

MOBILE CITY PLANNING COMMISSION

MINUTES

MAY 20, 2021 - 2:00 PM

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

Members Present	Members Absent
Carlos Gant, Chairman Libba Latham (PJ), Vice Chairman Jennifer Denson, Secretary John W. "Jay" Stubbs, Jr. Allan Cameron Taylor Atchison Matt Anderson, (MD) Nick Amberger (AO) Bess Rich (CC) Don Hembree (PJ)	Shirley Sessions
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	Grace Toledo, 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.

ADOPTION OF THE AGENDA:

Motion made by Jennifer Denson. Second by Libba Latham. Adopted.

HOLDOVERS:

- 1. 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

Brett Orrell, representing the applicant, was present and discussed the resubmitted packet with lot sizes and where they were located.

Commissioners, the applicant and staff discussed the size of the proposed lots, the history of the site, the number of proposed lots and if only two lots would be acceptable, driveway access relating to the street curve, and setbacks.

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

Staff alerted the Commission of information regarding opposition and support for the application.

Motion to deny by Matt Anderson. Second by Taylor Atchison. Denied.

After discussion, this application was Denied due to the following:

- 1) The proposed lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations.

2. 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.

The applicant was not present.

The Commission discussed the application. The City Engineer noted that he had spoken with the applicant prior to the meeting and stated that the applicant was not opposed to a sidewalk, just not one on the hill.

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

Motion to deny the waiver for most of the Wolf Ridge Road frontage by Matt Anderson. Second by Nick Amberger. Waiver denied for the majority of the frontage.

After discussion, the Commission denied this application for waiver of a sidewalk along Wolf Ridge Road with the following exception:

- 1) The South side of the existing guardrail, to be coordinated with Engineering.

NEW SUBDIVISION APPLICATIONS:

- 3. 31 Hillwood Road
(Northwest corner of Hillwood Road and Vicker Place).
Council District 5
SUB-001583-2021
Vickers Place Subdivision, Resubdivision of Lot 3
Number of Lots / Acres: 1 Lot / 0.6+ Acre
Engineer / Surveyor: Erdman Surveying LLC**

Joe Courtney, Applicant, was present and discussed the application. The applicant was in agreement with all staff recommendations.

Dr. William Hayes spoke in support of the application.

No one else was present to speak regarding the application.

Motion to approve by Libba Latham. Second by Nick Amberger. Approved.

After discussion, the Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the right-of-way widths of all adjacent streets on the Final Plat;
- 2) retention of the 25-foot minimum building setback line along both street frontages on the Final Plat;
- 3) retention of the lot size label 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) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder.
- 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 a different line weight for the new subdivision boundary. C. Show and label the POC of the easement. D. Provide a written description for the proposed subdivision boundary. E. Check the written legal description and the bearing and distance labels for the easement. Revise as necessary. F. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. G. Provide the Surveyor's and Owner's (notarized) signatures. H. This area has been designated by the City Engineer

as an area prone to localized flooding. Add a note to the SUBDIVISION PLAT stating that LOT must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) 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 – NONE J. 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. K. 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. L. 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. M. 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. N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. O. 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. P. 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 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.)

4. 3836 Gordon John Drive

(North side of Gordon John Drive, 450'+ West of Lees Lane).

Council District 4

SUB-001596-2021

S & L Industrial Park Subdivision, Resubdivision of Lots 3, 4 and 5

Number of Lots / Acres: 1 Lot / 1.7+ Acres

Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.

Commissioners Cameron recused from the application.

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 Taylor Atchison. Second by Bess Rich. Approved.

Allan Cameron recused from voting.

After discussion, the Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the right-of-way width of Gordon John Drive on the Final Plat;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) retention of the lot size label 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) 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 the Surveyor's and Owner's (notarized) signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #84) 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 – NONE. D. 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. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. 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. H. Add a note that all easements shall remain in

effect until vacated through the proper Vacation process. I. 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. J. 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 the Traffic Engineering comments: (Site is limited to 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 [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
- 7) 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. 700 and 720 Museum Drive

(Northwest corner of North McGregor Avenue and Museum Drive).

Council District 7

SUB-001581-2021

Fort Hardeman Subdivision

Number of Lots / Acres: 3 Lots / 6.1± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

Commissioner Latham recused from the application.

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 Nick Amberger. Second by Taylor Atchison. Approved.
Libba Latham recused from voting.

PLANNING COMMISSION – Minutes

May 20, 2021

PAGE 7

After discussion, the Commission Tentatively Approved the request with a waiver of Section V.D.2. and V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) Depiction of the 25-foot minimum building setback line along all lots;
- 2) Revision of the Final Plat to depict the currently existing minimum right-of-way for North McGregor Avenue;
- 3) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder, if applicable;
- 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 the Surveyor's and Owner's (notarized) signatures. C. 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. D. 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. E. 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. F. 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. G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H. 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. I. 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. 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 [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 Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance.)

6. 7232 Old Military Road

(South side of Old Military Road, 150'+ West of the South terminus of Jones Road).

Council District 4

SUB-001586-2021

Williams Family Subdivision

Number of Lots / Acres: 2 Lots / 7.0± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

The applicant was present and in agreement with staff recommendations.

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

Motion to approve by Don Hembree. Second by Matt Anderson. Approved.

After discussion, the Commission Tentatively Approved the request with a waiver of Section V.D.1. of the Subdivision Regulations, subject to the following conditions:

- 1) retention of the right-of-way width of Old Military Road on the Final Plat;
- 2) 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;
- 3) placement of a note on the Final Plat stating that that there shall be no further subdivision of Lots 1 and 2 until additional public street frontage is provided for those lots;
- 4) retention of the 25-foot minimum building setback lines for each lot as depicted on the preliminary plat;
- 5) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 6) 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. Add additional street names to the vicinity map. C. Add a graphic scale. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #98) LOTS 1 and 2 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 – NONE and

LOT 2 –NONE. H. 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. I. 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. J. 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. K. 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. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. 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.);

- 7) 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.);
- 8) compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [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
- 9) 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. **4610 Spring Hill Avenue**
(Northeast corner of Spring Hill Avenue and Carondolet Court).
Council District 7
PA-001591-2021
Spring Hill Animal Clinic

Planning Approval to allow outdoor sitting and walking areas for a veterinary hospital in a B-2, Neighborhood Business District.

Mr. Allan Williams, Element 3 Engineering, was present and in agreement with all Findings of Fact and special conditions. Mr. Williams stated that the animal clinic would like to include in their request Friday operation, closing at 5:30 PM.

Mary Edmonds spoke in support of the application. She noted that the dog area in the back would include an attendant to leash walk the dogs, thus no dogs would be left alone.

No one else was present to speak regarding the application.

Motion to approve by Don Hembree. Second by Matt Anderson. Approved.

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, because the site is an existing commercial development;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the site is an existing commercial development; 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 hours of operation are such that it will have limited impacts on nearby residents.

The Approval is subject to the following conditions:

- 1) Hours of operation are limited to Monday thru Friday, 8:00 AM to 5:30 PM; and
- 2) Full compliance with all municipal codes and ordinances.

NEW SIDEWALK WAIVER APPLICATIONS

8. 4800 Moffett Road

(Northwest corner of Moffett Road and Shelton Beach Road Extension)

Council District 1

SUB-SW-001593-2021

Board of Water and Sewer Commissioners of the City of Mobile

Request to waive construction of a sidewalk along Shelton Beach Road Extension and Moffett Road.

The applicant was present and agreed with staff recommendations of approval.

No one else was present to speak regarding the application.

Motion to approve by Matt Anderson. Second by Jennifer Denson. Approved.

After discussion, the Commission approved the waiver of a sidewalk along Shelton Beach Road and Moffett Road.

GROUP APPLICATIONS:

**9. 7858, 7860 and 7900 Zeigler Boulevard
(North side of Zeigler Boulevard, 420'+ West of Schillinger Road North).
Council District 7**

- a. SUB-001587-2021 (Subdivision)
Warren Adhesives Subdivision
Number of Lots / Acres: 1 Lot / 3.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.**

Jerry Byrd, Applicant, was present and expressed concern regarding proposed conditions relating to setbacks and parking surface requirements.

Commission, staff and the applicant further discussed the issues relating to the existing development, the existing awning and building façade, setback requirements, and parking surface requirements.

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

Motion to approve by Don Hembree. Second by Nick Amberger. Approved.

After discussion, the Commission Tentatively Approved the request, subject to the following conditions:

- 1) Placement of a note on the Final Plat that new construction may occur in-line with the existing structures;
- 2) retention of the standard 25-foot minimum building setback line from the West face of the existing office building to the West boundary of the site;
- 3) retention of the lot size label 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) 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. Add additional street names to the vicinity map. C. Add a graphic scale. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic

- Engineer, and City Engineer. E. Provide the Surveyor’s Certificate. F. Provide the Surveyor’s and Owner’s (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 16 - #71) 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 – 14,000 sf. H. 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. I. 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. J. 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. K. 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. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. 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 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.);
 - 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 [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.);
 - 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.); and
- 8) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copies and pdf) prior to signing the Final Plat.

b. PUD-001588-2021 (Planned Unit Development)

Warren Adhesives Subdivision

Planned Unit Development approval to allow multiple buildings on a single building site with a reduced front minimum building setback.

See the discussion under the Subdivision application.

Motion to approve by Nick Amberger. Second by Bess Rich. Approved.

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional office 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 allows for a small office expansion without the need for a Variance;
- 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;
- e. 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) Placement of a note on the Final Plat that new construction may occur in-line with the existing structures;
- 2) retention of the standard 25-foot minimum building setback line from the West face of the existing office building to the West boundary of the site;
- 3) revision of the site plan to label the site in both square feet and acres, or the furnishing of a table on the site plan providing the same information;

PLANNING COMMISSION – Minutes

May 20, 2021

PAGE 14

- 4) revision of the site plan to provide driveways and parking areas for required on-site standard vehicle parking to be surfaced in asphalt, concrete or an approved alternative paving surface;
- 5) revision of the site plan to provide designated parking stalls for required parking with curbing or bumper stops;
- 6) revision of the site plan to provide a City-standard public sidewalk along Zeigler Boulevard, or the submittal of a Sidewalk Waiver application;
- 7) retention of the note on the site plan stating that the proposed 40-foot rolling gate along the front property line is to remain open during business hours;
- 8) retention of the note on the site plan stating that the double gates on the West side of the existing office building will remain open during business hours;
- 9) revision of the site plan to indicate the dumpster will be in compliance with Section 64-4.D.9.c. of the Zoning Ordinance, if new;
- 10) 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.);
- 11) 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.);

- 12) 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.);
- 13) 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
- 14) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copies and pdf) prior to signing the Final Plat for the subdivision.

10. 161 Dogwood Lane

**(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane and Provident Lane).
Council District 7**

a. SUB-001592-2021 (Subdivision)

St. Paul's Episcopal School Subdivision

Number of Lots / Acres: 1 Lot / 4.5+ Acres

Engineer / Surveyor: McCrory & Williams, Inc.

The applicant was present and in agreement with all staff recommendations for the Subdivision, Planned Unit Development and Planning Approval Applications.

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

Motion to approve by Nick Amberger. Second by Don Hembree. Approved.

After discussion, the Commission Tentatively Approved the request, subject to the following conditions:

- 1) dedication to provide 25' to the centerline of Provident Lane;
- 2) either dedication to provide 25' to the centerline of Old Shell Road, or depiction of existing sufficient right-of-way;
- 3) dedication of the corner radii of Old Shell Road and Dogwood Lane, Old Shell Road and Provident Lane, Provident Lane and Loyola Lane, and Loyola Lane and Dogwood Lane per Section V.D.6. of the Subdivision Regulations;
- 4) provision of the lot sizes in square feet and acre, adjusted for dedication;

- 5) depiction of the 25' minimum building setback line along all street frontages, adjusted for dedication;
- 6) 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. Review and revise the written legal description to include "Subdivision" after "MONTANOSA". C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the four (4) corners of proposed LOT 1 to the City of Mobile and list the amount of dedicated acreage. 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 23 - #72) 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 – 32,000 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.);
- 7) placement of a note on the plat stating the following Traffic Engineering comments: (With the addition of the driveway on Loyola Lane for the proposed parking lot, the 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.);

- 8) compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 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
- 9) 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. PUD-001589-2021 (Planned Unit Development)

St. Paul's Episcopal School

Planned Unit Development approval to amend the Master Plan for an existing church school in an R-1, Single-Family Residential District, to allow a parking lot expansion and multiple buildings on a single building site.

See the discussion under the Subdivision application.

Motion to approve by Don Hembree. Second by Nick Amberger. Approved.

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for an existing school to utilize a currently unimproved area for a compliant parking area;
- 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 the applicant is proposing to utilize an unimproved portion of the existing campus to provide compliant parking;
- 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 the site is within the existing school campus;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The Approval is subject to the following conditions:

- 1) dedication to provide 25' to the centerline of Provident Lane;
- 2) either dedication to provide 25' to the centerline of Old Shell Road, or depiction of existing sufficient right-of-way;
- 3) dedication of the corner radii of Old Shell Road and Dogwood Lane, Old Shell Road and Provident Lane, Provident Lane and Loyola Lane, and Loyola Lane and Dogwood Lane per Section V.D.6. of the Subdivision Regulations;
- 4) provision of the lot sizes in square feet and acre, adjusted for dedication;
- 5) depiction of the 25' minimum building setback line along all street frontages, adjusted for dedication;
- 6) placement of a note on the site plan stating that any future changes to the site plan will require a new Planned Unit Development and Planning Approval;
- 7) compliance with Engineering comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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.);
- 8) placement of a note on the plat stating the following Traffic Engineering comments: (With the addition of the driveway on Loyola Lane for the proposed parking lot, the 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.);

- 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 (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
- 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.).

c. PA-001590-2021 (Planning Approval)

St. Paul’s Episcopal School

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

See the discussion under the Subdivision application.

Motion to approve by Don Hembree. Second by Taylor Atchison. Approved.

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, because the proposed parking lot will be serving teachers at the existing school;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the area to be improved is already being used as a makeshift parking lot; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as it will provide compliant parking for an existing school.

The Approval is subject to the following conditions:

- 1) compliance with Engineering comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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.);

- 2) placement of a note on the plat stating the following Traffic Engineering comments: (With the addition of the driveway on Loyola Lane for the proposed parking lot, the 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.);
- 3) 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
- 4) 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
- 5) full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

- **Action Plan update for the Map for Mobile –**

Staff announced that the Action Plan update presentation was scheduled for the June 17th Planning Commission meeting.

Minutes approved: August 15, 2024



Jennifer Denson, Secretary



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