

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 21, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

January 18 and February 1, 2001

HOLDOVERS:

Case #ZON2001-01034

Timothy DuFrain

5623 Moffett Road (West side of Moffett Road, 570' ± North of Howells Ferry Road).

Request to waive a sidewalk along Moffett Road.

Recommended that this application be heldover. *This application was heldover to solicit comments from ALDOT; however, at the time of mailout, no comments were available. Comments from ALDOT should be available at the Commission's meeting on the 21st.*

Case #SUB2001-00093

Hamilton Oaks Park Subdivision

North side of Jeff Hamilton Road, 4/10 mile± East of Repoll Road.

Number of Lots / Acres: 1 Lot / 9.6± Acres

Engineer / Surveyor: Austin Engineering Company, Inc.

Recommended for approval subject to: 1) the placement of a note on the final plat stating that the site be limited to one curb cut, size, location and design to be approved by the County Engineering Department; and 2) denial of access to the private road way easement at the Western portion of the site.

Case #SUB2001-00138

Brookley Heights, Resubdivision of Lots 1, 2, 3 & the West 8.63 feet of Lot 4, Block 1, First Sector

East side of Dauphin Island Parkway, between South Maryvale Street and Delta Street.

Number of Lots / Acres: 1 Lot / .9± Acres

Engineer / Surveyor: Polysurveying of Mobile

Recommended for approval subject to: 1) the placement of a note on the final plat stating that the site is limited to two curb cuts to South Maryvale Street and one curb cut to Delta Street with the locations and design to be approved by Traffic Engineering Department; 2) the placement of a note on the final plat stating that access to Dauphin Island Parkway Service Road be denied; and 3) the placement of twenty-five foot minimum building setback lines along all street frontages on the final plat.

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Case #SUB2001-00131

Bryant Subdivision

3385 & 3395 North Schillinger Road (West side of Schillinger Road, 130'± South of Moffett Road, and extending to the South side of Moffett Road, 150'± West of Schillinger Road).

Number of Lots / Acres: 3 Lots / 9.4± Acres

Engineer / Surveyor: CarlanKillam Consulting

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Schillinger Road; 2) the dedication of sufficient right-of-way to provide 50' from the centerline of Moffett Road; 3) the dedication of sufficient radii on the southwest corner of the development, to be approved by County Engineering Department and ALDOT; 4) the placement of a note on the final plat stating that Lot 1 be limited to one curb cut each to Schillinger Road and Moffett Road, with the location and design to be approved by County Engineering Department; 5) the placement of a note on the final plat stating that Lot 3 be limited to one curb cut each to Schillinger Road and Moffett Road, with the location and design to be approved by County Engineering Department and ALDOT; 6) the placement of a note on the final plat stating the Lot 2 be limited to two curb cuts to Schillinger Road, with the location and design to be approved by County Engineering Department; 7) 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 8) the placement of twenty-five foot minimum building setback lines along all street frontages on the final plat.

Case #SUB2001-00129

Heron Creek Subdivision

6373 Bay Road (East side of Bay Road, 1000'± South of its Northern terminus).

Number of Lots / Acres: 1 Lot / .2± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended that this application be heldover until the meeting of July 19, to allow for the submission of additional information.

Case #SUB2001-00125

Ollinger-Mostellar Subdivision

507 & 2859 Mill Street (South and West side of Mill Street, 550'± West of Bay Shore Avenue).

Number of Lots / Acres: 2 Lots / 1.1± Acres

Engineer / Surveyor: Polysurveying of Mobile

Recommended that this application be held over to the July 19th meeting to allow the applicant to include the remainder of the property to the South, or submit a deed to establish the parcels as a lot of record prior to 1952 and additional postage. *The applicant has submitted a letter from the property owner to the South stating that he does not wish to participate in the subdivision.*

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Case #SUB2001-00118

Scenic Yacht Basin (formerly River Yacht Basin)

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

Number of Lots / Acres: 5 Lots / 7.9± Acres

Engineer / Surveyor: Rowe Surveying and Engineering

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.

GROUP APPLICATIONS:

1. Case #ZON2001-01383 (Rezoning)

(& 2.) Archdiocese of Mobile

6051 Old Shell Road (Southwest corner of Old Shell Road and Center Drive).

Rezoning from R-1, Single-Family Residential to B-1, Buffer Business for a student chapel center.

Recommended for approval subject to: 1) the dedication, via deed, of any necessary right-of-way along Old Shell Road to provide 50 feet from the centerline; 2) the dedication, via deed, of 25 feet from the centerline of Center Drive; 3) the provision of a buffer, in compliance with Section IV.D.1., along the West and South property lines where the site adjoins residential zoning; 4) the provision of screening, in compliance with Section VI.A.3.i., along Center Drive; 5) that the site be denied access to Center Drive, and limited to one curb cut to Old Shell Road, with the location and design to be approved by Traffic Engineering; 6) full compliance with the landscaping and tree planting requirements of the Ordinance; and 7) full compliance with all municipal codes and ordinances.

2 Case #SUB2001-00150 (Subdivision)

(& 1.) Father Z Subdivision

6051 Old Shell Road (Southwest corner of Old Shell Road and Center Drive).

Number of Lots / Acres: 1 Lot / 1.7 ± Acres

Engineer / Surveyor: Lawler & Company

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 access to Center Drive is denied and that the site is limited to one curb cut to Old Shell Road, with the location and design to be approved by Traffic Engineering.

NEW ZONING APPLICATIONS:

3. **Case #ZON2001-01384**
Gulf Coast Federal Credit Union
4313 & 4317 Downtowner Loop South (South side of Downtowner Loop South, 250' ± West of Downtowner Boulevard).
Rezoning from B-2, Neighborhood Business and B-3, Community Business to B-3, Community Business for additional parking and a drive-up window for a bank.
Recommended for approval subject to: 1) full compliance with all municipal codes and ordinances, including but not limited to landscaping, tree plantings and sidewalks.

4. **Case #ZON2001-01387**
North Arnold Road Joint Venture
(East side of Hillcrest Road, 170' ± North of Cedar Bend Court).
Rezoning from R-1, Single-Family Residential to B-2, Neighborhood Business for a credit union.
Recommended for denial.

NEW PLANNING APPROVAL APPLICATION:

5. **Case #ZON2001-01385**
Springhill College
4000 Dauphin Street (Southeast corner of Loyola Lane and College Lane).
Planning Approval application to construct a college dormitory in an R-1, Single-Family Residential District.
Recommended for approval subject to: 1) the submission of a parking plan which illustrates full compliance with the parking requirements of the Ordinance; 2) the submission of a Master Plan, including the proposed parking area, within 90 days; 3) the vacation of that portion of Bishops Lane, which is located within the site; 4) full compliance with the landscaping and tree planting requirements of the Ordinance for this site and the proposed parking area; and 5) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2001-00153**
Fisher Tract, Phase Two, Resubdivision of Lots 3-8, Block 5
453 Plum Street & 1204 Dr. Martin Luther King Jr. Ave (Northwest corner of Dr. Martin Luther King Jr. Ave and Plum Street).
Number of Lots / Acres: 1 Lot / 0.15 ± Acre
Engineer / Surveyor: Rester & Coleman Engineers, Inc.

With a waiver of Sections V.D.2 (to allow a lot with less than 7,200 sq.ft.) and V.D.5 (to allow a reduced setback along Plum Street) of the Subdivision Regulations, recommended for approval subject to: 1) the provision of a 20' setback along Plum Street; 2) the dedication of a 25' radius at the intersection of Dr. Martin Luther King Jr. Avenue and Plum Street; 3) the provision of a buffer in Compliance with Section V.A.7 of the Subdivision Regulations; and 4) the placement of a note on the final plat stating that access be denied to Plum Street as recommended in the Traffic Engineering comments.

7. Case #SUB2001-00147

New Country Club Estates, Unit 7, Resubdivision of 68, 69, 75 and part of Lots 70 & 76

212 Rochester Road and 211 Childree Drive (Northeast corner of Rochester Road and Childree Drive and extending to the South side of Rochester Road).

Number of Lots / Acres: 2 Lots / 2.2 ± Acres

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

Recommended for approval subject to: 1) the placement of the 25-foot building setback lines on the final plat.

8. Case #SUB2001-00152

Oak Pointe Place

(Southeast corner of Dawes Road and McKinnel Road extending to the West side of Jeff Hamilton Road Extension).

Number of Lots / Acres: 38 Lots / 8.4 ± Acres

Engineer / Surveyor: Rester & Coleman Engineers, Inc.

Recommended for approval subject to: 1) dedication of the necessary right-of-way to provide 25 feet from the centerline of McKinnell road; 2) construction of McKinnell Road from Dawes Road to the entrance to the site, as well as the new cul de sac, to county standards; 3) placement of a note on the final plat stating that Lots 1 and 35 are denied direct access to McKinnell Road; and 4) submission of documentation that illustrates there is no building encroachment on this site.

9. Case #SUB2001-00149

Phillip Temple A.O.H. Church Subdivision

2317 St. Stephens Road & 1855 Allison Street (Southwest corner of St. Stephens Road and Allison Street and extending through to Vetter Street).

Number of Lots / Acres: 1 Lot / 2.76 ± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for approval subject to: 1) the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations where the site adjoins residential property; 2) the placement of a note on the final plat stating that all curb cuts to be approved by the Traffic Engineering Department; and 3) the placement of the 25-foot minimum building setback line along St. Stephens Road and Allison Street.

10. Case #SUB2001-00151

Randlett Trace, Resubdivision of Lot 26

(West side of Randlett Trace, 290' ± North of Cottage Hill Road).

Number of Lots / Acres: 4 Lots / 1.8 ± Acres

Engineer / Surveyor: Rester & Coleman Engineers, Inc.

Recommended for approval subject to: 1) the placement of a note on the final plat stating that lots 2 & 3 be denied access to the private ingress/egress drive to the West.

11. Case #SUB2001-00155

Springhill Presbyterian Church Subdivision

10 Westminster Way (Southeast corner of Old Shell Road and Westminster Way and extending through to Bit & Spur Road).

Number of Lots / Acres: 1 Lot / 8.4 ± Acres

Engineer / Surveyor: Frank Dagley & Associates, Inc.

Recommended for approval subject to: 1) the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and 2) the placement of the 25-foot minimum setback along Old Shell Road, Westminster Way and Bit & Spur Road on the final plat.

12. Case #SUB2001-00154

Tew's Addition to Creekline

(Northeast corner of Crown Drive and Cypress Business Park Drive).

Number of Lots / Acres: 12 Lots / 9.1 ± Acres

Engineer / Surveyor: Rester & Coleman Engineers, Inc.

Recommended for approval subject to: 1) the proposed street be dedicated and constructed to city standards; 2) placement of a note on the final plat stating that access to all lots shall be via the new city street, and that there shall be not curb cuts to Cypress Business Park Drive or Crown Drive; and 3) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits.

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NEW SIDEWALK WAIVER APPLICATIONS:

- 13. Case #ZON2001-01316**
Oak Park Church of God
3321 Sollie Road (East side of Sollie Road, 50' ± South of Raleigh Way).
Request to waive a sidewalk along a portion of Sollie Road.
Recommended for approval.
- 14. Case #ZON2001-01377**
Phillip R. Stover
4273 River Oaks Lane (South side of River Oaks Lane, 575' ± West of Todd Acres Service Road).
Request to waive a sidewalk along River Oaks Lane.
Recommended for denial.

OTHER BUSINESS:

Case #SUB2001-00121

Janeroux Subdivision

North side of Government Boulevard, 550' ± East of Eslava Creek.

Number of Lots / Acres: 1 Lot / .74± Acres

Engineer / Surveyor: Anil Badve & Associates

File #S2000-286 (Case #SUB2000-00040)

Rangeline 90 Subdivision

North side of Higgins Road, extending from U. S. Highway 90 to Halls Mill Road.

Number of Lots / Acres: 7 Lots / 36.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.