

MOBILE CITY PLANNING COMMISSION

MINUTES

JUNE 17, 2021 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

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

ADOPTION OF THE AGENDA:

Motion made by Jennifer Denson. Second by Bess Rich. Adopted.

HOLDOVERS:

- 1. West side of Providence Park Drive East, 800'± South of Airport Boulevard.
Council District 6**
 - a. SUB-001492-2021 (Subdivision)
Providence Park POB West Subdivision, North Addition, Resubdivision of Lot 3A
Number of Lots / Acres: 7 Lots / 8.2± Acres**

Engineer / Surveyor: Byrd Surveying, Inc.

Commissioner Latham, Vice Chair, announced her recusal for the applications. Jennifer Denson, Secretary, took the chair for the applications.

The Applicant was present and in agreement with all conditions.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Don Hembree. Approved. Libba Latham recused from voting.

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

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' minimum building setback along all public rights-of-way;
- 3) placement of a note on the Final Plat stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) 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. Add street names to the vicinity map. C. The two (2) areas listed as "Future Street" need to be renamed as COMMON AREA FOR FUTURE STREET, PRIVATE STREETS, or given a Proposed Public Street Name. Addresses for each LOT will not be able to be assigned until Street names are established. 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 18 - #76) LOTS 4 and 6-11 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 4 – NONE, LOT 6 – NONE, LOT 7 – NONE, LOT 8 – NONE, LOT 9 – NONE, LOT 10 – NONE, LOT 11 – NONE. 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.)

- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Street access for the proposed lots, in terms of number, size, location, and design, are to be approved by Traffic Engineering and conform to AASHTO standards. Existing developed sites are 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 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 Fire 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.);
- 8) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 9) full compliance with all municipal codes and ordinances.

b. PUD-001496-2021 (Planned Unit Development)

**Providence Park POB West Subdivision, North Addition, Resubdivision of Lot 3A
Planned Unit Development approval to amend a previously approved Planned Unit
Development Master Plan for Providence Park to allow shared access and parking
between multiple building sites.**

See the discussion under the Subdivision application.

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Motion to approve by Matt Anderson. Second by Don Hembree. Approved. Libba Latham recused.

The Commission found 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 building form and site development*), because it will allow further development of a private street development;
- 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 will allow an existing medical complex to expand;
- 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 it will allow new medical offices in the vicinity of an existing hospital;
- d. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because the area is already served by public services.

The approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' minimum building setback along all public rights-of-way;
- 3) placement of a note on the site plan stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 5) compliance with Engineering comments: *(1. Due to the proposed subdivision, each LOT will need to be assigned a separate 911 address. Please contact the Engineering Department (Anthony Morris 208-6216, or Steve Smith 208-7135) to discuss the options. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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). b. 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. c. 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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) placement of a note on the site plan stating the following Traffic Engineering comments: *(Street access for the proposed lots, in terms of number, size, location, and design, are to be approved by Traffic Engineering and conform to AASHTO standards. Existing developed sites are 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.);*
 - 7) compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [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.);*
 - 8) compliance with Fire 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.);*
 - 9) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
 - 10) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

2. **1230 Montlimar Drive**
(West side of Montlimar Drive 450'± North of Michael Boulevard).
Council District 5
SUB-001632-2021

Montlimar Office Park Subdivision, Resubdivision of Lots 6 and 7

Number of Lots / Acres: 1 Lot / 1.4± Acres

Engineer / Surveyor: Stewart Surveying, Inc.

The Applicant was present and in agreement with all conditions.

No one else was present for or against the application.

Motion to approve by Matt Anderson. Second by Allan Cameron. Approved.

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

- 1) Retention of the lot sizes in square feet and acres on the Final Plat;
- 2) Retention of the 25' minimum building setback line along Montlimar Drive;
- 3) Placement of a note on the Final Plat stating no structure shall be constructed or placed within any easement without permission of the easement holder;
- 4) Compliance with Traffic Engineering comments: (*Site is limited to one curb cut 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.*);
- 5) 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 the Surveyor's and Owner's (notarized) signatures. C) Revise the labels for existing lot 6 & 7. The lettering is not legible. D) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #79) 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. E) 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. F) 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. G) 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. H) 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. I) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER*

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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. K) 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) 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.);*
- 7) Compliance with Fire Department comments and placement of a note: *(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) Full compliance with all other Codes and Ordinances.

3. 61 Marston Lane

(West side of Marston Lane, 200'± South of Bexley Lane, extending to the East side of Ridgelawn Drive East, 225'± South of Bexley Lane).

Council District 7

SUB-001638-2021

Marston Court Subdivision

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Erdman Surveying, LLC

The Applicant was present and in agreement with all recommendations.

The Commission's legal counsel discussed the proposed condition regarding a private easement, confirmed by City Engineering, and noted that the condition should be removed.

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

Motion to approve by Don Hembree. Second by Jennifer Denson. Approved.

After discussion, the Commission Tentatively Approved the request, with waivers of Sections V.D.3. and V.D.8. of the Subdivision Regulations subject to the following conditions:

- 1) Revision of the plat to illustrate the previously required 7.5' right-of-way dedication along Marston Lane;
- 2) Revision of the plat to illustrate the 25' minimum building setback line along each street front;
- 3) Compliance with Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 4) 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 a written description for the proposed subdivision boundary. C) Provide the Surveyor's and Owner's (notarized) signatures. D) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #79) 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. E) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. F) 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. G) 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) 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.*);
- 6) Compliance with Fire Department comments and placement of a note: (*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,
- 7) Full compliance with all other Codes and Ordinances.

4. 2408 and 2208 Hillwood Drive East

(West side of Hillwood Drive East, 150'± South of Hillwood Drive South, extending to the North side of Hillwood Drive East, 10'± East of the terminus of Hillwood Drive East).

Council District 3

SUB-001640-2021

Fuchsia at Hillwood East Subdivision

Number of Lots / Acres: 1 Lot / 0.6± Acre

Engineer / Surveyor: Haidt Land Surveying

The Applicant was present and in agreement with all conditions.

No one else was present regarding the application.

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

After discussion, the Commission Tentatively Approved the request, with waivers of Sections V.D.1., V.D.8., and V.B.14. of the Subdivision Regulations subject to the following conditions:

- 1) If two (2) dwelling units exist on the proposed lot, removal of one of the units (with proper demolition permits) is required prior to signing the Final Plat;
- 2) 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;
- 3) Retention of the 25' minimum building setback along both frontages on the Final Plat;
- 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. Add a graphic scale. C. Provide and label the monument set or found at each subdivision corner. D. Use a thicker line weight for the proposed subdivision boundary. E. Provide a written description for the proposed subdivision boundary. F. Add a note referencing the FEMA flood maps (June 5, 2020). G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Revise NOTE #10 to read "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.);

- 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.).*

5. 500 St. Francis Street

(Northwest corner of St. Francis Street and North Lawrence Street).

Council District 2

SUB-001634-2021

500 C St. Francis Street Subdivision

Number of Lots / Acres: 2 Lots / 0.4± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

The Applicant was present and in agreement with all conditions.

No one else was present to speak 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 waivers of Sections V.D.2. and V.B.14. of the Subdivision Regulations subject to the following conditions:

- 1) Revision of the plat to illustrate the correct right-of-way along North Lawrence Street;
- 2) Revision of the plat to depict the 12' maximum building setback line along all street frontages and provision of a note stating a 0' minimum building setback is allowed;

- 3) Revision of the plat to comply with Section IV.C. of the Subdivision Regulations regarding the general form, information to be shown, or attendant items required on the Final Plat;
- 4) Compliance with Traffic Engineering comments: *(Each lot is limited to no more than one curb cut per street frontage with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) 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 all flood zones. New maps went into effect on June 5, 2020. C) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D) Provide the Surveyor's Certificate. 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 20 - #88) 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 – 12,100 sf, LOT 2 – 2,200 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.);*
- 6) 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.);

- 7) Compliance with Fire Department comments and placement of a note: *(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) Full compliance with all other Codes and Ordinances.

6. 121 Provident Lane

(West side of Provident Lane, 65'± South of Stein Avenue).

Council District 7

SUB-001639-2021

Haas at the Hill Subdivision

Number of Lots / Acres: 2 Lots / 0.6± Acre

Engineer / Surveyor: Erdman Surveying, LLC

Commissioner Latham, Vice Chair, announced her recusal for the applications. Jennifer Denson, Secretary, took the chair for the application.

Applicant Blakley Haas Davis, 121 Provident Lane, spoke in favor of the application. She stated that she the sideyard setback to be 5.5' and not 8'.

Abbie Head spoke in favor of the applicant and application.

Staff noted that the sideyard setback could not be changed by the Planning Commission through the Subdivision process, but that the Board of Adjustment could consider the setback request.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved. Libba Latham recused from voting.

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

- 1) retention of the dedication to provide 25 feet from the centerline of Provident Lane on the Final Plat;
- 2) retention of the 25-foot 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, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) either revision of the plat to indicate at least an eight-foot side yard setback along the South property line for walls and/or columns on the existing dwelling on proposed Lot 1, and at

least a six-foot setback for eaves/overhangs, in compliance with Section 64-3.C.1.e. of the Zoning Ordinance or obtain approval for a Side Yard Setback variance from the Board of Zoning Adjustment;

- 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 to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #72) 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 – 4,500 sf and LOT 2 – NONE. D. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. E. 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. F. 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.*)

7. 3925 Michael Boulevard

(South side of Michael Boulevard, 305'± East of Azalea Road, extending to the East side of Azalea Road, 285'± South of Michael Boulevard).

Council District 5

SUB-001641-2021

Mobile County-Michael Square Subdivision

Number of Lots / Acres: 2 Lots / 18.1± Acres

Engineer / Surveyor: Clark Geer Latham & Associates

Commissioner Latham, Vice Chair, announced her recusal for the application. Jennifer Denson, Secretary, took the chair for the applications.

The Applicant was present and in agreement with all recommendations.

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

Motion to approve by Don Hembree. Second by Jay Stubbs. Approved. Libba Latham recused from voting for this application.

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

- 1) retention of the right-of-way widths of Michael Boulevard and Azalea 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) retention of the 25-foot minimum building setback line along both street frontages on the Final Plat;
- 4) placement of a note on the Final Plat stating that no structure may be constructed or placed with any easement without the 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 and label the monument set or found at each subdivision corner. C. Add legible street names to the vicinity map. Text is too small. D. Add a note referencing the FEMA flood maps (June 5, 2020). E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note referencing the FEMA flood maps (June 5, 2020). I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #84) 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. 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: *(Site is limited to its existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should 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 (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.)*

8. 455, 457 and 459 Marine Street

(East side of Marine Street, 104'+ South of Elmira Street).

Council District 2

SUB-001635-2021

Bernoudy Tract Subdivision, Square 149, Resubdivision of Lots 6 and 7

Number of Lots / Acres: 3 Lots / 0.3± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

The Applicant was present and agreed to all conditions.

No one else was present for or against the application.

Motion to approve by Matt Anderson. Second by Bess Rich. Approved.

After discussion, the Commission Tentatively Approved the request, with waivers of Sections V.D.2., V.D.3., and V.D.9. of the Subdivision Regulations subject to the following conditions:

- 1) retention of the right-of-way widths for Marine Street on the Final Plat;
- 2) placement of a note on the Final Plat stating that Historic District Overlay standards apply for front, side, and rear setbacks;
- 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 and label the monument set or found at each subdivision corner. C. Add a note referencing the FEMA flood maps (June 5, 2020). D. Show and label all flood zones (X-shaded BFE = 12.0) E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) LOTS 1, 2 and 3 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 – 1,650 sf, LOT 2 – 1,650 sf, LOT 3 – 1,650 sf. 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.);

- 5) 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.);*
- 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 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.)*

9. South side of Halls Mill Road at the South terminus of Industrial Park Drive, extending to the West side of Lees Lane, 810'± South of Halls Mill Road.

Council District 4

SUB-001636-2021

Rowe Plumbing Subdivision

Number of Lots / Acres: 3 Lots / 5.5± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

The Applicant was present and in agreement with all recommendations.

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

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

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

- 1) retention of the 25-foot minimum building setback line along Halls Mill Road and Lees Lane;
- 2) retention of the right-of-way widths of both streets 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) 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 legible street names to the vicinity map. C. Add a graphic scale. D. Add a note referencing the FEMA flood maps (June 5, 2020). E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. 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 (FLIGHT 24 - #84) LOTS 1, 2, and 3 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, LOT 2 – NONE, and LOT 3 - 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.);

- 5) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to one curb cut with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 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.)

10. 151 North Cedar Street, 554 St. Louis Street, 505, 507 and 515 St. Louis Street, 510 St. Michael Street, and 507 St. Michael Street.

(Northwest corner of St. Louis Street and North Cedar Street, and Southeast corner of St. Louis Street and North Cedar Street, extending to the Northeast corner of St. Michael Street and North Cedar Street, and the Southeast corner of St. Michael Street and North Warren Street).

Council District 2

SUB-001647-2021

Cedar & Saint Subdivision

Number of Lots / Acres: 3 Lots / 2.0± Acres

Engineer / Surveyor: Hargrove and Associates, Inc.

The Applicant was present and in agreement with all recommendations.

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

Motion to approve by Matt Anderson. Second by Bess Rich. Approved.

After discussion, the Commission Tentatively Approved the request, with waivers of Sections V.B.14. and V.B.16. of the Subdivision Regulations subject to the following conditions:

- 1) retention of the notes stating the minimum and maximum setbacks for all lots;
- 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) addition of a note to the Final Plat designating St. Louis Street as the primary frontage for Lots 1 and 3;
- 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 legible street names to the vicinity map. C. Label the LOTS 1, 2, and 3 on the Vicinity Map. D. Show and label all flood zones – X(shaded) and X(unshaded). E. Revise SURVEY NOTE #3 to reference the current FEMA maps. 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. Current BFE = 11.0 G. Provide a thicker line weight for the proposed boundary of each LOT. H. Provide and label the monument set or found at the northwest subdivision corner of LOT 3. I. The VICINITY MAP, LEGEND, SURVEY NOTES, SURVEYOR'S CERTIFICATE, ZONING INFORMATION, OWNER INFORMATION, OWNER'S SIGNATURE BLOCK AND NOTARY are duplicated on*

SHEET 2 OF 3. It is recommended that the duplicate information be deleted. J. The VICINITY MAP, LEGEND, SURVEY NOTES, SURVEYOR'S CERTIFICATE, ZONING INFORMATION, OWNER INFORMATION, SITE DATA, OWNER'S SIGNATURE BLOCK AND NOTARY are duplicated on SHEET 3 OF 3. It is recommended that the duplicate information be deleted. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOTS 1, 2, and 3 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 – 45,000 sf, LOT 2 – 2,200 sf, and LOT 3 – 16,000 sf. 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 the Traffic Engineering comments: *(Each lot is limited to one curb cut per street frontage with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should 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 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 PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. 5001 Rangeline Crossing Drive

(Northwest corner of Halls Mill Road and Rangeline Crossing Drive).

Council District 4

PUD-001643-2021

Kimley-Horn and Associates

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites in a private street subdivision.

The Applicant was not present, but submitted a Holdover request prior to the meeting, requesting the application be heldover until the July 15 meeting.

Motion to holdover by Libba Latham. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application to the July 15th meeting to allow the applicant to obtain written consent to amend the PUD from all property owners within the PUD. Documentation of authorization should be provided to Planning & Zoning by July 6th.

GROUP APPLICATIONS:

**12. 6636, 6638, 6640, 6666, 6680 and 6692 Old Shell Road
(North side of Old Shell Road, 520'± West of the North terminus of Dickens Ferry Road).
Council District 7**

a. SUB-001644-2021 (Subdivision)

Creed Subdivision

Number of Lots / Acres: 1 Lot / 5.7± Acres

Engineer / Surveyor: Rowe Engineering and Surveying

Gregory Griffith, Creed Development Group, was present to represent the application. He stated that the project was ready for development and requested that the applications not be heldover. He stated that the development needed to be completed in time to house students.

Harry Brislin, University of South Alabama Real Estate Services, was present to express the University's concerns regarding the application. He stated that the University would like to meet with the applicant to discuss the impact of the development and surrounding area, and requested that the Commission consider a 30-day holdover.

Staff noted that one email in opposition to the project had been received.

Commission members discussed the development with the applicant, and their communication with the University. The applicant stated that they had reached out to the University but not received feedback.

Commissioners discussed the merits of holding over the applications. Two Commissioners noted their opposition to holding the applications over.

Motion to holdover by Jennifer Denson. Second by Bess Rich. Heldover.
Jay Stubbs and Allan Cameron opposed.

After discussion, the Commission heldover this application to the July 15th meeting to allow the applicant time to meet with neighbors.

b. PUD-001646-2021 (Planned Unit Development)

Creed Cottages

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

See the discussion under the Subdivision application.

Motion to holdover by Jennifer Denson. Second by Bess Rich. Heldover.
Jay Stubbs and Allan Cameron opposed.

After discussion, the Commission heldover this application to the July 15th meeting to allow the applicant time to meet with neighbors.

c. ZON-001645-2021 (Rezoning)

Creed Group

Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

See the discussion under the Subdivision application.

Motion to holdover by Jennifer Denson. Second by Bess Rich. Heldover.
Jay Stubbs and Allan Cameron opposed.

After discussion, the Commission heldover this application to the July 15th meeting to allow the applicant time to meet with neighbors.

13. 500 Broadcast Drive

(North terminus of Broadcast Drive).

Council District 5

a. SUB-001628-2021 (Subdivision)

isam Addition to Bel Air Boulevard Subdivision, Resubdivision of Lot 1

Number of Lots / Acres: 2 Lots / 4.8± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

Juergen Hellmich, the Applicant was present, and explained that he did not understand why the applications were recommended for holdover. He stated that he is not from here and does not understand the process. He also stated that he had notified all interested parties, but that he didn't know how this process works and thought he had done what he needed to do. He asked for help from staff to understand what needed to be done to get this approved.

Commissioners and legal staff advised the application to read the staff report, then meet with the staff to get some direction.

Motion to holdover by Libba Latham. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application to the meeting of August 19th to allow the applicant to address the following items:

- 1) submittal of a preliminary plat for the proposed subdivision, to include adjacent lots which may need to be re-subdivided, as well as real property frontage on a street for the second lot;
- 2) revision of the mailing labels and fees to include any further property owners who may be adjacent to or across streets from expanded boundaries of the subdivision;
- 3) authorization of inclusion into the subdivision by any adjacent property owners whose properties must be included.

Revisions should be submitted to Planning and Zoning no later than July 19th.

b. PUD-001631-2021 (Planned Unit Development)

Juergen Hellmich

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between two building sites.

See the discussion under the Subdivision application.

Motion to holdover by Libba Latham. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application to the meeting of August 19th to allow the applicant to address the following items:

- 1) submittal of a site plan to include the property on the West side of Broadcast Drive (Lot 1A, D.E.C. Subdivision, Resubdivision and Addition to Lot 1), which was included in the 2014 PUD, and inclusion of the properties to the North which are to be included in the subdivision;
- 2) revision of the mailing labels and fees to include any further property owners who may be within 300 feet of all boundaries of the PUD; and
- 3) authorization of inclusion into the PUD by the owners of Lot 1A, D.E.C. Subdivision, Resubdivision and Addition to Lot 1, and all owners of properties included in the subdivision.

Revisions should be submitted to Planning and Zoning no later than July 19th.

**14. Northeast corner of Schillinger Road South and Hitt Road.
Council District 6**

a. SUB-001649-2021 (Subdivision)

Brewer Center Subdivision, Resubdivision of Lot 3

Number of Lots / Acres: 3 Lots / 12.8± Acres

Engineer / Surveyor: Anchor Engineering Associates, Inc.

Dwayne Smith, Anchor Engineering, for the Applicant, was present and did not agree to the proposed holdover. He spoke about the confusion of the holdover and stated that he didn't know that owner authorization letters were needed. He asked for conditional approval, and he would have the one letter back that he is missing.

The Commission's legal counsel stated that consent of all owners was required before considering this application.

Motion to holdover by Libba Latham. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application to the July 15th meeting to allow the applicant to obtain written consent to amend the PUD from all property owners within the PUD. Documentation of authorization should be provided to Planning & Zoning by July 6th.

b. PUD-001648-2021 (Planned Unit Development)

Brewer Center Subdivision, Resubdivision of Lot 3

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.

See the discussion under the Subdivision application.

Motion to holdover by Libba Latham. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application to the July 15th meeting to allow the applicant to obtain written consent to amend the PUD from all property owners within the PUD. Documentation of authorization should be provided to Planning & Zoning by July 6th.


OTHER BUSINESS:

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

Shayla Beaco discussed the Action Plan update for the Map for Mobile. She noted that the Action Plan update represented City initiatives moving forward.

Motion to adopt the Action Plan update by Matt Anderson. Second by Jay Stubbs. Adopted.

Minutes approved: August 15, 2024

 8-15-24
Jennifer Denson, Secretary


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