

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 11, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

May 16, 2002

HOLDOVERS:

Case #ZON2002-01302 (Rezoning)

Premier Capital Funding, Inc.

3241 South Avenue (Northwest corner of South Avenue and West I-65 Service Road North).

Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business for professional offices.

The applicant submitted a deed late in the afternoon on July 1st, illustrating Premier Capital acquired all of the lot to the West of the proposed Lot 1 in February 1999. However, research indicates that a portion of that lot was illegally sold via a metes and bounds description in July 1999. It should also be noted that the legal description submitted for the application does not correspond with the site plan. The legal description includes the portion of the adjacent lot outlined above. Attempts to contact the applicant in mid-morning July 3rd were unsuccessful; therefore, it is recommended that the application either be denied, or heldover again until the August 8th meeting to resolve this issue.

AND

Case #SUB2002-00129 (Subdivision)

Werkland Subdivision, Resubdivision of Lot 8 and Parts of Lots 9 & 10

3241 South Avenue and 65 South Bishops Lane (North side of South Avenue, extending from West I-65 Service Road North to South Bishops Lane).

Number of Lots / Acres: 2 Lots / 0.5± Acre

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

The applicant submitted a deed late in the afternoon on July 1st, illustrating Premier Capital acquired all of the lot to the West of the proposed Lot 1 in February 1999. However, research indicates that a portion of that lot was illegally sold via a metes and bounds description in July 1999. It should also be noted that the legal description submitted for the application does not correspond with the site plan. The legal description includes the portion of the adjacent lot outlined above. Attempts to contact the applicant in mid-morning July 3rd were unsuccessful; therefore, it is recommended that the application either be denied, or heldover again until the August 8th meeting to resolve this issue.

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Case #SUB2002-00125 (Subdivision)

Omni Office Park Subdivision, Sixth Addition

North side of Omni Park Drive, 415'± East of Hillcrest Road.

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval subject to: 1) the provision of a buffer in compliance with Section V.A.7. where the site adjoins residential property.

Case #SUSB2002-00090

Rosedale Subdivision, Striverson's Addition to

2206 John's Lane (West side of John's Lane, 870'± South of Military Road).

Number of Lots / Acres: 2 Lots / 0.6± Acre

Engineer / Surveyor: Sims Surveying Services, Inc.

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

Case #SUB2002-00121 (Subdivision)

Youngstowne Hill Subdivision

West terminus of Youngstowne Drive.

Number of Lots / Acres: 62 Lots / 40.0± Acres

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

Recommended for approval subject to: 1) the dedication and construction of all streets to County Engineering standards; 2) that only 32 lots (along Youngstowne Drive and the two cul de sacs to the North) be recorded, and that no additional units be recorded until a second point of access is provided to a major street; 3) the placement of a note on the final plat stating that if Lot 5 and the common area ever have two street frontages, direct access to the street to the North is denied; 4) dedication of 25' along the north property line of Lot 5 and the common area to provide proper access to the street stubbed on the property to the northeast; 5) reconfiguration of Lot 5 to front Youngstowne Drive; and 5) placement of a 25-foot setback line, from the 25-foot dedication along the North property line of Lot 5.

EXTENSIONS:

Case #ZON2001-01581 (Planned Unit Development)

Idlewood Subdivision, Addition to

Southeast corner of Old Military Road and River Bend Drive.

Planned Unit Development Approval to allow a residential subdivision with reduced lot areas and reduced widths.

Recommended for approval.

Case #SUB2001-00175 (Subdivision)

Idlewood Subdivision, Addition to

Southeast corner of Old Military Road and River Bend Drive.

Number of Lots / Acres: 30 Lots / 7.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

Case #ZON2001-01582 (Planned Unit Development)

Mobile Infirmarary Associations (Mark Nix, Agent)

East side of Infirmarary Drive, 1030'± North of Spring Hill Avenue.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow construction of a ground-level parking lot instead of a parking building and Master Plan.

recommended that this application be approved subject to: 1) any substantive changes and/or additions will require an application to amend the Master Plan.

Case #SUB2001-00177 (Subdivision)

File #S96-193

Bellingrath Road Country Club Estates Subdivision, Addition to

East terminus of Country Club Boulevard and extending through to the Southwest corner of Old Military Road and Section Line Road.

Number of Lots / Acres: 569 Lots / 243.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

Case #SUB2001-00229 (Subdivision)

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.

Case #SUB2001-00182 (Subdivision)

File #S96-171

Rangeline-Hamilton Industrial Park

West side of Rangeline Road, 1250'± North of Hamilton Boulevard (Island Road).

Number of Lots / Acres: 46 Lots / 152.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for denial.

GROUP APPLICATIONS:

1. **Case #ZON2002-01355 (Planning Approval)**
(& 2 **Mobile Housing Board**
& 3) 300, 302 and 304 Bay Shore Avenue (East side of Bay Shore Avenue, 200'± North of Spring Hill Avenue, extending to the South side of Frederick Street and to the West side of Mobile Street).
Planning Approval to allow a domiciliary care facility at an existing retirement home in an R-3, Multi-Family Residential District.
Recommended for approval subject to: 1) dedication of sufficient right-of-way to provide 50' from centerline along Mobile Street; 2) dedication of sufficient right-of-way to provide 25' from centerline along Frederick Street 3) provision of a sidewalk along Frederick Street; 4) the exact location of the building be coordinated with Urban Forestry to provide as much protection to the 72" tree as possible; 5) permits to trim the tree be obtained prior to issuance of any building or land disturbing permits; and 6) provision of frontage trees along Mobile Street and Bay Shore Avenue.

2. **Case #ZON2002-01357 (Planned Unit Development)**
(& 1 **Central Plaza Towers**
&3) 300, 302 and 304 Bay Shore Avenue (East side of Bay Shore Avenue, 200'± North of Spring Hill Avenue, extending to the South side of Frederick Street and to the West side of Mobile Street).
Planned Unit Development approval to allow multiple buildings on a single building site.
Recommended for approval subject to: 1) dedication of sufficient right-of-way to provide 25' from centerline along Frederick Street; 2) dedication of sufficient right-of-way to provide 25' from centerline along Frederick Street 3) provision of a sidewalk along Frederick Street; 4) the exact location of the building be coordinated with Urban Forestry to provide as much protection to the 72" tree as possible; 5) permits to trim the tree be obtained prior to issuance of any building or land disturbing permits; and 6) provision of frontage trees along Mobile Street and Bay Shore Avenue.

3. **Case #SUB2002-00131 (Subdivision)**
(**& 1**) **Central Plaza Towers Subdivision**
(**& 2**) 300, 302 and 304 Bay Shore Avenue (East side of Bay Shore Avenue, 200'± North of Spring Hill Avenue, extending to the South side of Frederick Street and to the West side of Mobile Street).
Number of Lots / Acres: 1 Lot / 15.2± Acres
Engineer / Surveyor: Volkert & Associates, Inc.
Recommended for approval subject to: 1) dedication of sufficient right-of-way to provide 25' from centerline along Frederick Street; 2) dedication of sufficient right-of-way to provide 25' from centerline along Frederick Street and 3) provision of a sidewalk along Frederick Street.
4. **Case #SUB2002-00130 (Subdivision)**
(**& 5**) **DiStefano Subdivision**
3347 Halls Mill Road (East side of Halls Mill Service Road [Private Road], 230'± South of Halls Mill Service Road)
Number of Lots / Acres: [Redacted]
Engineer / Surveyor: M. Don Williams Engineering
5. **Case #ZON2002-01296 (Sidewalk Waiver)**
(**& 4**) **Eugene Antoine**
3347 Halls Mill Road (East side of Halls Mill Service Road [Private Road], 230'± South of Halls Mill Service Road)
Request to waive construction of a sidewalk along the Interstate 65 frontage.
6. **Case #ZON2002-01448 (Rezoning)**
(**& 7**) **David Wilkins**
(**& 8**) West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive.
Rezoning from R-1, Single-Family Residential, to R-2 Two-Family Residential, for a 20-lot, zero-lot line patio home subdivision.
Recommended for approval subject to: 1) the site be developed in compliance with the accompanying PUD, as revised by these approvals; 2) dedication of any necessary right-of-way along Center Drive to provide 25-foot from the centerline; 3) denial of access to Center Drive until such time as Center Drive is constructed to city standards; 4) dedication and construction of the proposed street to city standards, including a cul de sac; 5) that the alleys be a minimum of 15-foot wide, paved, one-way, approved by Traffic Engineering, with a note on the final plat stating that the maintenance thereof is the responsibility of the property owners; and 6) full compliance with all municipal codes and ordinances.

7. **Case #ZON2002-01447 (Planned Unit Development)**
(**& 6**) **Magnolia Place Subdivision**
(**& 8**) West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive.
Planned Unit Development Approval to allow a residential subdivision with amended lot sizes, setback lines, and site coverage limits.
Recommended for approval subject to: 1) dedication of right-of-way along Center Drive to provide 25-feet from the centerline; 2) denial of access to Center Drive, until such time as Center Drive is constructed to city standards; 3) dedication and construction of the proposed street to city standards, including a cul de sac; 4) that the alleys be a minimum of 15-foot wide, paved, one-way, approved by Traffic Engineering, with a note on the final plat stating that the maintenance thereof is the responsibility of the property owners; 5) that the building limit lines for each lot be modified—in situations where a setback is provided, it must be a minimum of five-feet, zero-setbacks cannot occur adjacent to each other, nor on the exterior lot lines of the overall development; and 6) full compliance with all municipal codes and ordinances.
8. **Case #SUB2002-00133 (Subdivision)**
(**& 6**) **Magnolia Place Subdivision**
(**& 7**) West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive.
Number of Lots / Acres: 20 Lots / 4.4± Acres
Engineer / Surveyor: Harper and Garratt Engineering
Recommended for approval subject to: 1) dedication of any necessary right-of-way along Center Drive to provide 25-feet from the centerline; 2) denial of access to Center Drive, until such time as Center Drive is constructed to city standards; 3) dedication and construction of the proposed street to city standards, including a cul de sac; 4) denial of direct access to Center Drive, except via the new street; 5) that the alleys be a minimum of 15-foot wide, paved, one-way, approved by Traffic Engineering, with a note on the final plat stating that the maintenance thereof is the responsibility of the property owners; 6) that all common areas be denoted as such, with a note on the final plat stating that the maintenance thereof shall be the responsibility of the property owners; and 7) that the building limit lines for each lot be reflected on the final plat (in situations where a setback is provided, it must be a minimum of five-feet, zero-setbacks cannot occur adjacent to each other, nor on the exterior lot lines of the overall development).

9. **Case #ZON2002-01458 (Planned Unit Development)**
(& 10) **Springhill Memorial Subdivision**
3719 Dauphin Street (South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal, extending to the West side of the West I-65 Service Road South, 180'± North of Springhill Memorial Drive North).
Planned Unit Development Approval to allow shared access and shared parking between multiple building sites.
Recommended for approval subject to: 1) submission of documentation to establish the metes and bounds parcel as a lot of record prior to 1954, or submission and approval of a subdivision application prior to issuance of a CO; 2) provision of sidewalks along all street frontages, or submission and approval of a sidewalk waiver request; 3) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance; 4) approval of all curb cuts by the Traffic Engineering Department; and 5) full compliance with all municipal codes and ordinances.
10. **Case #SUB2002-00134 (Subdivision)**
(& 9) **Springhill Memorial Subdivision, Resubdivision of Lot "A"**
3719 Dauphin Street (South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal).
Number of Lots / Acres: 2 Lots / 10.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
Recommended for approval subject to: 1) limited to the accompanying PUD; and 2) approval of all curb cuts by the Traffic Engineering Department.

NEW PLANNING APPROVAL APPLICATION:

11. **Case #ZON2002-01295**
Kidd Jamm
2801 Knollwood Drive (East side of Knollwood Drive at the East terminus of Antoine Road).
Planning Approval to allow a child daycare center at an existing church in an R-1, Single-Family Residential District.
Recommended that this application be heldover until the August 8 meeting to allow the applicant to submit a revised site plan depicting the entire property and illustrating the location of the playground.

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2002-00142**
Dykes Road Estates Subdivision, W. D. Seigler Addition to, Resubdivision of Lot A
10360 Turmac Drive (North side of Turmac Drive, 820'± West of Dykes Road).
Number of Lots / Acres: 3 Lots / 3.9± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Recommended for denial for the following reasons: 1) the proposed subdivision does not provide Lots 2 & 3 with 25-feet of frontage to a public street; and 2) the proposed flag-shaped lots are out of character with the surrounding development.

13. **Case #SUB2002-00139**
East Drive Place Subdivision
19 East Drive (East side of East Drive, 160'± South of Old Shell Road).
Number of Lots / Acres: 3 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Recommended for approval.

14. **Case #SUB2002-00136**
Emogene Place Subdivision, Resubdivision of Lot 14
127 Emogene Place (Northeast corner of Emogene Street and Emogene Place).
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Recommended for approval subject to: 1) placement of the required 25' minimum building setback line along Emogene Street.

15. **Case #SUB2002-00132**
Farnell Place Subdivision
Northwest corner and Southwest corner of Farnell Drive and Navco Road.
Number of Lots / Acres: 4 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Recommended for approval subject to: 1) placement of a note on the final plat stating that Lots 2 & 3 limited to one curb cut each to Farnell Drive, with the size, location and design to be approved by the Traffic Engineering Department; 2) placement of a note on the final plat stating that Lots 1 & 4 are limited to one curb cut each to Navco Road; and 3) placement of the required 25' minimum building setback lines along Navco Road and Farnell Drive.

16. Case #SUB2002-00141

Figures & Browning Place Subdivision

Southeast corner of Moffett Road and Bear Fork Road.

Number of Lots / Acres: 2 Lots / 5.4± Acres

Engineer / Surveyor: Regan Land Surveying, Inc.

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Moffett Road; 2) the placement of a note on the final plat stating the Lot 1 is limited to two curb cuts (one to Moffett Road and one to Bear Fork Road) exact size, location and design to be approved by the Traffic Engineering Department; 3) the placement of a note on the final plat stating that Lot 2 is limited to two curb cuts to Bear Fork Road, with the size and location to be approved by the Traffic Engineering Department; and 4) submission of a revised legal description for Lot 1 to be submitted prior to the rezoning application being forwarded to City Council.

17. Case #SUB2002-00135

Johnson Road Estates Subdivision, Resubdivision of Lots 1 & 2

Southeast corner of Johnson Road West and Jeff Hamilton Road.

Number of Lots / Acres: 2 Lots / 5.4± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

With a waiver of Section V.D.3, of the Subdivision Regulations, recommended for approval subject to: 1) the provision of a 75' setback from the centerline to provide for the right-of-way of the planned major street, which includes the required 25' minimum building setback; 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Johnson Road, with the location and design to be approved by the County Engineering Department; 3) the placement of a note on the final plat stating Lot 2 is limited to one curb cut to Johnson Road, with the location and design to be approved by the County Engineering Department; and 4) the placement of a note on the final plat stating that if any lot is developed commercially and adjoins residential property, a buffer in compliance with Section V.A.7. will be provided.

18. **Case #SUB2002-00140**
Lloyds Station Subdivision
North side of Lloyds Station Road, 590'± East of Interstate 10.
Number of Lots / Acres: 4 Lots / 1.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
Recommended that this application be considered under the family division section of the Subdivision Regulations, that Section VIII.E.2.c. regarding the minimum right-of-way width be waived to allow a 25-foot right-of-way and that the application be approved subject to: 1) compliance with Section VIII.E. (except the right-of-way width requirement); and 2) provision of a 25-foot minimum building setback along the private street.
19. **Case #SUB2002-00143**
Riverview Pointe Subdivision, Resubdivision of a Portion of Lot 5, Resubdivision of Lots 8 and 9
West side of Dog River Road, 180'± North of the West terminus of Bridgeview Trail.
Number of Lots / Acres: 2 Lots / 3± 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 developer obtain any necessary federal, state, and local environmental approvals.
20. **Case #SUB2002-00144**
Stonegate Subdivision
6701 Dickens Ferry Road (South side of Dickens Ferry Road, 155'± West of Burtonwood Drive).
Number of Lots / Acres: 1 Lot / 15± Acres
Engineer / Surveyor: M. Don Williams Engineering
Recommended for approval subject to: 1) the placement of a note on the final plat stating that the site is denied access to Hounds Run and Burtonwood Drive; and 2) the provision of a buffer in compliance with Section V.A.7. where the site adjoins R-1 property.
21. **Case #SUB2002-00138**
Town West Plaza Subdivision, First Addition, Resubdivision of Lot 1
South side of Moffett [redacted] terminus of Foxfire Lane.
Number of Lots / A [redacted]
Engineer / Surveyor [redacted] and Surveying

22. **Case #SUB2002-00137**

Wycoff Subdivision

185 Oklahoma Drive (West side of Oklahoma Drive, 600'± South of its North terminus).

Number of Lots / Acres: 2 Lots / 0.7± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for approval subject to: 1) the placement of the 25-foot minimum setback line for Lot 1 where the minimum building width is 60-feet.

NEW SIDEWALK WAIVER APPLICATIONS:

23. **Case #ZON2002-01298**

Doug Graham, Owner (M. Don Williams, Agent)

6428 Airport Boulevard (North side of Airport Boulevard, 590'± West of Hillcrest Road).

Request to waive construction of a sidewalk along Airport Boulevard Service Road.

Recommended for approval.

24. **Case #ZON2002-01299**

Government Street Baptist Church

3401 Government Boulevard (Southwest corner of Government Boulevard and Interstate Highway 65).

Request to waive construction of a sidewalk along the West I-65 Service Road South.

Recommended for approval.

OTHER BUSINESS:

Public Hearing:

To consider a proposed amendment to the Chart of Permitted Uses of the Zoning Ordinance for various uses located within the Hank Aaron Loop.

Schedule Planning Commission Business Meeting in August