

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 20, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVER:

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.

The plat meets the requirements for consideration under the Innovative Design Section of the Subdivision Regulations; therefore, it is recommended that Paragraphs V.D.1 and V.D.3 be waived and the plat granted Tentative 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.

GROUP APPLICATIONS:

1. Case #ZON2001-02604 (Planning Approval)
- (& 2) UMS-Wright Corporation (Don Kelly, Agent)
65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).
Planning Approval to amend a previously approved Planning Approval to allow a soccer field at an existing school in an R-1, Single-Family Residential district. **Recommended that this application to amend the previously approved plan to allow a athletic field (soccer) with bleachers, accessory buildings and field lighting be approved subject to: 1) lights for the soccer field be directed and shielded such that they do not shine on or at those residential properties to the North and across Old Shell Road; 2) lights or PA system not to be used after 10 p.m.; 3) denial of access to Martin Street, as required by the previous approval(s); 4) applicant to take appropriate measures, as approved by Traffic Engineering and Land Use staff, to prohibit parking along Old Shell Road, as required by the previous approval(s); 5) no pedestrian access allowed to Martin Street or Old Shell Road (in the vicinity of the baseball field) , as required by the previous approval(s); 6) the site is limited to the one existing access point to Old Shell Road; 8) provision of tree plantings in compliance with the ratios setforth in Section IV.E.3.a; and 9) the project area be brought into full compliance with all municipal codes and ordinances, including frontage trees and sidewalks along Old Shell Road, as required by the previous approval(s).**

2. **Case #ZON2001-02603 (Planned Unit Development)**
(& 1) **UMS-Wright Corporation (Don Kelly, Agent)**

65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site, and a new soccer field.

Recommended that this application to amend the previously approved plan to allow a athletic field (soccer) with bleachers, accessory buildings and field lighting be approved subject to: 1) lights for the soccer field be directed and shielded such that they do not shine on or at those residential properties to the North and across Old Shell Road; 2) lights or PA system not to be used after 10 p.m.; 3) denial of access to Martin Street, as required by the previous approval(s); 4) applicant to take appropriate measures, as approved by Traffic Engineering and Land Use staff, to prohibit parking along Old Shell Road, as required by the previous approval(s); 5) no pedestrian access allowed to Martin Street or Old Shell Road (in the vicinity of the baseball field) , as required by the previous approval(s); 6) the site is limited to the one existing access point to Old Shell Road; 8) provision of tree plantings in compliance with the ratios setforth in Section IV.E.3.a; and 9) the project area be brought into full compliance with all municipal codes and ordinances, including frontage trees and sidewalks along Old Shell Road, as required by the previous approval(s).

NEW REZONING APPLICATION:

3. **Case #ZON2001-02718**
The Knight Company (Stillman Knight, Agent)

North side of Grelot Road, 325' ± West of Chimney Top Drive West.

Rezoning from R-3, Multi-Family Residential, to R-1, Single-Family Residential, to match surrounding zoning classifications.

Recommended for approval subject to: 1) the approval of any curb cuts by Traffic Engineering; and 2) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

4. **Case #SUB2001-00312**
Bowers Lane Estates Subdivision

West side of Bowers Lane, 440' ± North of Old Military Road.

Number of Lots / Acres: 3 Lots / 0.9± Acre

Engineer / Surveyor: Polysurveying Engineering / Land Surveying

This application is recommended to be heldover to the January 24th meeting, with the additional information and postage submitted by January 2nd deadline.

5. **Case #SUB2001-00313**
Tommy Brooks Subdivision
North side of Howells Ferry Road, extending North to Garrow Avenue, and West to Erdman Avenue.
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineers – Land Surveying
Recommended for approval, subject to: 1) the dedication of adequate right-of-way to provide 25' from centerline of Erdman Avenue; 2) the placement of 20' minimum building setback lines along Howells Ferry Road on the final plat; 3) the placement of a note on the final plat stating that Lots 1 & 2 are limited to one curb cut each to Garrow Boulevard, with the size, location and design to be approved by Traffic Engineering ; 4) the placement of a note on the final plat denying access to Howells Ferry Road; 5) placement of 25' minimum building setback lines along Garrow Boulevard and Erdman Avenue on the final plat.

6. **Case #SUB2001-00316**
Government Street Baptist Church Subdivision
3401 Government Boulevard (Southwest corner of Government Boulevard and Interstate Highway 65).
Number of Lots / Acres: 1 Lot / 12.5± Acres
Engineer / Surveyor: M. Don Williams Engineering
Recommended for approval subject to: 1) the placement of an note on the final plat stating that the number, location and design of all curb cuts shall be approved by Traffic Engineering.

7. **Case #SUB2001-00317**
McInnis Tract Subdivision, Phase One
East side of Schillinger Road, 3/10 mile± North of Meadows Boulevard.
Number of Lots / Acres: 1 Lot / 2.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Schillinger Road; 2) the placement of a note on the final plat stating that the site is limited to two curb cuts to Schillinger Road with the location and design to be approved by County Engineering; and 3) the remainder of the property to be included on the final plat and labeled as future development.

8. **Case #SUB2001-00314**
Mobile Fence Company Subdivision
4308 and 4314 Halls Mill Road (North side of Halls Mill Road, 75'± West of the North terminus of Riviere du Chien Road).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 35' from the centerline of Halls Mill Road; 2) placement of a note on the final plat stating that Lots 1 & 2 are limited to one curb cut each to Halls Mill Road, with the size, location and design to be approved by Traffic Engineering Department; 3) compliance with Section V.A.7, of the Subdivision Regulations along the West property line; 4) the completion of the rezoning process prior to the recording of the final plat; and 5) the provision of 25' minimum building setback lines on the final plat.

9. Case #SUB2001-00309

The Oaks at Westlake Subdivision

West terminus of West Lake Road.

Number of Lots / Acres: 105 Lots / 49.9± Acres

Engineer / Surveyor: Engineering Development Services, LLC

Recommended for approval subject to: 1) that no units or phases are recorded until West Lake Road is paved and constructed to County standards; 2) dedication of adequate right-of-way for Scott Dairy Loop Road, a planned major street; 3) placement of a note on the final plat stating that direct access to West Lake Road is denied for the park lot, Lots 15, 49 and 50; 4) the preservation of all large, healthy, live oaks exceeding 50-inches in diameter, wherever possible to be approved by the Urban Development Staff; and 5) the approval of the Urban Development Staff prior to the issuance of any clearing or construction permits.

10. Case #SUB2001-00311

Schillinger Road Executive Subdivision

East side of Schillinger Road, 430'± South of Grelot Road.

Number of Lots / Acres: 2 Lots / 6.3± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for approval subject to: 1) the placement of a note on the final plat stating that Lot 2 is limited to two curb cuts and Lot 1 is limited to one curb to Schillinger Road, with the location and design to be approved by County Engineering; 2) the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations where the site adjoins residential property, if the site is developed commercially; and 3) the provision of the 25 foot minimum building setback line on the final plat.

11. Case #SUB2001-00310

Spring Hill Estates Subdivision, Unit One, Resubdivision of Lots 24 and 25

East side of Hillview Road, 215'± North of Airport Boulevard.

Number of Lots / Acres: 2 Lots / 0.9± Acre

Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.

Recommended for approval, subject to: 1) the dedication of adequate right-of-way to provide 25' from centerline of Hillview Road; and 2 placement of a note on the final plat stating that Lots 1 & 2 are limited to one curb cut each to Hillview Road, with the location and design to be approved by County Engineering Department.

12. Case #SUB2001-00315

Wide Acres Subdivision, Resubdivision of Lot 27

6751 Barnes Road (South side of Barnes Road, 2/10 mile± East of its West terminus).

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

Engineer / Surveyor: Regan Land Surveying, Inc.

Recommended for approval.

OTHER BUSINESS:

Case #ZON2001-City of Mobile

Sussex Place Rezoning Study

North and South sides of Sussex Drive, extending from East Drive to Center Drive.
Rezoning from R-3, Multi-Family Residential, to R-2, Two-Family Residential.

Call For Public Hearing: January 24, 2002

Regarding a proposal to remove Congress-Donald Street from the Major Street Plan component of the Comprehensive Plan.