

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF MAY 07, 2015 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Mr. James (Jay) F. Watkins, Chairman
Ms. Jennifer Denson (S), Secretary
Ms. Sujin Kim
Mr. Nick Amberger (AO)
Ms. Shirley Sessions
Mr. Thomas Doyle
Mr. Levon Manzie (CC)
Mr. P. Nigel Roberts
Mr. John Vallas

Members Absent

Mr. Allan Cameron (S)
Ms. Libba Latham (PJ)
Mr. Don Hembree (PJ)
Mr. Carlos Gant, Vice Chair

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Bert Hoffman,
Planner II
Jessica Watson
Secretary II

Others Present

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

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

ROLL CALL:

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

APPROVAL OF MINUTES:

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

- February 5, 2015
- March 5, 2015
- March 19, 2015
- April 2, 2015
- April 16, 2015

The motion carried unanimously.

HOLDOVERS:

1. 600 Fisher Street

(South terminus of Fisher Street, 125'± South of Cotton Street).
Council District 1

A. SUB2015-00016 (Subdivision) (Holdover)

J.B. Properties and Investment, LLC Subdivision

Number of Lots / Acres: 1 Lot / 6.4± Acres

Engineer / Surveyor: Lawler and Company

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.

Nathan Handmacher, 1 St. Louis Street, spoke on behalf of the applicant. He stated that at the last meeting they agreed to holdover the application in order to refine the application from an I-2 rezoning to an I-2 rezoning with voluntary use restrictions.

Mr. Doyle asked Mr. Handmacher if there would be any time restrictions in regards to the car crusher.

Mr. Handmacher responded that they have agreed to only operate it during normal business hours; 8:00 am to 4:00 pm.

Hearing no opposition or further 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) **Depiction of all easements on the Final Plat, along with a note stating that no permanent structure(s) can be placed or constructed in any easement;**
- 2) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating: (No future subdivision is allowed until additional frontage is provided along a paved, public or private street.);**
- 4) **Placement of a note on the Final Plat stating: *(The lot is limited to the existing curb-cuts, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.);***
- 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City***

- Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) 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. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 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 Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
 - 9) *Completion of the Subdivision process prior any requests for Land Disturbance.*

The motion carried unanimously.

B. ZON2015-00395 (Rezoning) (Holdover)

Lawler and Company

Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to allow the operation of a scrap metal recycling facility to include automotive salvage yard.

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

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

- 1) **Subject to the Voluntary Use Restrictions as submitted, and attached to the rezoning amendment;**
- 2) **Hours of operation limited to 8:00 AM to 4:00 PM, as stated at the Planning Commission meeting;**
- 3) **Compliance with Traffic Engineering Comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*)**
- 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 Department Comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3*); and**
- 6) **Full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

C. ZON2015-00816 (Planning Approval)

Lawler and Company

Planning Approval to allow an automotive wrecking facility in an I-2, Heavy Industry District.

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

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

- 1) **Subject to the Voluntary Use Restrictions as submitted, and attached to the rezoning amendment;**
- 2) **Hours of operation limited to 8:00 AM to 4:00 PM, as stated at the Planning Commission meeting;**
- 3) **Compliance with Traffic Engineering Comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and***

conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)

- 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 Department Comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3); and*
- 6) **Full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

2. North side of Crawford Lane, 100'± West of Holt Road

Council District 2

SUB2015-00013

L & H Place Subdivision

Number of Lots / Acres: 3 Lots / 1.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

The Chair announced the application had been recommended for denial; however, Staff had prepared conditions for possible approval. He added if anyone wished to speak on the matter they should do so at that time.

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated the owner is insistent on keeping with the current configuration and they were in agreement with the conditions of approval.

Hazel Coley, mother of the applicant, spoke on her own behalf. She stated that her son is concerned about her and her husband's declining years and would like the opportunity to build them a home.

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

- 1) **dedication sufficient to provide 25' from the centerline of Crawford Lane;**
- 2) **placement of a note on the Final Plat stating that there is to be no further resubdivision of Lot 2 until additional public street frontage is provided;**

- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Crawford Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the 25' minimum building setback line on all lots;
- 5) retention of the lot sizes labeling in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 6) 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 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #70) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT 1 – NONE; LOT 2 – NONE; LOT 3 – NONE. 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. Add/Correct the spelling of the street name (HOLT RD) in the written legal description. 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. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) compliance with the Traffic Engineering comments: *(Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 8) 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*
- 9) **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.)*

The motion carried unanimously.

3. 400 Bay Bridge Road & 2201 Paper Mill Road

(Northwest corner of Bay Bridge Road, and Paper Mill Road, extending to Paper Mill Road Extension and Northwest corner of Paper Mill Road and Paper Mill Road Extension extending to the South side of Shelby Street and extending to the East side of Tin Top Alley and Northeast corner of Paper Mill Road and Shelby Street).

Council District 2

A. SUB2015-00026 (Subdivision)

Pender Ridge Subdivision

Number of Lots / Acres: 4 Lots / 10.4± Acres

Engineer / Surveyor: Cowles, Murphy, Glover & Associates

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.

The following people spoke in favor of the application:

1. Joseph Guess, Chippewa Lakes, LLC;
2. Ron Davis, 2080 S. Shelton Beach Rd;
3. Gary Cowles, 457 St. Michael Street;

They made the following points in support of the application:

- A. Chippewa Lakes has a passionate interest in the area being productive and revitalized;
- B. believes that there proposal is for the positive;
- C. the property fronting Paper Mill Road has and always will be an industrial area;
- D. businesses in the area have a huge economic impacts that create high paying employment with good benefits;
- E. Chippewa Lakes and the Meaher Family have spent over \$140,000 on maintenance and upkeep for the building;
- F. does not believe this project will have any environmental issues;
- G. will not create any transportation issues;
- H. this area is not an area people would want to build residential properties.

The following people spoke in opposition to the matter:

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1. Darlene Dinkins Baker, 2411 Cross Street;
2. Lister C. Portus, 604 Camel Street;
3. Joe Womack, 611 Gayle Street;
4. Darrell Polg, 650 Shelby Street;

They made the following points against the application:

- A. concerned about the health effects, such as cancer, that this project will have on the community;
- B. compared this project to catastrophes such as Deepwater Horizon, Exxon Valdez, and the Quebec train derailment in 2013;
- C. concerned about the environmental impact that this project will have on this area;
- D. the Plateau community is a community that is based on heritage and where the neighbors embrace and love one another;
- E. questioned if the Planning Commission looked at the picture of the New Mobile if they saw the Plateau Community in there;
- F. feels as if they are being asked to be uprooted;
- G. stated that Chippewa Lakes has been pre-staging the equipment and feels as if that shows arrogance;
- H. the residents of the community would like to beautify the entrances of Africatown;
- I. the residents of Africatown would like to work with the Planning Commission to establish an International vision;
- J. the residents of Africatown would like recognition and respect.

In rebuttal, Mr. Cowles stated that he believes it would be best to holdover the application a few months to allow time to see if a better use for this property can be established by the community and the consultant hired by the City.

Mr. Nigel Roberts stated that the residents of this community have been working tirelessly trying to figure out how to understand how to redevelop their community. This is a time that they have been able to come up with the potential resources to lead them and allow a consultant to take them through that process. It will be very detailed Comprehensive Plan for this neighborhood. It will include everything from housing, to economic development, to eco-tourism.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Manzie to hold the matter over until the October 1st meeting at the applicant's request.

The motion carried unanimously.

B. ZON2015-00515 (Rezoning)

Cowles, Murphy, Glover & Associates

R-1, Single-Family Residential District, R-2, Two-Family Residential

District, and B-2, Neighborhood Business District, to B-5, Office-Distribution District, to allow a heavy equipment storage facility.

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 further opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Manzie to hold the matter over until the October 1st meeting at the applicant's request.

The motion carried unanimously.

4. 7054 Howells Ferry Road
(Northeast corner of Howells Ferry Road and Cody Road)
Council District 7

A. SUB2015-00033 (Subdivision)

R&G Brown Subdivision

Number of Lots / Acres: 1 Lot / 2.2± Acre

Engineer / Surveyor: Asarisi & Associates, LLC

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.

Joe Asarisi, 6348 Picadilly Square Drive, spoke on behalf of the applicant. He stated that the owner is in agreement with everything except for condition # 2, which is a dedication to provide 50 foot from the centerline of Cody Road. If they were to dedicate the 50 foot they would lose roughly 12 parking spaces.

Mr. Olsen responded that this a major street on the Major Street plan, which requires a 100 foot right-of-way 50 feet from centerline. He noted that Mr. Asarisi is correct that the right-of-way on the east side is in a straight line at this point, but as properties north of their redevelop and they come back before the Commission Staff would recommend those properties dedicate to provide 50 feet from centerline.

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

- 1) dedication to provide 50' from the centerline of Howells Ferry Road;**
- 2) setback sufficient to provide 75' from the centerline of Cody Road;**
- 3) dedication of the corner radii at Cody Road and Howells Ferry per Section V.D.6. of the Subdivision Regulations;**
- 4) illustration of the 25' minimum building setback line along Howells Ferry Road, adjusted for dedication;**
- 5) provision of the lot size in square feet and acres, adjusted for dedication;**

- 6) 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 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #71) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. 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. Add/Correct the spelling of the street names in the vicinity map. F. 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. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H. Show and label each and every Right-Of-Way and easement. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. 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 a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) full compliance with Traffic Engineering comments *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) compliance with Fire comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus*

- access roads and shall meet the requirements of Section D104.3.); and*
- 9) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Final Plat.

The motion carried unanimously.

B. ZON2015-00858 (Planned Unit Development)

R&G Brown Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.

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

- 1) revision of the site plan to include bumper stops or curbing for all parking spaces;
- 2) placement of a note on the site plan stating the site will be in compliance with parking lot lighting requirements of Section 64-6.A.8. of the Zoning Ordinance;
- 3) placement of a note on the site plan stating that no restaurants will be allowed on site, nor will the event hall increase capacity without the provision of additional parking spaces, which will require a new PUD application;
- 4) revision of the site plan to either state the office building will use curb-side pickup or will utilize a separate dumpster on site with an enclosure compliant with Section 64-4.D.9. of the Zoning Ordinance;
- 5) revision of the site plan to illustrate that the privacy fence along the North and East property lines will not exceed 3' high within the 25' setback;
- 6) revision of the site plan to indicate that 49 trees (34 overstory trees and 15 understory trees) will be provided on the site;
- 7) revision of the site plan to show installation of a sidewalk or obtain a sidewalk waiver;
- 8) full 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. 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.);*
- 9) full compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 10) compliance with Fire comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*);and
- 11) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Final Plat.

The motion carried unanimously.

C. ZON2015-00264 (Holdover)

Robert Brown

Rezoning from R-1, Single-Family Residential District; and B-2, Neighborhood Business District, to B-2, Neighborhood Business District; to allow a banquet hall.

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

- 1) limited to an approved Planned Unit Development; and

- 2) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

5. 5671 Mardanne Drive

(South side of Mardanne Drive, 2/10± mile West of Bellingrath Road).

County

SUB2015-00031

Town and Country Estates Subdivision, Resubdivision of Lots 13, 14, and 15 Block N

Number of Lots / Acres: 2 Lots / 1.3± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, 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. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) Dedication sufficient to provide 30' from the centerline;
- 2) Placement of a note on the Final Plat stating that that the proposed Lot 1 is limited to the existing curb-cut to Mardanne Drive, and that the proposed Lot 2 is limited to only 1 curb-cut to Mardanne Drive, with the size, design and location of any new curb-cuts, and any changes to the existing curb-cut, to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) Revision of the lot size information to include both acres and square feet on the Final Plat;
- 4) Retention of the 25' minimum building setback line on the Final Plat;
- 5) Placement of a note on the Final Plat stating: *This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.;*
- 6) Compliance with Fire Comment (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
- 7) Compliance with Engineering Comments and placement as a note on the Final Plat stating: *Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification*

from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

The motion carried unanimously.

6. **7272, 7300 and 7360 Theodore Dawes Road and 7301 & 7321 Old Pascagoula Road**
(Southeast corner of Theodore Dawes Road and Old Pascagoula Road).

County

SUB2015-00032

MAP Pascagoula Subdivision

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

Engineer / Surveyor: Gonzalez-Strength & Associates, 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 Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) **dedication to provide 50' from the centerline of Theodore Dawes Road, if necessary;**
- 2) **dedication to provide 35' from the centerline of Old Pascagoula Road, if necessary;**
- 3) **illustration of the 25' minimum building setback along all frontages, adjusted for dedication;**
- 4) **labeling of the lot sizes adjusted for dedication, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 5) **either relocation of the existing playhouse so that it is entirely within one lot;**
- 6) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 7) **placement of a note on the Final Plat stating 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.*);**
- 8) **compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling***

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

- 9) placement of a note stating that Lot 2 will be limited to shared internal access with Lot 1; and
- 10) placement of a note on the Final Plat limiting Lot 1 two curb cuts along Old Pascagoula Road and two curb cuts along Theodore Dawes Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

The motion carried unanimously.

7. **4376 Baird Coxwell Road**
(West side of Baird Coxwell Road, 1/4± mile South of McLeod Road).
County
SUB2015-00038
William Pope Family Division Subdivision
Number of Lots / Acres: 2 Lots / 2.4± 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 Ms. Denson to waive Section V.D.1. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) Revision of the 25' minimum building setback line for Lot 2, to be depicted as a box where the "flag" meets the "pole" of the lot, and retained elsewhere;
- 2) Retention of the lot size in square feet and acres on the Final Plat;
- 3) Placement of a note on the Final Plat stating: Both lots are limited to the existing curb-cuts to Baird Coxwell Road, with any changes to the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating: This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 5) Compliance with Engineering Comments (*Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.*); and
- 6) Compliance with Fire-Rescue Department Fire Comments (*All projects within*

the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).

The motion carried unanimously.

8. West side of Johnson Road West, 4/5± mile North of Jeff Hamilton Road
County
SUB2015-00039
Shofner Subdivision
Number of Lots / Acres: 2 Lots / 3.5± 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.

Anna Smith, 2401 Johnson Road West, spoke in opposition to the matter. She stated that all of her surrounding neighbors have very large lots. They moved out to the country to enjoy nature and not be on top of the neighbors. She believes that this will be disturbed by the subdividing of this land.

Hearing no further 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) Retention of the 60' right-of-way on the Final Plat ;
- 2) Retention of the 25-foot minimum building setback line on the Final Plat;
- 3) Revision of the Final Plat to illustrate an utility easement, if applicable;
- 4) Placement of a note on the Final Plat stating that Lots 1 and 2 are limited to 1 curb-cut each to Johnson Road West, with the size, design and location of the new curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Retention of the lot size information in square feet and acres on the Final Plat;
- 6) Placement of a note on the Final Plat stating: *This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.;*
- 7) Compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*

- 8) **Compliance with Engineering Comments and placement as a note on the Final Plat stating:** *Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.*

The motion carried unanimously.

9. Southeast corner of The Cedars and Tuthill Lane
Council District 7
SUB2015-00034
The Cedars Subdivision
Number of Lots / Acres: 3 Lots / 0.6± Acre
Engineer / Surveyor: McCrory & Williams, Inc.

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

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

- 1) **Dedication sufficient to provide 50' from the centerline of both Tuthill Lane and The Cedars, as shown on the preliminary plat;**
- 2) **Dedication of the corner radius at the intersection of Tuthill Lane and The Cedars in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;**
- 3) **Retention of the 25' minimum building setback along both Tuthill Lane and The Cedars for Lot 1;**
- 4) **Retention of the 25' minimum building setback along The Cedars for Lots 2 and 3;**
- 5) **Placement of a note on the Final Plat, stating that Lots 1, 2, and 3 are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **Retention of the lot size for each lot in square feet and acres on the Final Plat, if approved;**
- 7) **Compliance with Engineering Comments:** *(Compliance with Fire Department comment 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 POB.*
- E) If the ROW is proposed to be dedicated with the recording of this Plat label as "HEREBY DEDICATED"*
- F) Provide and label the monument set or found at each subdivision corner.*
- G) Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.*
- H) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
- I) 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.)*
- J) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature). ; and*
- 8) Subject to Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

The motion carried unanimously.

REZONING REQUESTS:

10. 4512 Higgins Road

(North side of Higgins Road, 250'± West of Shipyard Road).

Council District 4

ZON2015-00650

David Pitts

Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a laydown yard for postal truck storage.

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

May 07, 2015
Planning Commission Meeting

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated that this property used to be a Mobile Home Park and back in 2012 the trailers were left vacant; many of them were vandalized and left uninhabitable. The owners have obtained a letter from the neighbor directly to the east; he is in support of the project. Mr. Orrell did note that he may have misspoke in the wording of the exact use of the property. This property will be a gravel parking area to be used for a Postal Service that is operated around the corner.

Mr. Olsen stated that the reason Staff asked for a little more information is because it was listed as laydown yard and it stated the storage of the trucks. They are totally different things, and there are different requirements for the fleet storage; which is what this would be. The site plan received did not show compliance with any zoning ordinance requirement related to a parking lot or a fleet storage lot.

Donald Blocker, 9966 Woody Lane, spoke on his own behalf. He stated that his company carries U.S. Mail from city to city in a 100 mile radius. All of their trucks are 24-26 foot box trucks, and all of the trucks are inspected on a daily basis by the U.S. Postal Service and they are well maintained. They will be parked on 1/3 of this property which will be the gravel parking lot.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Ms. Denson to hold the matter over until the May 21st meeting in order to allow staff to review the additional information submitted, and prepare conditions of approval for consideration by the Planning Commission.

The motion carried unanimously.

VACATION REQUESTS:

11. North side of Padgett Switch Road, extending to the South side of U.S. Highway 90
West
County
ZON2015-00761
Hutchinson, Moore & Rauch, LLC
Request to vacate Right of Way in the Planning Jurisdiction.

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) **once vacated, the property is to be combined with adjacent properties owned by the applicant via a one-lot Subdivision.**

The motion carried unanimously.

NEW PLANNING APPROVAL APPLICATIONS:

12. 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.

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.

The following people spoke in opposition to the matter:

1. Lella Lowe, 2609 Shay Court;
2. Carol Adams Davis, 362 McDonald Ave;
3. David Underhill, 1220 Texas Street;
4. Bethany Knight-Metzger, 1736 Hunter Ave;

They made the following points against the application:

- A. the entire Mobile-Tensaw River Delta is an ecologically sensitive area, home to some of the most diverse wildlife in Alabama;
- B. the current proposal to convert existing oil storage to sulphuric acid storage is disturbing;
- C. questioned if the tanks will contain fresh or spent sulphuric acid;
- D. questioned how the acid will be transferred into the tanks;
- E. if it is transported by tanker trucks they are concerned about traffic in the Plateau community;
- F. concerned about the available knowledge of sulphuric acid industry regarding storage tanks;
- G. sulphuric acid industry engineers are concerned that existing codes are inadequate for the design of sulphuric acid storage tanks and that existing bulk fuel storage tanks are not adequately designed or constructed for storage of sulphuric acid;
- H. believes there is a more suitable site on the Theodore Industrial Canal for such facilities that already has large storage tanks in place;
- I. questioned if evacuation measures are in place.

Mr. Vallas asked if Staff knew what type of fuels and chemicals are typically stored in this area.

Mr. Olsen responded that they did not; they knew that there are hazardous materials. It has only been recent years that the type of materials stored has been part of the Staff's

review. The Fire Department and ADEM are still the responsible entities for what is in the tanks and the protection from those tanks. ADEM inspects and permits the use of the tank for whatever type of material. The Fire Department reviews plans to make sure the containment area is appropriate and the Hazmat team can contain and put out a fire.

Mr. Roberts asked how the new EPA guidelines will affect the Africatown community.

Mr. Olsen stated that he did not know specifically, but Staff has been looking into that.

In rebuttal, Gary Cowles stated that that he would like to address several of the comments. He stated that the exact material is a S04 material, Sulphuric Acid, it is 98% sulphuric acid. It is commonly stored in these types of tanks. He noted that sulphuric acid has been stored at this site going back into the 1970's; it was stored for local use such as the paper mills and other industries. He explained that the containment at this facility is a berm; the berm is lined with a clay liner, not with a plastic liner. The sulphuric acid will be distributed locally; it will coming in by vessel and going out by truck.

Mr. Anderson asked what Federal or Governmental organizations, other than ADEM, put out regulations as far as the construction and storage of this type of material.

Mr. Cowles responded that it is typically the Petroleum Institute, API 650 and API in general that handle the construction and the maintenance of all tanks.

Hearing no further opposition or discussion, a motion was made by Mr. Doyle, with second by Mr. Manzie to hold the matter over until the June 4th meeting, pending the report from the Above Ground Storage Tank subcommittee.

The motion carried unanimously.

GROUP APPLICATIONS:

13. 3923 Government Boulevard

(South side of Government Boulevard, 700'± East of Azalea Road).
Council District 4

A. SUB2015-00035 (Subdivision)

Big Boy Subdivision

Number of Lots / Acres: 1 Lot / 2.8± Acres

Engineer / Surveyor: Haidt Land Surveying

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.

George Catranis, 233-D Airport Blvd, spoke in reference to the application. He stated that he welcomed the investment but had a few questions. He noted that his family owns

Skyline Country Club Apartments and is concerned about noise and would like to request a brick wall would be built there instead of a just a fence.

Fred Haidt, Haidt Land Surveying, responded that there is already a 12 foot retaining wall on the apartment's property running from their corner towards Government Blvd. He also noted that this application is just to sale the property; and he did not believe zoning was site plan specific.

Mr. Olsen stated that this request is just to correct the split zoning issue.

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) **illustration of the 25' minimum building setback line along Government Boulevard;**
- 2) **provision of the lot size in square feet and acres;**
- 3) **full compliance with Engineering comments:** *(A. The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #84) 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. 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 4) **full compliance with Traffic Engineering comments (Government Boulevard is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT 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.);

- 5) *full compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 6) *compliance with Fire comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

The motion carried unanimously.

B. ZON2015-00880 (Rezoning)

Sue K. Jackson

Rezoning from B-2, Neighborhood Business District and R-3, Multiple Family District, to B-2, Neighborhood 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. Vallas, with second by Ms. Sessions 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.

14. 901 & 905 Lakeside Drive

(East side of Lakeside Drive at the East terminus of Lakeside Court).
Council District 4

A. SUB2015-00037 (Subdivision)

Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A, Resubdivision of Lots 5 & 6

Number of Lots / Acres: 1 Lot / 1.0± Acre

Engineer / Surveyor: Frank A. Dagley & Associates

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.

Frank Dagley, 717 Executive Park Drive, spoke on behalf of the applicant. He asked for clarification of condition #9 on the Planned Unit Development.

Mr. Olsen responded that Staff knew that full compliance of trees of the entire site is not possible.

Mr. Dagley stated that they would like condition # 5 removed on the Planned Unit Development. He noted that they have complied with the landscaping and the asphalt is necessary.

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

- 1) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Lakeside Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the 25' minimum building setback line along Lakeside Drive;
- 3) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) 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 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo 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 Departments staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. 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 a copy of the Final Plat along with the original when submitting for City Engineer signature);

- 5) compliance with the Traffic Engineering comments: *(Lot is limited to one curb cut to Lakeside Drive, with size, location and design to 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.);*
- 6) 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.);*
- 7) submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 8) completion of the Subdivision process prior to the submission for building permits for the proposed development.

The motion carried unanimously.

B. ZON2015-00877 (Planned Unit Development)

Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A, Resubdivision of Lots 5 & 6

Planned Unit Development Approval to allow multiple buildings on a single building site with reduced tree plantings.

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

- 1) revision of the site plan to provide a public sidewalk along the entire Lakeside Drive frontage, or the submission and approval of a Sidewalk Waiver application;
- 2) revision of the site plan to provide bumper stops or curbing within the parking areas;
- 3) retention of the 25' minimum building setback line along Lakeside Drive;
- 4) labeling of the site with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 5) revision of the site plan to provide 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 refuse collection will either be curb-side or via a private can collection service;
- 6) revision of the site plan to indicate HVAC units, with all units 36" or more above grade meeting at least a 5' side and rear yard setback;
- 7) coordination with Traffic Engineering on the size, design and location of the

- curb cut to Lakeside Drive and revision of the site plan to indicate any revision to the curb cut required by Traffic Engineering;
- 8) 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.];*
 - 9) 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.);*
 - 10) compliance with the Traffic Engineering comments: *(Lot is limited to one curb cut to Lakeside Drive, with size, location and design to 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.);*
 - 11) compliance with the Urban Forestry comments: *(Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry);*
 - 12) submission of a revised PUD site plan prior to the signing of the Final Plat; and
 - 13) compliance with all other municipal codes and ordinances.

The motion carried unanimously.

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

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that the Planning Approval application is a request to allow the placement of a mobile home on Lot D. The mobile home would be for their daughter and son-in-law to live in. Mr. Byrd noted that there are several other mobile homes within a 600 foot radius around the property.

Brenda Broadus, 7669 Avenue D, spoke on her own behalf. She stated that it would be a benefit to her family if they were able to place the mobile home on their property. She would like her daughter nearby to help care for her husband when she has to go out of town.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Amberger to hold the matter over until the June 4th meeting to allow the applicant to provide information from the Mobile County Board of Health that the existing septic system on lot 2 can be used, or provide documentation of the provision of sanitary sewer by MAWSS.

The motion carried unanimously.

B. ZON2015-00878 (Planning Approval)

Brenda's Place Subdivision

Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

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

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Ms. Denson to deny the application for the following reasons:

- 1) No justification was provided with the Planning Approval Application; and
- 2) The addition of a mobile home would not appear compatible with the neighborhood and associated post annexation protections provided by the Zoning Ordinance and would be contrary to the neighborhood's best interest.

The motion carried unanimously.

16. **4068, 4156 & 4160 Burma Road, and 1168 Santa Maria Court**
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Council District 4

A. ZON2015-00773 (Planned Unit Development)

St. Dominic Catholic School

Planned Unit Development approval to amend the Master Plan of an existing church school to allow multiple buildings on a single building site.

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

Ben Cummings, Cummings Architecture, spoke on behalf of the applicant. He stated that he would like to see the application be approved rather than heldover. He noted that there was a little misunderstanding on his part and did not think that this project would require a new application. Therefore, he was late getting the application in. They have already bid the project and have a contractor that is ready to go. The school would like to construct the project during the summer and have it ready for the fall. He noted that they are not adding anymore students or classrooms.

Mr. Olsen stated that after discussion with Mr. Cummings Staff did feel as if they could recommend the application for approval.

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

- 1) **submittal of a Traffic Impact Study for all new applications which will increase building area, sports field area, number of students, or scope of operations; and**
- 2) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

B. ZON2015-00772 (Planning Approval)

St. Dominic Catholic School

Planning Approval to allow an expansion of an existing church school in a R-1, Single-Family Residential District.

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

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

following conditions:

- 1) **submittal of a Traffic Impact Study for all new applications which will increase building area, sports field area, number of students, or scope of operations; and**
- 2) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

OTHER BUSINESS:

- 1) Public Hearing to consider an amendment to the Major Street Plan component of the City of Mobile's Comprehensive Plan. The proposed amendment will remove Houston Street Extension, which runs north from Dauphin Street, between Gladys and Kenneth, then adjacent to Old Shell Elementary and curving East to Mobile Infirmary Drive to St Stephens Road, from the Major Street Plan Map.

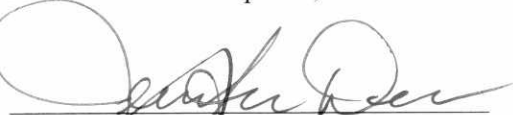
Mr. Olsen stated that the Mobile Infirmary requested that the section from Dauphin Street up to Springhill Avenue be removed from the Major Street Plan because they have property that would be negatively impacted. In addition to taking up some of those properties, it would also take out 3-4 houses fronting Dauphin Street and all of those are historic houses.

Mr. Olsen further explained the logic for extending the removal beyond the area requested to St. Stephens Road:

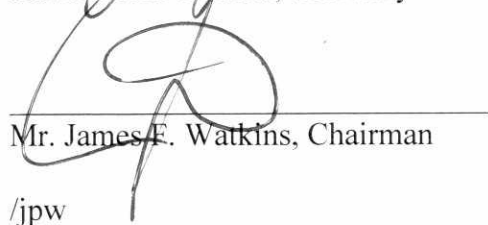
- The break between Sections north and south of Springhill Avenue;
- Part would be on the Mobile Infirmary property and would impact emergency room access, and;
- The portion north of Mobile Infirmary would be partially in a flood zone.

Hearing no opposition or further discussion, a motion was made by Ms. Denson, with second by Ms. Sessions to approve the ordinance. The motion carried unanimously.

APPROVED: April 7, 2016



Ms. Jennifer Denson, Secretary



Mr. James F. Watkins, Chairman

/jpw

