

MOBILE CITY PLANNING COMMISSION

MINUTES

JULY 15, 2021 - 2:00 P.M.

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. Matt Anderson, (MD) Nick Amberger (AO) Bess Rich (CC) Don Hembree (PJ) Mr. Kirk Mattei (S)	Shirley Sessions Allan Cameron Taylor Atchison Susan Carley (S)
Planning Staff Present	Others Present
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Bert Hoffman, Long Range Planning Victoria L. Burch, Planning & Zoning Shayla Beaco, Build Mobile	Doug Anderson, Staff Attorney Marybeth Bergin, Traffic Engineering George Davis, City Engineering

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

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

ADOPTION OF THE AGENDA:

Motion made by Libba Latham. Second by Matt Anderson Adopted.

HOLDOVERS:

- 1. 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.

Applicant's representative Chris Rogers, 13455 Noel Road, Dallas, TX., was present and asked for a postponement due to not having all of the neighboring property owner signatures for the PUD application.

Staff stated there were three (3) missing signatures of the property members. A holdover until the August 19th meeting would allow the applicant to obtain the required signatures.

No one else was present for or against the application.

Motion to holdover by Carlos Gant. Second by Libba Latham. Heldover.

The Commission decided to holdover the application to the August 19th meeting, at the applicant's request, to allow more time to obtain written consent of all property owners within the PUD.

**2. 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

Applicant was present and in agreement with staff recommendations.

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

Commission members and staff discussed the total number of parking spaces slated for 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:

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- 1) revision of the Final Plat to either show that Old Shell Road has an existing compliant right-of-way, or dedication should be made to provide 50' from the centerline;
- 2) retention of the 25-foot minimum building setback line, adjusted for dedication, if necessary;
- 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, adjusted for dedication, if necessary;
- 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #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 – 17,000 sf. 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.);*
- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut 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) provision of two Planned Unit Development site plans (hard copy and .pdf) prior to the signing of the Final Plat.

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 approve by Don Hembree. Second by Matt Anderson. Approved.
Bess Rich opposed.

The Commission found 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);
- 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);
- 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);
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land);
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design); and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities).

The Approval is subject to the following conditions:

- 1) revision of the Final Plat to either show that Old Shell Road has an existing compliant right-of-way, or dedication should be made to provide 50' from the centerline
- 2) retention of the 25-foot minimum building setback line, adjusted for dedication, if necessary;
- 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, adjusted for dedication, if necessary;
- 4) coordination with staff regarding tree plantings and compliance at the time of permitting;
- 5) provision of a photometric site plan at the time of permitting;
- 6) revision of the site plan to correctly indicate the number of parking spaces;

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- 7) revision of the site plan to state that all dumpsters on site will comply with Section 64-4.D.9. of the Zoning Ordinance;
- 8) obtaining private property tree permits prior to removing any existing trees on-site;
- 9) obtaining demolition permits for each existing building on the subject site to be removed;
- 10) revision of the site plan to either indicate that the gate will be electronically controlled, or provide sufficient queuing spaces on private property;
- 11) compliance with the Engineering comments: *(Retain SITE NOTES #3 - #8, as shown on the PLANNED UNIT DEVELOPMENT drawing SHEET 1 of 1.);*
- 12) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut 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.);*
- 13) 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.);*
- 14) 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*
- 15) provision of two Planned Unit Development site plans (hard copy and .pdf) prior to the signing of the Final Plat.

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

Bess Rich opposed

The Commission recommended this application for Approval for the following reasons:

- a) changing conditions in a particular area make a change in the Ordinance necessary and desirable; and

- b) there is a need to increase the number of sites available to business or industry.

The approval is subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

**3. 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.

Staff discussed the revised recommendations for the application.

The applicant was present and in agreement with the revised staff recommendations.

No one else was present for or against the application.

Motion to approve by Libba Latham. Second by Matt Anderson. Approved.

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 and labeling 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) placement of a note on the Final Plat stating that maintenance of the common areas is for the property owners and not the City of Mobile;
- 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 and label the monument set or found at each subdivision corner. C. Provide a vicinity map. D. Provide a legal description for the subdivision boundary. E. Revise NOTE 1 referencing the FEMA flood maps to the current maps -June 5, 2020. F. Provide the contact information for the surveyor, as required. G. Label the COMMON*)

AREA as “COMMON AREA – DETENTION”. H. Show and label each and every proposed DRAINAGE EASEMENT as “PRIVATE”, or provide a note that states that the proposed drainage easements are PRIVATE and will not be maintained by the City of Mobile. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor’s and Owner’s (notarized) signatures. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 17 - #79) LOTS 3A, 3B, and 3C 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 3A – 20,000 sf, LOT 3B – 9,000 sf, and LOT 3C – 7,000 sf. L. 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. M. 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. N. 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. O. 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. P. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. Q. 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. R. 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 following Traffic Engineering comments: *(A traffic impact study was previously prepared for this site with known and unknown proposed development. Retail buildings, restaurant, grocery, and gas station were all amount the uses previously studied. The study included off-site improvements along Schillinger Road adjacent to the development and those improvements were completed with the development of the housing site. In the previous traffic study, a traffic signal was recommended at the shared access road that was constructed with the housing site. The development still lacks the internal circulation that the overall site may provide with development on Lot 3A. Additional impact studies or updates to the original study will be required as the development changes or defined uses are presented to the City that may warrant additional improvements, beyond what has already been constructed. The proposed site shifts a shared driveway on Schillinger Road north from its previously approved driveway and adds a right-in/right-out driveway as well. Driveway number, size, location, and design are subject to the*

- approved PUD for this site, shall 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.

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

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 an existing PUD;
- 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 greater connectivity between building sites;
- 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 further development of an existing PUD;

- 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 the maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
- 5) Placement of a note on the site plan stating that Planned Unit Developments are site plan specific, and as such, any changes to the alter access to the Common Area Access Easement or any substantial changes to an individual lot will require that particular lot to submit an Administrative PUD;
- 6) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 7) compliance with Engineering comments: (1. Update the Vicinity Map to show adjacent streets, etc. 2. Label the COMMON AREA as “COMMON AREA – DETENTION” 3. Check and update the GENERAL NOTE #3 to include LOTS 3A, 3B, and 3C. It references LOT 3 which is being removed from the PUD. 4. Update GENERAL NOTE #5. The Common Area shown (proposed detention area adjacent to LOT 3A) will not receive access to Hitt Rd. 5. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN – “Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.” 6. Retain ENGINEERING NOTES #1 - #5, as shown on the PUD EXHIBIT W/ UTILITIES drawing SHEET PUD-1.);
- 8) placement of a note on the Final Plat stating the following Traffic Engineering comments: (*A traffic impact study was previously prepared for this site with known and unknown proposed development. Retail buildings, restaurant, grocery, and gas station were all amount the uses previously studied. The study included off-site improvements along Schillinger Road adjacent to the development and those improvements were completed with the development of the housing site. In the previous traffic study, a traffic signal was recommended at the shared access road that was constructed with the housing site. The development still lacks the internal circulation that the overall site may provide with development on Lot 3A. Additional impact studies or updates to the original study will be required as the development changes or defined uses are presented to the City that may warrant additional improvements, beyond what has already been constructed. The proposed site shifts a shared driveway on Schillinger*

- Road north from its previously approved driveway and adds a right-in/right-out driveway as well. Driveway number, size, location, and design are subject to the approved PUD for this site, shall 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 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.);*
 - 10) 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.);*
 - 11) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
 - 12) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

- 4. 204 and 206 Furr Street**
(East side of Furr Street, 535'± North of Old Shell Road).
Council District 1
SUB-001658-2021
Ingate Place Subdivision, Block 3, Resubdivision of Lots 15 & 16
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

Applicant was present and in agreement with staff recommendations.

No one else was present for or against the application.

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

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

- 1) retention of the right-of-way width of Furr Street on the Final Plat;
- 2) retention of the 25-foot 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 and label the monument set or found at each subdivision corner. 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 24 - #74) LOT A 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 A – 6,000 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: (*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.)*

**5. 6771 Graham Road South
(South terminus of Nicklaus Drive East).
Council District 7
SUB-001655-2021
Newberry Subdivision
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.**

Applicant was present and in agreement with staff recommendations.

No one else was present for or against the application.

Motion to approve by Bess Rich. 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 on the Final Plat as blocked-out from the South terminus of Nicklaus Drive East;
- 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) 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. Show/label the Common Area listed in the legal description. C. Provide a graphic scale. D. Provide and label the monument set or found at each subdivision corner. 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 18 - #66) 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, LOT 2 – 3800 sf. 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.);

- 4) 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.*);
- 5) 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,
- 6) 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.*)

6. 196 Stillwood Lane

(South terminus of Stillwood Lane, extending to the North side of Batre Lane, 212'± East of Avalon Street).

Council District 7

SUB-001669-2021

Watts-Slaughter Subdivision, Resubdivision of Lot 2

Number of Lots / Acres: 2 Lots / 1.9± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

Applicant was present and in agreement with staff recommendations.

No one else was present for or against the application.

Staff noted that a resident had submitted concerns online regarding the subdivision.

Commissioners and staff discussed the note on the plat denying access to Batre Lane, and how it was a condition on a previous plat. Based on Traffic Engineering comments, staff did not see a reason to deny access.

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

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

- 1) 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;
- 2) Retention of the 25' minimum building setback along both frontages on the Final Plat;
- 3) 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;
- 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 - #73) LOTS 2A & 2B 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 2A – 1,200 sf and LOT 2B –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: *(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.).*

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS

7. 3673 and 3679 Airport Boulevard

(South side of Airport Boulevard, 355'± East of Montlimar Drive, extending to the West side of Montlimar Creek Drainage Canal).

Council District 5

PUD-001671-2021

Airport Boulevard Storage, LLC

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

Applicant was present and in agreement with staff recommendations.

No one else was present for or against the application.

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

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 because it will allow shared parking and access between two properties;

- 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 two properties to share access and 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 a portion of the over-all site will be re-purposed with access to the existing developed portion;
- 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 the site has access to existing infrastructure.

The approval is subject to the following:

- 1) revision of the legal description on the site plan to include both Lots A and B, Kola Mobile Subdivision;
- 2) revision of the site plan to provide the size of the existing restaurant building;
- 3) revision of the site plan to provide parking calculations for the existing restaurant;
- 4) placement of a note on the site plan stating that landscaping and tree plantings shall comply with the 2019 PUD site plan, to be coordinated with Planning and Zoning staff;
- 5) revision of the site plan to either illustrate compliant dumpsters, or placement of a note on the site plan stating that dumpsters will not be utilized and refuse collection will be via curbside service or private can collection;
- 6) revision of the site plan to identify the water and sewer easements along the Airport Boulevard frontage and at the South end of Lot B;
- 7) retention of the note on the site plan stating that no structure shall be constructed or placed within any easement without permission of the easement holder;
- 8) compliance with the Engineering comments: *(Retain NOTES #3 - #8, as shown on the PUD Site Plan drawing SHEET 1 of 1.);*
- 9) placement of a note on the site plan 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.);*
- 10) 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.];*
- 11) 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./;

- 12) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for building or land disturbance permits; and
- 13) full compliance with all municipal codes and ordinances.

NEW PLANNING APPROVAL APPLICATIONS

8. 1260 and 1262 Dauphin Street, and 4 North Ann Street (Northeast corner of Dauphin Street and North Ann Street).

Council District 2

PA-001665-2021

Central Presbyterian Church

Planning Approval to amend a previously approved Planning Approval to allow a photography studio in a B-1, Buffer Business District.

Applicant was present and in agreement with staff recommendations.

No one else was present for or against the application.

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

The Commission found the following Findings of Fact for Approval for the Planning 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, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations; and
- b. The proposal will be in harmony with the orderly an appropriate development of the district in which the use is located, because it will have limited impact on nearby residents.

The approval is subject to the following conditions:

- 1) obtaining of the appropriate City of Mobile business license for the operation; and
- 2) full compliance with all municipal codes and ordinances.

9. 105 North Jackson Street

(West side of North Jackson Street, 84'+ North of St. Michael Street).

Council District 2

PA-001680-2021

Kawauna Gill

Planning Approval to allow an occupancy load of more than 100 persons for a lounge in a T5.1 Sub-District of the Downtown Development District.

Applicant, Kawauna Gill, was present, and stated she brought a floor plan for the meeting in order to address the recommendation for holdover.

Staff stated they received the plan from Ms. Gill right before the meeting, and now needed a holdover to allow time for staff to review the plan.

Commissioners and staff discussed the online comments expressing concern with the application.

Commissioners asked if the Applicant had met with the residents and neighbors. The Applicant stated she was not aware of the opposition letters.

The Applicant stated that she was agreeable to hold over until August 5th meeting.

Staff asked the Applicant if she would have time to meet with the neighbors before the August 5th meeting, to which Ms. Gill stated yes.

Motion to holdover by Bess Rich. Second by Matt Anderson. Heldover.

The Commission heldover this application to the meeting of August 5th meeting to allow staff to review the site plan submitted at the meeting and to allow the Applicant to meet with neighbors.

GROUP APPLICATIONS:

10. 56 Beauregard Street

(Northwest corner of Beauregard Street and Dekle Road).

Council District 2

a. PUD-001673-2021 (Planned Unit Development)

Ray-Mont Logistics Mobile Incorporated

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

Applicant, David Franseen, Duluth, Minnesota, was present and agreed to staff recommendations.

Staff discussed the online comments, which expressed concerns regarding if the property were to be leased.

Staff noted that revised conditions recommended approval of the PUD subject to the conditions, and that the sidewalk be required.

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

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 greater flexibility is required due to the scope and scale of the 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), by allowing expansion of an existing development;
- 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 applicant is endeavoring to maintain the economic viability of an existing development within an industrial corridor of the city;
- 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 development is limited to only a portion of the site thus maintaining a majority of existing environmental conditions while also providing additional landscape area and tree plantings;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because additional greenspace will be preserved within the development; and,
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development is already served by public services and utilities, and should not increase the need for such services beyond what the site has historically required.

The Approval is subject to the following conditions:

- 1) Revision of the site plan to show the entire PUD site and depict all existing and proposed site improvements;
- 2) Revision of the site plan to depict the size of the proposed office building;
- 3) Provision of a table depicting off-street parking calculations, in compliance with Section 64-6.A.6. of the Zoning Ordinance;
- 4) Revision of the site plan to designate van-accessible/handicap parking spaces in compliance with International Building Code standards;
- 5) Revision of the site plan to depict compliance with the minimum parking stall and access aisle dimensions of Section 64-6.A.2. of the Zoning Ordinance;
- 6) Provision of a photometric plan in compliance with parking lot lighting requirements of Section 64-6.A.8. of the Zoning Ordinance;

- 7) Placement of a note on the revised site plan stating the site shall comply with the tree planting and landscape area requirements of Section 64-4.E.3. of the Zoning Ordinance and that a compliant tree planting and landscape area plan shall be submitted for review at the time of permitting;
- 8) 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.);*
- 9) Placement of a note on the site plan stating Traffic Engineering comments: (*Driveway number, size, location, and design are subject to the approved PUD for this site, shall 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.);*
- 10) 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.);*

11) Compliance with 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,

12) Full compliance with all other municipal codes and ordinances.

**b. SUB-SW-001674-2021 (Sidewalk Waiver)
Ray-Mont Logistics Mobile Incorporated
Request to waive construction of a sidewalk along Beauregard Street.**

See the discussion under the PUD application.

Motion to deny by Don Hembree. Second by Matt Anderson. Denied.

The Commission denied the waiver of the sidewalk along Beauregard Street.

11. 3950 Wimbledon Park

(Northwest corner of South McGregor Avenue and Wimbledon Park).

Council District 5

**a. SUB-001683-2021 (Subdivision)
Crane Subdivision
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Bethel Engineering of Mobile**

Staff informed the Commission that the applicant had submitted a Planned Unit Development (PUD) site plan as the subdivision preliminary plat, but that staff worked with City Engineering to ensure that the subdivision plat was compliant. Thus staff were able to prepare approval conditions for the subdivision and PUD.

Staff noted that there was a letter in support from the neighborhood.

The Applicant was present and in agreement with the revised staff recommendations.

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

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

With a waiver of Section V.D.9. of the Subdivision regulations, the Commission Tentatively Approved the subdivision request subject to the following conditions:

1) Provision of a subdivision plat compliant with the Subdivision Regulations;

- 2) Depiction of the right-of-way along Wimbledon Park on the Final Plat;
- 3) Provision of the size of the lot in square feet and acres on the Final Plat, or provision of a table on the Plat with the same information;
- 4) Compliance with Engineering comments: (A. *Provide all of the required information on the FINAL 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. 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. D. 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 plat stating 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.*);
- 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.*).
- 8) Provision of a revised PUD site plan, as appropriate, prior to signing of the Final Plat; and,
- 9) Full compliance with all other municipal codes and ordinances.

b. PUD-001682-2021 (Planned Unit Development)

Crane Subdivision

Planned Unit Development to amend a previously approved Planned Unit Development to allow reduced setbacks and increased site coverage.

See the discussion under the Subdivision application.

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

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) in that it maintains the concept of the innovative subdivision of the overall 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), which is achieved by allowing reduced setbacks and increased site coverage;
- 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) by limiting the impact of further development of the site to a use whose impact on the land is less demanding of resources than denser multi-family developments;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land) by limiting impact of the development to existing, developed land where no additional clearing or alteration of the landscape is required;

The Approval is subject to the following conditions:

- 1) Depiction of the right-of-way along Wimbledon Park on a revised site plan;
- 2) Provision of the size of the lot in square feet and acres on the site plan, or provision of a table on the site plan with the same information;
- 3) Depiction of all applicable setbacks on the site plan, or provision of a table with the same information;
- 4) Depiction of the increased site coverage on the site plan, or provision of a table with the same information;
- 5) Compliance with Engineering comments (*1. Rename "SITE GRADING AND DRAINAGE NOTES:" heading to "PUD NOTES". 2. Retain PUD NOTES #A - #F as shown on the PUD SITE PLAN SHEET 1.*);
- 6) Placement of a note on the site plan stating 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*

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(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) Provision of a revised PUD site plan, as appropriate, prior to signing of the Final Plat;
- 10) Completion of the Subdivision process prior to the approval of any permits for land disturbing or construction; and,
- 11) Full compliance with all other municipal codes and ordinances.

OTHER BUSINESS:

Minutes approved: August 15, 2024

 8-15-24
Jennifer Denson, Secretary


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