

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**NOVEMBER 1, 2001 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

September 6, 2001

### **HOLDOVERS:**

**File #SUB2001-00254 (Subdivision)**

#### **Eagle Point Subdivision**

South side of Dawes Road at the Southern terminus of Baird Coxwell Road.

**Number of Lots / Acres:** 17 Lots / 16.8± Acres

**Engineer / Surveyor:** Austin Engineering Co., Inc.

**Recommended for approval subject to: 1) dedication of 50-feet of right of way from the centerline of Dawes Road, in compliance with the Major Street Plan; 2) denial of direct access to Dawes Road for Lots 1, 16 and 17; and 3) placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners.**

**Case #ZON 2001-01731 (Sidewalk Waiver)**

#### **Liberty Missionary Baptist Church**

1761 Dr. Martin Luther King, Jr. Avenue (West side of Dr. Martin Luther King, Jr. Avenue, 75'± South of Oak Drive, extending Southwest and along Oak Drive to the East side of Magnolia Drive).

Request to waive construction of a sidewalk along Oak Drive and Magnolia Drive.

**Recommended that the waiver be denied and that the fence be relocated to the new right-of-way line and the sidewalk constructed one foot off of the new right-of-way.**

### **EXTENSIONS:**

**Case #SUB2001-00282 (Subdivision)**

**File #S99-263**

#### **Blackwood Commercial Park Subdivision, Unit Three**

Northeast corner of Michael Boulevard and Hutson Drive, extending North to Key Street and East to South Beltline Highway.

**Number of Lots / Acres:** 3 Lots / 16.8± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Recommended that this request for extension be granted. It is also recommended that, since all streets are existing city streets and no improvements are required, there be no future extensions.**

**Case #SUB2001-00281 (Subdivision)**

**File #S2000-255**

**J. R. Estates Subdivision**

South side of Johnson Road at the South terminus of Cottage Grove Drive.

**Number of Lots / Acres:** 26 Lots / 19.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Recommended for approval.**

**GROUP APPLICATIONS:**

1. **Case #ZON2001-02312 (Planned Unit Development)**  
(& 2) **Crabtree's Second Addition to North Road**  
North side of North Road, 550'± East of Navco Road.  
Planned Unit Development Approval to allow reduced lot widths in a single-family residential subdivision.  
**Recommended for approval subject to: 1) compliance with setback requirements for a 50-foot wide lot.**
  
2. **Case #SUB2001-00278 (Subdivision)**  
(& 1) **Crabtree's Second Addition to North Road Subdivision**  
North side of North Road, 550'± East of Navco Road.  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**With a waiver of Section V.D.2. of the Subdivision Regulations, recommended for approval.**

**NEW PLANNING APPROVAL APPLICATION:**

3. **Case #ZON2001-02314**  
**Vanguard Towers / Peak Properties**  
East side of Lakeside Drive, 550'± South of Cottage Hill Road.  
Planning Approval to allow a 150' monopole telecommunications tower in a B-3, Community Business district.  
**Recommended that this application be heldover until December 6 to allow the applicant to submit all required information/documentation by the November 13 deadline.**

**NEW SUBDIVISION APPLICATIONS:**

4. **Case #SUB2001-00279**  
**Crabtree's First Addition to North Road Subdivision**  
2368 North Road (North side of North Road, 250'± East of Navco Road).  
**Number of Lots / Acres:** 3 Lots / 1.0± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**Recommended for approval subject to: 1) the placement of twenty-five foot building setback lines on the final plat.**

5. **Case #SUB2001-00283**  
**Dauphin Square Commercial Park Subdivision, Resubdivision of Lots 23 & 24**  
South side of Dauphin Square Connector, 870'± West of Sage Avenue.  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**Recommended for approval.**
  
6. **Case #SUB2001-00272**  
**Evergreen Gardens Subdivision, Unit 1, Revised Lot 80**  
4751 Rangeline Road (East side of Rangeline Road, 320'± North of Colgate Court).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
**Recommended for approval subject to: 1) the placement of a note on the final plat stating the development is limited to the one curb cut with the location and design to be approved by the Traffic Engineering Department; and 2) submission and approval of a PUD application for the future expansion of the development.**
  
7. **Case #SUB2001-00273**  
**Hollingers Island Subdivision, Dog River Division, Resubdivision of Lot 10, Block 1**  
3256 Dog River Road (East side of Dog River Road, ¼ mile± North of Dog River Lane).  
**Number of Lots / Acres:** 4 Lots / 2.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval.**
  
8. **Case #SUB2001-00280**  
**Natchez Trail Townhomes Subdivision, Resubdivision of Lots 17 & 18**  
714 Natchez Trail Court (West side of Natchez Trail Court at its Northern terminus).  
**Number of Lots / Acres:** 2 Lots / 0.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**Recommended for approval.**
  
9. **Case #SUB2001-00277**  
**New Country Club Estates Subdivision, Seventh Unit, Resubdivision of Lot 62**  
210 Childree Drive (Northwest corner of Childree Drive and Sunset Drive North).  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.

**Recommended for approval subject to: 1) that the minimum building setback be amended to 25 feet along North Sunset Drive.**

10. **Case #SUB2001-00274**  
**Riverview Pointe East Subdivision, Resubdivision of Lot 16**  
Southwest corner of Riverview Pointe Drive and Dog River Road.  
**Number of Lots / Acres:** 6 Lots / 48.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) that Lots 4 and 5 be re-oriented to Riverview Pointe Drive; and 2) that direct access to Dog River Road be denied.**
  
11. **Case #SUB2001-00271**  
**St. Michael Subdivision**  
657 St. Michael Street (East side of Washington Avenue, extending from St. Michael Street to St. Francis Street).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
**Recommended for approval subject to: 1) the submission of documentation (survey), to illustrate compliance with setbacks, or that a variance be obtained prior to the recording of the final plat.**
  
12. **Case #SUB2001-00276**  
**Kate Shepard Place Subdivision, Resubdivision of Lots 1 & 2**  
North side of Burma Road, 150'± East of Santa Maria Court.  
**Number of Lots / Acres:** 2 Lots / 2.0± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., Inc.  
**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) the submission of documentation to update the legal non-conforming status of the four residences from December 1998 until present.**

**OTHER BUSINESS:**

**Call For Public Hearing: December 6, 2001**

Regarding the proposed Residential Uses in Downtown Mobile: Recommendations and Implementation Strategies Plan.