

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**SEPTEMBER 6, 2001 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

April 5, April 19, May 3, May 17, June 7, June 21, July 19, and August 2, 2001

### **HOLDOVERS:**

**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; 2) the provision of a six foot wooden privacy fence, as well as a 10' buffer where the site adjoins R-1 zoning; and 3) compliance with the Engineering comments.

**Case #ZON2001-01783 (Rezoning)**

#### **McKenzie Development LLC**

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.

**Recommended for approval subject to:** 1) limited to the PUD plan as submitted; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) curb cut design and approval by both Traffic Engineering and ALDOT; 4) full compliance with the landscaping and tree planting requirements of the Ordinance; 5) full compliance with the City Engineering Comments; 6) approval of all applicable federal, state and local agencies; 7) provision of sidewalks; and 8) full compliance with all municipal codes and ordinances.

**AND**

**Case #ZON2001-01782 (Planned Unit Development)**

#### **McKenzie Development LLC**

East side of Dauphin Island Parkway, 770'± North of Dog River.

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) curb cut design and approval by both Traffic Engineering and ALDOT; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) full compliance with the City Engineering Comments; 5) approval of all applicable federal, state and local agencies; 6) provision of sidewalks; and 7) full compliance with all municipal codes and ordinances.**

**AND**

**Case #SUB2001-00208 (Subdivision)**

**El Rio Vista Subdivision**

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.

**Recommended for approval subject to: 1) the placement of a note on the final plat stating that all curb cuts shall be approved by Traffic Engineering and ALDOT; 2) approval of all applicable federal, state and local agencies; 3) full compliance with City Engineering Comments; 4) provision of sidewalks; and 5) full compliance with municipal codes and ordinances.**

**Case #SUB2001-00174**

**Moberg Estate Subdivision**

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

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

**Engineer / Surveyor:** Lovitte Surveying, Inc.

**Recommended for approval.**

**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 for 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.**

**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.

**Recommended for approval subject to: 1) dedication of the necessary right-of-way to provide 50-feet from the centerline of March Road, a planned major street; 2) the placement of a note on the final plat stating that direct access to March Road is denied; and 3) the submission of a composite plan, and approved by the Planning Commission, prior to the recording of the final plat for Scott Plantation Unit Four. Additionally, the applicant should be notified of the following concerns relating to the composite plan: 1) the provision of street stubs to the North and West; and 2) the proposed phasing of construction.**

**GROUP APPLICATIONS:**

- 1. Case #ZON2001-01923 (Rezoning)**  
**(& 2 Audubon Investments c/o Rick Twilley**  
**& 3)** Extending from West Drive to Center Drive at their Southern termini.  
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, for a residential subdivision with reduced lot sizes and reduced building setbacks.  
**Recommended for approval subject to: 1) subject to the attached Voluntary Use Restrictions and Conditions; 2) development limited to the accompanying Planned Unit Development; 3) dedication of sufficient right-of-way along Center Drive to provide a minimum of 25' from centerline; 4) denial of access to Center Drive; 5) no access to West Drive, except via the proposed street; 6) dedication and construction of the proposed street(s) to city standards; and 7) full compliance with all municipal codes and ordinances.**
  
- 2. Case #ZON2001-01924 (Planned Unit Development)**  
**(& 1 Ridgefield Commons**  
**& 3)** Extending from West Drive to Center Drive at their Southern termini.  
Planned Unit Development Approval to allow a residential subdivision with reduced lot sizes and reduced building setbacks.  
**Recommended for approval subject to: 1) dedication of sufficient right-of-way along Center Drive to provide a minimum of 25' from centerline; 2) denial of access to Center Drive; 3) no access to West Drive, except via the proposed street; 4) dedication and construction of the proposed street(s) to city standards; 5) building limits as shown on the plan submitted; 6) site coverage not to exceed the maximum allowed in an R-2 district (40%); 6) maintenance of all common areas to be the responsibility of the property owners association; 7) full compliance with all municipal codes and ordinances.**
  
- 3. Case #SUB2001-00221 (Subdivision)**  
**(& 1 Ridgefield Commons Subdivision**  
**& 2)** Extending from West Drive to Center Drive at their Southern termini.  
**Number of Lots / Acres: 42 Lots / 8.2± Acres**  
**Engineer / Surveyor: Polysurveying of Mobile**

The plat meets the minimum requirements of the Innovative Design Section of the Subdivision Regulations and is recommended for approval subject to: 1) dedication of sufficient right-of-way along Center Drive to provide a minimum of 25' from centerline; 2) placement of a note on the final plat stating that access to Center Drive is denied; 3) placement of a note on the final plat stating that there shall be no access to West Drive, except via the proposed street; 4) dedication and construction of the proposed street(s) to city standards; and 5) building limits as shown on the plan submitted.

4. Case #ZON2001-01936 Planned Unit Development)  
( & 5) Fernwood Place Subdivision

South side of Victor Road, 330'± West of Amelia Avenue.

Planned Unit Development Approval for a residential subdivision with reduced lot widths and reduced lot sizes.

**Recommended for approval subject to:** 1) dedication of sufficient right-of-way along Victor Road to provide a minimum of 50' from centerline; 2) reconfiguration of lots fronting Victor Road to provide a minimum width of 60', and a minimum area of 7,200 sq. ft. to maintain the character of development along Victor Road; 3) road design to allow for preservation of the 51" live oak located partially in the Victor Road right-of-way; 4) the new road be dedicated and constructed to City standards; 5) any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits; 6) compliance with standard setbacks and site coverage for R-1 districts; 7) maintenance of the common areas to be the responsibility of the property owners association; and 8) full compliance with all municipal codes and ordinances.

5. Case #SUB2001-00212 (Subdivision / Holdover)  
( & 4) 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.

**With a waiver of Section V.D.2. of the Subdivision Regulations, recommended for approval subject to:** 1) compliance with the accompanying Planned Unit Development (which is necessary to allow for reduced lot widths and sizes); 2) dedication of sufficient right-of-way along Victor Road to provide a minimum of 50' from centerline; 3) reconfiguration of lots fronting Victor Road to provide a minimum width of 60', and a minimum area of 7,200 sq.ft. to maintain the character of development along Victor Road; 4) road design to allow for preservation of the 51" live oak located partially in the Victor Road right-of-way; 5) the new road be dedicated and constructed to City standards; 6) any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits; and 7) maintenance of the common areas to be the responsibility of the property owners association.

6. **Case #ZON2001-01930 (Planned Unit Development)**  
(**& 7**) **Middleton Park**  
2175, 2177, and 2179 Old Shell Road (South side of Old Shell Road, 160'± East of Wisteria Avenue).  
Planned Unit Development Approval for a single-family residential subdivision with shared access.  
**Recommended for approval subject to: 1) the construction of the cobblestone drive, including sidewalks and tree plantings as illustrated on the plat submitted; 2) the provision of six trees along Old Shell Road, as proposed, to be coordinated with Traffic Engineering and the Urban Forester; 3) that the eight-foot wall be setback a minimum of five-feet and approved by Traffic Engineering (it should be noted that Traffic Engineering may require a greater setback); and 4) full compliance with all municipal codes and ordinances.**
7. **Case #SUB2001-00231 (Subdivision)**  
(**& 6**) **Middleton Park Subdivision**  
2175, 2177, and 2179 Old Shell Road (South side of Old Shell Road, 160'± East of Wisteria Avenue).  
**Number Of Lots / Acres: 4 Lots / 1.2± Acres**  
**Engineer / Surveyor: Rester and Coleman Engineers, Inc.**  
**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval.**
8. **Case #ZON2001-01944 (Rezoning)**  
(**& 9** **& 10**) **Lee Olander**  
3765 Moffett Road (West side of Moffett Road, 325'± North of Kendrick Drive).  
Rezoning from B-3, Community Business, to B-3, Community Business, to amend a curb cut condition of the previously approved rezoning.  
**Recommended for denial.**
9. **Case #ZON2001-01926 (Planned Unit Development)**  
(**& 8** **& 10**) **Olander Car Wash**  
3765 Moffett Road (West side of Moffett Road, 325'± North of Kendrick Drive).  
Planned Unit Development Approval to amend the conditions of a previous Planned Unit Development approval to allow an additional curb cut to Moffett Road.  
**Recommended for denial.**

10. Case #SUB2001-00224 (Subdivision)  
(& 9) **Olander Tract Subdivision**  
& 8) 3765 Moffett Road (West side of Moffett Road, 325'± North of Kendrick Drive).  
Number of Lots / Acres: 2 Lots / 6.2± Acres  
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.  
**As the accompanying rezoning and PUD applications are recommended for denial, the proposed subdivision is not necessary since the lot configuration currently exists and the only purpose for the application was to change the condition limiting the number of curb cuts; it is recommended that this application be denied.**
11. Case #ZON2001-01925 (Planned Unit Development)  
(& 12) **Old Shell Commercial Park**  
3307 and 3309 Old Shell Road (South side of Old Shell Road, 30'± East of the Beltline Highway service road).  
Planned Unit Development Approval to allow shared access between two building sites.  
**Recommended for approval subject to: 1) that the shared access between Lots 2 and 3 be a minimum of 24-feet wide, and paved; 2) the removal of the existing building located with the shared access drive; 3) full compliance with both City Engineering and Traffic Engineering Comments; 4) that the existing gravel located on the eastern portion of the site be barricaded; 5) full compliance with the landscaping and tree planting requirements of the Ordinance prior to the issuance of any business licenses or permits; and 6) full compliance with all municipal codes and ordinances.**
12. Case #SUB2001-00172 (Subdivision / Holdover)  
(& 11) **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.  
**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) removal of the structure located on the property line prior to the recording of the final plat; and 2) full compliance with City Engineering and Traffic Engineering Comments.**
13. Case #ZON2001-01931 (Planning Approval)  
(& 14) **St. Paul's Episcopal School**  
161 Dogwood Lane (Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [unopened], South Avenue, Spring Hill College, and Provident Lane)  
Planning Approval for a proposed classroom addition and a field house at an existing school in an R-1, Single-Family Residential district.

**Recommended for approval subject to: 1) the applicant to obtain any and all necessary permits and inspections; 2) the submission of a new master plan that contains circulation within the campus (with restricted access to the minor residential streets), and that more closely reflects the development plans of the school, with a phasing schedule for development; 3) provision of landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a for each project area; and 4) full compliance with all municipal codes and ordinances.**

**14. Case #ZON2001-01932 (Planned Unit Development)**

**(& 13) St. Paul's Episcopal School**

161 Dogwood Lane (Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [unopened], South Avenue, Spring Hill College, and Provident Lane).

Planned Unit Development Approval to amend the previously approved Master Plan for an existing school in an R-1, Single-Family Residential district.

**Recommended for approval subject to: 1) the applicant to obtain any and all necessary permits and inspections; 2) the submission of a new master plan that contains circulation within the campus (with restricted access to the minor residential streets), and that more closely reflects the development plans of the school, with a phasing schedule for development; 3) provision of landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a for each project area; and 4) full compliance with all municipal codes and ordinances.**

**NEW ZONING APPLICATION:**

**15. Case #ZON2001-01845**

**MLK Avenue Redevelopment Corporation**

Northwest corner of Dr. Martin Luther King, Jr. Avenue and Plum Street.

Rezoning from B-2, Neighborhood Business, to R-1, Single-Family Residential, for construction of a single-family residence.

**Recommended for approval.**

**NEW SUBDIVISION APPLICATIONS:**

**16. Case #SUB2001-00232**

**Anthony Subdivision**

Southwest corner of Eliza Jordan Road North and Kelly Road.

**Number of Lots / Acres:** 5 Lots / 76.1± 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 dedication of sufficient right-of-way to provide 50' from the centerline of Eliza Jordan Road; 2) the dedication of sufficient right-of-way to provide 25' from the centerline of Kelly Road for Lot five.**

17. **Case #SUB2001-00218**  
**Autumn Trace Subdivision**  
West side of Snow Road South, 400'± North of Jeff Hamilton Road.  
**Number of Lots / Acres:** 9 Lots / 4.7± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
**Recommended for approval subject to:** 1) the dedication of adequate right-of-way to provide 50' from the centerline of Snow Road; 2) the placement of a note on the final plat stating Lots 1 & 9 are denied access to Snow Road; 3) the dedication and construction of the proposed street to County standards; 4) the placement on the final plat stating that the maintenance of the common area is the responsibility of the property owners and 5) the provision of 25' minimum building setback lines from all right-of-way on the final plat.
  
18. **Case #SUB2001-00234**  
**David's Manor Subdivision**  
West side of Wilson Road (prescriptive right-of-way [also known as Lowery Road]), 3/10 mile± North of Dawes Road.  
**Number of Lots / Acres:** 2 Lots / 10.0± Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval subject to:** 1) the dedication of sufficient right-of-way to provide 30' from the centerline of Wilson Road West (Lowery Road) to be coordinated with County Engineering; and 2) the provision of a an additional setback to setback to allow for the future major street (including the standard 25-foot setback) should be required from the new right-of-way line.
  
19. **Case #SUB2001-00219**  
**Dawes Lake Estates Subdivision, Resubdivision of Lots 1 & 2**  
Northwest corner of Dawes Lake Road North and Cedar Court.  
**Number of Lots / Acres:** 1 Lot / 1.6± Acres  
**Engineer / Surveyor:** Julian F. Smith Land Surveyor  
**Recommended for approval.**
  
20. **Case #SUB2001-00229**  
**Delwood Court Subdivision**  
2557 Delwood Drive South (South side of Delwood Drive South, 150'± East of Delwood Drive West).  
**Number of Lots / Acres:** 2 Lots / 6.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**Recommended for approval subject to:** 1) the entire site be rezoned to R-1, Single-Family Residential prior to the recording of the final plat; 2) the developer obtain any necessary federal, state, and local environmental approvals; and 3) full compliance with City Engineering comments.



21. **Case #SUB2001-00228**  
**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 / 0.5± Acre  
**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 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 denied access to Westwood Street; 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.
  
22. **Case #SUB2001-00226**  
**Gilreath Subdivision**  
2301 Perch Point Court (Southwest corner of Perch Point Court and Perch Point Drive).  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
**Recommended for approval.**
  
23. **Case #SUB2001-00222**  
**Glen Acres Subdivision, Resubdivision of a portion of Lot 13, Block J**  
Northeast corner of Glen Acres Drive East and Austin Lane.  
**Number of Lots / Acres:** 2 Lots / 1.2± Acres  
**Engineer / Surveyor:** Polysurveying of Mobile  
**Recommended for approval.**
  
24. **Case #SUB2001-00216**  
**Hannon Place Subdivision**  
North side of Hannon Road, 1130'± East of Parker Lane.  
**Number of Lots / Acres:** 4 Lots / 3.0± Acres  
**Engineer / Surveyor:** Polysurveying of Mobile  
**Recommended for approval.**
  
25. **Case #SUB2001-00220**  
**Hurricane Bay Subdivision, Resubdivision of Lots 5 & 6**  
North side of Hurricane Bay Drive at its East terminus.  
**Number of Lots / Acres:** 3 Lots / 4.0± Acres  
**Engineer / Surveyor:** Polysurveying of Mobile

**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; and 2) the developer obtain any necessary approvals from all applicable federal, state and local agencies.**

**26. Case #SUB2001-00235**

**Magnolia Downs Subdivision**

9401 and 9435 Scott Dairy Loop Road South (South side of Scott Dairy Loop Road South, 3/10 mile± West of McFarland Road).

**Number of Lots / Acres:** 18 Lots / 60.5± Acres

**Engineer / Surveyor:** M. Don Williams Engineering

**Recommended for approval subject to: 1) dedication of the necessary right-of-way to provide 50 feet from the centerline of Scott Dairy Loop Road; 2) placement of a note on the final plat stating that direct access to Scott Dairy Loop Road is denied for Lots 1 and 18; 3) dedication and construction of all streets to County standards; and 4) the approval of all applicable federal, state and local agencies.**

**27. Case #SUB2001-00236**

**Magnolia Grove Subdivision**

7930 Moffett Road (North side of Moffett Road, 150'± West of Oaktree Drive)

**Number of Lots / Acres:** 3 Lots / 4.9± 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 dedication of sufficient right-of-way to provide 50' from the centerline of Moffett Road; and 2) the plat be recorded under a different name.**

**28. Case #SUB2001-00215**

**Oakland Heights Subdivision, Resubdivision of Lots 9 and 10**

1033 and 1035 Oakland Drive (East side of Oakland Drive, 640'± North of Knodel Drive).

**Number of Lots / Acres:** 3 Lots / 1.2± Acres

**Engineer / Surveyor:** Polysurveying of Mobile

**With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval.**

**29. Case #SUB2001-00217**

**O'Bannon Estates Subdivision**

East side of Crabtree Lane East, at the East terminus of Crabtree Lane South.

**Number of Lots / Acres:** 1 Lot / 1.5± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

**Recommended that this application be held over to the September 20<sup>th</sup> meeting to allow the applicant to include the remainder of the property to the North, or submit a deed to establish the parcel to the North as a lot of record prior to 1952 and additional postage.**

30. **Case #SUB2001-00223**  
**Harry K. Parker Estates Subdivision**  
8677 and 8701 Orchard Ridge Drive South, and 3580 Semmes Drive East (Southeast corner of Orchard Ridge Drive South and Semmes Drive East).  
**Number of Lots / Acres:** 3 Lots / 4.6± Acres  
**Engineer / Surveyor:** Harper & Garratt Engineering, Inc.  
**Recommended for approval.**
31. **Case #SUB2001-00230**  
**Storage Partners Subdivision**  
1601 Gash Lane (West side of Gash Lane, 500'± North of Moffett Road).  
**Number of Lots / Acres:** 2 Lots / 2.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**Recommended for approval subject to:** 1) dedication of sufficient right-of-way along Gash Lane to provide a minimum of 25' from centerline along Gash Lane; 2) the placement of a note on the final plat stating each lot is limited to one curb cut each with the design, size and location to be approved by the Traffic engineering Department; and 3) submission and approval of a PUD application for the future expansion of the development to the West.
32. **Case #SUB2001-00227**  
**Howard J. Tanner Subdivision, Unit 1**  
East side of Brasfield Road, 1500'± North of Laurendine Road.  
**Number of Lots / Acres:** 2 Lots / 5.0± Acres  
**Engineer / Surveyor:** Polysurveying of Mobile  
**Recommended for denial for the following reasons:** 1) the lots would exceed the width to depth ratio of Section V.D.3 of the Subdivision Regulations; and 2) the lots would only have 20' of frontage for each lot.
33. **Case #SUB2001-00233**  
**Watson Manor Subdivision**  
1628 Withers Avenue and 1615 Garwood Avenue (Southeast corner of Withers Avenue and Withers Court, extending to the South side of Grace Street, and the East side of Garwood Avenue, 195'± South of Grace Street).  
**Number of Lots / Acres:** 5 Lots / 27.0± Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
**Recommended that this application be held over to the September 20<sup>th</sup> meeting to allow the applicant to submit a revised plat and additional postage for notification.**