

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 6, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

October 4 and October 18, 2001

HOLDOVER:

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 for approval subject to: 1) compliance with the tree planting requirements for the entire parcel; and 2) provision of paved access and parking, as required by the Telecommunications Ordinance; and 3) full compliance with all municipal codes and ordinances.

EXTENSIONS:

Case #SUB2000-00022 (Subdivision)

File #S98-278

Providence Park, P.O.B. West Subdivision

West side of Providence Park Drive, 900'± South of Airport Boulevard.

Number of Lots / Acres: 1 Lot / 13.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that this request for extension be approved subject to: 1) there be no new subdivision or PUD approved in the overall Providence Park site until the plat is recorded.

GROUP APPLICATIONS:

- 1. Case #ZON2001-02587 (Planning Approval)**
- (& 2) Christ United Methodist Church**
6101 Grelot Road (South side of Grelot Road, 950'± West of Knollwood Drive).
Planning Approval to amend a previously approved Planning Approval for the expansion of an existing church in an R-3, Multi-Family Residential district.

Recommended for approval subject to: 1) submission of a subdivision application (one lot for the church/school development and one or two lots for the commercial development); 2) submission of a rezoning application (rezoning the church portion of the overall site from B-3 to R-3); 3) submission of individual applications for each phase of development to ensure full compliance with landscaping & tree plantings, parking, circulation and sidewalk for each phase; 4) detailed information regarding sound, lighting, and hours of soccer/baseball field use to be submitted with application for development of that phase; 5) limited to curb cuts as shown on the plan submitted, exact location and design to be approved by Traffic Engineering Department and permitted by the right-of-way division of the City Engineering Department (“unused” existing curb cuts to be closed, curb and gutter, landscaping and sidewalks to be installed); 6) parking to be screened from view by a 3’-5’ high evergreen hedge, berm or combination of the two; and 7) full compliance with all municipal codes and ordinances.

**2. Case #ZON2001-02513 (Planned Unit Development)
(& 1) Christ United Methodist Church**

6101 Grelot Road (Southeast corner of Grelot Road and Hillcrest Road).

Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared parking and access between sites.

Recommended for approval subject to: 1) submission of subdivision application (one lot for the church/school development and one or two lots for the commercial development); 2) submission of a rezoning application (rezoning the church portion of the overall site from B-3 to R-3); 3) submission of individual applications for each phase of development to ensure full compliance with landscaping & tree plantings, parking, circulation and sidewalk for each phase; 4) detailed information regarding sound, lighting, and hours of soccer/baseball field use to be submitted with application for development of that phase; 5) limited to curb cuts as shown on the plan submitted, exact location and design to be approved by Traffic Engineering Department and permitted by the right-of-way division of the City Engineering Department (“unused” existing curb cuts to be closed, curb and gutter, landscaping and sidewalks to be installed); 6) parking to be screened from view by a 3’-5’ high evergreen hedge, berm or combination of the two; and 7) full compliance with all municipal codes and ordinances.

**3. Case #ZON2001-02512 (Rezoning)
(& 4) Mike Hoffman**

West side of Halls Mill Road at the West terminus of Riviere du Chien Road.

Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for a convenience store with gas pumps.

Recommended for approval subject to: 1) the submission and approval of an Administrative PUD; 2) the dedication of the necessary right of way to provide 35 feet from the centerline of Halls Mill Road; 3) the number, location and design of all curb cuts be approved by Traffic Engineering; 4) full compliance with the landscaping and tree planting requirements of the Zoning Ordinance; 5) provision of a buffer, where the site adjoins residential zoning, in compliance with Section IV.D.1. of the Zoning Ordinance; and 6) full compliance with all municipal codes and ordinances.

- 4. Case #SUB2001-00304 (Subdivision)**
(& 3) Westwood Farms Subdivision, Hoffman Addition to
West side of Halls Mill Road at the West terminus of Riviere du Chien Road.
Number of Lots / Acres: 1 Lot / 5.4± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Recommended for approval subject to: 1) dedication of the necessary right-of-way to provide 35-feet from the centerline of Halls Mill Road; and 2) the placement of a note on the final plat stating that the number, location and design of all curb cuts shall be approved by Traffic Engineering.
- 5. Case #ZON2001-02511 (Planned Unit Development)**
(& 6) Mason Memorial Temple Church of God in Christ, c/o John Young
1406 Dr. Martin Luther King, Jr. Avenue (Northwest corner of Dr. Martin Luther King, Jr. Avenue and Patton Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Recommended for denial.
- 6. Case #SUB2001-00296 (Subdivision)**
(& 5) Solid Rock Subdivision
1406 Dr. Martin Luther King, Jr. Avenue (Northwest corner of Dr. Martin Luther King Jr. Avenue and Patton Avenue).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Recommended for approval subject to: 1) placement of a note on the final plat stating that all curb cuts to be approved by the Traffic Engineering Department.
- 7 Case #ZON2001-02509 (Planned Unit Development)**
(& 8) Scenic Yacht Basin, LLC
3600, 3604, 3608 & 3620 Scenic Drive (West side of Scenic Drive at the West terminus of Michele Drive).
Planned Unit Development Approval to allow a private street single-family residential subdivision with reduced building setbacks, and a marina.

Recommended for approval subject to: 1) the development of the private street, in compliance with Section VIII.E. 1. and 2. of the Subdivision Regulations; and 2) the approval of all applicable federal, state and local agencies.

**8. Case #SUB2001-00303 (Subdivision)
(& 7) Scenic Yacht Basin Subdivision**

3600, 3604, 3608 & 3620 Scenic Drive (West side of Scenic Drive at the West terminus of Michele Drive).

Number of Lots / Acres: 9 Lots / 7.9± Acres

Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) construction of the private street, in compliance with Section VIII.E.1. and 2. of the Subdivision Regulations; and 2) the approval of all applicable federal, state and local agencies.

NEW PLANNING APPROVAL APPLICATIONS:

**9. Case #ZON2001-02508
Sarah Coleman**

Northeast corner of St. Stephens Road and Norman Street.

Planning Approval to allow an outdoor flea market in a B-3, Community Business district.

Recommended for approval subject to: 1) the provision of an eight-foot wooden privacy fence along the North property line, reduced to three-feet within the required setback; 2) that no walkway be located within the required 10-foot buffer strip along the North property line; 3) that a detail plan of the berm/hedge along the street frontages to be submitted and approved by the Land Use Staff prior to the issuance of a building permit; 4) that the maneuvering area be reduced to no wider than 30-feet; 5) full compliance with the landscaping and tree planting requirements of the Ordinance; 6) approval of the number, location and design of all curb cuts by Traffic Engineering; 7) provision of sidewalks; and 8) full compliance with all municipal codes and ordinances, including the provision of sidewalks.

**10. Case #ZON2001-02423
Gates of Praise Baptist Church**

2251 Webb Avenue (West terminus of Webb Avenue, extending South to the North side of McVay Drive, and West to Dog River).

Planning Approval to amend a previously approved Planning Approval for a church and associated parking in an R-1, Single-Family Residential district.

Recommended for approval subject to: 1) denial of direct access to Webb Avenue; 2) curb cut approval by Traffic Engineering; 3) that the parking be redesigned to comply with the minimum requirements of the Ordinance, including asphalt paving; 4) that the parking be screened along Webb Avenue and McVay Drive with a 3' landscaped berm, evergreen hedge, or solid fencing; 5) the provision of a 6' privacy fence (lowered to 3' within 25' of the front property lines) along the East property line; 6) full compliance with the landscaping and tree planting requirements of the Ordinance; 7) the submission and approval of a Subdivision Application; 8) the provision of a sidewalk along Webb Avenue and McVay Drive; and 9) full compliance with all municipal codes and ordinances.

11. Case #ZON2001-02510

Overlook Presbyterian Church

5311 Overlook Road (South side of Overlook Road, 430'± West of University Boulevard).

Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district.

Recommended for approval subject to: 1) submission of documentation to illustrate that seating in the sanctuary, including choir area, will not exceed 152; 2) provision of frontage trees in compliance with the ratios set forth in Section IV.E.3.a; 3) submission of documentation to establish the site as a lot of record prior to 1952 or a subdivision application; 4) the access drive be improved to a minimum of 24' to allow for two-way traffic, curb cut improvements to be approved by the Traffic Engineering Department and Right-of-way division of the City Engineering Department; and 5) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

12. Case #SUB2001-00297

Coronado Estates Subdivision, First Addition to

East terminus of Coronado Drive.

Number of Lots / Acres: 2 Lots / 0.7± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for approval.

13. Case #SUB2001-00295

Cyrus Cove Subdivision

South side of Airport Boulevard, 1900'± East of Walter Smith Road.

Number of Lots / Acres: 190 Lots / 58.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

With a waiver of Paragraphs V.D.1. and V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) inclusion of the two "Not Included" parcels in the subdivision; 2) placement of a note on the final plat stating that the lots fronting Airport Boulevard shall be limited to one curb cut each, size and location to be approved by the County Engineering Department; 3) provision of buffering in accordance with Section V.A.7, if any lots are developed commercially; 4) connection to O'Hara Drive be made in Phase II of construction, prior to construction of lots to the South and East; 5) provision of a street stub to the East; and 6) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits.

14. Case #SUB2001-00307

Dog River View Subdivision

East side of Dog River Road, 300'± North of Dog River Lane.

Number of Lots / Acres: 3 Lots / 1.7± 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) the approval of all applicable federal, state and local agencies; 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.

15. Case #SUB2001-00305

Dubroca Tract Subdivision, Resubdivision of Lots 1, 2 and a Portion of Lot 26, Block 7

2250 Airport Boulevard (Northwest corner of Airport Boulevard and Westwood Street).

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 40' from the centerline of Airport Boulevard; 2) placement of a note on the final plat stating the site is limited to one curb cut to Airport Boulevard, with the size, location and design to be approved by Traffic Engineering Department; 3) placement of a note on the final plat stating the site is limited to one curb cut to Westwood Street, to be located on the Northern portion of the property and approved by Traffic Engineering; 4) compliance with Section V.A.7, of the Subdivision Regulations where the site abuts property zoned or used residentially; 5) provision of sidewalks along Airport Boulevard and Westwood Street; and 6) the completion of the rezoning process prior to the recording of the final plat.

16. **Case #SUB2001-00308**
John Foster Subdivision, Resubdivision of Lots 2 & 3, Block 1
3812 Moffett Road (North side of Moffett Road, 280'± West of Stimpson Lane).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 25' from centerline of Norwood Lane; 2) the placement of a note on the final plat stating that the site is denied access to Norwood Lane; 3) the placement of a note on the final plat stating that the site is limited to one curb cut to Moffett Road with the location and design to be approved by the Traffic Engineering Department and ALDOT; and 3) the placement of the 25 foot minimum building setback lines along Moffett Road and Norwood Lane of the final plat.

17. **Case #SUB2001-00294**
Gaillard Subdivision, Resubdivision of Lots 1 & 2
319 South Sage Avenue (East side of Sage Avenue, 400'± South of Airport Boulevard).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
With a waiver of Sections V.D.2. and V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) the provision of a buffer in compliance with Section V.A.7 where the site adjoins residential property.

18. **Case #SUB2001-00300**
Greater Union Baptist Church
957, 959 and 961 Lyons Street (Southwest corner of Lyons Street and Cherry Street, extending to the West side of Pearl Street, 100'± South of Lyons Street and 200'± South of Lyons Street).
Number of Lots / Acres: 1 Lot / 1.2± Acres
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 two curb cuts to Pearl Street with the size, location and design to be approved by the Traffic Engineering Department; and 2) submission and approval of a Planning Approval and Planned Unit Development applications for future expansion of the development.

19. **Case #SUB2001-00306**
Head's Addition to Tillman's Corner Subdivision
South side of Willis Road, 100'± East of Middle Road.
Number of Lots / Acres: 3 Lots / 20.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval subject to: 1) the road be constructed and dedicated to County standards with the provision of a temporary turnaround; 2) the provision of a buffer in compliance with Section V.A.7 where the site adjoins residential property; and 3) the placement of the twenty-five foot minimum building setback lines along all street frontages on the final plat.

20. Case #SUB2001-00299

Laurendine Industrial Park Subdivision, Unit Eight

Northwest corner of Laurendine Road and Brasfield Road, extending to the East side of Bellingrath Road, 1,000'± North of Laurendine Road.

Number of Lots / Acres: 6 Lots / 33.6± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for approval subject to: 1) dedication of sufficient right-of-way to provide 50' from centerline of Bellingrath Road and Laurendine Road; 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Laurendine Road with the size, location and design to be approved by County Engineering Department; 3) the placement of a note on the final plat stating that Lots 5 and 6 are each limited to one curb cut to Bellingrath Road with the size, location and design to be approved by County Engineering Department; 4) that Lots 2-4 not be recorded until such time as Brasfield Road is paved to County standards; and 5) the placement of twenty-five foot building setback lines on the final plat.

21. Case #SUB2001-00298

Revelation Missionary Baptist Church Subdivision, Revised

South side of Taylor Lane at the South termini of Rotterdam Court and Amsterdam Court.

Number of Lots / Acres: 1 Lot / 4.0± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended that this application be heldover to the January 10th meeting, with the additional applications submitted by December 17th deadline.

22. Case #SUB2001-00302

Seales Commercial Park Subdivision, Unit Two

East side of Schillinger Road, 300'± South of Morris Hill Road, extending to the South side of Morris Hill Road, 300'± East of Schillinger Road.

Number of Lots / Acres: 2 Lots / 15.9± Acres

Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

Recommended for approval subject to: 1) the placement of a note on the final plat stating that Lots 1 and 2 share one curb cut to Schillinger Road, with the location and design to be approved by County Engineering Department; 2) the placement of a note on the final plat stating that if the lot is developed commercially and adjoins residentially developed property a buffer, in accordance with Section V.A.7, of the Subdivision Regulations shall be provided; and 3) the placement of twenty-five foot minimum building setback lines along Schillinger Road on the final plat.

23. Case #SUB2001-00301

Winford West Subdivision, Resubdivision of Lot B

8800 Winford Trace (North side of Winford Trace at its West terminus).

Number of Lots / Acres: 2 Lots / 3.0± Acres

Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

Recommended for approval subject to: 1) 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.

OTHER BUSINESS:

Public Hearing

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

Case #SUB2001-00288

Tanner Williams Business Park Subdivision

8035 Tanner Williams Road (South side of Tanner Williams Road, 3/10 mile± West of Schillinger Road).

Number of Lots / Acres: 13 Lots / 7.2± Acres

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

Request for a vacation of a drainage and utility easement.