsite traffic flow and revision of the site plan to illustrate one-way traffic flow with compliant 12' travel aisles/vehicular maneuverability area where travel aisles are less than 24';
- 5) Revision of the site plan to illustrate proposed lighting along with a note 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;
- 6) Depiction of a paved driveway in the northeast corner of the lot if the applicant desires to retain the curb-cut;
- 7) Depiction of sidewalks on the site plan along all street frontages or the submission of a Sidewalk Waiver request;
- 8) Depiction of a 10' residential buffer on the site plan along the northeastern and northwestern lot lines in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 9) Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;
- 10) Revision of the site plan to include a note stating that all common and detention areas shall be maintained by the property owners;
- 11) Revision of the site plan to reflect sufficient dedication to provide 30' as measured from the centerline of both Calhoun and Jackson Roads;
- 12) Revision of the site plan to depict a corner radius in compliance with Section V.D.6. of the Subdivision at the intersection of Calhoun and Three Notch Roads;
- 13) Revision of the 25' minimum building setback line on the site plan to reflect dedication and corner radius;
- 14) Revision of the site plan to depict a 35' minimum building setback line along Three Notch Road; and
- 15) Depiction of a dumpster on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance.

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2014-00034**
Shady Grove Subdivision, Resubdivision of Lots 10 & 11
513 West I-65 Service Road North
(Southwest corner of Stein Street and West I-65 Service Road North).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Byrd Surveying
Council District 7

The Chair announced the application had been recommended for approval. He

added if anyone wished to speak on the matter they should do so at that time.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that the Staff wanted to limit the driveways on Stein Street to only one and he requested that they allow 2 driveways.

Jennifer White, Traffic Engineering, stated that she was in agreement with that change.

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

- 1) **revision of the plat to either indicate a compliant 25' right-of-way width from the centerline of Stein Street or dedication to provide 25' from the centerline of Stein Street;**
- 2) **revision of the plat to either indicate a compliant 150' right-of-way width from the centerline of I-65 or dedication to provide 150' from the centerline of I-65;**
- 3) **dedication to provide a 25' radius curve at the intersection of Stein Street and I-65 Service Road North, as per Section V.B.16. of the Subdivision Regulations;**
- 4) **placement of a note on the Final Plat stating that the lot is limited to the two existing curb cuts to Stein Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the lot is limited to one curb cut to West I-65 Service Road North, with the size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 6) **revision of the plat to illustrate a 25' minimum building setback line along all street frontages as measured from any required dedications as per Sections VII.A.1. and VII.A.2. of the Subdivision Regulations;**
- 7) **revision of the plat to label the lot with its size in square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 8) **provision of a 6' high wooden privacy fence along the West property line where the site adjoins residential zoning and use, to be illustrated on the Final Plat prior to its signing;**
- 9) **at least the partial removal of the open shed on the West side of the building to at least 10' off the West property line, with appropriate permits, prior to the signing of the Final Plat;**
- 10) **placement of a note on the Final Plat stating that no structure shall be constructed within any easement;**
- 11) **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.
- 12) compliance with Engineering comments: (The following comments should be addressed prior to 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). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 74) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);
- 13) compliance with Traffic Engineering comments: (The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.);
- 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.)

The motion carried unanimously.

7. Case #SUB2014-00037

AHEPA 310-V11 Subdivision, Resubdivision of Lot 1

6500 Cottage Hill Road

(North side of Cottage Hill Road, 675'± West of Hillcrest Road).

Number of Lots / Acres: 2 Lots / 3.4± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

Council District 6

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

- 1) **dedication to provide 50' from the centerline of Cottage Hill Road, if necessary;**
- 2) **retention of the 25' minimum building setback line, adjusted for any required dedication;**
- 3) **retention of the lot size in square feet and acres;**
- 4) **placement of a note stating the development is limited to one shared curb-cut with the size, location and design of all curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards subject to an approved Planned Unit Development;**
- 5) **placement of a note that no structures shall be constructed in any easement;**
- 6) **compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. B. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. C. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. D. Remove the County Engineer's signature block from the Plat. The County*)**

Engineer no longer signs plats within the municipal limits of the City of Mobile.);

- 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) **compliance with Traffic Engineering comments** (*Lots A and B are limited to one shared curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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) **submission of an application for an Administrative Planned Unit Development prior to any request for site development permits; and**
- 11) **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.

NEW SIDEWALK WAIVER APPLICATIONS:

8. Case #ZON2014-00747

Westwood Plaza, LLC

7765 Airport Boulevard

(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the Northeast corner of Schillinger Road and Thomas Road).

Request to waive construction of a sidewalk along Airport Boulevard, Schillinger Road, Victoria Drive and Thomas Road.

Council District 6

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

The Chair announced the application had a split recommendation. 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. Roberson, with second by Mr. DeMouy to approve the request to waive construction of a sidewalk along Airport Boulevard and Schillinger Road and to deny the request to waive construction of a sidewalk along Victoria Drive and Thomas Road.

The motion carried unanimously with Mr. Vallas recusing.

GROUP APPLICATIONS:

9. **Case #SUB2014-00033 (Subdivision)**
(&10) **Tilcor Subdivision**
5442 U.S Highway 90 West
(West side of U.S. Highway 90 West, 325± North of Tillmans Corner Parkway).
Number of Lots / Acres: 2 Lots / 0.9±
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

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

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He requested that it be held over until the May 15th meeting rather than the June 5th meeting. He also stated that ALDOT does not want a sidewalk in the Hwy 90 right-of-way.

Hearing no opposition or further discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy to hold the matter over until the May 15, 2014 meeting to be heard in conjunction with the associated PUD.

The motion carried unanimously.

10. **Case #ZON2014-00733 (Planned Unit Development)**
(&9) **Tilcor Subdivision**
5442 U.S Highway 90 West
(West side of U.S. Highway 90 West, 325± North of Tillmans Corner Parkway).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.
Council District 4

The Chair announced the applications had been recommended for holdover. 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. Plauche, with second by Mr. DeMouy to hold the matter over until the May 15, 2014 to allow staff to review the revised plan submitted April 30, 2014 to address the following:

- 1) **revise the site plan to reflect the preliminary plat to include the total number of lots and the dimensions of the lots;**
- 2) **revise the site plan to depict the 60' minimum building setback line;**
- 3) **placement of a note on the site plan stating the site is limited to a**

- total of 2 curb-cuts to U.S. Highway 90 West, with the size, design and location to be approved by Traffic Engineering, ALDOT, and in conformance with AASHTO standards.;
- 4) revise the site plan to depict the lot sizes in square feet and acres;
 - 5) revise the site plat to provide the landscaping frontage and total landscaping calculations;
 - 6) revise the site plan to depict frontage trees and perimeter tress;
 - 7) submission of a revised narrative requesting shared access as well as shared parking;
 - 8) revise the site plan to illustrate the location of the menu board(s), service window(s), and queuing spaces;
 - 9) retention of dumpsters on the site plan;
 - 10) placement of a note on the site plan stating dumpsters will be enclosed on all three sides and connected to sanitary sewer;
 - 11) retention of 24' wide drive aisles as depicted on site plan;
 - 12) revise the site plan to depict the location of wall and freestanding signage for the site;
 - 13) revise the site plan to depict sidewalk along U.S Highway 90, or submit a sidewalk waiver request;
 - 14) 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;
 - 15) 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.3. Add a note to the PUD Plan stating that the proposed development must comply with the following Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System)";*
 - 16) compliance with Traffic Engineering comments: *"US Highway 90 is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Traffic Engineering concurs with the modification and closure of the northern driveways. The existing southern driveway, illustrated to remain as is, will also need to be modified to a standard driveway*

curb cut. The skew will need to be straightened and the placement shifted as much as practical to improve the left turn movement into the site. If the cross-access to the shopping center west of this site is to be maintained, the access point will need to be reconstructed with proper ingress/egress. Currently it appears as though extra asphalt was laid to transition over the curb from the shopping center. Additional comments may be necessary with a revised PUD to relocate the proposed building outside the front setback.”;

- 17) **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).”;*
- 18) **compliance with Fire comments:** *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”;*
and
- 19) **full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

11. Case #SUB2014-00036 (Subdivision)
(&12) Midtown Park Subdivision, Heritage Addition to

11 Midtown Park East

(East side of Midtown Park East, 230'± South of Dauphin Street Service Road).

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams

Council District 1

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

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

- 1) **illustration of the 25' building setback as depicted on the preliminary plat;**
- 2) **retention of the lot size in square feet and acres;**
- 3) **placement of a note stating the development is limited to its existing curb cut;**
- 4) **compliance with Fire Department comments** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 5) **compliance with Engineering comments** *(The following comments*

should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention is required for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 76) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.);

- 6) **compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 7) **compliance with 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);**
- 8) **placement of a note stating that no structures shall be erected in any easements;**
- 9) **provision of two (2) revised Planned Unit Development site plans to Urban Development prior to the signing of the Final Plat; and**
- 10) **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.

12. **Case #ZON2014-00743 (Planned Unit Development)**
- (&11) **Midtown Park Subdivision, Heritage Addition to**

11 Midtown Park East

(East side of Midtown Park East, 230'± South of Dauphin Street Service Road).

Planned Unit Development Approval to allow shared access.
Council District 1

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

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

- 1) **compliance with Engineering comments** (*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). Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System);*
- 2) **compliance with Traffic Engineering comments** (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 3) **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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);*
- 4) **revision of the site plan to illustrate compliance with the requirements for van accessible parking spaces;**
- 5) **provision of bumper stops or curbing for all parking spaces;**
- 6) **full compliance with frontage tree plantings to be coordinated with Urban Forestry;**
- 7) **placement of a note stating that no structures shall be erected in any easements;**
- 8) **provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat; and**
- 9) **compliance with Fire Department comments** (*All projects within the*

City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).

The motion carried unanimously.

13. **Case #SUB2014-00035 (Subdivision)**
(&14) **The A & H Subdivision, Resubdivision of Lot 2**

741, 803, 807, 809, 811, 813, 815, 831, 845, 851 and 853 Hillcrest Road
(Northeast corner of Hillcrest Road and Piccadilly Square Drive extending to the South side of Airport Boulevard, 250'± East of Hillcrest Road).

Number of Lots / Acres: 2 Lots / 9.8± Acres

Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams
Council District 6

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.

Marl Cummings, Cummings & Associates, spoke on his own behalf. He stated that the reason that this Subdivision application became necessary is primarily because of a lease that they executed in the southern most 32,000 square feet of the shopping center and the portion had to be mortgaged into two legal lots of record. He noted that 90% of the work is interior tenant build-out; the rest of it is a new façade.

Darryl Russell, McCrory & Williams, spoke on behalf of the applicant. He stated that he wanted clarification on a few comments. He asked if land disturbance permits would be required for the landscaping the applicant is planning to do, it is a very minimal amount.

George Davis, City Engineering, responded that yes a land disturbance permit would be required for any land disturbing activity on a commercial site. He also noted that Mr. Russell could discuss it with the City Engineer, but he was not able to waive that requirement.

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

- 1) **Retention of the 25' minimum building setback line and lot size in square feet and acres on the Final Plat;**
- 2) **Retention of the right-of-way widths for Airport Boulevard and Hillcrest Road;**
- 3) **Placement of a note on the Final Plat stating the site is limited to the existing curb-cuts, and to comply with Traffic Engineering comments. Any changes to the size, design, and location of the**

existing curb-cuts should be approved by Traffic Engineering and conform to AASHTO standards;

- 4) Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;
- 5) 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.);*
- 6) Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention is required for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - # 74) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.);*
- 7) Compliance with Traffic Engineering Comments: *(All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any work in the right-of-way will require a right-of-way permit, approved by Engineering and Traffic Engineering.);*
- 8) Compliance with Urban Forestry Comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 9) Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*

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

The motion carried unanimously.

14. Case #ZON2014-00746 (Planned Unit Development)
(&13) The A & H Subdivision, Resubdivision of Lot 2

741, 803, 807, 809, 811, 813, 815, 831, 845, 851 and 853 Hillcrest Road
(Northeast corner of Hillcrest Road and Piccadilly Square Drive extending to
the South side of Airport Boulevard, 250'± East of Hillcrest Road).

Planned Unit Development to allow shared access between multiple building
sites.

Council District 6

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

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

- 1) Revision of the site plan to illustrate the correct boundaries of the entire PUD site to include all associate property in correlation with the Final Plat, and revision of the 25' minimum building setback line, as necessary;**
- 2) Revision of the site plan to illustrate a compliant number of accessible parking spaces for the proposed Lot 2B and design compliance with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);**
- 3) Revision of the north arrow on the site plan;**
- 4) Depiction of any proposed lighting along with a note 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;**
- 5) Depiction of existing dumpsters and any proposed dumpsters on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance or placement of a note on the site plan stating that garbage collection will be via curbside pick-up;**
- 6) Placement of a note on the site plan limiting Lot 2B to 1 wall sign and 1 tenant panel on the existing sign structure on Lot 2A;**
- 7) Placement of a note on the site plan stating that no permanent structure can be constructed in any easement;**
- 8) 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System).);

- 9) **Compliance with Traffic Engineering Comments:** *(All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any work in the right-of-way will require a right-of-way permit, approved by Engineering and Traffic Engineering.);*
- 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).);*
- 11) **Compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 12) **Revision of the layout, as necessary, to reflect Engineering, Traffic Engineering and Urban Forestry comments;**
- 13) **Completion of the Subdivision process prior to any request for building-related permits; Submission of a revised PUD site plan prior to the signing of the Final Plat; and**
- 14) **Full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

15. Case #SUB2014-00039 (Subdivision)
(&16) Battlehouse Parking Deck Two Subdivision

10 North Royal Street

(Northeast corner of North Royal Street and Dauphin Street extending to the Southwest corner of North Water Street and St Francis Street.

Number of Lots / Acres: 2 Lots / 3.5± Acres

Engineer / Surveyor: Goodwyn, Mills & Cawood, Inc.

Council District 2

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

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Vallas, with second by Mr. Turner to waive Sections V.D.6 and V.D.9 and to approve the above referenced matter, subject to the following conditions:

- 1) **Compliance with Engineering comments** (*The following comments should be addressed prior to 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). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any increase in impervious area on LOT 1A or LOT 1B. 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. Check the written legal description and/or bearing and distance labels on lines 11, 16, 19, and 35 of the written description. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 2) **Compliance with Traffic Engineering comments** (*All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 3) **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).);*
- 4) **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.);*

- 5) Placement of a note on the final plat stating that Lot 1A is limited to its existing curb-cuts, and that Lot 1B is limited to one curb-cut to North Royal Street, and two curb-cuts to Dauphin Street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 6) Placement of a note on the final plat stating that new construction must comply with local, state and federal laws regarding development within a flood zone;
- 7) Coordination of any tree removal or tree relocation on Lot 1A with Urban Forestry;
- 8) Provision of a tree and landscape plan, with site development permit applications, for that portion of Lot 1A that will be impacted by the proposed driveway modifications for Urban Forestry review;
- 9) Coordination with Urban Forestry to maintain street trees that will remain and, if possible, provide new street trees if there is an opportunity with the new construction; and
- 10) Provision of a revised PUD site plan prior to the signing of the final plat.

The motion carried unanimously with Mr. Watkins recusing.

16. **Case #ZON2014-00758 (Planned Unit Development)**
(&15) **Battlehouse Parking Deck Two Subdivision**

10 North Royal Street

(Northeast corner of North Royal Street and Dauphin Street extending to the Southwest corner of North Water Street and St Francis Street.

Planned Unit Development Approval to allow two buildings on a single building site and to allow cross access between two lots.

Council District 2

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

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Vallas, with second by Mr. Turner to waive Section 64-4.E. of the Zoning Ordinance and 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) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3) According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each LOT. 4) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: a.5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System));

- 2) Compliance with Traffic Engineering comments (All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 3) 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).);*
- 4) 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.);*
- 5) Placement of a note on the site plan stating that Lot 1A is limited to its existing curb-cuts, and that Lot 1B is limited to one curb-cut to North Royal Street, and two curb-cuts to Dauphin Street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering, and to comply with AASHTO standards;*
- 6) Placement of a note on the final plat stating that new construction must comply with local, state and federal laws regarding development within a flood zone;*
- 7) Depiction of a dumpster on the site plan, or provision of a statement indicating how waste will be serviced for the new retail/restaurant and bank uses;*
- 8) Compliance with Section 64-6.A.of the Zoning Ordinance, including the photometric requirements;*
- 9) Waiver of Section 64-4.F. of the Zoning Ordinance regarding the minimum drive through queuing distance for the restaurant use only, subject to Traffic Engineering approval;*
- 10) Provision of a revised PUD site plan prior to the signing of the final plat;*
- 11) Any proposed work on Lot 1A will require approval by the*

May 1, 2014

Planning Commission Meeting


Architectural Review Board / Mobile Historic Development
Commission; and
12) Full compliance with all other municipal codes and ordinances.

The motion carried unanimously with Mr. Watkins recusing.

OTHER BUSINESS:

APPROVED: August 7, 2014



Ms. Jennifer Denson, Secretary

James F. Watkins, III, Chairman

/jpw