

MOBILE CITY PLANNING COMMISSION

MINUTES

MAY 6, 2021 – 2:00 PM

AUDITORIUM, MOBILE GOVERNMENT PLAZA

| Members Present | Members Absent |
|--|---|
| Carlos Gant, Chairman Libba Latham (PJ), Vice Chairman John W. “Jay” Stubbs, Jr. Allan Cameron Matt Anderson, (MD) Nick Amberger (AO) Bess Rich (CC) | Jennifer Denson, Secretary Shirley Sessions Taylor Atchison Don Hembree (PJ) |
| Planning Staff Present | Others Present |
| Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Bert Hoffman, Long Range Planning Victoria L. Burch, Planning & Zoning Shayla Beaco, Build Mobile | Doug Anderson, Staff Attorney Marybeth Bergin, Traffic Engineering George Davis, City Engineering |

(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official
(CC) City Council Representative (PJ) Planning Jurisdiction

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

ROLL CALL

Carlos Grant called roll and stated that the Commission had a quorum.

ADOPTION OF THE AGENDA:

Motion made by Libba Latham. Second by Bess Rich. Motion carried unanimously. Agenda adopted.

HOLDOVERS:

1. 508 & 518 Dauphin Street

(North side of Dauphin Street, 47'± West of North Lawrence Street).

Council District 2

PA-001535-2021

Matthew LeMond

Planning Approval to allow a bar and restaurant with an occupancy load of over 100 people in a T-5.1 Sub-District of the Downtown Development District

Applicant, Matthew LeMonde, 10 Houston Street, Mobile, AL 36606, was present. He discussed the following issues:

- other bar/restaurant properties he owns or operates;
- meeting with neighbors regarding the proposed use;
- how the business would operate – restaurant and separate bar;
- the noise ordinance;
- parking; and
- other concerns.

Commission members and staff discussed the following with Mr. LeMonde:

- the separation of the restaurant and bar and number of people allowed in each area;
- hours of operation;
- the floor plan and the occupancy load based on the building code;
- amplified sound from the speakers and a limit of 50 decibels until 11pm;
- the stalls on the floor plans and how they were similar to food truck stations or mini food stations, and how they were permanent so it will be a food hall (court) with five different types of food;
- restaurant versus liquor license;
- the number of people who would be involved with any special events at the venue; and
- how the food service and bar service would work together.

Jake Peavy, 4118 Yellow Heron Lane, spoke in favor of the application.

Mr. Arthur Madden spoke in opposition to the application, noting these concerns:

- compatibility;
- use of adjacent areas not specifically noted in the application; and
- the anticipated greater impact to the abutting properties than being acknowledged in the application.

Staff noted for the Commission the online comments in support and opposition to the application.

During deliberation, Commissioners and staff discussed findings of fact and noise restrictions, to which legal counsel stated that the Commission could not place additional noise restrictions greater than those of the City of Mobile; the occupant load; and access with the abutting Cedar Street Social Club.

Motion to approve was made by Matt Anderson. Second by Jay Stubbs. Approved.

Bess Rich and Libba Latham opposed.

After discussion, the Commission determined the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those infrastructures are already in place;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because an improved parking area will be provided on-site; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

The Approval is subject to the following conditions:

1. No organized outdoor activities after midnight.

2. 2621 Ralston Road

**(South side of Ralston Road, 240'± West of South Florida Street).
Council District 5**

a. PUD-001531-2021 (Planned Unit Development)

St. John's Deliverance Temple

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

Jerry Byrd, applicant, was present. He stated that the building was a multipurpose building for the church. He discussed the buffer fence requirement and requested that the rezoning and PUD to be held over until July 15th, after the Board of Zoning Adjustment meeting.

Commission and staff discussed the rezoning and PUD processes. It was noted that the rezoning could proceed, but that the PUD should be heldover due to parking issues which are before the Board of Zoning Adjustment (BOA).

Motion to holdover by Carlos Gant. Second by Matt Anderson. Heldover.

After discussion, the Commission voted to holdover the application until the July 15th meeting.

- b. ZON-001530-2021 (Rezoning)**
St. John’s Deliverance Temple
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood business District, to B-2, Neighborhood Business District.

See the discussion under the PUD.

Motion to holdover by Carlos Gant. Second by Matt Anderson. Heldover.

After discussion, the Commission voted to holdover the application until the July 15th meeting.

EXTENSIONS:

- 3. 6050 & 6086 Whitebark Drive**
(North side of Girby Road, 125’± East of Bristlecone Drive [private street], extending to the East terminus of Whitebark Drive).
Council District 6

- a. SUB-000894-2019 (Subdivision)**
Longleaf Gates Subdivision, Phase Two
Number of Lots / Acres: 42 Lots / 42.2± Acres
Engineer / Surveyor: Dewberry (Jason N. Estes)

Motion to approve by Libba Latham. Second by Bess Rich. Approved.

After discussion, the Commission approved the request for a one-year extension of the Subdivision and Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.

- b. PUD-000895-2019 (Planned Unit Development)**
Longleaf Gates Subdivision, Phase Two
Planned Unit Development to allow a private street subdivision.

Motion to approve by Libba Latham. Second by Bess Rich. Approved.

After discussion, the Commission approved the request for a one-year extension of the Subdivision and Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.

NEW SUBDIVISION APPLICATIONS:

4. 1864 Staples Road

(North side of Staples Road, 360'± West of River Place).

Council District 3

SUB-001554-2021

Dog River Park Subdivision, First Addition to, Block C, Resubdivision of Lot 8

Number of Lots / Acres: 2 Lots / 5.2± Acres

Engineer / Surveyor: Polysurveying

Applicant was present and in agreement with staff recommendations. No one was present to speak for or against the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion, the Commission Tentatively Approved the request with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) retention of the right-of-way width of Staples Road on the Final Plat;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) either illustration of the existing dwelling in compliance with setback requirements on the Final Plat, or obtaining of a demolition permit and removal of the dwelling prior to signing the Final Plat;
- 5) compliance with the Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide and label the monument set or found at each subdivision corner. C. Add street names to the vicinity map. D. Provide the Surveyor's and Owner's (notarized) signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #87) LOTS 8-A and 8-B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 8-A – 5,500 sf and LOT 8-B - 4,500 sf. F. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note that the approval of all applicable federal, state, and local agencies (including

all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 7) compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.) ; and
- 8) compliance with the Fire-Rescue Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings).

5. 33 Kingsway

(Southeast side of Kingsway, ¼-mile± South of Wimbledon Drive West).

Council District 5

SUB-001571-2021

Moore Subdivision

Number of Lots / Acres: 3 Lots / 2.2± Acres

Engineer / Surveyor: Polysurveying

Applicant, Brett Orrell, was present and stated that the plat needed to be revised before being considered by the Commission. He requested a holdover of the application.

Commissioners and staff discussed drainage and easement issues, lot sizes, and the need for accurate information before proceeding. It was noted that three (3) residents had submitted comments in opposition to the application prior to the meeting.

No one else was present to speak for or against the application.

Motion to holdover by Carlos Gant. Second by Matt Anderson. Heldover to May 20.

After discussion, the Commission voted to holdover the application until the May 20th meeting.

6. Southwest corner of North Jackson Street and State Street
Council District 2
SUB-001572-2021
Detonti Place Subdivision
Number of Lots / Acres: 7 Lots / 0.4± Acre
Engineer / Surveyor: D. Scott Carrier P.L.S.

Libba Latham was recused regarding this matter.

Applicant, Trey Corte, representing the property owner, Wendy Garvis, was present and stated the following:

- the property was ready for development but they were waiting on the Historic Board's approval;
- the proposed development, will include seven (7) residential homes on the property; and
- the height, floor plans and courtyards of the homes.

Kurt Wilson, 4109 Ursaline Drive, was present and representing the Mobile Bar Pilots. He stated the following:

- the Bar Pilots wanted to discuss the application with the developer;
- there are restrictive covenants which apply to both the Bar Pilots lot and the applicant's lot; and
- the application should be heldover to allow for a private meeting with the developer.

Commissioners and staff discussed the covenants issues. It was noted that the covenants are a private civil matter over which the Commission has no authority.

Commissioners also inquired about the proposed number of driveways for the development.

Motion to approved by Matt Anderson. Second by Nick Amberger. Approved.

Libba Latham recused from voting.

After discussion, the Commission Tentatively Approved the request with waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, subject to the following conditions:

- 1) retention of the right-of-way widths of North Jackson Street and State Street on the Final Plat;
- 2) revision of the plat to depict or label a maximum building setback line of twelve feet along both street frontages;
- 3) retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that site coverage by all structures shall not exceed 75 percent of the net property area;
- 5) placement of a note on the Final Plat stating that driveway width is limited to ten feet within the front setback;
- 6) placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;
- 7) compliance with the Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Check that the deed reference in the written description is the latest. Check Instrument #2004053516 for potential additional information. C. Provide and label the monument set or found at each subdivision corner. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Update SURVEYOR’S NOTES #2 to reference the latest FEMA FIRM information (June 5, 2020). F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE is 11.0 ft. G. Provide the Surveyor’s and Owner’s (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1-7 and the COMMON AREA will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1-7 and the COMMON AREA – NONE. I. Add a note 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. J. Add a note 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. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to no more than one curb cut per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Other zoning restriction may exist that may further reduce the number of allowable curb cuts per lot.);
- 9) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 10) Compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings).

NEW PLANNING APPROVAL APPLICATIONS:

7. **60 North Ann Street**
(Southeast corner of North Ann Street and Old Shell Road).
Council District 2
PA-001556-2021
Mobile SDA Church

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

The applicant was present and in agreement with staff recommendations.

No one was present to speak for or against the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion, the Commission finds the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those infrastructures are already in place;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because an improved parking area will be provided on-site; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because the site has been used as a church for over 50 years.

The Approval is subject to the following conditions:

- 1) Full compliance with tree planting and landscape area requirements;
- 2) Revision of the site plan to state how many seats will be in the sanctuary;
- 3) Revision of the site plan to correctly state how many parking spaces are required and the provision thereof;
- 4) Revision of the site plan to clearly indicate the 12' wide driveway to North Ann Street is one-way only;
- 5) Revision of the site plan to depict a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 6) Revision of the site plan to depict parking screening in compliance with Section 64-6.A.3.i. of the Zoning Ordinance.
- 7) Obtaining of all tree removal permits prior to the removal of any existing trees on-site;
- 8) Revision of the site plan to either depict a fully compliant dumpster, or state that curbside trash pickup will be utilized;
- 9) Clarification on if there will be a daycare in operation on the site, and if so, how many teachers, how many children, and the hours of operation; and
- 10) Full compliance with all other municipal codes and ordinances.

NEW SIDEWALK WAIVER APPLICATIONS:

8. 1503 and 1529 Wolf Ridge Road
(West side of Wolf Ridge Road, 490'± North of Moffett Road).
Council District 1
SUB-SW-001570-2021
Bradford Roy
Request to waive construction of a sidewalk along Wolf Ridge Road.

Applicant C.J. Small, 951 Marine Street, was present and stated the sidewalk would be on an incline, and it would not be safe. It was noted that the waiver request was only for a portion of the frontage, and that there was not much pedestrian traffic along the street.

Commission members and staff discussed if there was evidence of a footpath along Wolf Ridge Road, and if the sidewalk could be constructed on private property with a sidewalk easement.

No one else was present to speak for or against the application.

Motion to holdover by Nick Amberger. Second by Matt Anderson. Heldover to May 20.

After discussion, the Commission voted to holdover the application until the May 20th meeting.

GROUP APPLICATIONS:

9. 808 Magnolia Road
(West side of Magnolia Road, 540'± North of Pleasant Valley Road).
Council District 5

a. SUB-001566-2021 (Subdivision)
Redemption Place Subdivision
Number of Lots / Acres: 1 Lot / 2.6± Acres
Engineer / Surveyor: McCrory & Williams, Inc.

Applicant was present and in agreement with staff recommendation.

George Catranis, property owner, spoke in favor of the application stating the following:

- his family had the property for thirty-five (35) years;
- fifteen (15) years ago he tried to market the property and was trying to market the property now;
- the lot is not large enough for a subdivision but too large for one house and
- the church is wanting to purchase the land.

Nakia Brown, 8121 Carrolton Drive, wife of the pastor for the church made the following comments in favor of the application:

- they wanted to put their church on this property;
- they were familiar with this location and community;
- they do outreach by feeding the homeless but had no intent to house anyone; and
- they want to re-subdivide the two (2) lots to make one (1) lot.

Amanda and Mark Prine, 800 Magnolia Road, spoke against the application, expressing the following concerns:

- there is an excessive number of churches in the area;
- increasing foot traffic;
- a church potentially attracting homeless people or drug abusers; and
- if a house would also be placed on the property, or just the church.

The Commission noted that the property is vacant.

Motion to approve by Libba Latham. Second by Bess Rich. Approved

After discussion, the Commission Tentatively Approved the application, subject to the following:

- 1) dedication to provide 30-feet from the centerline of Magnolia Road;
- 2) retention of the lot size in square feet and acres;
- 3) retention of the 25' minimum building setback line, adjusted for dedication;
- 4) full compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Show and label the POC and POB. C. Provide and label the monument set or found at each subdivision corner. D. Provide a written description for the subdivision boundary. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #77) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 3,600 sf. G. Add a note 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. H. Add a note 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. 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 new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 5) placement of a note on the Final Plat stating Traffic Engineering comments: (Site is limited to no more than two curb cuts with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and
- 7) compliance with the Fire Department comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).

b. PA-001565-2021 (Planning Approval)
House of Rescue Ministry-Redemption Place
Planning Approval to allow a church in an R-1, Single-Family Residential District.

See the discussion under the Subdivision application.

After discussion, the Commission determined the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those infrastructures are already in place;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because an improved parking area will be provided on-site; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because there are several existing churches in the vicinity.

The Approval is subject to the following conditions:

- 1) full compliance with tree planting and landscape area requirements;
- 2) revision of the site plan to depict arrows directing traffic on the North and South of the sanctuary;
- 3) revision of the site plan to include a note stating that curb-side pickup will be utilized;
- 4) revision of the site plan to depict a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance as well as parking screening per Section 64-6.A.3.i. of the Zoning Ordinance;
- 5) obtain tree removal permits prior to the removal of any existing trees on-site, as appropriate;
- 6) placement of a note on the site plan stating that any changes to the site plan or services offered by the church will require a new Planning Approval application;
- 7) full compliance with Engineering comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the

- detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.); and
- 8) full compliance with all other municipal codes and ordinances.

**10. Area bounded by Rangeline Road, Todd Boulevard and Todd Acres Drive
Council District 4**

- a. SUB-001568-2021 (Subdivision)**
Beaver Creek Subdivision
Number of Lots / Acres: 8 Lots / 6.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

Jerry Byrd was present to represent the application and discussed the following:

- the proposal is to build a shop to work on eighteen (18) wheelers;
- the businesses on Hamilton Blvd and Rangeline Road;
- the lack of I-1 zoning in the area except for one area;
- that the truck maintenance work would occur inside the proposed building;
- that the business would be constructed within all Federal and local regulations regarding oil and fuel containment.

The following people spoke in opposition to the application:

- Melissa Dickinson, resident of Todd Acres and River Oaks Landing, and Home Owners Association president;
- Debi Foster, Dog River Clear Water Revival;
- Lee Ailers, Todd Acres resident; and
- Cecilia Kane, 4128 Todd Boulevard. She presented a petition signed by over 98% of the residents against the petition.

The opposition speakers made the following points:

- The request is for spot zoning;
- The development would be detrimental to the neighborhood;
- The existing neighborhood access would be impacted by the proposed commercial development;
- Would negatively impact home values by up to 25%;

- Request does not meet the rezoning criteria;
- The proposed truck maintenance facility may negatively impact water quality due to diesel fuel leaks;
- The development would result in a loss of trees and wetlands;
- Proximity of site to Rattlesnake Bayou, as well as flooding and rain potential were of concern;
- Residents had concerns about noise, traffic and pollution;
- Existing drainage cannot handle additional land development;
- Site is in a floodzone;
- Todd Acres residents voted to be annexed into the City in order to have protection from unwanted commercial uses;
- Traffic access at Rangeline Road is already a problem.

Staff advised the Commission of additional information submitted by concerned residents.

Commission and staff discussed the linkage between the subdivision and zoning requests. It was noted that the subdivision request could be approved even if the zoning request was denied.

Commissioners noted that requested rezoning did not seem appropriate for the neighborhood.

Motion to approve by Libba Latham Second by Matt Anderson. Approved.
Bess Rich opposed.

After discussion, the Commission Tentatively Approved the application, subject to the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback lines along all frontages, adjusted for dedication;
- 3) placement of a note on the Final Plat stating that maintenance of the common area is the responsibility of the property owners;
- 4) vacation of the right-of-way along Todd Acres Drive prior to the signing of the Final Plat;
- 5) full compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide and label the monument set or found at each subdivision corner. C. Add

- legible street names to the vicinity map. D. Provide a written description for the subdivision boundary. E. Show and label all flood zones. New maps went into effect on June 5, 2020. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate. I. Provide the Surveyor's and Owner's (notarized) signatures. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #92) LOTS 1 and 8 and the COMMON AREA DETENTION will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 thru 8 – NONE and COMMON AREA DETENTION - NONE. K. Add a note 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. L. Add a note 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. 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 new development or construction, unless a sidewalk waiver is approved. N. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 6) placement of a note on the Final Plat stating Traffic Engineering comments: (Rangeline Service Road (State Route 163) is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
 - 7) compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on

- both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and
- 8) compliance with the Fire Department comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).

b. ZON-001569-2021 (Rezoning)

Byrd Surveying, Inc.

Rezoning proposed Lot 8 from R-1, Single-Family Residential District, to I-1, Light Industry District.

See the discussion under the Subdivision application.

Motion to Deny by Nick Amberger. Second by Bess Rich. Denied.

After discussion, the Commission found that the applicant had not shown that any of the following conditions prevailed to support the rezoning request:

- 1) Error. There is a manifest error in the chapter;
- 2) Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable;
- 3) Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district; or
- 4) Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.

As such, the Planning Commission voted to recommend Denial of the rezoning request.

11. 1600 Yeend Street

(South side of Yeend Street, extending to the North and South sides of Yeend Street South).

Council District 3

a. PUD-001562-2021 (Planned Unit Development)

MAWSS CC Williams Dewatering Plant

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

The applicant was present and in agreement with staff recommendations.

No one else was present to speak for or against the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved

After discussion, the Commission determined the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it is providing new processing resources beyond those already in place;
- b. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a relatively small amount of space in relation to the over-all site will actually be required for the proposed project;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as a large area of the site will remain undisturbed;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because it is utilizing a site that is already served with public infrastructure.

The approval is subject to the following conditions:

- 1) correction of the zoning classification on the site plan from I-1 to I-2;
- 2) compliance with Engineering comments: (1. Provide a drawing labeled as PUD SITE PLAN. 2. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN - Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 3. Retain ITEMS 1) – 5) listed under PLANNING APPROVAL NOTES, 2. ENGINEERING COMMENTS as shown on a drawing labeled PLANNING APPROVAL SHEET 1 of 1);

- 3) placement of a note on the site plan stating the Traffic Engineering comments: (Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance
- 4) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 5) compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and
- 6) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copy and pdf) prior to the submittal for development permits.

b. PA-001563-2021 (Planning Approval)

MAWSS CC Williams Dewatering Plant

Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing waste water treatment facility in an I-2, Heavy Industry District.

See the discussion under the PUD.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved

After discussion, the Commission determined the following Findings of Fact for Approval for the Planning Approval:

- 1) The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
- 2) The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed facilities are located out of any traffic lanes; and
- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because it will be of minimal size in relation to the

over-all site and will be associated with the established functioning of the site as waste water treatment facility.

The approval is subject to the following conditions:

- 1) correction of the zoning classification on the site plan from I-1 to I-2;
- 2) compliance with Engineering comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 3) placement of a note on the site plan stating the Traffic Engineering comments: (Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);
- 4) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature

- (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 5) compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and
 - 6) submittal to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan (hard copy and pdf) prior to the submittal for development permits.

12. 2785 and 2789 Macmae Drive
(South terminus of Macmae Drive).
Council District 3

a. PUD-001560-2021 (Planned Unit Development)

Thomas LLC

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

The applicant was present and in agreement with staff recommendations.

No one else was present to speak for or against the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved

The Commission determined the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional support facilities within a developed site;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it is providing new processing resources beyond those already existing;

- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a relatively small amount of space in relation to the over-all site will actually be required for the proposed project;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;

The approval is subject to the following conditions:

- 1) placement of a note on a revised site plan stating that the site is denied access to Belvedere Circle East;
- 2) 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 Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 3) placement of a note on a revised site plan stating the Traffic Engineering comments: (Site is limited to the driveway as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);
- 4) compliance with 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 5) compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and
- 6) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copy and pdf) prior to the request of building or site development permits.

b. PA-001578-2021 (Planning Approval)

Thomas LLC

Planning Approval to amend a previously approved Planning Approval to allow light warehousing in excess of 40,000 square feet in a B-3, Community Business District.

See the discussion under the PUD.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved

The Commission determined the following Findings of Fact for Approval for the Planning Approval:

- 1) The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;

- 2) The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed facilities are located out of any traffic lanes; and
- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because it will be of minimal size in relation to the over-all site and will be associated with the established functioning of the site as an office/warehouse development.

The approval is subject to the following conditions:


- 1) placement of a note on a revised site plan stating that the site is denied access to Belvedere Circle East.;
- 2) compliance with the Engineering comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 3) placement of a note on a revised site plan stating the Traffic Engineering comments: (Site is limited to the driveway as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to

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

- 4) compliance with 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 5) compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and
- 6) submittal to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan (hard copy and pdf) prior to the request of building or site development permits.

OTHER BUSINESS:

Minutes approved: August 15, 2024



Jennifer Denson, Secretary



John W. "Jay" Stubbs, Jr., Chairman