

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 1, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00059 (Subdivision)

Michele Estates Subdivision

4260 Renee Road East

(East side of Renee Road East).

Number of Lots / Acres: 2 Lots / 10.1± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

Recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Renee Road East; 2) the placement of a note on the final plat stating that there will be no resubdivision of the site until Renee Road East is improved to County Engineering standards; 3) the placement of a note on the final plat stating that the site appears to be in the path of the proposed major street, and thus may be impacted by the major street in the future; and 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

County

Case #ZON2006-00832 (Planning Approval)

Alba Fishing & Hunting Club

2530 River Forest Road

(North side of River Forest Road at Dog River).

Planning Approval to allow the expansion of an existing recreation club in an R-1, Single-Family Residential district to include a new membership meeting hall.

Council District 4

Case #ZON2006-00834 (Planned Unit Development)

Alba Fishing & Hunting Club

2530 River Forest Road

(North side of River Forest Road at Dog River).

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

Council District 4

PLANNING COMMISSION

JUNE 1, 2006

PAGE 2

Case #SUB2006-00076 (Subdivision)

Alba Fishing & Hunting Club Subdivision

Northwest corner of Alba Club Road and River Forest Road, extending to Dog River.

Number of Lots / Acres: 2 Lots / 8.5± Acres

Engineer / Surveyor: M. Don Williams Engineering
Council District 4

EXTENSIONS:

Case #SUB2004-00103 (Subdivision)

Indian Commercial Park Subdivision, Phase II

South side of Zeigler Boulevard, 200'± East of Schillinger Road, extending to the East side of Schillinger Road, 300'± South of Zeigler Boulevard.

Number of Lots / Acres: 14 Lots / 7.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that this request for extension be approved and that the applicant be advised that a third extension is unlikely.

Case #SUB2003-00050 (Subdivision)

OSR Subdivision

5559 and 5565 Old Shell Road

(South side of Old Shell Road, 500'± East of University Boulevard).

Number of Lots / Acres: 3 Lots / 1.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that this request for extension be denied.

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00102**
Tillman's Corner Volunteer Fire Department
5088 Freeway Lane
(West side of Freeway Lane at the West terminus of Admiral Semmes Avenue).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County

2. **Case #SUB2006-00100**
Turpentine Hill Subdivision
4388 Cypress Shores Drive
(West side of Cypress Shores Drive, 260'± North of the West terminus of Point Road).
Number of Lots / Acres: 1 Lot / 2.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
With a waiver of the maximum depth ratio (Section V.D.3), the plat would meet the minimum standards of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the approval of all applicable federal, state, and local agencies prior to the issuance of any permits; 2) depiction of the 30-foot building setbacks as shown on the preliminary plat; and 3) the placement of a note on the final

plat stating that the site is limited to a single curb cut.

3. **Case #SUB2006-00086**
Carol Plantation Subdivision, 5th Unit, Resubdivision of Farm 658 and a Portion of Farm 659
5035 Gunn Road
(East side of Gunn Road, 730'± South of Three Notch Road).
Number of Lots / Acres: 2 Lots / 10.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
Recommended for Holdover to the July 6th meeting, with all revised materials due by June 12th. Should additional parcels need to be included, additional lot fees, mailing fees, and mailing labels will be required.

4. **Case #SUB2006-00084**
Ching Dairy Loop Fargettes Subdivision, First Addition, Resubdivision of Lot 46
3731 Ching Dairy Loop East
(West side of Ching Dairy Loop East, 115'± South of the West terminus of an unnamed street stub).
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc. County
Recommended for Tentative Approval, subject to the following conditions: 1) the placement of the 25-foot building setbacks on the final plat; and 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

5. **Case #SUB2006-00083**
Grayson Subdivision
1600 Wolf Ridge Road
(East side of Wolf Ridge Road, ¼ mile± North of Moffett Road).
Number of Lots / Acres: 2 Lots / 30.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc. Council District 1
With a waiver of Section, V.D.3, the plat would meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Wolf Ridge Road; 2) the adjustment of the 25-foot setback lines, to be measured from the dedication; 3) the placement of a note on the final plat stating that a buffer is required between Lot 1 and any residentially zoned or developed property, per Section V.A.7 of the Subdivision Regulations; 4) the

placement of a note on the final plat stating that each lot is limited to a single curb cut to Wolf Ridge Road, with size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards, and that Lot 2 is denied direct access to Pine Grove Avenue.

6. **Case #SUB2006-00089**
M. D. Place Extension Subdivision
4811, 4827, and 4833 Audubon Drive
(East side of Audubon Drive, 105'± South of Higgins Road).
Number of Lots / Acres: 2 Lots / 5.3± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 4
With modifications and a waiver of Section V.D.3, this plat will meet the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) dedication sufficient to provide 30 feet from the centerline of Audubon Drive; 2) the adjustment of the 25-foot setback lines to reflect the dedication; and 3) the approval of all applicable federal, state, and local agencies prior to the issuance of any permits.

7. **Case #SUB2006-00104**
Mobile South Business Park, Unit Two, Phase One, Resubdivision of Lots 5 & 6 and Addition to
South and East sides of Mobile South Street at its East terminus.
Number of Lots / Acres: 2 Lots / 42.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
Recommended for Holdover to the July 6th meeting, with all revised materials due by June 12th. Should additional parcels need to be included, additional lot fees, mailing fees, and mailing labels will be required.

8. **Case #SUB2006-00087**
Noel Place Subdivision
2612 Rose Court
(Northwest corner of Rose Court, 265'± West of Lloyd's Lane).
Number of Lots / Acres: 2 Lots / 4.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying Council District 6
Recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Rose Court; 2) the placement of a note on the final plat stating that there will be no future resubdivision of the property until Rose Court is improved to City Engineering standards; 3) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, with size, location and design to be approved by Traffic Engineering; 4)

that the entire final plat, including the 25-foot building setbacks, be drawn to scale; 5) that the legal description be revised to describe the property boundaries; and 6) 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). Preservation status is to be given to the 44" Live Oak Tree and 43" Live Oak Tree located on the North East side of Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.).

9. **Case #SUB2006-00096**
Nursery Road Estates Subdivision
South side of Nursery Road, 200'± East of Snow Road North.
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.
County

10. **Case #SUB2006-00103**
Offshore Inland Subdivision, Resubdivision of
3521 Brookdale Drive South
(South side of Brookdale Drive South at Brookdale Drive West).
Number of Lots / Acres: 2 Lots / 3.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1
Recommended for Tentative Approval, subject to the following condition: 1)
the approval of all federal, State, and local agencies prior to the issuance of any
permits.

11. **Case #SUB2006-00088**
Quinnie Place Subdivision
7212 and 7228 Bellingrath Road
(West side of Bellingrath Road, 140'± South of Will Casher Lane).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Julian F. Smith Land Surveyor
County

12. **Case #SUB2006-00082**
S & B Estates, Resubdivision of Lot 1, Resubdivision of Lots A, B, and C
North side of Airport Boulevard, 600'± East of Dykes Road.
Number of Lots / Acres: 2 Lots / 3.6± Acres
Engineer / Surveyor: Julian F. Smith Land Surveyor
County

13. **Case #SUB2006-00092**
**Heron Lakes Subdivision, Phase One, Resubdivision of Lot 39, and Heron
Lakes Subdivision, Phase One, Resubdivision of Lots 40A and 41A of the
Resubdivision of Lots 40 and 41**
4055 and 4059 Grand Heron Way
(South side of Grand Heron Way, 80'± West of Grand Heron Court East).
Number of Lots / Acres: 3 Lots / 1.8± Acres
Engineer / Surveyor: Julian F. Smith Land Surveyor
Council District 4

14. **Case #SUB2006-00097**
La-Z-Boy Addition to Pinehurst Subdivision
3955 Airport Boulevard, 754 Linlen Avenue, and 755 Pinemont Drive.
(South side of Airport Boulevard, extending from Linlen Avenue to Pinemont Drive).
Number of Lots / Acres: 3 Lots / 1.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
With a waiver of Section V.D.2. (minimum lot width and area) the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions; 1) that all structure(s) on Lots 2 and 3 comply with the setback requirements of the Zoning Ordinance prior to the recording of the final plat.

15. **Case #SUB2006-00098**
Tyra Place Subdivision
(South side of Howells Ferry Road, 4/10 mile± West of Schillinger Road North).
Number of Lots / Acres: 4 Lots / 1.9± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

16. **Case #SUB2006-00095**
Snow Road Commercial Park Subdivision
Southeast corner of Snow Road and Nursery Road.
Number of Lots / Acres: 5 Lots / 3.1± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

17. **Case #SUB2006-00093**
Torrington Place Subdivision
South side of Nursery Road, 410'± East of Snow Road.
Number of Lots / Acres: 40 Lots / 14.6± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

18. **Case #SUB2006-00090**
The Oaks at Westlake Subdivision, Phase Two
South side of Westlake Road, 130'± East of the North terminus of Knobbley Drive, extending South and West to the East Terminus of Rigby Drive.
Number of Lots / Acres: 44 Lots / 20.0± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.
County

Recommended for Tentative Approval subject to the following conditions:

- 1) dedication sufficient to provide 50' from centerline of the proposed Jordan Road Major Street, as shown on the plat submitted;**
- 2) placement of a note on the final plat stating that Lots 90-96 are denied direct access to Jordan Road (future Major Street);**
- 3) preservation of all large, healthy live oaks 50" in diameter and greater, wherever possible, to be coordinated with Urban Development Department;**
- 4) approval by Urban Development Department prior to any clearing or construction permits; and**
- 5) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners.**

19. **Case #SUB2006-00091**

Turtle Creek Subdivision, Phase Two

East and North termini of Highfield Way, extending South to the East terminus of Turtle Creek Lane South.

Number of Lots / Acres: 59 Lots / 25.6± Acres

Engineer / Surveyor: Engineering Development Services, L.L.C.
County

Recommended that this application be heldover until the July 6 meeting to allow the applicant time to submit a revised plat that includes all of the parent parcel(s), including additional information and postage fees for notification (submissions must be received by June 12).

NEW SIDEWALK WAIVER APPLICATIONS:

20. **Case #ZON2006-01025**

Jerry Stewart

4380 Halls Mill Road

(North side of Halls Mill Road, 900'± West of the North terminus of Riviere du Chien Road).

Request to waive construction of a sidewalk along Halls Mill Road.

Council District 4

Recommended that this sidewalk waiver request be approved.

NEW PLANNING APPROVAL APPLICATIONS:

21. **Case #ZON2006-01032**

Jeffery Higginbotham

South side of Old Shell Road, 150'± East of Wilroh Drive East.

Planning Approval to allow a swimming club in an R-1, Single-Family Residential district.

Council District 7

GROUP APPLICATIONS:

22. **Case #ZON2006-01024 (Rezoning)**
(&23) **M & D Development, LLC (David Moore, Agent)**

4360 Downtowner Loop North

(North side of Downtowner Loop North, 180'± East of Downtowner Loop West).

Rezoning from R-3, Multi-Family Residential, to B-3, Community Business, for a restaurant parking lot expansion.

Council District 5

Recommended for approval subject to the following condition: 1) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.

23. **Case #SUB2006-00099 (Subdivision)**
(&22) **Downtown West Addition to Airport Subdivision**
3869 Airport Boulevard and 4360 Downtowner Loop North.
(South side of Airport Boulevard, 285'± East of Downtowner Loop West, extending to the North side of Downtowner Loop North, 180'± East of Downtowner Loop West).
Number of Lots / Acres: 1 Lot / 2.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
Recommended for Tentative Approval.
24. **Case #ZON2006-01021 (Planned Unit Development)**
(&25) **First Stop Subdivision**
1255 and 1275 Spring Hill Avenue
(Southeast corner of Spring Hill Avenue and Ann Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
25. **Case #SUB2006-00094 (Subdivision)**
(&24) **First Stop Subdivision**
1255 and 1275 Spring Hill Avenue
(Southeast corner of Spring Hill Avenue and Ann Street).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2
26. **Case #ZON2006-01027 (Planning Approval)**
(&27 **St. Luke's Episcopal Church and School**
&28) 980 and 1050 Azalea Road
(Southwest corner of Azalea Road and Japonica Lane).
Planning Approval to amend a previously-approved Planning Approval to allow the expansion of a church school in an R-1, Single-Family Residential district to include a covered lunch pavilion and temporary office trailer.
Council District 4
Recommended for Approval, subject to the following conditions: 1) the provision of a sufficient buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property; 2) the protection of Live Oaks within the project area, to be coordinated with Urban Forestry; and 3) full compliance with all municipal codes and ordinances.
27. **Case #ZON2006-01029 (Planned Unit Development)**
(&26) **St. Luke's Episcopal Church Subdivision**

PLANNING COMMISSION

JUNE 1, 2006

PAGE 13

- &28)** 980 and 1050 Azalea Road
(Southwest corner of Azalea Road and Japonica Lane).
Planned Unit Development Approval to allow multiple buildings on a single
building lot.
Council District 4

Recommended for Approval, subject to the following conditions: 1) the provision of a sufficient buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property; 2) the protection of Live Oaks within the project area, to be coordinated with Urban Forestry; and 3) full compliance with all municipal codes and ordinances.

PLANNING COMMISSION

JUNE 1, 2006

PAGE 14

- 28. Case #SUB2006-00085 (Subdivision)**
(&26 St. Luke's Episcopal Church Subdivision
&27) 980 and 1050 Azalea Road
(Southwest corner of Azalea Road and Japonica Lane).
Number of Lots / Acres: 1 Lot / 12.9± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 4
Recommended for Tentative Approval, subject to the following conditions:
1) the provision of a 75' setback (which includes the required minimum building setback of 25'), from Azalea Road; and 2) the placement of the 25-foot minimum building setback line along Japonica Lane on the final plat.
- 29. Case #ZON2006-01019 (Planning Approval)**
(&30) Mike & Daphne Sullivan and Delmas & Sue Whatley
4161 Dauphin Island Parkway
East side of Dauphin Island Parkway, 190'± North of Terrell Road).
Planning Approval to allow a recreational vehicle park in a B-3, Community Business district.
Council District 3
- 30. Case #ZON2006-01020 (Planned Unit Development)**
(&29) Mike & Daphne Sullivan and Delmas & Sue Whatley
4161 Dauphin Island Parkway
East side of Dauphin Island Parkway, 190'± North of Terrell Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 3
- 31. Case #ZON2006-01028 (Rezoning)**
(&32 River 4 Properties L.L.C.
&33) 4061 Hillcrest Lane West
(South side of Hillcrest Lane West at Pansy Court [private street]).
Rezoning from R-1, Single-Family Residential district, to R-3, Multi-Family Residential district, to allow residential condominiums.
Council District 4
- 32. Case #ZON2006-01031 (Planned Unit Development)**
(&31 Wisteria Trace Subdivision
&33) 4061 Hillcrest Lane West
(South side of Hillcrest Lane West at Pansy Court [private street]).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4

PLANNING COMMISSION

JUNE 1, 2006

PAGE 15

- 33. Case #SUB2006-00101 (Subdivision)**
(&31 Wisteria Trace Subdivision
&32) 4061 Hillcrest Lane West
(South side of Hillcrest Lane West at Pansy Court [private street]).
Number of Lots / Acres: 1 Lot / 3.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
- 34. Case #ZON2006-01038 (Rezoning)**
(&35 B. White-Spinner
&36) South side of Airport Boulevard, 200'± East of Hillcrest Road.
Rezoning from B-3, Community Business district, to B-2, Neighborhood
Business district, to eliminate split zoning for a drug store.
Council District 6
- 35. Case #ZON2006-01037 (Planned Unit Development)**
(&34 A & H Subdivision
&36) Southeast corner of Airport Boulevard and Hillcrest Road.
Planned Unit Development Approval to allow multiple buildings on multiple
building sites with shared parking and access.
Council District 6
- 36. Case #SUB2006-00105 (Subdivision)**
(&34 A & H Subdivision
&35) Southeast corner of Airport Boulevard and Hillcrest Road.
Number of Lots / Acres: 2 Lots / 10.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

OTHER BUSINESS: