

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 18, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2001-02026 (Planned Unit Development)

Hawthorn Suites

North side of Magnolia Grove Parkway, 400'± West of Legends Row.

Planned Unit Development Approval to allow shared access and shared parking between multiple building sites, and multiple buildings on a single building site.

Recommended for approval subject to: 1) dedication and construction of the proposed street to city standards; 2) provision of the required buffer along the entire North and East property lines with the first phase of development; 3) submission of a plan reflecting all trees larger than 24" diameter, with any trees considered significant by the Urban Forester to be presented to the Commission for consideration of preservation status; and 4) full compliance with all municipal codes and ordinances.

Case #SUB2001-00248 (Subdivision)

Hawthorn Subdivision

North side of Magnolia Grove Parkway, 400'± West of Legends Row.

Number of Lots / Acres: 12 Lots / 10.0± Acres

Engineer / Surveyor: Polysurveying of Mobile

Recommended for approval subject to: 1) dedication and construction of the proposed street to city standards; 2) provision of the required buffer along the entire North and East property lines with the first phase of development; and 3) submission of a plan reflecting all trees larger than 24" diameter, with any trees considered significant by the Urban Forester to be presented to the Commission for consideration of preservation status.

Case #SUB2001-00237 (Subdivision)

Dawes Lane Subdivision, Batson's Addition to

8901 Dawes Lane North (South side of Dawes Lane North, 360'± West of Dawes Lane East).

Number of Lots / Acres: 2 Lots / 2.0± Acres

Engineer / Surveyor: Sims Surveying Services, Inc.

Recommended for approval subject to: 1) a note on the final plat stating that Lots 1-3 are limited to one curb cut each with the size, location and design to be approved by the County Engineering Department; and 2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7, of the Subdivision Regulations.

Case #SUB2001-00251 (Subdivision)

LeBaron Woods Subdivision, Unit 6

North terminus of Forest Oaks Drive West, extending West to the East terminus of Erhard Drive.

Number of Lots / Acres: 44 Lots / 27.7± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

Recommended for approval subject to: 1) the dedication of the necessary right of way to provide 50-feet from the centerline of Moffett Road; and 2) the placement of a note on the final plat stating that Lot 40 is limited to one curb cut to Moffett Road, with the location and design to be approved by Traffic Engineering and ALDOT.

EXTENSIONS:

Case #SUB2001-00226 (Subdivision)

File #S2000-229

Delaplaine Subdivision

North side of Hillwood Drive, 350'± South of Drury Lane, extending to the South side of Drury Lane.

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

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval, but the applicant should be notified that no further extensions will be granted.

Case #SUB2001-00263 (Subdivision)

File #S97-216

Saybrook Subdivision

West side of Sollie Road, 150'± North of Oakbriar Boulevard.

Number of Lots / Acres: 67 Lots / 33.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for denial.

Case #SUB2001-00269 (Subdivision)

File #S99-253

Springfield Subdivision

Northwest corner of proposed future Dawes Road and proposed future Grelot Road and extending through to Twelve Oaks Drive.

Number of Lots / Acres: 91 Lots / 57.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

Case #SUB2001-00267 (Subdivision)

File #S95-198

Westchester Place Subdivision, Second Addition, Phase II

North terminus of Pebble Creek Drive.

Number of Lots / Acres: 7 Lots / 2.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for denial.

Case #SUB2001-00268 (Subdivision)

File #S95-189

Wynnfield Subdivision

West side of Sollie Road, ¾ mile± South of Cottage Hill Road.

Number of Lots / Acres: 118 Lots / 67± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

GROUP APPLICATIONS:

1. **Case #ZON2001-02200 (Planned Unit Development)**
(& 2) **DeWitt McCrary Office & Storage Complex**
4007, 4051, and 4057 Moffett Road (South side of Moffett Road, 175'± West of Oak Lane Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Recommended for approval subject to: 1) limited to two drives, the existing to align with the parking aisle and be widened to 24', and the proposed drive to be relocated as far to the East as possible, exact location and design to be approved by the Traffic Engineering Department; 2) provision of a 10' natural buffer (with in-fill plantings as necessary to provide adequate screening) and a 6' wooden privacy fence along the south property line, where the site abuts residential properties; and 3) full compliance with all municipal codes and ordinances, including but not limited to landscaping, tree plantings and sidewalks.

2. **Case #SUB2001-00265 (Subdivision)**
(& 1) **McCrary Subdivision**
4007, 4051, and 4057 Moffett Road (South side of Moffett Road, 175'± West of Oak Lane Drive).
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: M. Don Williams Engineering
Recommended for approval subject to: 1) placement of a note on the final plat stating that the site is limited to two drives, exact location and design to be approved by the Traffic Engineering Department.

NEW ZONING APPLICATION:

3. **Case #ZON2001-02196**
Meredith Davis
East side of Kennedy Street, 55'± South of State Street.
Rezoning from R-2, Two-Family Residential, to B-2, Neighborhood Business,
for a child day care center.
Recommended for denial.

NEW SUBDIVISION APPLICATIONS:

4. **Case #SUB2001-00259**
Fincraft Subdivision
1700 North Craft Highway (Northeast corner of North Craft Highway and the Frisco Railroad right-of-way).
Number of Lots / Acres: 2 Lots / 17.0± Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50' from centerline along North Craft Highway; 2) the completion of the rezoning process prior to the recording of the final plat; and 3) the provision of a buffer in compliance with Section V.A.7 where the site adjoins residential property.
5. **Case #SUB2001-00264**
Rusty Goff Subdivision
West side of Creel Road at the West terminus of Marie Road.
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended for approval subject to: 1) the provision of an additional setback (including the standard 25' setback) to allow for the planned Major Street.
6. **Case #SUB2001-00258**
Murphy Place Subdivision
Southeast corner of Roseland Drive and Traci Drive.
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.
Recommended for approval subject to: 1) placement of a note on the final plat stating that Lot 1 is limited to one curb cut with location and design to be approved by the County Engineering Department.

7. **Case #SUB2001-00261**
Nugget Place Subdivision
South side of Nugget Drive 415'± West of Leroy Stevens Road.
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.
Recommended for approval subject to: 1) the placement of a note on the final plat stating that each lot is limited to one curb cut with the location and design to be approved by the County Engineering Department.

8. **Case #SUB2001-00270**
Sands Family Division Subdivision, Resubdivision of Lots 4 & 5
1860 Sands Drive (West side of Sands Drive [private road], 900'± South of Garris Drive).
Number of Lots / Acres: 2 Lots / 3.6± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Recommended for approval subject to: 1) placement of the 25' minimum building setback line on the final plat; and 2) placement of a note on the final plat stating that there shall be no further subdivision of these properties until such time as access is provided via a dedicated and constructed county road.

9. **Case #SUB2001-00260**
Cheryl Smith Subdivision
4824 Auburn Drive South (North side of Auburn Drive South, 640'± East of Auburn Drive West).
Number of Lots / Acres: 2 Lots / 0.6± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
Recommended for approval subject to: 1) the removal of the wood deck on Lot 52B prior to the recording of the final plat, or submission of documentation illustrating that the wood deck complies with the setback requirements of the Zoning Ordinance; and 2) that a demolition or building permit be obtained if the wood deck on Lot 52B is removed.

10. **Case #SUB2001-00262**
Tonsmeire Subdivision
Southeast corner of Higgins Road and Todd Acres Drive.
Number of Lots / Acres: 3 Lots / 1.0± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.
Recommended for approval subject to: 1) placement of a note on the final plat stating Lot 231A is limited to one curb cut to Higgins Road or Todd Acres Drive, with the size, location and design to be approved by Traffic Engineering Department.