

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF JUNE 4, 2015 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

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

Members Absent

Ms. Sujin Kim
Mr. Joel Daves (CC)

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Bert Hoffman,
Planner II
Lisa Watkins,
Secretary I

Others Present

Doug Anderson,
Assistant City Attorney
George Davis,
City Engineering
James May,
Fire-Rescue Department

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

ROLL CALL:

Mr. Watkins stated the number of members present constituted a quorum and advised all attending of the policies and procedures pertaining to the Planning Commission.

HOLDOVERS:

1. 1437 Cochrane Causeway

(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).

Council District 2

ZON2015-00843

Cowles, Murphy, Glover & Associates

Planning Approval to amend a previously approved Planning Approval to amend the scope of operations at an existing bulk fuel storage facility to include storage of sulphuric acid in an I-2, Heavy-Industry District.

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

Gary Cowles, 457 St. Michael Street, Mobile, AL, spoke on his own behalf and asked that the case be approved rather than heldover. It was originally recommended for approval, and this location is outside the enhanced scrutiny area that the subcommittee is studying in reference to above ground storage tanks. They are industrially zoned. They are not building new tanks, but rather changing the material stored in the tanks. The material comes in by barge and some material leaves by truck and some by barge. There are several sizes of tanks at this location ranging from 80,000 to 120,000 barrels; there are increased maintenance and inspection requirements for tanks storing sulfuric acid vs. petroleum products. When inspecting the tanks, they inspect both internally and externally; therefore, they must move the product from one tank to another. The material itself is corrosive, not flammable or explosive. The tanks meet all API regulations. They meet all the requirements in the recommendations from the subcommittee, so they are requesting approval today.

The following people spoke in opposition to the matter:

1. Herb Wagner, 732 Jemison St, Mobile, AL;
2. Lella Lowe; 2609 Shay Court, Mobile, AL;
3. Barbara Caddell, 1321 Dauphin Street, Mobile, AL.

They made the following points against the application:

- A. Many other people do plan to address the Commission regarding safety issues but did not come as it was recommended for holdover;
- B. Research shows that old tanks do not need to be retrofitted to store sulfuric acid, but rather new tanks with state of the art specifications and liners should be built;
- C. There have been more than 51 incidents involving sulfuric acid in the last 18 months, which is highly corrosive and highly dangerous material;
- D. They are not concerned with the company's profits, but for the safety of Mobile;
- E. The containment question hasn't been answered from a previous meeting – will they be using flexible membrane to secure the containment area as recommended? Groundwater can become acidic from leaks;
- F. Our ecosystem is delicate and at risk;
- G. They are concerned with spill response and not comfortable with the fire department responding to large spill of 98% sulfuric acid on the water;
- H. The opponents are being proactive, not reactive;
- I. This is their home, and they are scared.

Mr. Cowles responded that there are clay liners in the tanks, and these have been used worldwide for years to provide adequate impermeability for the migration of liquids and prevent contamination of groundwater. The truck and barge unloading equipment meets DOT and Coast Guard guidelines for moving this material. The terminal has a hazmat

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team, and there are other hazmat teams at neighboring facilities. Sulfuric acid has been previously stored on the river by other companies. It was previously moved by train and now by barges and trucks which are safer. He stated that the Gulf Coast is one of the largest users of sulfuric acid due to the chemical plants in the area. He thinks that tanks are retrofitted around 50% of the time rather than building new tanks. If there were a spill, the containment area at this facility is approximately three times larger than it needs to be so that if there were a spill, it would not get into the water.

During the deliberation session, the Chair discussed that the recommendations made by the Subcommittee for Above Ground Storage Tanks wouldn't impact this case as this site isn't in the enhanced scrutiny area. He thought that the intent of the Subcommittee was to study storage of petroleum products not acid, but he thought that there are things in the recommendations to question any hazardous materials and how they are stored. However, he did feel that the applicant has attempted to answer questions raised at this meeting and previous meetings, so he will leave it to the Commission to determine if there is sufficient evidence to move forward or hold it over.

Mr. Anderson thought that there was one paragraph in the recommendations that may apply here and that was that any change in the type of product being stored, regardless of whether it is in the enhanced scrutiny area or not, they ask that the developer submit engineering certification that the change in product will not cause more of a safety hazard and what the codes are that the new product has to come under. Mr. Cowles submitted this information to the staff previously, so he has complied with this request. If the members of the Commission have questions about what they submitted, then they can certainly ask for a holdover or more information.

The Chair asked how the fire department managed handling these types of facilities.

Captain James May responded that they do respond to incidents across the river, and their hazmat team is well-educated and equipped to handle both the petroleum and acid aspects of spills. He was involved in the site plan and requirements when this facility was initially built for ARC years ago. ARC has done an excellent job exceeding requirements, and they are well-equipped to handle it. As far as a change in product, it was stipulated that any change would have to meet regulations. They would also have to provide an engineer's certification that they would meet the requirements. As far as an acid spill, if it is inside the berm, the fire department would make sure that it is contained inside the site and would not leak out or cause an additional hazard. Then, the company would hire a private contractor to neutralize the product and move it out to a hazmat site.

Mr. Doyle asked where the drainage went on the site, and how it would be handled if there was an event and the sulfuric acid was mixing with stormwater.

Mr. Cowles stated that there are three discharge locations that are maintained with a valve that is kept closed at all times. After a major rainfall event, those areas are inspected visually, and chemically, if necessary, and then the valves are opened to

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release the water into the Mobile River. He believed there was containment there for a 150,000 barrel tank, a 25-year storm event, or a 24-hour duration, which is a significant volume of stormwater.

Ms. Denson stated that a holdover on this case to wait for the Subcommittee findings to be presented to the Planning Commission wouldn't really be pertinent to this case and that they should be able to make a decision today.

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

- 1) the applicant obtaining all State and Federal permits required for the proposed use, and submission of copies of such to the Planning Division of the Urban Development Department;
- 2) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, 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 via private can collection services;
- 3) placement of a note on the site plan stating that any use of the site other than that of this approval, or any physical changes to the site, will require a new Planning Approval application;
- 4) 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.);*
- 5) submission to Planning of a revised site plan; and
- 6) full compliance with all municipal codes and ordinances.

The motion carried with a 6-4 vote.

2. **7669 Avenue D**
(West side of Avenue D, 175'± North of 5th Avenue).
Council District 7

- A. **SUB2015-00036 (Subdivision)**
Brenda's Place Subdivision
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

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 discussion, a motion was made by Mr. Watkins, with second by Mr. Gant to deny the above referenced matter, for the following reasons:

- 1) No information was provided by the applicant verifying that the existing septic system would be sufficient to service a residence on the proposed lot,

as requested; and

- 2) The lot size would not comply with the 15,000 square foot minimum lot size requirements of Section V.D.2. of the Subdivision Regulations regarding the availability of public water and on-site septic systems.

The motion carried unanimously.

3. **3456 Stein Avenue**

(Northeast corner of Stein Avenue and Dogwood Lane).

Council District 7

SUB2015-00047

Parker Estates Subdivision

Number of Lots / Acres: 2 Lots / 0.6± Acre

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

The Chair recused himself from discussion and voting on the matter.

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

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

- 1) dedication to provide 25' from the centerline of Stein Avenue;
- 2) dedication to provide 25' from the centerline of Dogwood Lane;
- 3) dedication of the corner radii at Stein Avenue and Dogwood Lane per Section V.D.6. of the Subdivision Regulations;
- 4) revision of the 25' minimum building setback line to reflect dedication;
- 5) change the "Stein Street" to "Stein Avenue" on the Final plat and vicinity map;
- 6) placement of a note on the Final Plat stating that the site is limited to the existing curb cuts with any changes to the size, design or location of the curb-cuts to be coordinated with Traffic Engineering;
- 7) retention of the lot sizes in square feet and acres, or placement of a table on the plat with the same information, revised to reflect dedication;
- 8) compliance with Engineering comments, as applicable (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide distances showing the amount of ROW being dedicated along the north end of Dogwood Ln. and the east end of Stein St. B. 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. C.*

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. D. Remove the note that references the Mobile County Engineering Dept. It is located above the MOBILE CITY PLANNING signature line. E. 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. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 9) compliance with Traffic Engineering comments, as applicable (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 10) compliance with Urban Forestry comments, as applicable (*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 comments, as applicable (*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
- 12) completion of the subdivision process prior to any request for permits for new construction.

The motion carried unanimously with The Chair recusing.

4. **Northwest corner of Grelot Road and Air Terminal Drive, extending to the North terminus of Selby Phillips Drive**
County
SUB2015-00041
Woodberry Forest Additions, Subdivision, Resubdivision of Lot 1, Correction Plat
Number of Lots / Acres: 3 Lots / 13.0± 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. Vallas, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages as shown on the preliminary plat;
- 2) placement of a note on the Final Plat stating that the location, size and design of all curb cuts are to be approved by County Engineering and conform to AASHTO standards;
- 3) retention of the labeling of 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;
- 4) placement of a note on the Final Plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) 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
- 6) subject to the Fire-Rescue 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.

5. **West side of Air Terminal Drive at the North terminus of Selby Phillips Drive**
County
SUB2015-00043
Chesapeake Subdivision, Unit 2
Number of Lots / Acres: 51 Lots / 30.0± 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. Hembree, with second by Mr. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) submission to the Planning Division of the required seven copies of Woodberry Forest Additions Subdivision, Correction Plat, Resubdivision of Lot 1, prior to signing the Final Plat;
- 2) revision of Final Plat to label all lots with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) placement of a note on the Final Plat stating that Lot B is limited to one curb cut to Grelot Road, once the road is constructed, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that all lots are limited to one 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 no future subdivision of Lot B will be allowed until additional frontage along a paved, public or private street is provided;
- 7) placement of a note on the Final Plat stating that all proposed streets must be built 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 that the maintenance of all common and detention areas is the responsibility of the property owners and not Mobile County;
- 9) placement of a note on the Final Plat stating that no permanent structures can be placed or erected in any easement;
- 10) 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;
- 11) placement of a note on the Final Plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 12) subject to the Fire-Rescue 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 of Grelot Road, 125'± East of Selby Phillips Drive**
County
SUB2015-00042
Rosefield Subdivision
Number of Lots / Acres: 31 Lots / 9.3± 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. Hembree, with second by Mr. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) provision to the Planning Division of the required seven copies of the Final Plat of Woodberry Forest Additions Subdivision, Correction Plat, Resubdivision of Lot 1, prior to signing the Final Plat;
- 2) retention of the 25' minimum building setback line along all street frontages as shown on the preliminary plat;
- 3) revision of the plat to also indicate a 25' minimum building setback line along the Grelot Road frontage;
- 4) placement of a note on the Final Plat stating that all lots are limited to one curb cut, with the location, size and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that Lots 1, 20, 21 and 31 are denied direct access to Grelot Road;
- 6) retention of the labeling of all lots with their size in both 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 all proposed streets must be constructed 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 that the maintenance of the common areas is the responsibility of the property owners and not Mobile County;
- 9) placement of a note on the Final Plat stating that no permanent structures may be placed or constructed within any easement;

- 10) placement of a note on the Final Plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 11) 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
- 12) subject to the Fire-Rescue 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.

EXTENSIONS:

7. **925 East I-65 Service Road South**
(East side of East I-65 Service Road South extending to the West and North sides of International Drive).
Council District 5
ZON2013-00079 (Planned Unit Development)
I-65 East Service Road Development Subdivision, Resubdivision of Lot 1
Planned Unit Development Approval 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 Mr. Watkins, with second by Mr. Hembree to approve the request for a one-year extension; however, the applicant should be advised that any future extensions will be unlikely.

The motion carried unanimously.

8. **6377 Old Shell Road**
(Southeast corner of Old Shell Road and Hillcrest Road)

Council District 6
ZON2014-00230 (Planned Unit Development)
Mock Subdivision

Planned Unit Development Approval 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 Mr. Watkins, with second by Mr. Hembree to approve the request for a one-year extension; however, the applicant should be advised that any future extensions will be unlikely.

The motion carried unanimously.

9. **6106 Cottage Hill Road**
(North side of Cottage Hill Road, 110'± East of Christopher Drive).
Council District 6

A. **Case #SUB2013-00030 (Subdivision)**
Snowden Place Subdivision
Number of Lots / Acres: 52 Lots / 13.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of 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 Mr. Watkins, with second by Mr. Hembree to approve the request for a one-year extension; however, the applicant should be advised that any future extensions will be unlikely.

The motion carried unanimously.

B. **Case #ZON2013-00866 (Planned Unit Development)**
Snowden Place Subdivision
Planned Unit Development Approval to amend a previously approved
Planned Unit Development to change sideyard setbacks to 5-feet.

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. Watkins, with second by Mr. Hembree to approve the request for a one-year extension; however, the applicant should be advised that any future extensions will be unlikely.

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

10. North side of Ben Hamilton Road, 1059'± East of March Road
County
SUB2015-00050
D.L. Atchison Farnetts Subdivision, Phase Two, Addition to
Number of Lots / Acres: 1 Lot / 47.8± Acres
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 Ms. Sessions, with second by Mr. Amberger 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 stating that no future re-subdivision will be allowed until additional street frontage is provided;
- 2) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25-foot minimum building setback line on the Final Plat;
- 4) placement of a note on the Final Plat limiting the lot to one curb cut to Ben Hamilton Road, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note 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 to comply with the Mobile

County 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.*); and

- 8) placement of a note on the Final Plat to comply with the Fire Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).*).

The motion carried unanimously.

11. 2482 Doyle Street

(West side of Doyle Street, 2/10± mile South of Dauphin Island Parkway).

Council District 3

SUB2015-00054

Anthony Knox Subdivision

Number of Lots / Acres: 1 Lot / 1.6± 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. Hembree, with second by Mr. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) Placement of a note on the plat stating that there shall be no additional subdivision of Lot 1 until additional frontage on an improved street is provided meeting City standards;
- 2) Retention of the 25' minimum building setback along Doyle Street for Lot 1;
- 3) Placement of a note on the Final Plat, stating that Lot 1 is limited to one curb cut to Doyle Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Retention of the lot size in square feet and acres on the Final Plat, if approved;
- 5) Compliance with Engineering comments (*The following comments*

should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Correct the label for the POC. B. Provide monumentation information/label for the south end of the Faye Place cul-de-sac/Doyle St. ROW. C. Show/label the existing ROW width along Doyle St. Check the label showing an existing 50' ROW on Doyle St. against the scaled distance of approximately 35'. D. 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. E. 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. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #83) the Lot 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. G. 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. H. Dedicate sufficient property to provide adequate ROW per the Subdivision Regulations (including cul-de-sac as required) and as approved by the City Engineer and Traffic Engineer. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Show and label each and every Right-Of-Way and easement, including width. K. Provide labels or legend for items on the plat (i.e. I.S., REF. RBR). L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 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).); and

- 8) *Compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).).*

The motion carried unanimously.

12. 3420 Fowl River Road

(North side of Fowl River Road, 2/10± mile East of Pioneer Road
County

SUB2015-00055

Weston Subdivision

Number of Lots / Acres: 2 Lots / 3.0± Acres

Engineer / Surveyor: Stewart 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 Ms. Sessions, with second by Mr. Roberts to waive Section V.D.1. 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 each lot is limited to one curb cut each to Fowl River Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 2) **illustration and labeling of the 25' minimum building setback line along Fowl River Road for Lot 1 on the Final Plat as well as the illustration and labeling of the 25' minimum setback line wherever Lot 2 is at least 60' in width;**
- 3) **placement of a note stating the lot sizes in square feet and acres on the Final Plat, 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 no further re-subdivision of Lot 2 will be allowed until additional public street frontage is provided;**
- 5) **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;**
- 6) **placement of a note on the Final Plat to comply with the Mobile County 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.”; and

- 7) **placement of a note on the Final Plat to comply with the Fire Department comments: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)”**

The motion carried unanimously.

13. 9561 Ranch Road

(East side of Ranch Road, 700'± South of Half Mile Road).

County

SUB2015-00056

Monroe Properties Subdivision

Number of Lots / Acres: 3 Lots / 5.0± Acres

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

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

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated that earlier in the week he had a chance to reach out to Staff in regards to the denial. The owner wants to divide this piece of property for her children. He stated that there are several flag-shaped lots in the vicinity. He asked that the Commission consider approving the application rather than denying it.

Mr. Olsen stated that Staff did have conditions prepared.

Mr. Orrell stated that he was in agreement with those conditions.

Hearing no opposition or further discussion, a motion was made by Ms. Denson with second by Mr. Doyle to waive Section V.D.1. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **dedication to provide 30' from the centerline of Ranch Road;**
- 2) **retention of the 25' minimum building setback line along Ranch Road on the Final Plat, adjusted for dedication;**
- 3) **retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same**

- information, adjusted for dedication;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Ranch Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
 - 5) placement of a note on the Final Plat stating that no further re-subdivision will be allowed until such time that Ranch Road is paved to county standards;
 - 6) placement of a note on the Final Plat stating that no further re-subdivision of Lot 3 will be allowed until additional public street frontage is provided;
 - 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.8. of the Subdivision Regulations;
 - 8) 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."*; and
 - 9) compliance with Fire Department comments: *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)"*.

The motion carried unanimously.

14. 1310 Tingle Drive

(Northwest corner of McVay Drive and Bolling Brothers Boulevard).

Council District 3

SUB2015-00058

McGowin Park East of Satchel Paige Subdivision, Resubdivision of

Number of Lots / Acres: 3 Lots / 35.0± Acres

Engineer / Surveyor: Berry Engineers, LLC

The Chair recused himself from discussion and voting on the matter.

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

- 1) Submission of seven (7) copies of the recorded plat for the McGowin Park Subdivision approved at the April 3, 2014 Planning Commission meeting;
- 2) Placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards.;
- 3) Retention of the 25-foot minimum building setback line for all lots with frontage on a public street, as required by Section V.D.9. of the Subdivision Regulations;
- 4) Labeling of all common areas and detention areas, and placement of a note on the final plat stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners;
- 5) Labeling of all drainage and utility easements on the site, and placement of a note on the final plat stating that buildings and other permanent habitable structures are not allowed in easements;
- 6) Retention of the labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat
- 7) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide and label the monument set or found at each subdivision corner. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 9) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*); and
- 10) Compliance with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire*

Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)).

The motion carried unanimously with The Chair recusing.

SIDEWALK WAIVERS:

15. 5753 Old Shell Road

(Southeast corner of Old Shell Road and Long Street).

Council District 6

ZON2015-01171

Kleban Properties, LLC

Sidewalk waiver request to waive construction of a sidewalk along Old Shell Road

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

William Latta, Clark, Geer, Latham & Associates, spoke on behalf of the applicant. He stated that the applicant would like to withdraw the application.

Hearing no opposition or further discussion, the application was withdrawn by the applicant.

PLANNED UNIT DEVELOPMENT APPLICATIONS:

16. Southwest corner of Somerby Drive and Johnston Lane

Council District 6

ZON2015-01032

MHL, Inc.

Planned Unit Development Approval to allow multiple buildings on a single building site.

Mr. Cameron 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.

Terry Irby, 6939 Johnston Lane, spoke on behalf of his mother-in-law. He stated that several years ago his mother-in-law had access to her property from Cody Road but the bridge has washed out and the city has stated that it is not feasible for them to fix the bridge anymore. So, at this time she has no access to her property except for cutting through the woods off of Somerby.

Kevin Buckner, the applicant, spoke on his own behalf. He stated that he was not aware of any easements, but he did know that they were using as an access. He then stated that he needed a better understanding of where the City wants that site access.

Hearing no opposition or discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the July 9th meeting, at the request of the applicant, to allow discussion with the Engineering Department and an adjacent property owner to address access issues. Any solution of provision of an access easement should be reflected on the site plan and submitted to the Planning Division by June 24.

The motion carried unanimously with Mr. Cameron recusing.

17. North terminus of Dickerson Avenue, 730'± North of Chandler Street

Council District 6

ZON2015-01141

Don Williams

Planned Unit Development Approval to allow multiple buildings on a single building site and reduced side yard setbacks.

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

- 1) Revision of the site plan to illustrate compliant landscaping as required by Section 64-4.E of the Zoning Ordinance;
- 2) Revision of the site plan to depict the 25' minimum building set back line;
- 3) Revision of the site plan to indicate curbing or bumper stops within the parking area;
- 4) Placement of a note on the site plan stating that lighting in the parking area shall be provided in compliance with Section 64-6.A.3 of the Zoning Ordinance;
- 5) Revision of the site plan to illustrate the size and location of proposed mechanical units;
- 6) Revision of the site plan to illustrate a dumpster compliant with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plan stating that no dumpster will be utilized and garbage collection will be provided by private can collection services;
- 7) Revision of the site plan to label and/or depict a sidewalk or apply for a sidewalk waiver;

- 8) Placement of a note stating that the PUD is limited to the one curb cut to Dickenson Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The 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. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 10) Compliance with Traffic Engineering comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 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).);*
- 12) Compliance with the Fire comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of*

- Mobile Fire Code Ordinance (2012 International Fire Code).);*
13) Full compliance with all municipal codes and ordinances; and
14) Provision of a revised PUD site plan to the Planning Division prior to the issuance of any permits or beginning any site improvements or building activities.

The motion carried unanimously.

18. 5905 Rangeline Road

(Northeast corner of Rangeline Road and Abigail Drive).

Council District 4

ZON2015-01142

Sunbelt Rentals, Inc.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with an additional access drive.

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

- 1) revision of the site plan to indicate traffic control signage and/or pavement markings limiting the Abigail Drive access to one-way egress traffic only;
- 2) revision of the site plan to provide the required frontage trees within the setback along Rangeline Road and Abigail Drive;
- 3) revision of the site plan to indicate the dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 4) placement of a note on the site plan stating that any new lighting must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 5) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to*

be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 6) *compliance with the Traffic Engineering comments: [Rangeline 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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.];*
- 7) *compliance with 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);*
- 8) *compliance with the Fire Department comments: [(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)];*
- 9) *full compliance with all other municipal codes and ordinances; and*
- 10) *submittal of a revised site plan to Planning reflecting all conditions of approval prior to the submittal for development permits.*

The motion carried unanimously.

19. 6929 and 6935 Overlook Road

(South side of Overlook Road, 625'± East of Cody Road).

Council District 7

ZON2015-01143

Volunteers of America Greater Southeast, Inc. / Overlook VOA Housing, Inc.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access.

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

- 1) revision of the site plan to provide one additional overstory frontage tree along the North side;
- 2) placement of a note on the site plan stating that if the development is to be a separate lease parcel, by State law, it must be made a legal lot of record via the Subdivision process;
- 3) placement of a note on the site plan stating that lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.
- 4) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN (NOT INCLUDED IN SUBMITTAL: 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. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.]*

- 5) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 6) compliance with the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)];*
- 7) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)];*
- 8) full compliance with all other municipal codes and ordinances; and
- 9) submittal of a revised copy of the site plan to Planning reflecting all conditions of approval prior to the submittal for development permits.

The motion carried unanimously.

20. 5721 and 5723 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 330'± South of Plantation Road).

Council District 4

ZON2015-01148

D & M Properties, LLC

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access between two separate lots.

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.

Chris Furger, 5525 Plantation Rd, spoke in opposition to the matter. He stated that he believed that this company was large enough; the larger this company gets the more his home value declines. He also noted that the company is very noisy.

Bobby McBride, Rowe Engineering, spoke on behalf of the applicant. He stated that they have met all of the conditions. He also noted that the company has been doing business at this location for quite a few years.

Mr. Watkins asked Mr. McBride to give an overview of the proposed addition.

Mr. McBride stated that the company has recently got into the business of building pre-cast drainage structures, man-holes, etc. Because of this new business they have a need for an increase in buildings, employment and equipment.

Mr. Olsen stated that there are City Codes that regulate noise, especially for adjacent residential properties. Mr. Olsen did note that the Commission is allowed to limit the hour of operations if there is a potential nuisance with an operation.

Hearing no further opposition or discussion, a motion was made by Mr. Hembree, with second by Ms. Latham to hold the matter over until the July 9th meeting in order to allow the applicant to address noise and vibration issues that were discussed at the meeting, as well describe the activities that will occur within the proposed building expansion. Any proposed noise and vibration mitigation measures and additional information should be submitted to the Planning Division by June 24.

The motion carried unanimously.

GROUP APPLICATIONS:

21. **1472, 1510 and 1516 Dr. Martin Luther King Jr. Avenue**
(North side of Dr. Martin Luther King Jr. Avenue, 145'± West of Bizzell Avenue, extending to the East side of Three Mile Creek).
Council District 2

A. SUB2015-00051 (Subdivision)

MAWSS MLK Subdivision

Number of Lots / Acres: 1 Lot / 10.0± Acres

Engineer / Surveyor: Brad Keckley, PE

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.

Cecelia Snyder, 618 Bizzell Ave, stated she would like clarification on what this application was proposing and how it would affect the residents on Bizzell Avenue.

Mr. Watkins stated that there were three applications with respect to this property; one is the request for an approval of a Subdivision, which deals with the creating a legal lot of record. The second is a rezoning, which this parcel currently has two types of zoning, R-1 and B-2. The owner is asking for the entire lot made residential. The Planning Approval is for them to operate the pumping station at the site.

Mr. Olsen stated that they currently have a pumping station across the street. The proposed pumping station, especially during a rain event, will help keep the other area from having discharges.

Hearing no opposition or further discussion, a motion was made by Mr. Amberger, with second by Mr. Roberts to waive Section V.B.16 of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) dedication to provide 25' from the centerline of Dr. Martin Luther King Jr. Avenue, if necessary;
- 2) illustration of the 25' minimum building setback line along all right-of-ways, after dedication;
- 3) provision of the lot size in square feet and acres, after any required dedication;
- 4) full 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 monumentation at the remaining Rivers Avenue ROW along the west property line (along Three Mile Creek). B. Show and label the location for "Point A" "Point B", and "Point C". C. Label the bearings and distances as record or actual if both are shown. D. Complete the ROW Vacation process. Show the recording information for the vacated right-of-way. E. 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. F. 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. G. 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. H. 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. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide and label the monument set or found at each subdivision corner. K. Add a signature block for Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. O. Provide a copy of*

the Final Plat along with the original when submitting for City Engineer signature.);

- 5) **full compliance with Traffic Engineering comments:** (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.); and*
- 6) **compliance with Fire comments:** (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).).*

The motion carried unanimously.

B. ZON2015-01103 (Planning Approval)

MAWSS MLK Subdivision

Planning Approval to allow a sewage pumping station in an R-1, Single-Family Residential District.

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

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

- 1) **provision of two frontage trees along Dr. Martin Luther King Jr. Avenue;**
- 2) **completion of the Subdivision process prior to obtaining permits; and**
- 3) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

C. ZON2015-01105 (Rezoning)

Board of Water & Sewer Commissioners of the City of Mobile

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

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 further discussion, a motion was made by Mr.

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

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

22. **1600 Yeend Street**
(South side of Yeend Street, extending to the North and South sides of Yeend Street South).
Council District 3

- A. **SUB2015-00052 (Subdivision)**
CC Williams Plant Subdivision
Number of Lots / Acres: 1 Lot / 30.2± Acre
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. Denson, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) Placement of a note on the plat stating that the site is limited to the existing curb-cuts onto Yeend Street, with the size, design and location, or modifications to, to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Revision of the plat and site plans to indicate the lot size in square feet and acres;
- 3) Completion of the Subdivision process prior any request for new construction permits;
- 4) Depiction of the 25-foot minimum building setback line from Yeend Street on the final plat;
- 5) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide a legend. B. Show and label the POC and POB. C. 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. 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) *Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
- 9) **Provision of revised PUD and Planning Approval site plans (1 each) to the Planning Division prior to the signing of the final plat.**

The motion carried unanimously.

B. ZON2015-01138 (Planned Unit Development)

CC Williams Plant Subdivision

Planned Unit Development Approval 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. Denson, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) **Placement of a note on the site plan stating that the site is limited to the**

existing curb-cuts onto Yeend Street, with the size, design and location, or modifications to, to be approved by Traffic Engineering and comply with AASHTO standards;

- 2) Revision of the plat and site plans to indicate the lot size in square feet and acres;
- 3) Completion of the Subdivision process prior any request for new construction permits;
- 4) Depiction of the 25-foot minimum building setback line from Yeend Street on the site plan;
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD/PA 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. Add a note to the PUD Site Plan 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*);
- 8) Compliance with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code*

Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and

- 9) Provision of revised PUD and Planning Approval site plans (1 each) to the Planning Division prior to the signing of the final plat.

The motion carried unanimously.

C. ZON2015-01135 (Planning Approval)

CC Williams Plant Subdivision

Planning Approval to allow the expansion of an existing waste water treatment facility.

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

- 1) Placement of a note on the site plan stating that the site is limited to the existing curb-cuts onto Yeend Street, with the size, design and location, or modifications to, to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Revision of the plat and site plans to indicate the lot size in square feet and acres;
- 3) Completion of the Subdivision process prior any request for new construction permits;
- 4) Depiction of the 25-foot minimum building setback line from Yeend Street on the site plan;
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD/PA 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. Add a note to the PUD Site Plan 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
- 9) Provision of revised PUD and Planning Approval site plans (1 each) to the Planning Division prior to the signing of the final plat.*

The motion carried unanimously.

- 23. 1016 and 1066 Hillcrest Road**
(Northwest corner of Hillcrest Road and Johnston Lane).
Council District 6

**A. SUB2015-00057 (Subdivision
Alexander-Richardson Subdivision
Number of Lots / Acres: 2 Lots / 3.2± Acres
Engineer / Surveyor: Marshall A. Mcleod, PLS**

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

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Hillcrest Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 2 is limited to the existing curb cuts to Hillcrest Road and Johnston Lane;
- 3) retention of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback lines along all street frontages, except the 35' setback line near the West end of Lot 2;
- 5) provision of the required seven copies of the recorded plat of H.S. Norden Place Subdivision, Resubdivision of Lots 2 & 3, to Planning prior to signing the Final Plat;
- 6) completion of the Rezoning process prior to signing the Final Plat;
- 7) full compliance with the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide a legend for some the other symbols and abbreviations. B. Review and update, as necessary, the date of the latest FIRM panel -0537K. C. Show and label the monument recovered or set at each point on the boundary. Some of the symbols may be obstructed by the proposed Lot lines. D. Clarify the date of the field survey. E. 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. F. 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. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. 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. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) full compliance with the Traffic Engineering comments: *(Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in*

Section 64-6 of the City's Zoning Ordinance.);

- 9) **full compliance with the Urban Forestry comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).; and*
- 10) **compliance with the Fire Department comments:** *[(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)].*

The motion carried unanimously.

B. ZON2015-01196 (Rezoning)

Richardson Inc.

Rezoning from B-2, Neighborhood Business District and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.

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

- 1) **completion of the Subdivision process; and**
- 2) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

24. 3201 Airport Boulevard, 801 East I-65 Service Road South and 410 and 450 Bel Air Boulevard

(South side of Airport Boulevard Service Road, 500'± East of East I-65 Service Road South extending South to International Drive and East to Bel Air Boulevard).

Council District 5

A. SUB2015-00053 (Subdivision)

Bel Air Mall Subdivision

Number of Lots / Acres: 4 Lots / 71.0± 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. Sessions, with second by Mr. Hembree to waive Section V.D.2. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) Placement of a note on the plat stating that the lots are limited to their existing curb-cuts, with any changes to the size, design or location to be approved by Traffic Engineering and, if necessary, ALDOT;
- 2) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 3) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 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) Compliance with Fire comments (*All projects within the City Limits of*

Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and

- 6) Provision of one revised PUD site plan to the Planning Division prior to the signing of the final plat.

The motion carried unanimously.

B. ZON2015-01136 (Planned Unit Development)

Bel Air Mall Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between multiple lots.

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

- 1) Revision of the site plan to depict the depict the 25 foot minimum building setback line from all public streets;
- 2) Placement of a note on the site plan stating that any new or relocated dumpster or trash compactor must comply with the screening and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 3) Placement of a note on the site plan stating that the lots are limited to their existing curb-cuts, with any changes to the size, design or location to be approved by Traffic Engineering and, if necessary, ALDOT;
- 4) Compliance with Engineering comments (*1. 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 Lot 2. 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. Add a note to the PUD Site Plan 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 6) Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 7) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
- 8) Provision of one revised PUD site plan to the Planning Division prior to the signing of the final plat.*

The motion carried unanimously.

25. 4000 Dauphin Street

(North side of Dauphin Street, 3/10 mile± West of Interstate 65).
Council District 7

A. ZON2015-01139 (Planned Unit Development)

Spring Hill College

Planned Unit Development Approval to amend a previously approved Master Plan to show a new dormitory and additional parking for an existing college in an R-1 Single-Family Residential District.

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

Daryl Russell, McCrory & Williams, spoke on behalf of the applicant. He stated that they had a last minute revision to the plan, which reflects a shift in the west drive driveway that connects to the two parking areas. They wanted to shift that to the south slightly to miss an oak tree that Staff had mentioned in their review.

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

- 1) Placement of a note on the site plan stating that the dormitory facility is limited to a maximum of 180 beds;
- 2) Placement of a note on the site plan stating that all new site and parking area lighting must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 3) Placement of a note on the site plan stating that any new dumpsters or relocated dumpsters must comply with Section 64-4.D.9. of the Zoning Ordinance;
- 4) Undertake best management practices and provide tree protection around the live oak trees lining The Avenue of the Oaks to ensure that the trees are not damaged by construction activities;
- 5) Removal of any live oak tree 24 inches and larger will require a Tree Removal Permit;
- 6) Verification with Fire-Rescue that the proposed parking lot entrance designs comply with 2012 International Fire Code requirements, if compliance is required;
- 7) Compliance with revised Engineering comments (*1. 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 located within one of the SFHA – X-(Shaded), AE, or VE. 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 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.);

- 8) **Compliance with Traffic Engineering comments** (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) **Compliance with Urban Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 10) **Minor modification of drive location to preserve an existing oak tree to be administratively approved by Planning staff;**
- 11) **Compliance with Fire comments** (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*
- 12) **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;**
- 13) **Provision of one revised PUD site plan to the Planning Division prior to any request for land disturbance permits; and**
- 14) **Full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

B. ZON2015-01137 (Planning Approval)

Spring Hill College

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

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

Hearing no opposition or further discussion, a motion was made by Mr. Vallas,

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

- 1) Placement of a note on the site plan stating that the dormitory facility is limited to a maximum of 180 beds;
- 2) Placement of a note on the site plan stating that all new site and parking area lighting must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 3) Placement of a note on the site plan stating that any new dumpsters or relocated dumpsters must comply with Section 64-4.D.9. of the Zoning Ordinance;
- 4) Undertake best management practices and provide tree protection around the live oak trees lining The Avenue of the Oaks to ensure that the trees are not damaged by construction activities;
- 5) Removal of any live oak tree 24 inches and larger will require a Tree Removal Permit;
- 6) Verification with Fire-Rescue that the proposed parking lot entrance designs comply with 2012 International Fire Code requirements, if compliance is required;
- 7) Compliance with revised Engineering comments (*1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet*

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

- 9) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 10) Compliance with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*
- 11) 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;
- 12) Provision of one revised Planning Approval site plan to the Planning Division prior to any request for land disturbance permits; and
- 13) Full compliance with all municipal codes and ordinances.

The motion carried unanimously.

OTHER BUSINESS:

Mr. Olsen reminded the Commission of the business meeting on June 11, 2015 at 2:00 when the Sub-Committee will formally present their findings and recommendations to the full Commission and discuss Q&A amongst the Commission. The public has already been notified that there will not be any public input.

Hearing no further business, the meeting was adjourned.

APPROVED: April 7, 2016



Ms. Jennifer Denson, Secretary

Mr. James F. Watkins, Chairman

/jpw