

MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2001-01780

Cummings & White-Spunner, 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 the following conditions: 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 and maneuvering areas along Westwood Street with a three-foot evergreen hedge; 3) full compliance with the landscaping and tree planting requirements of the Ordinance, as well as the preservation of the existing live oak; 4) denial of access 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.

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 / 0.1± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for Tentative Approval subject to the following conditions: 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.

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.

HELDOVER UNTIL OCTOBER 4.

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 Tentative Approval subject to the following conditions: 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.

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

With a waiver of Section V.D.3 of the Subdivision Regulations, the plat is recommended for Tentative Approval subject to the following condition: 1) the placement of the 25-foot minimum building setback line on the final plat

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 for Tentative Approval, subject to the following conditions: 1) the dedication of adequate right-of-way to provide 25' from centerline of Withers Avenue, Grace Street and Garwood Avenue; and 3) the provision of 25' minimum building setback lines on the final plat.

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 denied for the following reason: 1) failure to submit information required by the application, a cross section from the property line to centerline of each road and an accurate topographic site plan at each site where a waiver is requested.

EXTENSIONS:

Case #ZON2001-02022 (Planned Unit Development)

File #PUD2001-39

Azalea 90 Business Park (Lamar Harrison, Agent)

South side of Government Boulevard, 80'± East of Azalea Road.

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

Recommended for Approval.

Case #SUB2001-00246 (Subdivision)

File #S2000-216

Azalea 90 Business Park Subdivision

South side of Government Boulevard, 80'± East of Azalea Road.

Number of Lots / Acres: 1 Lot / 3.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for Approval.

Case #SUB2001-00241 (Subdivision)

File #S2000-218

M & E Subdivision

North side of Moffett Road, 610'± West of Western Drive, extending to the East side of Crichton Street.

Number of Lots / Acres: 11 Lots / 15.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for Approval.

GROUP APPLICATIONS:

1. **Case #ZON2001-02020 (Planned Unit Development)**
(&2) **Carrabba's Italian Grill, Inc.**
3917 Airport Boulevard (South side of Airport Boulevard, 150'± West of Downtowner Boulevard).
Planned Unit Development Approval to allow shared access and shared parking between two building sites.
Recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; 2) that no required trees be planted within any easement; 3) that the proposed sign be limited to a maximum height of 35-feet and a maximum copy area of 220 square feet per side; 4) the provision of a sidewalk; and 5) full compliance with all municipal codes and ordinances.

2. **Case #SUB2001-00243 (Subdivision)**
(&1) **Rooms To Go Subdivision, Resubdivision of Lot 1**
3917 Airport Boulevard (South side of Airport Boulevard, 150'± West of Downtowner Boulevard).
Number of Lots / Acres: 2 Lots / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Recommended for Tentative Approval.

3. **Case #ZON2001-02026 (Planned Unit Development)**
(&4) **Hawthorne Suites**
North side of Magnolia Grove Parkway, 400'± West of Legends Row.
Planned Unit Development Approval to allow shared access and shared parking between multiple building sites, and multiple buildings on a single building site.
Recommended for Approval subject to the following conditions: 1) dedication and construction of the proposed street to city standards; 2) provision of the required buffer along the entire North and East property lines with the first phase of development; 3) provision of a 5' minimum side yard setback on all lots; 4) each villa to contain a maximum of 7 guest rooms in order to comply with minimum parking requirements; 5) submission of a plan reflecting all trees larger than 24" diameter, with any trees considered significant by the Urban Forester to be presented to the Commission for consideration of preservation status; and 6) full compliance with all municipal codes and ordinances
4. **Case #SUB2001-00248 (Subdivision)**
(&3) **Hawthorne Subdivision**
North side of Magnolia Grove Parkway, 400'± West of Legends Row.
Number of Lots / Acres: 12 Lots / 10.0± Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended for Tentative Approval subject to the following conditions: 1) dedication and construction of the proposed street to city standards; 2) provision of the required buffer along the entire North and East property lines with the first phase of development; and 3) submission of a plan reflecting all trees larger than 24" diameter, with any trees considered significant by the Urban Forester to be presented to the Commission for consideration of preservation status

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

5. **Case #ZON2001-02021**
Spring Hill College
4000 Dauphin Street (North side of Dauphin Street, 1800'± West of Interstate 65).
Planned Unit Development Approval of the Master Plan for an existing college in an R-1, Single-Family Residential district.
Recommended for approval subject to the following conditions: 1) the submission of a parking plan which complies with the parking requirements of the Ordinance; 2) full compliance with the landscaping and tree planting requirements of the Ordinance for the overall building site (including parking); and 3) full compliance with all municipal codes and ordinances.

NEW SUBDIVISION APPLICATIONS:

6. Case #SUB2001-00245
Boulevard Executive Park Subdivision, Phase II, Resubdivision of Lots 4 and 5
North side of Boulevard Park North, 70' ± West of Boulevard Park East.
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Recommended for Tentative Approval subject to the following condition: 1) the provision of a buffer in compliance with Section V.A.7 were the site adjoins residential property.

7. Case #SUB2001-00239
Marie Bryant Subdivision, First Addition
3341, 3385, and 3395 Schillinger Road North (West side of Schillinger Road North, 225' ± South of Moffett Road).
Number of Lots / Acres: 2 Lots / 9.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Recommended for Tentative Approval subject to the following conditions: 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 Lot A be limited to two curb cuts to Schillinger Road, with the location and design to be approved by County Engineering Department; 3) the placement of a note on the final plat stating that Lot B be limited to one curb cut to Schillinger Road, with the location and design to be approved by County Engineering Department; 4) 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 5) the placement of twenty-five foot minimum building setback lines along Schillinger Road on the final plat.

8. Case #SUB2001-00249
Dauphin Upham Square Subdivision
2058 Dauphin Street (North side of Dauphin Street, 110' ± East of Upham Street).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: David Barr AIA
With a waiver of Section V.D.3, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

9. Case #SUB2001-00237
Dawes Lane Subdivision, Batson's Addition to
8901 Dawes Lane North (South side of Dawes Lane North, 360' ± West of Dawes Lane East).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
Recommended for holdover until the October 18th Commission meeting to allow the applicant to include the remainder of the property.

10. **Case #SUB2001-00247**
King's Branch Estates Subdivision, Unit Two-A & Unit Two-B
North termini of Meadow Lane and Graham Road North, and West side of Lacoste Road, 920'± North of Ruffin Drive.
Number of Lots / Acres: 40 Lots / 23.4± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Recommended for Tentative Approval subject to the following condition: 1) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits.

11. **Case #SUB2001-00251**
LeBaron Woods Subdivision, Unit 6
North terminus of Forest Oaks Drive West, extending West to the East terminus of Erhard Drive.
Number of Lots / Acres: 36 Lots / 14.2± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Recommended for holdover until the October 18th meeting.

12. **Case #SUB2001-00238**
McFarland Subdivision, Unit Three, Resubdivision of Lot 1
East side of Foster Road, 775'± South of Zeigler Boulevard.
Number of Lots / Acres: 3 Lots / 2.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
With a waiver of Section V.D.3, the plat is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that if the site is developed commercially, a buffer in compliance with Section V.A.7 would be required.

13. **Case #SUB2001-00242**
Melanie Manor Subdivision, Resubdivision of Lot 7
124 General Bullard Avenue (Southwest corner of General Bullard Avenue and Barbara Mitchell Drive)
Number of Lots / Acres: 3 Lots / 1.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Recommended for denial for the following reason: 1) the proposed subdivision would be out of character with the surrounding development.

14. **Case #SUB2001-00244**
P. V. Perry Property Subdivision
4770 and 4780 McCrary Road (East side of McCrary Road, 730'± South of Eastwood Drive).
Number of Lots / Acres: 2 Lots / 10.8± Acres
Engineer / Surveyor: L & L Engineering Consultants, Inc.
Recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of McCrary Road; 2) the placement of twenty-five setback line on the final plat; and 3) the provision of a buffer in compliance with Section V.A.7 where the site adjoins residential property.

NEW SIDEWALK WAIVER APPLICATIONS:

15. Case #ZON2001-01941
Chick-Fil-A, Inc.
3244 Dauphin Street (North side of Dauphin Street, 170' ± East of Northgate Drive).
Request to waive construction of a sidewalk along Dauphin Street.
While no engineering reason exists to preclude sidewalk construction, staff recommendation would be determined by policy as to whether or not sidewalks should be provided along this section of Dauphin Street.

16. Case #ZON2001-02019
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: