

MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 18, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

January 8, and January 22, 2004

HOLDOVERS:

Case #SUB2004-00007 (Subdivision)

Audubon Cove Subdivision

Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

Number of lots / Acres: 80 Lots / 58.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

With a waiver of Section V.C.1., of the Subdivision Regulations, recommended for approval subject to: 1) the approval of all applicable federal, state and local agencies; 2) that the use of the common areas be labeled on the final plat, with a note stating that the maintenance thereof is the responsibility of the property owners; 3) the provision of traffic calming along the new street to be coordinated with and approved by both Urban Development staff and Traffic Engineering; and 4) full compliance with the City Engineering Comments (must comply with all stormwater and flood control ordinances; any work performed in the right of way will require a right of way permit; developer must provide an approved outfall into a City of Mobile maintained system at any point of discharge where one does not exist; this development contains one or more points of discharge where an acceptable outfall does not exist, thus, the developer will be required to provide outfall approved by the City Engineer).

EXTENSIONS:

Case #SUB2000-00017 (Subdivision)

File #S2000-262

Airmont Place Subdivision

South side of Pleasant Valley Road, 550'± West of Montlimar Drive, extending South to the East terminus of Markham Drive.

Number of Lots / Acres: 7 Lots / 22.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Recommended for approval; however, a fourth extension is unlikely.

Case #SUB2003-00007 (Subdivision)

Fairfield Place Subdivision (formerly Raines Addition to Wildwood Subdivision)

East side of Wildwood Place, 130'± South of Vista Bonita Drive South.

Number of Lots / Acres: 33 Lots / 8.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

Case #SUB2003-00014 (Subdivision)

Jean's Way Subdivision

7011 Old Shell Road (South side of Old Shell Road, 75'± East of Wiroh Drive).

Number of Lots / Acres: 2 Lots / 1.2± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for approval; however, a second extension is unlikely.

GROUP APPLICATIONS:

1. **Case #ZON2004-00545 (Planning Approval)**
(& 2 **Ebenezer AME Zion Church (Clarence J. Cooke, Sr., Agent)**
& 3) 268 St. Charles Avenue (South side of St. Charles Avenue, 365'± East of St. Stephens Road).
Planning Approval to allow a parking lot expansion at an existing church in an R-1, Single-Family Residential district.
Recommended for approval subject to: 1) that the parking be paved, striped and curbed; 2) that the curb cut be widened to 24-feet, with the location and design to be approved by Traffic Engineering; 3) provision of frontage trees along St. Charles Avenue; 4) the provision of a buffer where the site adjoins residential development; 5) the provision of a three-foot hedge or privacy fence along St. Charles Avenue; and 6) full compliance with all municipal codes and ordinances.

2. **Case #ZON2004-00546 (Planned Unit Development)**
(& 1 **Ebenezer AME Zion Church Subdivision**
& 3) 268 St. Charles Avenue (South side of St. Charles Avenue, 365'± East of St. Stephens Road).
Planned Unit Development approval to allow multiple buildings on a single building site.
Recommended for approval subject to: 1) that the parking be paved, striped and curbed; 2) that the curb cut be widened to 24-feet, with the location and design to be approved by Traffic Engineering; 3) provision of frontage trees along St. Charles Avenue; 4) the provision of a buffer where the site adjoins residential development; 5) the provision of a three-foot hedge or privacy fence along St. Charles Avenue; and 6) full compliance with all municipal codes and ordinances.

3. **Case #SUB2004-00038 (Subdivision)**
(**& 1**) **Ebenezer AME Zion Church Subdivision**
(**& 2**) 268 St. Charles Avenue (South side of St. Charles Avenue, 365'± East of St. Stephens Road).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Recommended for approval subject to: 1) dedication of sufficient right-of-way to provide 25-feet from the centerline of St. Charles Avenue.
4. **Case #ZON2004-00553 (Planned Unit Development)**
(**& 5**) **Sollie Road Development Subdivision**
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
Planned Unit Development Approval to allow a single-family residential subdivision with alleyway access.
Recommended for approval subject to: 1) dedication of sufficient right-of-way along Sollie Road to provide a minimum of 50' from centerline; 2) construction standards for the alleys to comply with city standards with regard to base and paving material, as indicated by the applicant's engineer; 3) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; 4) maintenance of the alleys, as with all common areas (including the undeveloped land adjacent along Second Creek) is to be the responsibility of the property owners association; 5) provision of a minimum 6' privacy fence along the Sollie Road frontage, to be setback a sufficient distance from the entrance road to not create a line of sight problem (exact location to be approved by Traffic Engineering); and 6) full compliance with all municipal codes and ordinances.
5. **Case #SUB2004-00042 (Subdivision)**
(**& 4**) **Sollie Road Development Subdivision**
East side of Sollie Road, 400'+ North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
Number of Lots / Acres: 152 Lots / 70.3± Acres
Engineer / Surveyor: McFadden Engineering, Inc.
Recommended for approval subject to: 1) dedication of sufficient right-of-way along Sollie Road to provide a minimum of 50' from centerline; 2) construction standards for the alleys to comply with city standards with regard to base and paving material, as indicated by the applicant's engineer; 3) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; 4) placement of a note on the final plat stating that maintenance of the alleys, and all common areas (including the undeveloped land adjacent along Second Creek) is to be the responsibility of the property owners association; and 5) placement of a note on the final plat stating that there shall be no direct access from the alley to Sollie Road.

6. Case #ZON2004-00554 (Planned Unit Development)
(& 7) **Treadwell Ford Subdivision**
901 East I-65 Service Road South (East side of East I-65 Service Road South, 1,840'± North of International Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between multiple building sites.
Recommended for approval subject to: 1) full compliance with the landscaping and tree planting requirements for Lot 1, 2) the paving of all parking with asphalt or concrete; 3) that the southernmost, unused, curb cut be closed, back-filled and grassed; 4) that Traffic Engineering and ALDOT approve the location and design for all new curb cuts; and 5) full compliance with all municipal codes and ordinances.
7. Case #SUB2004-00044 (Subdivision)
(& 6) **Treadwell Ford Subdivision**
East side of East I-65 Service Road South, 1,680'± North of International Drive.
Number of Lots / Acres: 3 Lots / 7.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
With a waiver of Section V.D.3., of the Subdivision Regulations, recommended for approval subject to: 1) placement of a note on the final plat stating that Traffic Engineering and ALDOT approval is required for the location and design for any new curb cuts.

NEW PLANNING APPROVAL APPLICATION:

8. Case #ZON2004-00549
Eliska Wireless Ventures I, Inc. (T-Mobile), (David Wilkins, Agent)
South side of Osage Street, 180'± East of Dr. Martin Luther King, Jr. Avenue.
Planning Approval to allow a 150' monopole cellular communications tower in a B-2, Neighborhood Business district.
Recommended that this application be heldover until the April 15th meeting to allow the applicant to submit the necessary applications and revised drawings.

NEW SUBDIVISION APPLICATIONS:

9. Case #SUB2004-00041
Cambridge Place Subdivision
West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road.
Number of Lots / Acres: 137 Lots / 61.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline; 2) the placement of a note on the final plat stating that Lots 1, 9-11, and 134-137 are denied direct access to Eliza Jordan Road; 3) the developer to obtain any necessary federal, state, and local environmental approvals; 4) the placement of notes on the final plat labeling the detention area and stating that the maintenance of the common area is the responsibility of the property owners; 5) the placement of the 25-foot minimum building setback line on the final plat; and 6) the 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.7. of the Subdivision Regulations.

10. **Case #SUB2004-00040**
Heron Lakes Subdivision, Phase One, Revised Lot 89
1135 Heron Lakes Circle (North side of Heron Lakes Circle, 190'± South of Yellow Heron Lane).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Recommended for approval.

11. **Case #SUB2004-00036**
Lipscomb's Landing Subdivision
3633 Lipscombe Landing (North and South sides of Lipscombe Landing [private street], 950'± East of Lloyd Station Road).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land surveying
With a waiver of Section V.D.3., of the Subdivision Regulations, recommended for approval subject to: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

12. **Case #SUB2004-00039**
Quinnelly Subdivision
North side of Hamilton Boulevard, 775'± West of Rangeline Road.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50' from the centerline; 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Hamilton Boulevard, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision and 4) the placement of the 25-foot minimum setback line on the final plat.

13. **Case #SUB2004-00037**
Riviere du Chien Court Subdivision
West terminus of Riviere du Chien Court.
Number of Lots / Acres: 2 Lots / 16.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Recommended for approval subject to: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) the placement of a note on the final plat stating that a paved t-shaped turnaround must be approved by Urban Development, City Engineering and Traffic Engineering.
14. **Case #SUB2004-00043**
Ross Wingo Subdivision, Resubdivision of
South side of Dickens Ferry Road, 545'± West of Foreman Road, extending to the West terminus of Reichleiu Drive.
Number of Lots / Acres: 2 Lots / 1.6± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
With a waiver of Section V.D.3., of the Subdivision Regulations, recommended for approval subject to: 1) the placement of a note on the final plat stating that both lots are limited to one shared curb cut to Reichleiu Drive, with the size, location and design to be approved by Traffic Engineering.

OTHER BUSINESS:

**HELDOVER UNTIL THE MEETING OF
MAY 6, 2004**

Public Hearing

To consider the proposed Historic District Overlay.