

MOBILE CITY PLANNING COMMISSION

MINUTES

AUGUST 4, 2022 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

Roll Call:

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

HOLDOVERS:

- 1. 5340 Halls Mill Road and 4370 Rangeline Road
(North side of Halls Mill Road, 690'± West of Rangeline Service Road South, extending to the East side of U.S. Highway 90 West).
Council District 4
SUB-002045-2022**

Lyle Machinery Co. Subdivision

Number of Lots / Acres: 1 Lots / 5.5± Acres

Engineer / Surveyor: Sawgrass Consulting, LLC

Clay Lanham was present to represent the application and expressed concerns about condition #1 regarding right-of-way issues. He asked that the right-of-way width for Halls Mill Road be left at fifty (50) feet, as it was when his client purchased the property. He also stated that they were still researching the property title history to try to establish the property as a non-conforming legal lot of record.

Planning staff explained that dedication is typically required during the subdivision process, to bring the site into alignment with the Major Street Plan recommendations. Other properties in the vicinity dedicated right-of-way along Halls Mill Road when they came through the subdivision process. If the applicant can confirm the status as a non-conforming legal lot of record, the subdivision request can be allowed to expire and right-of-way dedication will not be required.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Carlos Gant. Approved.

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

- 1) Revision of the Final Plat to illustrate the right-of-way width for Halls Mill Road as 70', adjusting for dedication as needed;
- 2) Revision of the Final Plat to illustrate the right-of-way width for Rangeline Service Road South as 40', adjusting for dedication as needed;
- 3) Revision of the Final Plat to illustrate a compliant 25-foot minimum building setback line along Rangeline Service Road South, adjusting for dedication as needed;
- 4) Retention of the 25-foot minimum building setback line along Halls Mill Road on the Final Plat, adjusted for dedication as needed;
- 5) 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;
- 6) Placement of a note on the Final Plat stating no structures shall be constructed within any easement without the permission of the easement holder, if applicable;
- 7) Compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide reference, on the map and the description, to a monumented corner. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards*

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stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE and LOT 2 –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.);

- 8) 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.);*
- 9) Compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 10) Compliance with the Fire-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.)*

2. 2500 North University Boulevard

(East side of North University Boulevard, 645'± North of Mickey Drive).

Council District 1

PUD-002068-2022

Rightway Christian Center Church

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

Vincent Robinson was present to represent the application. He stated that the proposed sanctuary and the associated amphitheater would never be in use at the same time, thus having separate parking requirements for each seemed excessive.

Planning staff responded that a shared parking plan could address any parking concerns, and could be handled administratively.

No one else was present regarding the 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*), because it will allow multiple buildings on a single building site and is located along a major street and is large enough to allow the proposed development and uses;
- b) The proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because the proposal retains large areas of the overall site as undeveloped;
- c) The proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because the site is located along a major street and is large enough to allow the proposed development and uses;
- d) The proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land and Open space to encourage the provision of common open space through efficient site design*), because it retains large areas of the overall site as undeveloped;
- e) The proposal promotes the objective of Open space (*to encourage the provision of common open space through efficient site design*), because the project proposes large areas for outdoor venues; 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 will utilize existing public infrastructure.

The Approval is subject to the following conditions:

- 1) Retention of the 25' minimum building setback line along all street frontages;
- 2) Retention of the lot size label in both square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information;
- 3) Approval of an amended PUD for each phase of proposed future expansion;

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- 4) Provision of a note on the Master Plan stating that the site will comply with Section 64-4.E.3 of the Zoning Ordinance and that the Owner should coordinate with Staff on the location and planting of trees in compliance with Right Tree Right Place standards;
- 5) 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.);*
- 6) Placement of a note on the site plan stating Traffic Engineering comments: (*Site is limited to driveways as shown on the approved PUD plan with 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.);*
- 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 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,

- 9) Provision of a copy of the revised PUD site plan for review by the Planning and Zoning Department prior to the approval of any permits.

NEW SUBDIVISION APPLICATIONS:

3. 3110 Halls Mill Road

(East side of Satchel Paige Drive, 470'± North of Halls Mill Road).

Council District 3

SUB-002112-2022

McGowin Business Park Subdivision, Phase 7

Number of Lots / Acres: 1 Lot / 2.6± Acres

Engineer / Surveyor: Byrd Surveying

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

Motion to approve by Shirley Sessions. Second by Matt Anderson. Approved.

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

- 1) Retention of the right-of-way along Satchel Paige Drive;
- 2) Revision of the Final Plat to provide the size of the lot in both square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) Retention of the 25-foot minimum building setback line along Satchel Paige Drive, in compliance with Section V.D.9. of the Subdivision Regulations;
- 4) Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
- 5) Compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide and label the monument set or found at each subdivision corner. C) Add a graphic scale. D) Provide the required curve data. E) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #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. 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*

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Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G) Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I) Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. L) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) Placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 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.*);
- 8) Compliance with the Fire-Rescue Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*); and,
- 9) Compliance with other applicable codes and ordinances.

4. 5615, 5627, and 5639 Todd Acres Drive

(East side of Todd Acres Drive, at the East terminus of Kooiman Road).

Council District 4

SUB-002117-2022

Crigler Industrial Park Subdivision, Resubdivision of Lots 5, 6, & 7

Number of Lots / Acres: 1 Lot / 12.0± Acres

Engineer / Surveyor: Clark, Geer, Latham and Associates

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Commissioner Cameron recused from the application.

Charles Tisher of Clark, Geer, Latham and Associates was present to represent the application, and expressed concern about the Traffic Engineering comments, condition #6.

Traffic Engineering staff stated the comments were a carryover from a previous meeting and that they could be replaced with the standard Traffic Engineering comments.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved. Alan Cameron recused from voting.

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

- 1) Retention of the right-of-way width of Todd Acres Drive on the Final Plat;
- 2) Retention of the 25-foot minimum building setback lines along Todd Acres Drive on the Final Plat;
- 3) Revision of the Final Plat to illustrate the Lot size in both square feet and acres, or provision of a table on the Final Plat providing the same information;
- 4) Placement of a note on the Final Plat stating that no structure is allowed in any easement, without the approval 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. Revise NOTE #15 to read “As shown on the 1984 aerial photo (FLIGHT 22 - #98) 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 – NONE.” C. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. D. 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. E. 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. 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.);

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

5. 6 South Hallett Street and 1105 Dauphin Street - WITHDRAWN

(West side of Hallett Street, 97'± South of Dauphin Street, extending to the South side of Dauphin Street, 100'± West of South Hallett Street).

Council District 2

SUB-002118-2022

Cho Ku Rei Subdivision

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

Engineer / Surveyor: Rowe Engineering & Surveying

The application was withdrawn prior to the meeting.

6. 7859 Zeigler Boulevard

(South side of Zeigler Boulevard, 235'± West of Schillinger Road North, extending to the West side of Schillinger Road North, 941'± South of Zeigler Boulevard).

Council District 7

SUB-002108-2022

Life Church / Faith Academy No. 3 Subdivision

Number of Lots / Acres: 2 Lots / 28.3± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

Commissioner Cameron recused from the application.

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

Motion to approve by Shirley Sessions. Second by Carlos Gant. Approved. Alan Cameron recused from voting.

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After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the rights-of-way along each street frontage, or revision of the plat to depict compliant rights-of-way along Schillinger Road North and Zeigler Boulevard;
- 2) Revision of the plat to correctly identify Schillinger Road North (not just as Schillinger Road);
- 3) Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
- 4) Retention of the 25-foot minimum building setback line along each street frontage, as required by Section V.D.9. of the Subdivision Regulations;
- 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) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. C) Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. D) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 16 - #71) LOTS A and B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE and LOT B – 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 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) 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.);*
 - 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 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.);*
 - 9) Provision of two (2) copies of a revised PUD site plan to the Planning and Zoning Department reflecting the amended subdivision plat, prior to signing of the Final Plat; and,
 - 10) Full compliance with all other Codes and Ordinances.

**7. 2112, 2115, and 2120 Grider Road
(North terminus of Grider Road).**

Council District 7

SUB-002111-2022

Grider Road – GHRE Subdivision

Number of Lots / Acres: 3 Lots / 87.1± Acres

Engineer / Surveyor: Linder Surveying Consultants

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, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Revision of the Final Plat to provide the size of each lot in both square feet and acres, or provision of a table on the Final Plat with the same information;

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- 2) Revision of the Final Plat to illustrate the 25-foot minimum building setback line along Grider Road where each lot is at least 60 feet in width, per Section V.D.9. of the Subdivision Regulations;
- 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) Update the PLAT to reflect the ROW dedication shown in RP book 1171 page 129-131 or provide recording information for the ROW Vacation. C) Dedicate ROW for a turnaround at the north end of Grider Road. D) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. E) Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #66) 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 – 2,500 sf, LOT 2 – NONE, and LOT 3 - NONE. 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 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.);
- 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:

8. **712, 716, and 718 Dauphin Island Parkway- HELDOVER**
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Johnston Avenue and Gosson Street).
Council District 2

These applications were heldover prior to the Commission meeting, thus no action was required by the Commission.

- a. **SUB-002115-2022 (Subdivision) HELDOVER**
Carmelite Nuns Discalced Subdivision
Number of Lots / Acres: 1 Lot / 7.0± Acres
Engineer / Surveyor: Cowles, Murphy, Glover and Associates
- b. **ZON-002116-2022 (Rezoning) HELDOVER**
Cowles, Murphy, Glover and Associates
Rezoning from R-3, Multi-Family Residential District and B-3, Community Business District to R-3, Multi-Family Residential District.

9. **5041 Rangeline Crossing Drive**
(North side of Rangeline Crossing Drive, extending to the West side of Halls Mill Road and the East side of Demetropolis Road).
Council District 4

- a. **SUB-002119-2022 (Subdivision)**
Rangeline Crossing Subdivision, Phase 4
Number of Lots / Acres: 2 Lots / 45.0± Acres
Engineer / Surveyor: Goodwyn, Mills, Cawood LLC

Melissa Currie of Goodwyn, Mills, Cawood, and John Vallas of Vallas Realty were present to represent the application. They had concerns regarding Traffic Engineering comments relating to access. They requested that access to Rangeline Crossing Drive be allowed for through traffic to Yogger Pass, rather than limited to emergency access only.

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Commissioners, staff and the applicants discussed the traffic issues in the area and the request the applicants brought up at the meeting. It was noted that the proposed connection between Rangeline Crossing Drive and Yogger Pass would have to be a private road, as the other streets are also private roads. A revised Traffic Impact Study would be required to reflect the proposed change.

Commissioners and the applicant discussed the phasing and the number of residents and units of the proposed development. It was noted that the overall development would have eight hundred thirty-five (835) units, with Phase One having three hundred seventy-eight (378) units and Phase Two having four hundred fifty-seven (457) units.

Commissioners and the applicant discussed construction access. City Engineering staff advised that construction traffic should not utilize Halls Mill Road due to existing traffic problems.

Commissioners the applicant and staff discussed the right-of-way width of Yogger Pass and the associated private street standards.

The applicant also reminded the Commission of their request for a third sign for the location. Planning staff stated that due to the change of access, a third sign might be warranted.

City Council member Ben Reynolds was present to speak regarding the application. He spoke in favor of the application and noted the need for a traffic signal. He also asked that condition number five (5) in the Subdivision and condition number ten (10) in the Planned Unit Development be revised along with requiring a modified traffic impact study.

No one else was present regarding the application.

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

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

- 1) Retention of lot sizes in square feet and acres;
- 2) Depiction of the 25' minimum building setback along Halls Mill Road, Rangeline Crossing Drive, and Yogger Pass;
- 3) Retention of the 40' minimum building setback line along Demetropolis Road;
- 4) Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
- 5) Compliance with Traffic Engineering comments: *(Traffic Engineering approval is contingent upon the completion of off-site improvements as recommended in the traffic impact study. Driveway number, size, location, and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and 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 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 reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Add street names to the vicinity map. E. Provide a written description for the subdivision boundary. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #93) LOTS Z-1 and Z-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 Z-1 – NONE and LOT Z-2 - NONE. 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.);*
- 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) Completion of the Subdivision process prior to issuance of any building permits.

b. PUD-002120-2022 (Planned Unit Development)

Rangeline Crossing PUD

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

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, because the site development is part of an overall Planned Unit Development;
- b. The proposal promotes the objective of Flexibility, because approval will allow multiple structures on a single building site;
- c. The proposal promotes the objective of Efficient land use, because the overall Planned Unit Development will utilize a relatively large area;
- d. The proposal promotes the objective of Environment, because it utilizes a disturbed site rather than a greenfield area;
- e. The proposal promotes the objective of Open space, because landscape areas will be provided throughout the development;
- f. The proposal promotes the objective of Public services, because off-site improvements will be completed that will benefit the overall development and immediate vicinity.

The approval is subject to the following conditions:

- 1) Depiction of the 25' minimum building setback along Halls Mill Road, Rangeline Crossing Drive, and Yogger Pass;
- 2) Retention of the 40' minimum building setback line along Demetropolis Road;
- 3) Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
- 4) Revision of parking data on the site plan to include calculations for the club house and activity building;
- 5) Revision of the site plan to depict that all trash compactors will be connected to sanitary sewer and have a compliant enclosure;
- 6) Coordination with staff to insure tree plantings are spaced appropriately;

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- 7) Provision of a compliant photometric site plan at the time of permitting;
- 8) Site is allowed three (3) freestanding signs, one per entrance;
- 9) Demetropolis Road is to be used as the primary construction access road;
- 10) Revision of the site plan to connect Rangeline Crossing Drive and Yogger Pass by continuing the existing entrance from Rangeline Crossing Drive northward directly connecting to Yogger Pass;
- 11) Coordination with Traffic Engineering to determine if the submitted Traffic Impact Study needs to be amended to consider potential traffic impacts as a result of the development connecting to Rangeline Crossing Drive;
- 12) Compliance with Traffic Engineering comments: *(Traffic Engineering approval is contingent upon the completion of off-site improvements as recommended in the traffic impact study. Driveway number, size, location, and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and 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 Engineering comments: *(1. Label one of the drawings submitted for PUD review as the PUD SITE PLAN. 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.);*

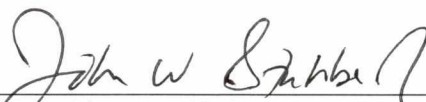
- 14) Compliance with Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and 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.*);
- 15) 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.*);
- 16) Provision of a revised PUD site plan (hard copy and .pdf) reflecting any conditions of approval;
- 17) Completion of the Subdivision process prior to issuance of any building permits; and
- 18) Full compliance with all other municipal codes and ordinances.

OTHER BUSINESS:

Minutes approved: February 20, 2025



Jennifer Denson, Secretary



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