

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF OCTOBER 16, 2014 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Mr. Carlos Gant, Vice Chair
Mr. John Vallas
Ms. Shirley Sessions
Mr. Don Hembree (PJ)
Ms. Libba Latham (PJ)
Mr. Thomas Doyle
Mr. Nick Amberger (AO)
Ms. Sujin Kim
Mr. P. Nigel Roberts

Members Absent

Mr. James (Jay) F. Watkins, Chairman
Ms. Jennifer Denson (S), Secretary
Mr. Levon Manzie (CC)
Mr. Allan Cameron (S)

Urban Development Staff Present

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

Others Present

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

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

ROLL CALL:

The Vice-Chair 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. **East side of Farver Lane at the West terminus of Jackson Drive**
County
SUB2014-00096
Mills Family Division Subdivision
Number of Lots / Acres: 3 Lots / 3.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated that he would like to reduce the lot size down to 2 lots and would like Condition #5 changed to read "no further subdivision of lot 2".

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

- 1) retention of the 25' minimum building setback line along Farve Lane on the Final Plat;
- 2) retention of the 25' minimum building setback line where the pole meets the flag on Lot 2 on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Farver Lane, with the size, design and location to be approved by Mobile County Engineering Department and conform to AASHTO standards;
- 4) 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;
- 5) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 2 until additional public street frontage is provided;
- 6) placement of a note on the Final Plat stating that there shall be no future subdivision resulting in a lot less than 40,000 square feet unless improvements to water and sewer services are provided to allow a lot size that is compliant with Section V.D.2 of the Subdivision Regulations;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 9) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 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."*; and
- 11) 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."

The motion carried unanimously.

EXTENSIONS

2. North side of Jeff Hamilton Road extending to the West terminus of Hedgerow Drive North
County
SUB2013-00102
Briargrove Subdivision, Phase Three
Number of Lots / Acres: 26 Lots / 17.1± Acres
Engineer / Surveyor: Preble-Rish, LLC

The Vice-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 extension request.

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

3. **556 St. Louis Street**
(Northeast corner of St. Louis Street and North Warren Street).
Council District 2
SUB2014-00114
Potter's Corner Subdivision
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

The Vice-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. Vallas to waive Sections V.B.14., V.D.9., V.D.6, and V.B.16 of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) illustration of all setbacks on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;
- 2) placement of a note on the Final Plat stating the lot is limited to the curb-cut defined by Section 64-3.I.11 of the Zoning Ordinance and Traffic Engineering, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;
- 3) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 4) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for floodplain issues, prior to the issuance of any permits or land disturbance activities;
- 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. Check the listed Base Bearing in Note 2 and verify that a Tax Plat can be used for surveying purposes. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance, Mobile City Code, Chapter 17 latest edition. 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. Add a signature block for the Traffic Engineer. E. Provide the Surveyor's, Owner's (notarized, Planning Commission, and Traffic Engineering signatures. F. 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. 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)."*; and
- 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."*

The motion carried unanimously.

4. **204, 206, 208 and 210 State Street**
(Northeast corner of State Street and North Joachim Street).
Council District 2
SUB2014-00116

Madden-Cochran Subdivision, Resubdivision of Lot 1

Number of Lots / Acres: 4 / Lots / 0.6± Acre

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

The Vice-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. Latham to waive Sections V.B.16., V.D.2., V.D.6. and V.D.9. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Illustration of all setbacks (or notes) on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;**
- 2) **Placement of a note on the Final Plat stating:** *(No structures can be placed or erected within any easement.);*
- 3) **Placement of a note on the Final Plat stating:** *(Development of the site must comply with local, state and federal regulations regarding flood zones.);*
- 4) **Placement of a note on the Final Plat stating:** *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 5) **Placement of a note on the Final Plat and compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition. B. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 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 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.

GROUP APPLICATIONS:

5. **1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street**
(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street).
Council District 2

A. SUB2014-00117

McGill Toolen High School Subdivision, Phase Three

Number of Lots / Acres: 3 Lots / 3.4± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

The Vice-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.

Ben Cummings, 1 Houston Street, spoke on behalf of the applicant. He stated that he was never his intent to undo anything that was previously approved and that he would like for the proposed building to remain on the master plan. He requested that the new turn out on Springhill Ave be allowed to have a right in and right out. Mr. Cummings also requested that they not be required to have remote control gates.

Mr. Doyle asked Traffic Engineering if the right turn in and right turn out on Springhill would be contingent on the traffic impact study.

Ms. Bergin, Traffic Engineering, responded that in some ways it would be but Springhill Ave is an ALDOT maintained roadway in that section and they have first right of refusal on the driveway.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Ms. Latham to hold the matter over until the November 6th meeting, to allow the applicant to address and illustrate issues below and those requested at the meeting, revisions must be submitted by October 24:

- 1) **dedication sufficient to provide 25' from the centerline of North Lafayette Street along Lot 3;**
- 2) **dedication sufficient to provide 25' from the centerline of Kilmarnock Street along Lot 1;**
- 3) **dedication of a 25' corner radius at the intersection of Spring Hill Avenue and Kilmarnock Street on Lot 2;**
- 4) **illustration of the 25' minimum building setback line along Lot 3 as measured from any required dedication;**

- 5) illustration of the 25' minimum building setback line along the Kilmarnock Street frontage of Lot 1 as measured from any required dedication;
- 6) illustration of the 25' minimum building setback line along Spring Hill Avenue for Lots 1 and 2 as measured from the current right-of-way line;
- 7) illustration of the minimum building setback line for Lot 2 along Kilmarnock Street as measured 50' from the centerline of Kilmarnock Street;
- 8) placement of a note on the Final Plat stating that Lot 1 is limited to right-out access only to Spring Hill Avenue and no entry from Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT and the Mobile Fire Department to meet access requirements;
- 9) placement of a note on the Final Plat stating that Lot 2 is limited to the existing curb cut to Spring Hill Avenue;
- 10) placement of a note on the Final Plat stating that Lot 3 is limited to one student parking curb cut to North Lafayette Street, provided that the adjacent parking area to the South has one of the two existing curb cuts to North Lafayette Street removed;
- 11) placement of a note on the Final Plat stating that the North curb cut on Lot 3 is limited to residential use only for the existing house and not for access to the student parking area to the rear;
- 12) placement of a note on the Final Plat stating that the driveway number, size, location and design of all curb cuts must be approved by ALDOT (where applicable), and Traffic Engineering and conform to AASHTO standards;
- 13) submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS), and revision of the Planning Approval and PUD site plans to illustrate any required modifications of the TIS, prior to signing the Final Plat;
- 14) revision of the plat to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 15) rezoning of Lot 1 to one uniform zoning classification to eliminate split zoning prior to signing the Final Plat;
- 16) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 17) subject to 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 -#73) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Provide legible street names in the vicinity map. F. Dedication of property to Public Right-of-Way (as approved by the City Engineer and Traffic Engineer) along Kilmarnock Street. G. Dedication of property to Public Right-of-Way (as approved by the City Engineer and Traffic Engineer) along Lafayette Street. H. Provide and label the bearing and distance labels or interior angles to match the written legal description. 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 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.];

- 18) *subject to the Traffic Engineering comments: [Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. The proposed parking lot on N Lafayette Street should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. Springhill Avenue (US Highway 45) 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. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-out only. Specific design of the driveway will also need to be coordinated with the Mobile Fire Department to meet access requirements. 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.];

- 19) **subject to 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).];*
- 20) **subject to 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.);*
- 21) **submission and approval of three (3) copies of revised Planning Approval and PUD site plans prior to signing the Final Plat.**

The motion carried unanimously.

B. ZON2014-01983

McGill Toolen High School Subdivision, Phase Three

Planned Unit Development Approval to amend a previously approved Master Plan to allow a new parking lot, expansion of an existing parking lot and shared access and parking.

The Vice-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. Hembree, with second by Ms. Latham to hold the matter over until the November 6th meeting to allow the applicant to address and illustrate issues below and those requested at the meeting, revisions must be submitted by October 24:

- 1) **revision of the site plan to a given scale;**
- 2) **submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS) and revision of the site plan as required by the TIS;**
- 3) **revision of the site plan to include parking calculations based on the number of students;**
- 4) **revision of the site plan to indicate all existing parking spaces proposed to remain in their current configuration and accounting for those not shown on the submitted site plan;**
- 5) **revision of the site plan to indicate all proposed parking spaces, accounting for discrepancies in the proposed numbers on the submitted site plan, with any revisions which may be required by the Subdivision conditions and the TIS;**
- 6) **revision of the site plan to accurately depict the existing building configurations;**
- 7) **revision of the site plan to eliminate one of the three student parking lot curb cuts along North Lafayette Street, either by sharing access between the existing and proposed parking areas utilizing the two existing curb**

- cuts, or eliminating one of the existing two curb cuts on the existing parking area;
- 8) placement of a note on the site plan stating that the existing curb cut to the existing house on North Lafayette Street is limited to residential use of the house and not to be used for access to the student parking area to the rear;
 - 9) revision of the site plan to indicate exit onto Spring Hill Avenue for the Northwest parking area as being right-out only and not to have any entry from Spring Hill Avenue, with the specific design of the curb cut to be coordinated with the Fire Department for access requirements, ALDOT, and Traffic Engineering;
 - 10) placement of a note on the site plan stating that the gates on the Spring Hill Avenue curb cut are to remain open during all hours of normal school activity, or, if closed during school hours to prevent unauthorized entry, the gates are to be remotely electronically activated;
 - 11) placement of a note on the site plan stating that all on-site parking, including ADA handicap spaces, must meet the minimum standards as defined in Section 64-6 of the Zoning Ordinance;
 - 12) revision of the site plan to indicate a 6' high wooden privacy fence along all adjacent residential properties, dropping to 3' high within the first 25' from a front property line;
 - 13) revision of the site plan to indicate full compliance with the landscaping and tree planting requirements of the Zoning Ordinance to include frontage, perimeter and parking trees and proper landscaping percentages with all calculations to be provided on the site plan;
 - 14) rezoning of the Northwest parking area to a uniform zoning classification prior to signing the Final Plat for the Subdivision;
 - 15) placement of a note on the site plan stating that the site is located within the Old Dauphin Way Historic District and all required approvals of the Architectural Review Board must be obtained prior to any land disturbance activities;
 - 16) subject to 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 the Storm Water Management and Flood*

Control Ordinance (Mobile City Code, Chapter 17); 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 proposed development must comply with all Engineering Department Policy Letters.];

- 17) subject to the Traffic Engineering comments: *[Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. The proposed parking lot on N Lafayette Street should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. Springhill Avenue (US Highway 45) 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. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-out only. Specific design of the driveway will also need to be coordinated with the Mobile Fire Department to meet access requirements. 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.];*
- 18) subject to 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).];*
- 19) subject to 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.);*
- 20) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 21) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

C. ZON2014-01984

McGill Toolen High School Subdivision, Phase Three

Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for a private church school in an R-1, Single-Family Residential District.

The Vice-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. Hembree, with

second by Ms. Latham to hold the matter over until the November 6th meeting to allow the applicant to address and illustrate issues below and those requested at the meeting, revisions must be submitted by October 24:

- 1) revision of the site plan to a given scale;
- 2) submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS) and revision of the site plan as required by the TIS;
- 3) revision of the site plan to include parking calculations based on the number of students;
- 4) revision of the site plan to indicate all existing parking spaces proposed to remain in their current configuration and accounting for those not shown on the submitted site plan;
- 5) revision of the site plan to indicate all proposed parking spaces, accounting for discrepancies in the proposed numbers on the submitted site plan, with any revisions which may be required by the Subdivision conditions and the TIS;
- 6) revision of the site plan to accurately depict the existing building configurations;
- 7) revision of the site plan to eliminate one of the three student parking lot curb cuts along North Lafayette Street, either by sharing access between the existing and proposed parking areas utilizing the two existing curb cuts, or eliminating one of the existing two curb cuts on the existing parking area;
- 8) placement of a note on the site plan stating that the existing curb cut to the existing house on North Lafayette Street is limited to residential use of the house and not to be used for access to the student parking area to the rear;
- 9) revision of the site plan to indicate exit onto Spring Hill Avenue for the Northwest parking area as being right-out only and not to have any entry from Spring Hill Avenue, with the specific design of the curb cut to be coordinated with the Fire Department for access requirements, ALDOT, and Traffic Engineering;
- 10) placement of a note on the site plan stating that the gates on the Spring Hill Avenue curb cut are to remain open during all hours of normal school activity, or, if closed during school hours to prevent unauthorized entry, the gates are to be remotely electronically activated;
- 11) placement of a note on the site plan stating that all on-site parking, including ADA handicap spaces, must meet the minimum standards as defined in Section 64-6 of the Zoning Ordinance;
- 12) placement of a note on the site plan stating that use of the "yellow house" as temporary faculty housing is allowed, but use as assembly for student gatherings or classes will require compliance with City building and fire codes;
- 13) revision of the site plan to indicate a 6' high wooden privacy fence along all adjacent residential properties, dropping to 3' high within the first 25' from a front property line;

- 14) revision of the site plan to indicate full compliance with the landscaping and tree planting requirements of the Zoning Ordinance to include frontage, perimeter and parking trees and proper landscaping percentages with all calculations to be provided on the site plan;
- 15) rezoning of the Northwest parking area to a uniform zoning classification prior to signing the Final Plat for the Subdivision;
- 16) placement of a note on the site plan stating that the site is located within the Old Dauphin Way Historic District and all required approvals of the Architectural Review Board must be obtained prior to any land disturbance activities;
- 17) subject to the Traffic Engineering comments: *[Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. The proposed parking lot on N Lafayette Street should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. Springhill Avenue (US Highway 45) 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. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-out only. Specific design of the driveway will also need to be coordinated with the Mobile Fire Department to meet access requirements. 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.];*
- 18) subject to 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).];*
- 19) subject to 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.);*
- 20) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 21) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

OTHER BUSINESS:

Announcement – The Planning Commission Subcommittee on Above Ground Petroleum Products Storage Tanks is to meet on October 29, 2014, at 2:00 in the

PLANNING COMMISSION

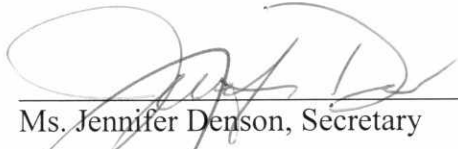
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Auditorium. The meeting is not a public hearing, but to receive comments from the Citizens AdHoc Committee on Above Ground Petroleum Products Storage Tanks.

OTHER BUSINESS:

APPROVED: February 5, 2015



Ms. Jennifer Denson, Secretary

Mr. James F. Watkins, Chairman

/jpw