

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 2, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVER:

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 that the waiver be denied. *At the Commission's June 21st meeting, the applicant stated to the Commission that there were portions of the street frontage where a sidewalk could not be installed. The Commission instructed the applicant to submit documentation (topo survey or profile) to substantiate these claims. As of mailout, this documentation had not been submitted. Furthermore, a professional engineer from the City Engineering Department has made two visits to the site, and has determined that a sidewalk can be installed.*

EXTENSIONS:

Case #ZON2001-01676

File #PUD2000-30

Long Street Apartments

West side of Long Street, 600'± South of Old Shell Road.

Planned Unit Development Approval to allow multiple buildings on a single building site.

Recommended for approval.

Case #ZON2001-01697

File #PUD2000-29

Grant Street Patio Homes (Planned Unit Development)

South side of Grant Street, running through to the Northeast corner of Eslava Street Parkway and a 50' unnamed city right-of-way.

Planned Unit Development Approval to allow reduced lot sizes and reduced building setbacks in a residential subdivision.

Recommended for approval.

Case #SUB2001-00198

File #S2000-178

Grant Street Patio Homes (Subdivision)

South side of Grant Street, running through to the Northeast corner of Eslava Creek Parkway and a 50' unnamed city right-of-way.

Number of Lots / Acres: 49 Lots / 7.4± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

GROUP APPLICATIONS:

1. **Case #2001-01672 (Rezoning)**
(& 2) **A. Scott Curtis**
6668 Old Shell Road (North side of Old Shell Road, 260'± East of Alan Drive).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for professional offices.
Recommended for approval subject to: 1) the provision of a 10-foot buffer (except where the existing structure is located) as well as a six-foot wooden privacy along the developed portion of the site; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) provision of sidewalks; 4) the dedication of 30-feet of right-of-way for the major street; 4) the site be limited to one shared curb cut; 5) submission of an Administrative PUD approval; and 6) full compliance with all municipal codes and ordinances.

2. **Case #SUB2001-00191 (Subdivision)**
(& 1) **Curtis Subdivision**
6668 Old Shell Road (North side of Old Shell Road, 260'± East of Alan Drive).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Recommended for approval subject to: 1) dedication of 30-feet of right-of-way along Old Shell Road; and 2) placement of a note on the final plat stating that the site is limited to one shared curb cut.

3. **Case #ZON2001-01678 (Planned Unit Development)**
(& 4) **Delwood Court Subdivision**
2557 Delwood Drive South (South side of Delwood Drive South, 150'± East of Delwood Drive West).
Planned Unit Development Approval for a gated residential subdivision with a private drive.
Recommended for approval subject to: 1) that the entire site be rezoned to R-1, Single-Family Residential; 2) that the street be constructed to city standards; 3) compliance with all City Engineering comments; and 4) full compliance with all municipal codes and ordinances.

- 4. Case #SUB2001-00189 (Subdivision)**
(& 3) Delwood Court Subdivision
2557 Delwood Drive South (South side of Delwood Drive South, 150'± East of Delwood Drive West).
Number of Lots / Acres: 7 Lots / 6.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Recommended for approval subject to: 1) that the entire site be rezoned to R-1, Single-Family Residential; 2) that the street be constructed to city standards; 3) compliance with Section VII.E.1. & 2. (including that the street be constructed to city standards); and 4) compliance with all City Engineering comments.

- 5. Case #ZON2001-01681 (Planning Approval)**
(& 6) John Nguyen
1210 Michigan Avenue (West side of Michigan Avenue, 80'± North of Melrose Street, extending to the East side of Partridge Street).
Planning Approval to allow a seafood store in a B-2, Neighborhood Business district.
Recommended for approval subject to: 1) the entire operation be contained within the structure (no outside storage or activities); 2) denial of access to Partridge Street; 3) limited to one curb cut to Michigan Avenue, size, location and design to be approved by the Traffic Engineering Department; 4) provision of screening along Partridge Street (similar to screening required by Section VI.A.3.i); 5) the dumpster be located as far to the East as practicable, location to be determined by Land Use Administration, and enclosed on at least three sides; 6) the submission of documentation outlining how the proposed seafood shop will comply with odor control measures as required by the Alabama Department of Public Health; and 7) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings, and sidewalks.

- 6. Case #SUB2001-00193 (Subdivision)**
(& 5) Nguyen Subdivision
1210 and 1214 Michigan Avenue (Northwest corner of Michigan Avenue and Melrose Street, extending to the East side of Partridge Street).
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Recommended for approval subject to: 1) placement of a note on the final plat stating that access to Partridge Street is denied; 2) placement of a note on the final plat stating that access to Melrose Street is denied; and 3) placement of a note on the final plat stating that each lot is limited to one curb cut to Michigan Avenue, size, location and design to be approved by the Traffic Engineering Department.

7. **Case #ZON2001-01387 (Rezoning)**
(**& 8**) **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 approval subject to: 1) limited to one curb cut to Hillcrest road, size, location and design to be approved by the Traffic Engineering Department; and 2) full compliance with all municipal codes and ordinances.
8. **Case #ZON2001-01679 (Planning Approval)**
(**& 7**) **North Arnold Road Joint Venture (John Watson, Agent)**
East side of Hillcrest Road, 170' ± North of Cedar Bend Court.
Planning Approval to allow a credit union in a B-1, Buffer Business district (rezoning pending).
Recommended for approval subject to: 1) limited to one curb cut to Hillcrest road, size, location and design to be approved by the Traffic Engineering Department; and 2) full compliance with all municipal codes and ordinances.

NEW ZONING APPLICATION:

9. **Case #ZON2001-01661**
Charles J. Browning
Southeast corner of Moffett Road and Bear Fork Road.
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for retail flooring sales.

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2001-00195**
C. M. Baker Subdivision, Resubdivision of Lots 1 and 2
West side of Schillinger Road, 370' ± South of Old Government Street Road.
Number of Lots / Acres: 2 Lots / 2.5 ± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Recommended for approval subject to: 1) a note on the final plat stating that Lots 1 and 2 are denied direct access to Schillinger Road.
11. **Case #SUB2001-00190**
Broughton Place Subdivision
10600 Broughton Road (North side of Broughton Road, 50' ± East of its Western terminus).
Number of Lots / Acres: 1 Lot / 1.0 ± Acre
Engineer / Surveyor: Sims Surveying Services, Inc.

Recommended for approval subject to: 1) the placement of twenty-five foot setback line along Broughton Road; 2) placement of a note on the final plat stating there shall be no future resubdivision of the area labeled as “Future Development” without Planning Commission approval.

12. **Case #SUB2001-00197**

Congress/Pine Subdivision

Southwest corner of Congress Street and North Pine Street.

Number of Lots / Acres: 4 Lots / 0.6± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval subject to: 1) the provision of a waiver of Section V.D.2, of the Subdivision Regulations pertaining to minimum lot sizes; 2) the illustration of a twenty foot side yard setback line along Congress Street.

13. **Case #SUB2001-00200**

Dauphin Upham Terrace Subdivision

2062 Dauphin Street (Northeast corner of Dauphin Street and Upham Street).

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Polysurveying of Mobile

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 25' from centerline of Upham Street; 2) the submission of documentation to establish the northern portions of Lots 18 and 19 as them as legal lots of record prior to 1952; and 3) the inclusion of the 7' strip of property to the East in the subdivision.

14. **Case #SUB2001-00192**

Long Street Apartments

West side of Long Street, 600'± South of Old Shell Road.

Number of Lots / Acres: 1 Lot / 6.5± Acres

Engineer / Surveyor: M. Don Williams Engineering

Recommended for approval subject to: 1) the provision of a 50' easement to the land locked property to the South; and 2) the provision of a six foot wooden privacy fence, as well as a 10' buffer where the site adjoins R-1 zoning.

15. **Case #SUB2001-00196**

Riviere du Chien Court Subdivision

West terminus of Riviere du Chien Court.

Number of Lots / Acres: 5 Lots / 14.7± Acres

Engineer / Surveyor: Polysurveying of Mobile

Recommended denial for the following reason: 1) the site has its only access via a substandard street, both in terms of right-of-way width and improvements.

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16. Case #SUB2001-00194

Scott Plantation Subdivision: Unit 4

North terminus of Scott Plantation Drive South, adjacent to the North side of Scott Plantation Subdivision, Unit 3 (recording pending).

Number of Lots / Acres: 18 Lots / 10.3± Acres

Engineer / Surveyor: L & L Engineering, Inc.

17. Case #SUB2001-00199

Margie Wolfe Subdivision, Resubdivision of Lot A

7571 Theodore Dawes Road (West side of Theodore Dawes Road, 100'± North of the West terminus of Helton Road).

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

Engineer / Surveyor: Polysurveying of Mobile

Recommended for approval subject to: 1) the placement of the 25' minimum building setback line for Lot A2, where the lot is 60' wide.

NEW SIDEWALK WAIVER APPLICATION:

18. Case #ZON2001-01685

Corpus Christi Church and School

6300 McKenna Drive (North side of McKenna Drive at the North terminus of Evergreen Road).

Request to waive construction of a sidewalk along McKenna Drive.

Recommended for denial.

OTHER BUSINESS:

Adoption of the 2001-2002 Meeting/Deadline Schedule