

Due to the pandemic and pursuant to the proclamations by Governor Kay Ivey March 18 and April 2nd 2020, the Mobile City Planning Commission is using video technology for the April 16, 2020 meeting, which will be live streamed here (<https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>)

In order for any concerns to be considered by the Planning Commission you must email your concerns to planning@cityofmobile.org or they may be uploaded to the website via the portal [here](#). Comments must be entered by close of business Wednesday, April 14th in order to be considered by the Commission. <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>

MOBILE CITY PLANNING COMMISSION RESULTS AGENDA

April 16, 2020 - 2:00 P.M.

LIVE STREAM on YouTube

<https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>

ROLL CALL:

<u>X</u>	Mr. Carlos Gant, <i>Chairman</i>
<u>X</u>	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
<u>X</u>	Ms. Jennifer Denson, <i>Secretary</i>
<u>X</u>	Mr. Cart Blackwell
<u>X</u>	Ms. Shirley Sessions
<u>X</u>	Mr. Allan Cameron
	Mr. Taylor Atchison
<u>X</u>	Mr. Matt Anderson, (MD)
<u>X</u>	Mr. Nick Amberger (AO)
<u>X</u>	Ms. Bess Rich (CC)
<u>X</u>	Mr. Don Hembree (PJ)
<u>X</u>	Mr. John W. "Jay" Stubbs, Jr. (S)

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

Staff Attending Doug Anderson (legal counsel), Shayla Beaco, Margaret Pappas, Bert Hoffman, Emily Maskey, Christine Dawson (MHDC)

PLANNING COMMISSION

April 16, 2020

PAGE 2

Logistical Support: Michael Curtis (Planning Next), Brian Ashcroft (Planning Next), John Strope (Dogwood Productions)

ADOPTION OF THE AGENDA: Motion made by Nick Amberger and seconded by Matt Anderson

HOLDOVERS:

1. 1500 Government Street

(North side of Government Street, 300'± East of South Catherine Street, extending to the East side of Catherine Street, 175'± North of Government Street).

Council District 2

ZON-001191-2020

Casey Pipes

Rezoning from LB-2, Limited-Neighborhood Business District, to B-2, Neighborhood Business District.

A motion was made by Carlos Gant and seconded by Bess Rich to holdover the application to the May 21st meeting to allow the Board of Zoning Adjustment to consider the use variance request associated with this property.

NEW SUBDIVISION APPLICATIONS:

2. 3160 Old Shell Road

(Northeast corner of Old Shell Road and Abrams Street).

Council District 1

SUB-001237-2020

Gulf Coast Underground, LLC Subdivision

Number of Lots / Acres: 1 Lot / 2.0± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

Libba Latham Recused.

A motion was made by Don Hembree and seconded by Matt Anderson to grant the application Tentative Approval, subject to the following conditions:

- 1) revision of the Final Plat to illustrate a 25-foot minimum building setback along Old Shell Road and Abrams Street;**
- 2) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;**
- 3) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement, if applicable;**
- 4) compliance with the Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 street name (Old Shell Rd?) to the vicinity map. D. Show and label the POB. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The Applicant shall review the 1984 aerial photo (FLIGHT 24 - #74) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that LOT 1 will receive. Engineering-Permitting Staff will then provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. G. Add a note to the SUBDIVISION PLAT stating 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 to the Plat stating # 2 SUB-001237-2020 - 4 - 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 to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the e red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*
- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (Site is limited to one curb cut to Abrams Street and one to Old Shell Road. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit); and*
 - 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))*

3. (Northwest corner of Windmill Drive and Longleaf Drive).

Council District 4

SUB-001235-2020

Vayu Heights Subdivision, Resubdivision of Lot 23

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

Engineer / Surveyor: Byrd Surveying, Inc.

A motion was made by Matt Anderson and seconded by Jay Stubbs to grant the application Tentative Approval, subject to the following conditions:

- 1) revision of the Final Plat to illustrate the right-of-way width for both Longleaf Drive and Windmill Drive;
- 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 acceptance and 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 signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating the lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 23A – 4,000 sf, LOT 23B – 4,000 sf. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating 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 # 3 SUB-001235-2020 - 4 - 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 to the plat stating that all 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 to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original*

(signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

- 4) **placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Each lot is limited to one curb cut per street frontage. Size, location and design of curb cuts 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit); and*
- 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)).*

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

4. **3250 Airport Boulevard and 325 East I-65 Service Road South**
(Northeast corner of Airport Boulevard and East I-65 Service Road South).
Council District 5
PUD-001233-2020
Casey Pipes
Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites and allow a unique sign package for the development.

A motion was made by Carlos Gant and seconded by Matt Anderson to holdover the application until the May 21st meeting, with revisions provided by May 1st, to address the following:

- 1) **Revision of the application to include all relevant properties as part of the Planned Unit Development, with consent from each property owner;**
- 2) **Revision of the site plan to reflect Traffic Engineering comments regarding closure of access (Close the redundant/unnecessary access points along the southern side of the property by removing asphalt pavement and installing curb and landscaping. Sites to be closed are defined in Figures 13 and 14 in the TIS);**
- 3) **Revision of the site plan to reflect frontage tree compliance along all street frontages, in particular to address the live oak trees removed from the I-65 frontage;**
- 4) **Clarification of proposed locations for new freestanding signs on the site plan, and notation which existing signs will be removed or replaced, including sign illustrations; and**
- 5) **Clarification as to which properties will initially have their own single or multi-tenant freestanding signs.**

NEW ZONING APPLICATIONS:

5. 2359 Dauphin Island Parkway

(Area bounded by Dauphin Island Parkway, Rosedale Road, and Rifles Road).

Council District 3

ZON-001232-2020

Marvin Johnson

Rezoning from R-1, Single Family Residential District to B-2, Neighborhood Business District.

A motion was made by Don Hembree and seconded by Matt Anderson to hold this application over until the May 7th meeting during which time the applicant should:

- 1. contact the property owners within 300 feet to communicate the plan for the property and attempt to address their concerns; and**
- 2. contact the council member representing the district in which the site is located to advise him of the plan for development/renovation.**

6. (East terminus of Blue Ridge Boulevard, extending to the West terminus of Old Dobbin Drive North, the West terminus of Harness Way, the North terminus of Creekline Drive, and the North terminus of Valleydale Drive).

Council District 6

ZON-001234-2020

The Preserve at Milkhouse Creek

Rezoning from R-1, Single Family Residential District, R-2, Two Family Residential District, and B-1, Buffer Business District to R-1, Single Family Residential District.

At the request of the applicant a motion was made by Carlos Gant and seconded by Don Hembree to holdover the application to the Commission's June 4th meeting.

7. 3945 and 3949 Government Boulevard and 1251 Azalea Road

(Southeast corner of Government Boulevard and Azalea Road).

Council District 4

ZON-001236-2020

OMAR, Inc.

Rezoning from B-2, Neighborhood Business District to B-3, Community Business District

Libba Latham recused.

A motion to recommend approval to the City Council was made by Don Hembree and seconded by Matt Anderson based on the following findings:

- i. Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable; and**
- ii. Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.**

The recommendation of approval is subject to the following conditions:

- 1) Submittal of an original “Voluntary Conditions and Use Restrictions” form to be signed by the property owner and notarized, prohibiting those uses agreed to in the application; and**
- 2) full compliance with all other applicable municipal codes and ordinances.**

OTHER BUSINESS

None