

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 16, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

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.

Recommended for denial.

Case #SUB2001-00174

Moberg Estate Subdivision

West side of Shelton Beach Road, 835'± South of Bear Fork Road.

Number of Lots / Acres: 1 Lot / 0.9± Acre

Engineer / Surveyor: Lovitte Surveying, Inc.

Case #SUB2001-00172

Old Shell Commercial Park Subdivision

3307 and 3309 Old Shell Road (South side of Old Shell Road, 30± East of the Beltline Highway service road).

Number of Lots / Acres: 3 Lots / 2.0± Acres

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

Case #SUB2001-00160

Silver Pine Subdivision

North side of Silver Pine Road, ½ mile± West of Schillinger Road.

Number of Lots / Acres: 101 Lots / 437.0± Acres

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

Recommended that the plat for Phase I be granted Tentative Approval subject to: 1) dedication along Silver Pine Road sufficient to provide 50' from centerline for that section which is adjacent to the proposed major street and 30' from centerline for the remainder of the Silver Pine Road frontage; 2) Recording and construction of Phase I to be done in coordination with construction of Silver Pine Road (no CO's to be issued until Silver Pine Road is completed and accepted by the County), to be approved with/coordinated with the County Engineering Department; 3) submission of individual applications for each phase subsequent to Phase I. It is further recommended that the applicant be made aware of the following recommendations for future applications (additional recommendations may be made at the time of each individual application as additional information is provided/discovered): 1) provision of a street stub to the East in Phase II and Phase III, to allow for future development and access points; 2) Phases IV and V not be approved until additional access points to a paved county standard street are provided via Phases II and III; 3) Phase VI and the connection to Crary Road not be approved until such time as Crary Road is constructed to County Standards; and 4) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits.

EXTENSIONS:

Case #SUB2001-00207

File #S2000-80

Richmond Subdivision

North side of Johnson Road at the North terminus of Scott Dairy Loop Road West.

Number of Lots / Acres: 136 Lots / 62.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

Case #SUB2001-00206

File #S96-190

U.S.A. Professional Park Subdivision

West side of University Boulevard, 500'± North of Bit and Spur Road.

Number of Lots / Acres: 3 Lots / 4.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for denial.

GROUP APPLICATIONS:

1. Case #ZON2001-01785 (Rezoning)
(& 2 & **Kenneth & Barbara Bettis**
3) 2513 St. Stephens Road (Southwest corner of St. Stephens Road and Idell Street).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for an automobile detail shop.
Recommended that the request for B-3 zoning be denied, and that the site be rezoned to B-2, Neighborhood Business subject to: 1) denial of access to Idell Street, with the existing curb cut closed, filled and grassed; 2) the provision of a 10-foot buffer and a six-foot wooden privacy fence along the South property line where the property adjoins residential zoning; 3) that the parking area be screened along St. Stephens Road with a three-foot wooden privacy fence or three-foot (at the time of planting) evergreen hedge of sufficient density to provide screening; 4) full compliance with the landscaping and tree planting requirements of the Ordinance; 5) provision of sidewalks along both St. Stephens Road and Idell Street; 6) that the site be limited to one curb cut to St. Stephens Road, with the location and design to be approved by Traffic Engineering; and 7) full compliance with all municipal codes and ordinances.
2. Case #ZON2001-01784 (Planned Unit Development)
(& 1 & **Kenneth & Barbara Bettis**
3) 2513 St. Stephens Road (Southwest corner of St. Stephens Road and Idell Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Recommended for denial.
3. Case #SUB2001-00209 (Subdivision)
(& 1 & **Bettis Subdivision**
2) 2513 St. Stephens Road (Southwest corner of St. Stephens Road and Idell Street).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.
Recommended for approval subject to: 1) the placement of a note on the final

plat stating that the site is limited to one curb cut to St. Stephens Road, with the location and design to be approved by Traffic Engineering; and 2) the placement of a note on the final plat stating that access Idell Street is denied.

4. Case #ZON2001-01779 (Planning Approval)
(& 5) Briarwood LLC
2610-B Dauphin Street (North side of Dauphin Street, 140' ± East of Tacon Street).
Planning Approval to allow a mini storage facility in a B-2, Neighborhood Business district.
Recommended for approval subject to: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; 2) that the hours of operation be limited to 7 a.m. – 10 p.m.; 3) that the site be limited to the existing curb cut; 4) provision of buffering, in compliance with Section IV. D.1.; 5) the submission of a revised legal description to include the entire property affected by the PUD; 6) full compliance with City Engineering comments; and 7) full compliance with all municipal codes and ordinances.

5. Case #ZON2001-01778 (Planned Unit Development)
(& 4) Briarwood LLC Mini Warehouses
2610-B Dauphin Street (North side of Dauphin Street, 140' ± East of Tacon Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Recommended for approval subject to: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; 2) that the hours of operation be limited to 7 a.m. – 10 p.m.; 3) that the site be limited to the existing curb cut; 4) provision of buffering, in compliance with Section IV. D.1.; 5) the submission of a revised legal description to include the entire property affected by the PUD; 6) full compliance with City Engineering comments; and 7) full compliance with all municipal codes and ordinances.

6. Case #ZON2001-01786 (Rezoning)
(& 7 & 8 & 9) Stillman Knight – The Knight Co.
North side of Grelot Road, 875' ± East of Cody Road.
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for miscellaneous business use.
Recommended that the request for B-3 be denied and that the Commission recommend approval of B-2 zoning subject to: 1) that there be only one median cut on Grelot Road, lining up with the proposed new street; 2) that Lot 2 be limited to one curb cut to the proposed new street, located on the northern portion of the lot; 3) dedication and construction of the proposed new street to city standards, including sidewalks up to the northern curb cut for Lot 2, prior to the issuance of a Certificate of Occupancy for any commercial development; 4) full compliance with the landscaping and tree planting requirements of the Ordinance; 5) that the dumpster be located in the northwest portion of the developed area of Lot 2; 6) screening of parking, in compliance with Section VI.A.3.i., along the new public street; 7) compliance with all City Engineering comments; 8) the obtaining of all applicable federal, state and local permits; and 9) full compliance with all municipal codes and ordinances.

7. Case #ZON2001-01789 (Rezoning)

(& 6 & 8 & 9) Stillman Knight – The Knight Co.

250'± North of Grelot Road and 875'± East of Cody Road.

& 9) Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for an apartment complex.

Recommended for approval subject to: 1) that there be only one median cut on Grelot Road, lining up with the proposed new street; 2) dedication and construction of the proposed new street to city standards, including a full cul de sac and sidewalks; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) the shifting of the garage/carport structures to provide a 10-foot setback minimum setback from all interior property lines; 5) compliance with all City Engineering comments; 6) the obtaining of all applicable federal, state and local permits; and 7) full compliance with all municipal codes and ordinances.

8. Case #ZON2001-01808 (Planned Unit Development)

(& 6 & 7 & 9) Audubon Arbors

250'± North of Grelot Road and 875'± East of Cody Road.

& 9) Planned Unit Development Approval to allow multiple buildings on a single building site for an apartment complex.

Recommended for approval subject to: 1) that there be only one median cut on Grelot Road, lining up with the proposed new street; 2) dedication and construction of the proposed new street to city standards, including a full cul de sac and sidewalks; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) the shifting of the garage/carport structures to provide a 10-foot setback minimum setback from all interior property lines; 5) compliance with all City Engineering comments; 6) the obtaining of all applicable federal, state and local permits; and 7) full compliance with all municipal codes and ordinances.

9. Case #SUB2001-00204 (Subdivision)

(& 6 & 7 & 8) Coley's Addition to Grelot Subdivision

North side of Grelot Road, 875'± East of Cody Road

& 8) **Number of Lots / Acres:** 2 Lots / 21.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval subject to: 1) placement of a note on the final plat stating there will be only one median cut on Grelot Road, lined up with the new street; 2) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to the new street; 3) placement of a note on the final stating that Lot 2 is limited to one curb cut to the new street, located on the northern portion of the property; 4) placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Grelot Road at the western portion of the developed area; 5) full compliance with City Engineering comments; 6) the obtaining of all applicable federal, state and local permits; 7) dedication and construction of the new street to city standards, including a full cul de sac at its northern terminus, as well as sidewalks; and 8) full compliance with all municipal codes and ordinances.

10. Case #ZON2001-01781 (Rezoning)
(& 11) Merritt & Walding Properties
507 Azalea Road (Southeast corner of Azalea Road and Pleasant Valley Road).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to bring an existing convenience store into zoning compliance.
Recommended that the Commission not approve B-3 as requested, but consider for approval B-2, subject to: 1) the site be brought into full compliance with all municipal codes and ordinances, including but not limited to the provision of landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a, and the provision of sidewalks.
11. Case #SUB2001-00202 (Subdivision)
(& 10) MWP36 Subdivision
507 Azalea Road (Southeast corner of Azalea Road and Pleasant Valley Road).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Recommended for approval subject to: 1) placement of a note on the final plat stating that driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
12. Case #ZON2001-01783 (Rezoning)
(& 13) McKenzie Development LLC
& 14) East side of Dauphin Island Parkway, 770'± North of Dog River.
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a residential condominium complex.
13. Case #ZON2001-01782 (Planned Unit Development)
(& 12) McKenzie Development LLC
& 14) East side of Dauphin Island Parkway, 770'± North of Dog River.
Planned Unit Development Approval to allow multiple buildings on a single building site.
14. Case #SUB2001-00208 (Subdivision)
(& 12) El Rio Vista Subdivision
& 13) East side of Dauphin Island Parkway, 770'± North of Dog River.
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.
15. Case #ZON2001-01767 (Rezoning)
(& 16) Ike Miller
Northwest corner of Moffett Road and Powell Drive.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for professional offices.
Recommended for denial.
16. Case #SUB2001-00201 (Subdivision)
(& 15) Oakland Woods Subdivision
Northwest corner of Moffett Road and Powell Drive.
Number of Lots / Acres: 2 Lots / 3.5± Acres
Engineer / Surveyor: Polysurveying of Mobile

Recommended for approval subject to: 1) dedication of sufficient right-of-way along Moffett Road to provide 50' from centerline; 2) dedication of a radius at the intersection of Moffett Road and Powell Drive, exact dimension to be determined by the County Engineering Department; 3) placement of a note on the final plat stating that lot 1 be limited to one curb cut to Moffett Road, size and location to be approved by the Traffic Engineering Department; and 4) placement of a note on the final plat stating that Lot 1 be denied access to Powell Drive.

17. Case #ZON2001-01585 (Rezoning / Holdover)

(& 18 Reverend Anthony L. Dixon

**& 19 4151 Moffett Road (South side of Moffett Road, 325'± West of Wolf Ridge Road).
& 20) Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning and allow a day care at an existing church.**

Recommended for approval subject to: 1) completion of the subdivision process prior to issuance of any permits; 2) as there are to be shared parking and access facilities, compliance with the accompanying Planned Unit Development applications; 3) curb cuts to be reconfigured as recommended by the Traffic Engineering Department – number, size and location to be approved by Traffic Engineering; 4) provision of landscaping and tree plantings in compliance with the ratios setforth in Section IV.E.3.a of the Zoning Ordinance; 5) provision of a 20' vegetative buffer, to remain in its undisturbed natural state, where the site abuts residentially developed properties; and 6) full compliance with all municipal codes and ordinances.

18. Case #ZON2001-01795 (Rezoning)

(& 17 Dr. Louis J. Naman

**& 19 4137 Moffett Road (South side of Moffett Road, 260'± West of Wolf Ridge Road).
& 20) Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning.**

Recommended for approval subject to: 1) completion of the subdivision process prior to issuance of any permits; 2) as there are to be shared parking and access facilities, compliance with the accompanying Planned Unit Development applications; 3) curb cuts to be reconfigured as recommended by the Traffic Engineering Department – number, size and location to be approved by Traffic Engineering; 4) provision of landscaping and tree plantings in compliance with the ratios setforth in Section IV.E.3.a of the Zoning Ordinance; 5) provision of a 20' vegetative buffer, to remain in its undisturbed natural state, where the site abuts residentially developed properties; and 6) full compliance with all municipal codes and ordinances.

19. Case #ZON2001-01796 (Planned Unit Development)

(& 17 Dr. Louis J. Naman

**& 18 4125 and 4137 Moffett Road (Southwest corner of Moffett Road and Wolf Ridge
& 20) Road)**

Planned Unit Development Approval to allow shared access and shared parking between two building sites.

Recommended for approval subject to: 1) completion of the rezoning and

subdivision process prior to the issuance of any permits; 2) curb cuts to be reconfigured as recommended by the Traffic Engineering Department – number, size and location to be approved by the Traffic Engineering Department; 3) parking and maneuvering facilities be reconfigured on Lots 3 & 4 to meet the minimum stall and aisle requirements; 4) Lot 2 to provide the minimum number of parking spaces required on site – additional parking facilities provided above the minimum requirements may be on the adjacent church property; 5) protection of trees in the existing parking facilities to be coordinated with the Urban Forester if trees are determined viable; 6) provision of landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance; 7) provision of a 20' vegetative buffer, to remain in its undisturbed natural state, where the site abuts residentially developed properties; and 8) full compliance with all municipal codes and ordinances.

20. Case SUB2001-00214 (Subdivision)
(& 17 Louis J. Naman Subdivision
& 18 4125, 4137, 4151 and 4203 Moffett Road (Southwest corner of Moffett Road and
& 19 Wolf Ridge Road).

Number of Lots / Acres: 4 Lots / 5.4± Acres

Engineer / Surveyor: Harper & Garratt Engineering, Inc.

Recommended for approval subject to: 1)) curb cuts to be reconfigured as recommended by the Traffic Engineering Department – number, size and location to be approved by the Traffic Engineering Department; 2)) provision of a 20' vegetative buffer, to remain in its undisturbed natural state, where the site abuts residentially developed properties; and 3) completion of the rezoning process prior to the issuance of any permits.

21. Case #ZON2001-01788 (Planning Approval)
(& 22 St. Mark's Episcopal Church
& 23) 6109 and 6109 ½ Howells Ferry Road (South side of Howells Ferry Road, 2/10 mile± West of Carlisle Drive East).

Planning Approval to allow a church in an R-1, Single-Family Residential district.

Recommended for approval subject to: 1) the provision of a buffer, in compliance with Section IV.D.1., along the developed area where it adjoins residential property; 2) screening of the parking area along Howells Ferry Road, in compliance with Section VI.3.i.; 3) that the site be limited to one curb cut, as illustrated on the plan submitted; 4) full compliance with the landscaping and tree planting requirements of the Ordinance for the project area; and 5) full compliance with all municipal codes and ordinances, including a sidewalk as illustrated.

22. Case #ZON2001-01787 (Planned Unit Development)
(& 21 St. Mark's Episcopal Church
& 23) 6109 and 6109 ½ Howells Ferry Road (South side of Howells Ferry Road, 2/10 mile± West of Carlisle Drive East).

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

Recommended for approval subject to: 1) the provision of a buffer, in compliance with Section IV.D.1., along the developed area where it adjoins

residential property; 2) screening of the parking area along Howells Ferry Road, in compliance with Section VI.3.i.; 3) that the site be limited to one curb cut, as illustrated on the plan submitted; 4) full compliance with the landscaping and tree planting requirements of the Ordinance for the project area; and 5) full compliance with all municipal codes and ordinances, including a sidewalk as illustrated.

23. Case #SUB2001-00203 (Subdivision)
(& 21 St. Mark's Episcopal Church Subdivision
& 22) 6109 and 6109 ½ Howells Ferry Road (South side of Howells Ferry Road, 2/10 mile± West of Carlisle Drive East).
Number of Lots / Acres: 1 Lot / 10.2± 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 the site is limited to one curb cut, with the location and design to be approved by Traffic Engineering.

NEW ZONING APPLICATION:

24. Case #ZON2001-01780
Cummings & White-Spinner, Inc.
2250 Airport Boulevard (Northwest corner of Airport Boulevard and Westwood Street).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning.
Recommended for approval subject to: 1) the installation of the six-foot wooden privacy fence (reduced to 3' within the required setback) prior to redevelopment/construction; 2) screening of the parking areas along Westwood Street and Airport Boulevard as outlined in Section VI.A.3.i.; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) the elimination of the southernmost curb cut to Westwood Street; 5) the submission and approval of a one-lot subdivision prior to the issuance of any redevelopment permits; and 6) full compliance with all municipal codes and ordinances.

NEW PLANNING APPROVAL APPLICATION:

25. Case #ZON2001-01673
Friendship Baptist Church
2665 and 2667 Reaves Street, and 2672 Betbeze Street (North side of Betbeze Street extending through to the South side of Reaves Street, 120'± East of Mobile Street, and North side of Reaves Street, 320'± East of Mobile Street).
Planning Approval to allow the expansion of an existing church building and parking in an R-1, Single-Family Residential district.

Recommended for approval subject to: 1) that the parking areas be revised and approved by both the Land Use staff and Traffic Engineering; 2) full compliance with the landscaping and tree planting requirements of the

Ordinance; 3) provision of sidewalks; 4) provision of buffering in compliance with Section IV.D.1.; and 5) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

26. Case #SUB2001-00205
Action Resources Subdivision
North side of Hamilton Boulevard, ½ mile± West of Rabbit Creek Drive.
Number of Lots / Acres: 1 Lot / 7.0± 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 Hamilton Boulevard; 2) the property to the East and North be included on the final plat and labeled as future development; and 3) the developer obtain any necessary federal, state, and local environmental approvals.
27. Case #SUB2001-00213
Fernwood Subdivision
West side of Hillcrest Road, 630'± South of Windsor Drive, adjacent to the North and South sides of Halls Mill Creek.
Number of Lots / Acres: 6 Lots / 80± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
Recommended for denial for the following reason: 1) Lots 2-4 would exceed the maximum width-to-depth ratio as outlined in Section V.D.3 of the Subdivision Regulations.
28. Case #SUB2001-00212
Fernwood Place Subdivision
South side of Victor Road, 330'± West of Amelia Avenue.
Number of Lots / Acres: 32 Lots / 7.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
29. Case #SUB2001-00211
Woodside Subdivision, Units Six and Seven
West terminus of Woodside Drive North, adjacent to the West side of Woodside Subdivision, Unit Five.
Number of Lots / Acres: 67 Lots / 20.4± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.
Recommended for approval. Furthermore, it should be noted in the Letter of Decision that future unit(s) will require additional access point(s).

NEW SIDEWALK WAIVER APPLICATION:

30. Case #ZON2001-01731

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 this application be heldover until the September 20th meeting to allow the applicant sufficient time to submit cross sections and an accurate topographic site plan from the property line to centerline of Oak Drive and Magnolia Drive.