

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 15, 2015 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Mr. James (Jay) F. Watkins, Chair
	Mr. Carlos Gant, Vice Chair
	Mr. John Vallas
	Mr. Thomas Doyle
	Ms. Shirley Sessions
	Ms. Sujin Kim
	Mr. Nick Amberger (AO)
	Mr. Joel Daves (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

1. [1515 South University Boulevard](#)
(East side of South University Boulevard, 470'± South of Boulevard Park South).
Council District 5

- A. **SUB2015-00106 (Subdivision)**
Patient First Healthpark Subdivision
Number of Lots / Acres: 3 Lots / 13.0 Acres
Engineer / Surveyor: Anchor Engineering Associates

The Subdivision request is recommended for Approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all frontages;
- 2) retention of a note stating the lot size in square feet and acres;
- 3) placement of a note stating that the Lots 1 and 2 are limited to the existing curb cuts to University Boulevard, and Lot 3 is limited to one

curb cut to Gloriadale Road, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;

- 4) compliance with Engineering comments (The following 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 a written legal description for the proposed subdivision and matching bearing and distance labels. Label each as “record” or “actual” as shown in the legend. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. E. Show existing drainage easements that may exist adjacent to the proposed subdivision. F. There is existing drainage issues associated with the low area of Lot 2 and Lot 3. There is also surface water coming from adjacent public streets. Therefore, a drainage easement (width and alignment to be coordinated with, and approved by, the City Engineer) and possible additional drainage requirements may be required. The applicant will need to have their Engineer-of-Record coordinate with Engineering Department staff prior to submitting a Land Disturbance Permit. 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 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 development, unless a sidewalk waiver is approved. J. Remove the County Engineer’s signature block, certification statement and maintenance statement from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 5) 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);

- 6) compliance with Traffic Engineering comments: (Lot 1 and Lot 2 are each limited to one curb cut to University Boulevard, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any improvements proposed in the right-of-way will be the responsibility of the developer/owner, with permit approval. Any new 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 (State Act 61-929 and City Code Chapters 57 and 64).);
- 8) submission of two (2) copies of the revised PUD site plan prior to signing the Final Plat; and
- 9) completion of the Subdivision and Rezoning processes prior to the issuance of land disturbance permits.

B. ZON2015-02008 (Planned Unit Development)

Patient First Healthpark Subdivision

Planned Unit Development Approval to allow shared access and parking between building sites.

The request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that parking lot lighting for Lot 2 will comply with Section 64-6.A.8. of the Zoning Ordinance;
- 2) placement of a note stating that the Lots 1 and 2 are limited to the existing curb cuts to University Boulevard, and Lot 3 is limited to one curb cut to Gloriadale Road, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 3) revision of the site plan to illustrate a dumpster connected to sanitary sewer and enclosed per Section 64-4.D.9. of the Zoning Ordinance, or placement of a note stating the site will utilize curb-side pickup;
- 4) placement of a note stating that Lot 2 will fully comply with tree planting and landscape area requirements;
- 5) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D. of the Zoning Ordinance;
- 6) 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 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, paving, and all above ground structures, 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. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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.);

- 7) 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);
- 8) compliance with Traffic Engineering comments: (Lot 1 and Lot 2 are each limited to one curb cut to University Boulevard, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any improvements proposed in the right-of-way will be the responsibility of the developer/owner, with permit approval. Any new 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 (State Act 61-929 and City Code Chapters 57 and 64).); and
- 10) submission of two (2) copies of the revised PUD site plan prior to signing the Final Plat.

C. ZON2015-02009 (Rezoning)

1515, LLC

Rezoning from B-3, Community Business District; B-2, Neighborhood Business District; and B-1, Buffer Business District, to B-1, Buffer-Business District, to allow a hospice care facility.

The rezoning request is recommended for Approval, subject to the following conditions:

- 1) site limited to an approved Planned Unit Development;
- 2) completion on the Subdivision process; and
- 3) full compliance with all municipal codes and ordinances.

8580-A & 8654 Dauphin Island Parkway

2. (West side of Dauphin Island Parkway at the West terminus of Beach Avenue).

County

SUB2015-00100

Lewis Estates Subdivision

Number of Lots / Acres: 6 Lots / 5.4± Acres

Engineer / Surveyor: Stewart Surveying, Inc.

The application is recommended for tentative approval, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that future subdivision of Lot 4 is prohibited until additional frontage is provided along a paved, public or private street;
- 2) Retention of the lot size information and all setbacks on the Final Plat;
- 3) Retention of the 60' right-of-way width notation on the Final Plat;
- 4) Placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating (Any lots which are developed commercially and adjoin residentially developed property

must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);

- 6) Compliance with Engineering comments (Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.); and
- 7) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).

NEW SUBDIVISION APPLICATIONS:

3. [\(South side of Higgins Road, 385'± West of Belle Isle Lane\).](#)

Council District 4

SUB2015-00113

Douglas Place Estates

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

Engineer / Surveyor: Haidt Land Surveying

This application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication to provide 30' from the centerline of Higgins Road;
- 2) Retention of the 25' minimum building setback along Higgins Road;
- 3) Placement of a note on the Final Plat to state that the lot is limited to one curb cut to Higgins Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Revision of the Final Plat to depict the lot size in square feet and in acres;
- 5) Compliance with Engineering comments (*The following 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. Correct the Subdivision Name to include "Resubdivision of LOT 4 & 5 Audubon Cove, PH 1". C. Provide a graphic scale. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F.. 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. G. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) *Compliance with Traffic Engineering comments (Lot is limited to one curb cut to Higgins Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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 (State Act 61-929 and City Code Chapters 57 and 64).); and*
- 8) *Placement of a note and 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).).*

4. [Northwest corner of Eliza Jordan Road South and Airport Boulevard.](#)

County

SUB2015-00115

Eliza Jordan Corner Subdivision

Number of Lots / Acres: 2 Lots /133.86± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Due to the dispute of the West boundary line of the proposed Subdivision, this application is recommended for holdover to the November 19th meeting to allow all parties involved to resolve the situation.

5. [Northwest corner of Eliza Jordan Road South and Airport Boulevard.](#)

County

SUB2015-00117

Burlington & Sierra Master Plan Subdivision

Number of Lots / Acres: 256 Lots / 96.9± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

This application is recommended for denial due to the following reasons:

- 1) many of the lot dimensions and lot areas are not compliant with Section V.D.2. of the Subdivision Regulations;
- 2) some of the lots are not compliant with Section V.D.3. of the Subdivision Regulations with respect to the lot width-to-depth ratio;
- 3) no justification has been provided to allow this as an innovative subdivision;
- 4) some portions of the Subdivision contain 30 or more lots on streets with only one access point, contrary to Appendix D of the 2012 IFC; and
- 5) depending upon the resolution of the disputed Western boundary line and easement for ingress and egress to Parcels R022709290000011 and R022709290000011.001, access points to those land-locked parcels may be necessary.

6. [2000 Old Shell Road](#)

(Northwest corner of Old Shell Road and Tuscaloosa Street).

Council District 1

SUB2015-00112

Goulsby Subdivision

Number of Lots / Acres: 4 Lots / 0.7± Acre

Engineer / Surveyor: Don Williams Development

This application is recommended for Holdover to the November 19th meeting, with revisions or additional information to be submitted by October 23rd:

- 1) Revision of the plat to illustrate the reconfiguration of proposed Lots 2, 3, and 4 toward Old Shell Road.

7. [6550 & 6620 Ryan Road](#)

(North terminus of Ryan Road).

County

SUB2015-00116

The Twenty Subdivision

Number of Lots / Acres: 6 Lots / 24.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

With a waiver of Section VIII.D. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) **Compliance with Section VIII.E.2. of the Subdivision Regulations, to include all specified design and construction standards, utility easements, notes on plats and other requirements in said section;**
- 2) **Retention of the lot size information and 25' minimum building setback on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut each to the common driveway, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating that no permanent structure(s) shall be placed on erected within any easement;**
- 5) **Placement of a note on the Final Plat stating (*Any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.*);**
- 6) **Compliance with Engineering comments (*Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.*); and**
- 7) **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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*).**

GROUP APPLICATIONS:

8. [2354 & 2410 Eloong Drive](#)
(East terminus of Eloong Drive).
Council District 3

A. SUB2015-00114 (Subdivision)

Inner Peace Subdivision

Number of Lots / Acres: 1 Lot / 6.72± Acres

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

The request is recommended for Holdover until the November 19, 2015 meeting, so that the following revisions can be made by November 2, 2015:

- 1) dedication to provide 30' from the centerline of Eloong Drive;
- 2) dedication of curb radii along Eloong Drive;
- 3) revision of the driveways to reflect a minimum width of 26' per Fire Department comments;
- 4) compliance with Engineering comments (*The following 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 correct vicinity map. C. Add a north arrow. D. The Preliminary Subdivision Plan has numerous lines shown that do not seem to indicate existing or proposed lot or parcel lines. Please clarify and correct. E. Label all of the Lot(s) for the proposed subdivision. F. The legal description provided does not seem to coincide with the written bearings and distances provided on the map. Review and revise the written legal description and/or written bearings and distances. G. It is recommended to revise the Subdivision Name to include "Resubdivision of ..." to include the existing subdivision lots being resubdivided. H. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. I. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southwest and Northwest corners of the proposed subdivision where it is located within the existing roadway (Eloong Drive). J. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. K. Show and label each and every Right-Of-Way, easement, and exception. L. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. M. Provide the Surveyor's*

Certificate and Signature. N. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. O. 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. P. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #90) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. Q. 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. R. It is required that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. S. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) **compliance with Traffic Engineering comments (Lot is limited to one curb cut to Eloong Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Required parking spaces must be delineated with bumper stops if gravel surface is approved. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building with any future development.);**
- 6) **illustration of all trees 24" or larger on the site with species identified;**
- 7) **illustration of full compliance with tree planting and landscape area requirements;**
- 8) **depiction of trees making up proposed residential buffer to insure it complies with Section 64-4.D.1. of the Zoning Ordinance;**
- 9) **depiction of the 25-foot minimum building setback line along all frontages; and**
- 10) **provide square feet and acres of proposed lot size.**

B. ZON2015-02189 (Planned Unit Development)

Inner Peace Subdivision

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

The request is recommended for Holdover until the November 19, 2015 meeting, so that the following revisions can be made by November 2, 2015:

- 1) dedication to provide 30' from the centerline of Eloong Drive;
- 2) dedication of curb radii along Eloong Drive;
- 3) provision of the floor plan of the proposed 2,400 square foot meditation facility with the occupancy loads provided (excluding hallways and bathrooms);
- 4) revision of the driveways to reflect a minimum width of 26' per Fire Department comments;
- 5) compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 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 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, paving, and all above ground structures, 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) compliance with Traffic Engineering comments (*Lot is limited to one curb cut to Eloong Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the*

minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Required parking spaces must be delineated with bumper stops if gravel surface is approved. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building with any future development.);

- 7) **compliance with Fire Department comments (Regarding Fire access Roads and fire water supplies the following apply. Other requirements not listed here may also apply. This is only some of the requirements of the City of Mobile fire code requirements, but it should be helpful in site planning. IFC 2012 SECTION 503 FIRE APPARATUS ACCESS ROADS 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. SECTION D101 GENERAL D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. SECTION D102 REQUIRED ACCESS D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). SECTION D103 MINIMUM SPECIFICATIONS D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.);**
- 8) **illustration of all trees 24' or larger on the site with species identified;**
- 9) **illustration of full compliance with tree planting and landscape area requirements;**
- 10) **depiction of vegetation making up proposed residential buffer to insure it complies with Section 64-4.D.1. of the Zoning Ordinance;**
- 11) **depiction of the 25-foot minimum building setback line along all frontages; and**
- 12) **provide square feet and acres of proposed lot size.**

C. ZON2015-02190 (Planning Approval)

Inner Peace Subdivision

Planning Approval to allow a meditation center in a R-1, Single-Family Residential District.

The request is recommended for Holdover until the November 19, 2015 meeting, so that the following revisions can be made by November 2, 2015:

- 1) dedication to provide 30' from the centerline of Eloong Drive;
- 2) dedication of curb radii along Eloong Drive;
- 3) provision of the floor plan of the proposed 2,400 square foot meditation facility with the occupancy loads provided (excluding hallways and bathrooms);
- 4) revision of the driveways to reflect a minimum width of 26' per Fire Department comments;
- 5) compliance with Engineering comments (*The following 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 correct vicinity map. C. Add a north arrow. D. The Preliminary Subdivision Plan has numerous lines shown that do not seem to indicate existing or proposed lot or parcel lines. Please clarify and correct. E. Label all of the Lot(s) for the proposed subdivision. F. The legal description provided does not seem to coincide with the written bearings and distances provided on the map. Review and revise the written legal description and/or written bearings and distances. G. It is recommended to revise the Subdivision Name to include "Resubdivision of ..." to include the existing subdivision lots being resubdivided. H. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. I. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southwest and Northwest corners of the proposed subdivision where it is located within the existing roadway (Eloong Drive). J. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. K. Show and label each and every Right-Of-Way, easement, and exception. L. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. M. Provide the Surveyor's Certificate and Signature. N. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. O. 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. P. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #90) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. Q. 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. R. It is required that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. S. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) compliance with Traffic Engineering comments (Lot is limited to one curb cut to Eloong Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Required parking spaces must be delineated with bumper stops if gravel surface is approved. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building with any future development.);**
- 7) compliance with Fire Department comments (Regarding Fire access Roads and fire water supplies the following apply. Other requirements not listed here may also apply. This is only some of the requirements of the City of Mobile fire code requirements, but it should be helpful in site planning. IFC 2012 SECTION 503 FIRE APPARATUS ACCESS ROADS 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. SECTION D101 GENERAL D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable**

requirements of the International Fire Code. SECTION D102 REQUIRED ACCESS D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). SECTION D103 MINIMUM SPECIFICATIONS D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.);

- 8) illustration of all trees 24" or larger on the site with species identified;
- 9) illustration of full compliance with tree planting and landscape area requirements;
- 10) depiction of vegetation making up proposed residential buffer to insure it complies with Section 64-4.D.1. of the Zoning Ordinance;
- 11) depiction of the 25-foot minimum building setback line along all frontages; and
- 12) provide square feet and acres of proposed lot size.

OTHER BUSINESS:

Call for Public Hearing - Call for Public Hearing to consider an amendment to the Zoning Ordinance TO PROVIDE SUPPLEMENTARY REGULATION OF THE LOCATION AND CONSTRUCTION OF NEW ABOVE GROUND OIL STORAGE TANKS. One Public Hearing will be November 19, 2015, in the Auditorium of Government Plaza (205 Government St) at the end of the regular Planning Commission meeting. A second Public Hearing will be held at the Robert Hope Community Center, 850 Edwards St,