

MOBILE CITY PLANNING COMMISSION

MINUTES

APRIL 7, 2022 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

Members Present	Members Absent
John W. “Jay” Stubbs, Jr. Chairman Allan Cameron, Vice Chairman Jennifer Denson, Secretary Shirley Sessions Matt Anderson, (MD) Nick Amberger (AO) Susan Carley (S) Kirk Mattei (S)	Carlos Gant Taylor Atchison Scott Jones (CC)
Planning Staff Present	Others Present
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Victoria L. Burch, Planning & Zoning Bert Hoffman, Long Range Planning Shayla Beaco, Build Mobile	Doug Anderson, Staff Attorney 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 Matt Anderson. Second by Nick Amberger. Adopted.

HOLDOVERS:

- 1. 6567, 6575, 6579 and 6583 Addison Woods Drive (private street)
(West side of Addison Woods Drive, 835’± North of Girby Road).
Council District 6**

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a. SUB-001958-2022 (Subdivision)

Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33

Number of Lots / Acres: 4 Lots / 0.4± Acre

Engineer / Surveyor: Rowe Engineering & Surveying

Brett Orrell of Polysurveying was present to represent the application. He made the following points regarding the requests:

- the application was submitted by the builder, Adams Homes;
- Polysurveying was not the original surveyor for the development, and has only been involved with specific home sites;
- revised plans have been provided;
- four certificates of occupancy (COs) are pending for homes that have been built, but which cannot be issued until the Subdivision and PUD requests are approved;
- the four sites in question back up to a large common area that will never be developed; and
- the deck and steps for these properties encroach on the rear setback, thus the purpose of the requests is to amend the setbacks;

Planning staff and the applicant discussed the difference in the original plans and setbacks and the amended ones submitted today.

Legal counsel advised the Commission that if they were included to approve, it would be based on the revised site plan with full compliance with conditions and comments.

No one else was present regarding the application.

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

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

- 1) Limited to the setbacks as shown on the revised plans;
- 2) 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. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADIDON WOODS. B. 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.*);
- 3) Placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces,*

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- shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 4) Compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
 - 5) Compliance with 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,
 - 6) Full compliance with all other Codes and Ordinances.

b. PUD-001959-2022 (Planned Unit Development)

Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.

See the discussion under the Subdivision application.

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

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) in that it maintains the concept of the innovative subdivision of the overall 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), which is achieved by allowing a smaller lot size with reduced setbacks and greater 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 Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development is

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already served by public services and utilities, and should not increase the need for such services beyond what the site has required.

The Approval is subject to the following conditions:

- 1) Limited to the setbacks as shown on the revised plans;
- 2) 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. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADIDON WOODS. B. 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.*);
- 3) Placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.*);
- 4) Compliance with Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*);
- 5) Compliance with 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,
- 6) Full compliance with all other Codes and Ordinances.

2. 2908 Old Shell Road

(North side of Old Shell Road, 120'± West of Union Avenue, extending to the Southeast corner of Yew Street and Hemley Avenue).

Council District 1

SUB-001838-2021

Valelore Plaza Subdivision

Number of Lots / Acres: 1 Lot / 0.4± Acre

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Engineer / Surveyor: John F. Crenshaw

Lorenzo Martin was present to represent the application and in agreement with the recommendations.

No one else was present regarding the application.

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

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

- 1) dedication to provide 25 feet from the centerline of Yew Street;
- 2) revision of the plat to indicate the 25-foot radius curve dedication at the corner of Yew Street and Hemley Avenue originating at the dedicated portion along Yew Street instead of the existing right-of-way line;
- 3) retention of the right-of-way widths of all streets on the Final Plat, adjusted for any required dedication;
- 4) revision of the plat to indicate a 25-foot minimum building setback line along Yew Street and Old Shell Road, to be measured from any required dedication;
- 5) retention of the twelve (12)-foot minimum building setback line along Hemley Avenue, as approved by the Board of Zoning Adjustment;
- 6) retention of the 25-foot minimum building setback line along Old Shell Road;
- 7) retention of the lot size label on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 8) 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 bearing and distances for the area being dedicated to public ROW. C. Add the area being dedicated (in square feet). D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 4,100 sf. E. 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. 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*

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letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 9) *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. Any 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 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*
- 11) *compliance with the Fire-Rescue Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

NEW SUBDIVISION APPLICATIONS:

3. **1006 and 1008 Railroad Street**
(East side of Railroad Street, 120'± South of Thomas Street).
Council District 1
SUB-001990-2022
Courtney A. Bendolph Subdivision
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Erdman Surveying, LLC

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

Motion to approve by Jennifer Denson. Second by Shirley Sessions. Approved.

After discussion, with a waiver of Section V.B.14. of the Subdivision Regulations, the Planning Commission Tentatively Approved the application, subject to the following conditions:

- 1) Retention of the lot size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 2) Retention of the 25-foot minimum building setback line along Railroad Street, in compliance with Section V.D.9. of the Subdivision Regulations;

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- 3) 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 different line weight for the subdivision boundary. All the solid lines shown on the PLAT are the same line weight. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos 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. 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.);*
- 4) Placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 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.

GROUP APPLICATIONS:

4. 3959 Wimbledon Park (South side of Wimbledon Park, 210'± West of South McGregor Avenue). Council District 5

a. SUB-001991-2022 (Subdivision)

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Wimbledon Park Subdivision, Replat of Lot 9

Number of Lots / Acres: 1 Lot / 0.2± Acre

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

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

After discussion, with a waiver of Section V.D.2. and V.D.9. of the Subdivision Regulations, the Planning Commission Tentatively Approved the application, subject to the following conditions:

- 1) Retention of the right-of-way along Wimbledon Park on the Final Plat;
- 2) 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;
- 3) 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 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. C. 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. D. 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. E. 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. F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. G. 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. H. 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.*);

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- 4) 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.*)
- 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);
- 6) 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.*);
- 7) Provision of a revised PUD site plan, as appropriate, prior to signing of the Final Plat; and,
- 8) Full compliance with all other municipal codes and ordinances.

b. PUD-001992-2022 (Planned Unit Development)

Wimbledon Park, Lot 9

Planned Unit Development Approval 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 Matt Anderson. Second by Nick Amberger. Approved.

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) in that it maintains the concept of the innovative subdivision of the overall 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), which is achieved by allowing a smaller lot size with reduced setbacks and greater 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

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- development to existing, developed land where no additional clearing or alteration of the landscape is required;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open space of the site; 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 required.

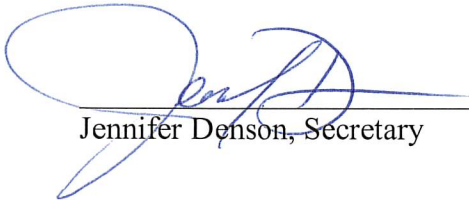
The Approval is subject to the following conditions:

- 1) Completion of the Subdivision process prior to the issuance of a Certificate of Occupancy; and,
- 2) Full compliance with all other municipal codes and ordinances.

OTHER BUSINESS:

Minutes approved: _____

1/16/2025



Jennifer Denson, Secretary



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