

**PLANNING APPROVAL STAFF REPORT****Date: July 22, 2010****NAME**

Alabama Power Company

**LOCATION**

South side of Airport Boulevard beginning at Providence Hospital extending along Milkhouse Creek to the North side of Grelot Road and extending to the East side of Cody Road.

**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

Area 1 (30-feet x 0.3±mile)  
Area 2 (100-feet x 1.1±mile)

**CONTEMPLATED USE**

Planning Approval to allow a high voltage transmission line across a residential area.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

*Revised for the July 22<sup>nd</sup> meeting:*

A No-Rise certification is required for placement of the poles and for any filling within the X-Shaded, AE flood zones and Floodway. Scour analysis is required for the poles located within the flood zones and floodway. The calculations need to take into account the fill associated with the construction road crossing of the creek. The site plan needs to show the location of the proposed pole locations, construction road, flood zones, wetlands, existing and proposed topography, erosion control plan, staging locations for helicopter aided clearing and installation activities, etc.

Need to provide a detailed narrative for the tree removal by helicopter. Narrative, at a minimum, should indicate any restrictions for length of trees to be air lifted, wind and load limitations, height of trees off of the ground, unloading areas, etc.

Need to provide a detailed narrative for the foundation and pole installations. Narrative, at a minimum, should indicate the procedure for the installation of the vibratory caissons, maximum length of pole sections to be lifted, staging areas of the pole sections that are to be air lifted, height off of the ground that the pole sections/caissons are to be lifted, wind and load limitations, etc.

For the creek crossing, need to provide calculations for the sizing of the drainage pipe to show that the pipe is capable of handling the flow and that the adjacent properties will not be adversely affected by the placement of the crossing. Need to provide a timeframe for the installation and removal of the crossing. The placement of the crossing needs be considered in the No-Rise calculations. The crossing needs to be designed in accordance with the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas.

For the construction road, show on plans show where and how the excavated material for the construction road will be placed and stabilized. Show the proposed stabilization of the excavated slopes. Provide a typical section for the final stabilization following the removal of the proposed gravel road. Show the location of the proposed BMPs along the construction road. Based on the existing topography, there appear to be some areas of concentrated flow from the adjacent properties to the east; these areas may require additional BMP measures and additional drainage considerations.

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit in addition to the land disturbance permit.

### **TRAFFIC ENGINEERING COMMENTS**

Not Applicable

### **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).

### **FIRE DEPARTMENT COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

### **REMARKS**

The applicant is requesting Planning Approval to allow a high voltage transmission line across a residential area. Planning Approval is required when high voltage transmission lines cross. The proposed route of the West Grelot 115kv Transmission Line runs from a substation behind Providence Hospital and continues southwardly approximately 1.3± miles.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is site plan specific; therefore any future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval.

Alabama Power Company, a public utility, has determined that a new electric transmission line, known as the West Grelot 115kv Transmission Line must be constructed in furtherance of its obligation to serve its residential and commercial customers in the rapidly growing area of west Mobile. AS the 100-foot right-of-way for this line proceeds from Providence Hospital to Grelot Road, it crosses several parcels of land that have residential zoning classifications that require the submission and approval of an application for Planning Approval to the Planning Commission. Alabama Power Company requires this right-of-way for the construction, operation and maintenance of the West Grelot 115kv Transmission Line.

The West Grelot 115kv Transmission Line is approximately 3.75+ miles of 115,000 volt transmission line to meet the substantial increase in electrical load requirements in the west Mobile area. This line will be a single pole transmission line utilizing steel and concrete poles. Approximately 1.4+miles of this transmission line is located from Providence Hospital to Grelot Road, which is the subject of this application. The remaining 2.35+miles are located outside the corporation limits of the city of Mobile or located along a Major Street.

The location, area and construction of the right-of-way for the 1.7 miles located within the corporation limits of the city of Mobile are listed:

1. three (3) single poles will be constructed on 0.3 miles x 30-feet wide right-of-way located on Providence Hospital's property;
2. ten (10) single poles will be constructed on approximately 1.1 miles x 100-feet right-of-way from south of Providence Hospital to Grelot Road; and
3. the remaining 0.4 miles of the route along Grelot Road right-of-way five (5) single poles will be constructed.

Alabama Power gave several considerations to the construction of this transmission line, additional height was added to the structures to reduce the danger of trees cut outside of the right-of-way, pole height will vary from 100-feet to 125-feet, and the natural drainage will be maintained on and across the right-of-way. The construction roads necessary to construction the transmission line were designed to utilize existing grades and once the line is constructed, these roads will have grass planted over the road. A section of the right-of-way will not be cleared between the sewer easement and the west side of the right-of-way and a section of low growing trees will be planted on the east side of the right-of-way in this area.

In certain areas special construction practices will utilized such as, the right-of-way will be cleared by hand and the trees removed by helicopter and the structures and their foundation will be installed by helicopter ton reduce the impact on the environment.

## **RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this request is recommended for approval subject to the following conditions:

- 1) that the natural drainage will be maintained on and across the entire right-of-way ;
- 2) that the construction roads used for construction be removed and grass seeded;
- 3) that the section of the right-of-way not be cleared between the sewer easement and the west side of the right-of-way and a section of low growing trees be planted on the east side of the right-of-way in this area, to be approved by the Urban Development staff;
- 4) coordination with Urban Forestry concerning the type, design, and location of construction roads within the Critical Root Zone of existing trees impacted by this project; and
- 5) full compliance with all municipal codes and ordinances.

***Revised for the July 22<sup>nd</sup> meeting:***

Planning Commission heldover the application until the July 22, 2010 meeting, so that the following information could be submitted for review by the Planning Commission:

- 1) discussion of the Cody Road option, including feasibility information; and
- 2) discussion of the ecological issues associated with the Milkhouse Creek route.

*As no new information has been submitted the original recommendation stands.*

**RECOMMENDATION**

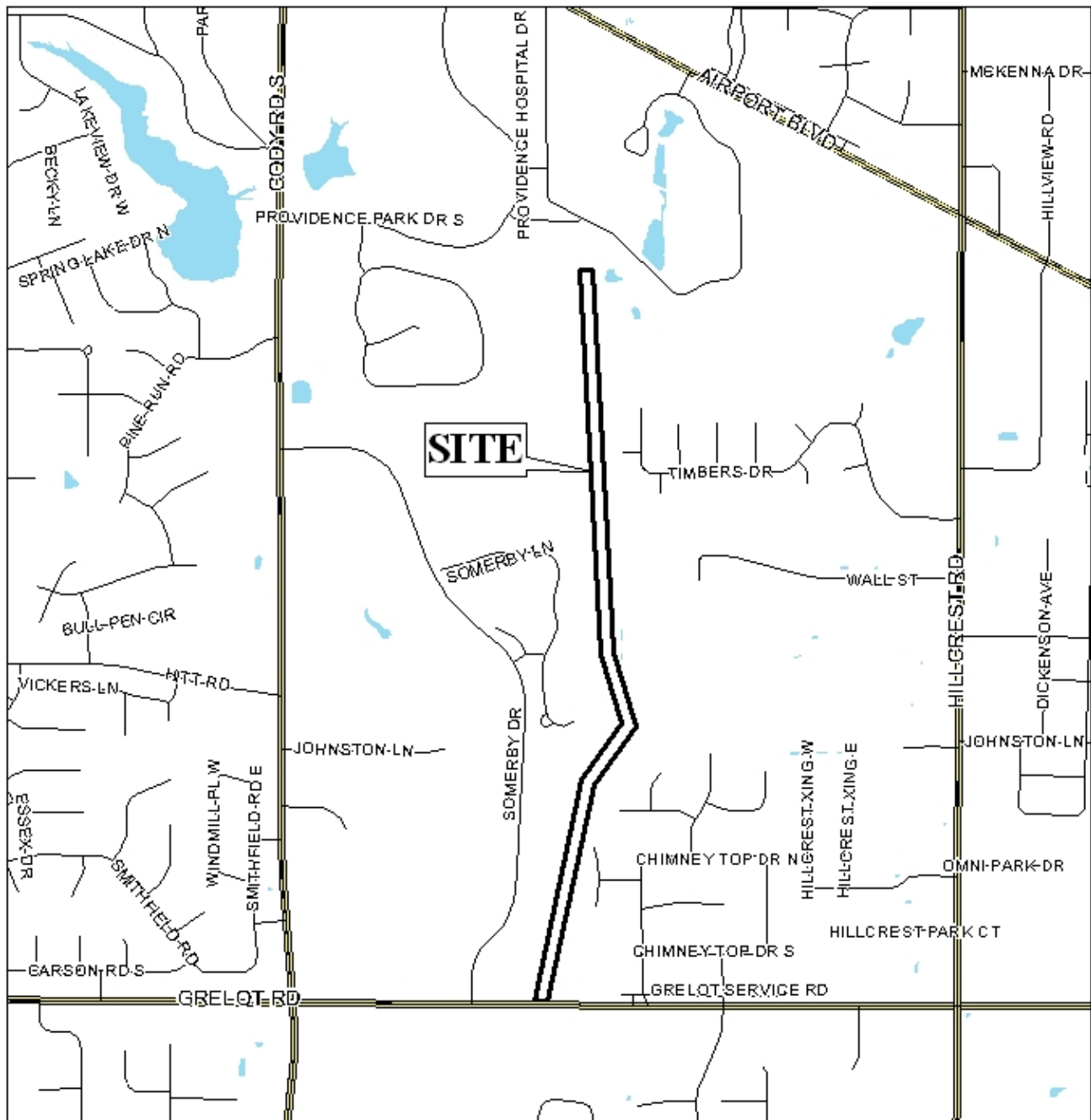
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- 4) *coordination with Urban Forestry concerning the type, design, and location of construction roads within the Critical Root Zone of existing trees impacted by this project;*
- 5) *subject to the Engineering Comments (A No-Rise certification is required for placement of the poles and for any filling within the X-Shaded, AE flood zones and Floodway. Scour analysis is required for the poles located within the flood zones and floodway. The calculations need to take into account the fill associated with the construction road crossing of the creek. The site plan needs to show the location of the proposed pole locations, construction road, flood zones, wetlands, existing and proposed topography, erosion control plan, staging locations for helicopter aided clearing and installation activities, etc. Need to provide a detailed narrative for the tree removal by helicopter. Narrative, at a minimum, should indicate any restrictions for length of trees to be air lifted, wind and load limitations, height of trees off of the ground, unloading areas, etc. Need to provide a detailed narrative for the foundation and pole installations. Narrative, at a minimum, should indicate the procedure for the installation of the vibratory caissons, maximum length of pole sections to be lifted, staging areas of the pole sections that are to be air lifted, height off of the ground that the pole sections/caissons are to be lifted, wind and load limitations, etc. For the creek crossing, need to provide*

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

# LOCATOR



APPLICATION NUMBER 7 DATE July 22, 2010

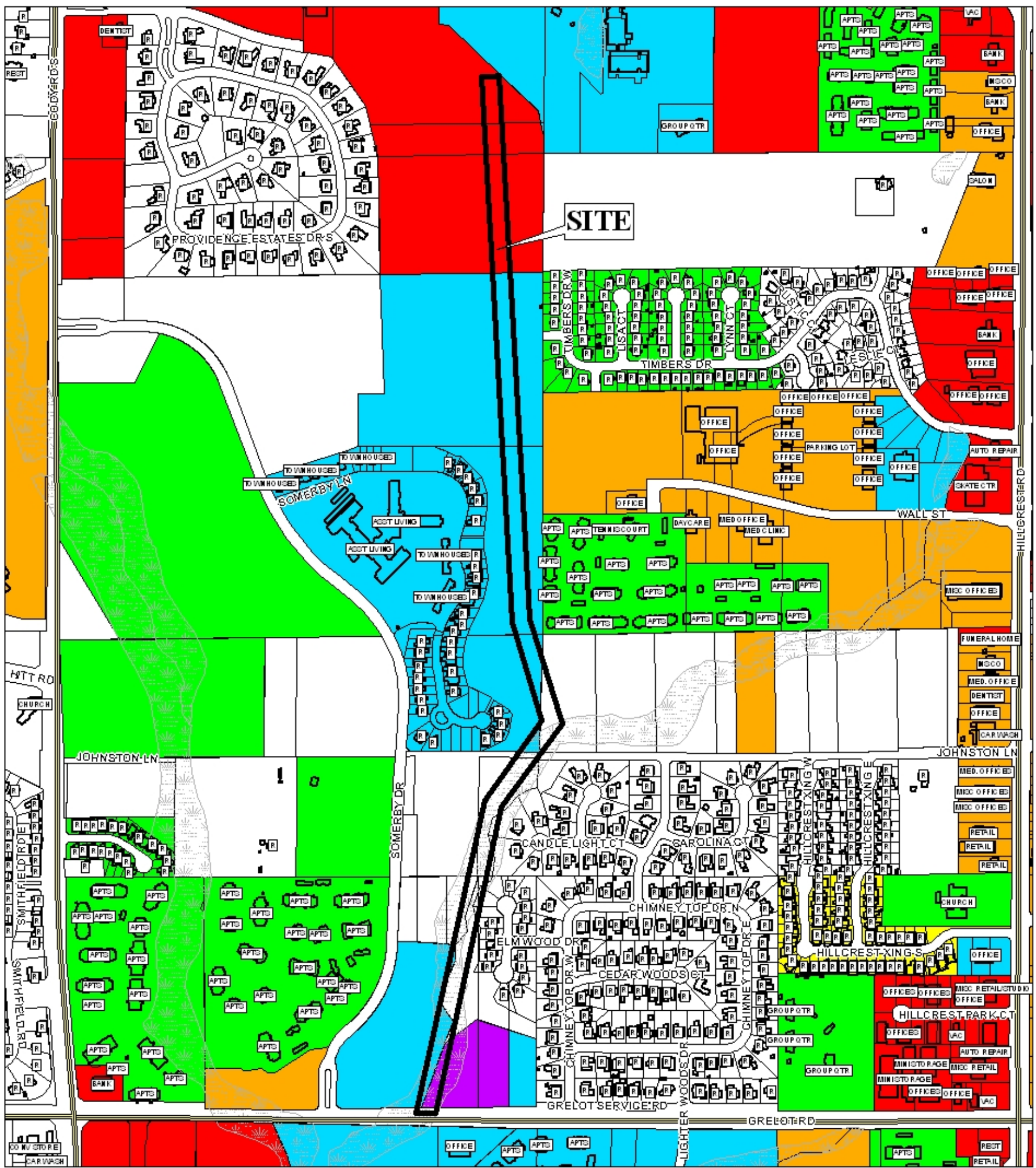
APPLICANT Alabama Power Company

REQUEST Planning Approval





PLANNING COMMISSION  
VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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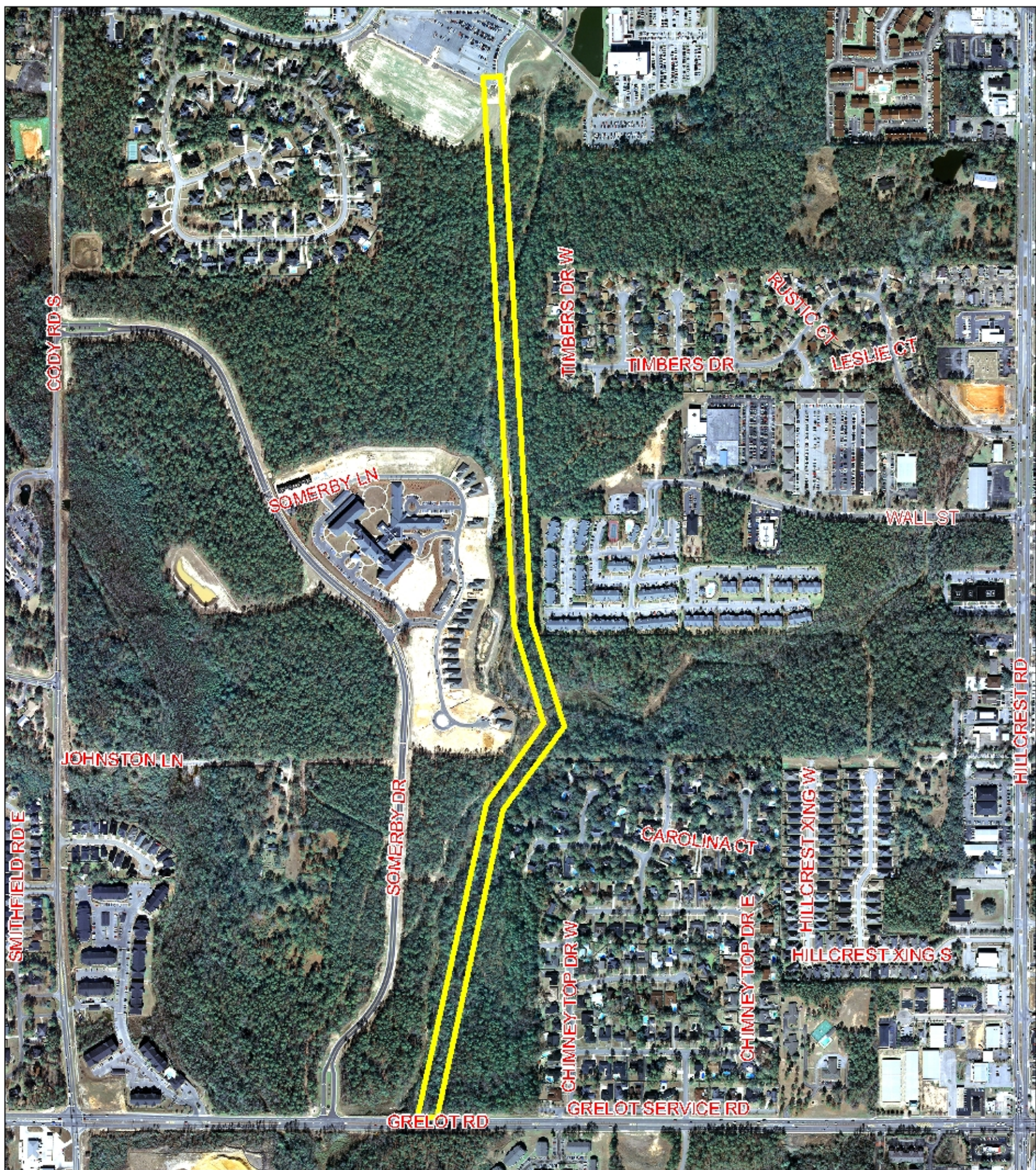
REQUEST Planning Approval

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION  
VICINITY MAP - EXISTING ZONING



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# SITE PLAN



This site plan illustrates the proposed electric transmission line.

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NTS