

# MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 8, 2002 - 2:00 P.M.

## AUDITORIUM, MOBILE GOVERNMENT PLAZA

### APPROVAL OF MINUTES:

June 20, 2002

### HOLDOVERS:

#### 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. *At the Commission's July 11<sup>th</sup> meeting, the applicant requested a holdover. No additional information has been submitted since that request was made.*

#### Case #SUB2002-00142 (Subdivision)

##### 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:** 2 Lots / 3.9± Acres

**Engineer / Surveyor:** Regan Land Surveying, Inc.

**Recommended for approval subject to:** 1) the placement of the required twenty-five foot minimum building setback line on the final plat.

#### Case #SUB2002-00141 (Subdivision)

##### 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.

This application was heldover at the July 25<sup>th</sup> meeting to allow the applicant sufficient time to verify the ownership of Lot 2 and acquire the proper signature(s) for the submission of the subdivision application. No additional information was submitted at the time of mailout. Section III.E.3. of the Subdivision Regulations states that when a plat is submitted, action shall take place within 30 days of its submission. As the application was submitted for the July 11<sup>th</sup> meeting, action must be taken on this application. Based upon the preceding, this application is recommended for denial for the following the reason: 1) no documentation was submitted to verify the ownership of Lot 2, with the necessary signatures.

**Case #ZON2002-01544 (Planning Approval)**

**UMS-Wright Corporation**

65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).

Planning Approval to amend a previously approved Master Plan for a school in an R-1, Single-Family Residential District.

**Recommended for approval subject to: 1) submission of individual administrative applications for each project (shown on the master plan); 2) compliance with landscaping and tree planting requirements for each project; 3) provision of enrollment numbers (broken down by grade school, middle school and high school) currently and at the time of each individual application, and review by the Planning Commission prior to any substantial increase in enrollment; 4) reconfiguration of the circulation, combining the two semi-circular drives and eliminating two of the curb cuts, for a total of three (3) curb cuts to Mobile Street; 5) provision of a sidewalk along the entire Mobile Street frontage in conjunction with the first phase of construction; 6) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance for each project; and 7) compliance with all municipal codes and ordinances.**

**AND**

**Case #ZON2002-01609 (Planned Unit Development)**

**UMS-Wright Corporation**

65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).

Planning Unit Development Approval to amend a previously approved Master Plan for Planned Unit Development.

**Recommended for approval subject to: 1) submission of individual administrative applications for each project (shown on the master plan); 2) compliance with landscaping and tree planting requirements for each project; 3) provision of enrollment numbers (broken down by grade school, middle school and high school) currently and at the time of each individual application, and review by the Planning Commission prior to any substantial increase in enrollment; 4) reconfiguration of the circulation, combining the two semi-circular drives and eliminating two of the curb cuts, for a maximum of three (3) curb cuts to Mobile Street; 5) provision of a sidewalk along the entire Mobile Street frontage in conjunction with the first phase of construction; 6) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance for each project; and 7) compliance with all municipal codes and ordinances.**

**AND**

**Case #SUB2002-00162 (Subdivision)**

**UMS-Wright Subdivision**

65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).

**Number of Lots / Acres:** 1 Lots / 45.8± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Recommended for approval subject to:** 1) placement of a note on the final plat stating that a maximum of three curb cuts are allowed to Mobile Street, size, location and design to be approved by the Traffic engineering Department; 2) placement of a note on the final plat stating that access to Old Shell Road is limited to the existing drive; and 3) placement of a note on the final plat stating that access to Martin Street is denied.

**Case #SUB2002-00149 (Subdivision)**

**Champion Hill Subdivision**

Northwest corner of McFarland Road and Dawes Lane North.

**Number of Lots / Acres:** 166 Lots / 74.8± Acres

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

**Recommended for approval subject to:** 1) dedication of adequate right-of-way to provide 25-feet from the centerline of Dawes Cemetery Road; 2) that the common areas be denoted as such, as well as the use of the common areas, with a note on the Final Plat stating that the maintenance thereof shall be the responsibility of the property owners; 3) placement of a note on the final plat stating that Lots 2-14, Unit A, are denied direct access to Dawes Cemetery Road, and that Lot 64, Unit A, and Lots 1, 80-83, Unit B are denied direct access to McFarland Road; 4) the provision of a temporary turn around at Lots 29 and 30, Unit A; 5) the provision of traffic calming devices at the intersections bounded by Lots 10, 11, 54 and 55, Unit A; 13, 14, 21, and 24, Unit B; 41, 44, 68 and 69, Unit B; and 26, 32, 33 and 34, Unit A; and 6) the approval of all necessary federal, state and local agencies.

**EXTENSIONS:**

**Case #ZON2001-01808 (Planned Unit Development)**

**Audubon Arbors**

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

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

**Recommended for approval.**

**Case #SUB2001-00204 (Subdivision)**

**Coley's Addition to Grelot Subdivision**

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

**Number of Lots / Acres:** 2 Lots / 21.2± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Recommended for approval.**

Case #SUB2001-00207 (Subdivision)  
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± Acre

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Recommended for approval.**

**GROUP APPLICATIONS:**

1. **Case #ZON2002-01645 (Rezoning)**

**Patrick Robbins Flynn**

2618 Old Shell Road (North [redacted] Hyland Avenue).  
Rezoning from B-2, Neighborhood Business, for  
mini storage units, with a [redacted] ng for a moving  
and delivery van.

2. **Case #SUB2002-00166 (Subdivision)**

**Vidmer Plaza Subdivision**

2618 Old Shell Road (Northeast corner of Old Shell Road and Hyland Avenue).

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

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

**Recommended for approval subject to: 1) placement of a note on the final plat stating that the site is denied access to the alley and to Hyland Avenue; and 2) placement of a note on the final plat stating that the site is limited to one curb cut to Old Shell Road, location and design to be approved by the Traffic Engineering Department.**

3. **Case #ZON2002-01650 (Rezoning)**

(& 4) **Richard March**

4651 & 4655 Rosewood Drive (Southwest corner of Rosewood Drive [at its terminus] and South University Boulevard).

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

**Recommended for denial.**

4. **Case #SUB2002-00175 (Subdivision)**

(& 3) **Sunset Hills, First Addition, Resubdivision of Lots 10 & 11, Block A**

4651 & 4655 Rosewood Drive (Southwest corner of Rosewood Drive [at its terminus] and South University Boulevard).

**Number of Lots / Acres:** 4 Lots / 1± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**Recommended for holdover to allow the applicant to reconfigure the lots providing frontage for all lots to Rosewood Drive. The application should be heldover until the Commission's August 22<sup>nd</sup> meeting, with the revised plat submitted to the staff by August 12<sup>th</sup>.**

5. **Case #ZON2002-01643 (Rezoning)**  
(**& 7**) **Brian P. Metcalfe, et al**  
West side of South University Boulevard, 175'± South of Cottage Hill Road.  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business for a commercial development including a restaurant, gourmet food store and retail shops.  
**Recommended for approval subject to: 1) submission of the necessary PUD application(s) prior to development with shared access and/or parking, and/or with internal circulation; 2) overall site limited to a maximum of five (5) curb cuts, exact location and design to be approved by the Traffic Engineering Department; 3) provision of a 15' natural vegetative buffer where the site abuts residentially zoned properties; 4) preservation of the 60" live oak located at the front of the site, and coordination of development of site with Urban Forestry to protect as many 24" and larger trees as possible; and 5) full compliance with all municipal codes and ordinances.**
6. **Case #ZON2002-01644 (Planned Unit Development)**  
**Calway-Jones Subdivision**  
West side of South University Boulevard, 175'± South of Cottage Hill Road.  
Planned Unit Development [redacted] parking and access between multiple building sites.
7. **Case #SUB2002-00170 (Subdivision)**  
(**& 5**) **Calway-Jones Subdivision**  
West side of South University Boulevard, 175'± South of Cottage Hill Road.  
**Number of Lots / Acres:** 6 Lots / 8.1± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**Recommended for approval subject to: 1) submission of the necessary PUD application(s) prior to development with shared access and/or parking, and/or with internal circulation; 2) overall site limited to a maximum of five (5) curb cuts, exact location and design to be approved by the Traffic Engineering Department; 3) provision of a 15' natural vegetative buffer (as shown on plat submitted) where the site abuts residentially zoned properties; 4) preservation of the 60" live oak located at the front of the site, and coordination of development of site with Urban Forestry to protect as many 24" and larger trees as possible.**
8. **Case #ZON2002-01538 (Rezoning)**  
(**& 9**) **B. Michael Schulz**  
South side of Dauphin Island Parkway, 70'± East of Willowdale Street.  
Rezoning from R-1, Single-Family Residential to B-2, Neighborhood Business to allow commercial development.

**Recommended for approval subject to: 1) that the site be limited to two curb cuts, with the location and design to be approved by Traffic Engineering and ALDOT; 2) the submission and approval of a PUD application(s); 3) the provision of a buffer, in compliance with Section IV.D.1. of the Zoning Ordinance, where the site adjoins residential development; 4) the provision of a city standard street to the residential development to the South; 5) denial of access to the new street serving the residential development to the South; 6) full compliance with the landscaping and tree planting requirements of the Ordinance; and 7) full compliance with all municipal codes and ordinances.**

**9. Case #SUB2002-00160 (Subdivision)  
(& 8) Schulz Commercial Subdivision**

South side of Dauphin Island Parkway, 70'± East of Willowdale Street.

**Number of Lots / Acres:** 4 Lots / 3.6± 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 placement of a note on the final plat stating that the site is limited to two curb cuts to Dauphin Island Parkway, with the location and design to be approved by Traffic Engineering and ALDOT; 2) the provision of a city standard street, to the residential development to the South; 3) placement of a note on the final plat stating that access to the new street serving the residential development to the South is denied.**

**NEW PLANNED UNIT DEVELOPMENT APPLICATION:**

**10. Case #ZON2002-01646  
The Arbors of Pinehurst (NIP, LLC., Owner)**

West side of Schaub Avenue, 700'± South of Airport Boulevard, extending West to the East side of Piccadilly Square Office Complex.

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow zero-lot line lots, with reduced yards, in an R-1, Single-Family Residential subdivision, to include increased site coverage limits.

**Recommended for approval subject to: 1) full compliance with all previous conditions placed upon the May 2000 (File #PUD2000-19) approval; 2) full compliance with all City Engineering requirements, including the submission of adequate documentation illustrating the detention system will accommodate the increased stormwater runoff; and 3) full compliance with all municipal codes and ordinances.**

**NEW SUBDIVISION APPLICATIONS:**

**11. Case #SUB2002-00164  
G & J Allen Estates Subdivision**

Southern terminus of Watermain Street East, 890'± South of Pierce Road.

**Number of Lots / Acres:** 2 Lots / 7.1± Acres

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

**Recommended for denial for the following reasons: 1) the proposed subdivision does not provide 25 feet of frontage to a public street for each lot; and 2) the proposed flag lots would be out of character with the surrounding development.**

**12. Case #SUB2002-00161**

**Burgess Pointe Subdivision**

East side of Doyle Street, 600' ± South of Dauphin Island Parkway.

**Number of Lots / Acres:** 20 Lots / 18.8± 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 approval of all applicable federal, state and local agencies; 2) the labeling of all common areas and their proposed use, as well as a note on the final plat stating that the maintenance thereof shall be the responsibility of the owners; 3) that the plat be reconfigured to provide a second access point, a street dedicated and constructed to city standards, through Schulz Commercial Subdivision; and 4) full compliance with all municipal codes and ordinances.**

**13. Case #SUB2002-00171**

**Burnham Place Subdivision**

West side of Snow Road, 1/2 mile± North of Howell's Ferry Road.

**Number of Lots / Acres:** 3 Lots / 11.5± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**Recommended for approval subject to: 1) the provision of a 75 foot setback from the centerline to provide for the right-of-way of the planned major street, which includes the required 25 foot minimum building setback; 2) the placement of a note on the final plat stating that each lot is limited to one curb cut, with location and design to be approved by County Engineering; and 3) the placement of 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. of the Subdivision Regulations will be provided.**

**14. Case #SUB2002-00173**

**Conference Center Subdivision**

100 Beltline Highway South (West side of Beltline Highway South, 1,600' ± North of Airport Boulevard).

**Number of Lots / Acres:** 1 Lot / 3.2± Acres

**Engineer / Surveyor:** Rowe Surveying & Engineering Company, Inc.

**Recommended for approval subject to: 1) the placement of a note on the final plat stating the driveway numbers, size, location and design to be approved by Traffic Engineering and ALDOT.**

15. **Case #SUB2002-00172**  
**Godwin Place Subdivision**  
Southeast corner of Lake Street and Godwin Lane.  
**Number of Lots / Acres:** 3 Lots / 2.9± Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
**Recommended for approval.**
  
16. **Case #SUB2002-00174**  
**Jacob Heights Subdivision, Revised**  
South side of Howells Ferry Road, 1 mile± West of Schillinger Road.  
**Number of Lots / Acres:** 5 Lots / 6.0± Acres  
**Engineer / Surveyor:** Sims Surveying Services, Inc.  
**Recommended for approval subject to: 1) the placement of a note on the final plat stating that Lots 1-5 are limited to one curb cut each to Howells Ferry Road, with the size, location and design to be approved by County Engineering; 2) 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 3) the applicant must submit seven copies of the original plat, Jacob Heights (including map book and page number) prior to the signing of the final plat.**
  
17. **Case #SUB2002-00167**  
**R. L. Ranch Subdivision**  
West side of Lee's Lane, 1250'± North of Lloyd Station Road.  
**Number of Lots / Acres:** 1 Lot / 1.6± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
**Recommended for holdover until the August 22<sup>nd</sup> Planning Commission meeting to allow the applicant to include the remainder of the property and additional property owner information for notification; or to provide the staff with documentation, in this case a deed prior to 1952, illustrating the subdivision as a legal nonconforming lot of record. This information would be required by August 12<sup>th</sup>.**
  
18. **Case #SUB2002-00176**  
**Regions At The Loop Subdivision**  
Area bounded by Government Street to the South, Airport Boulevard to the North and Williams Street and the Illinois Central Gulf Railroad right-of-way to the East.  
**Number of Lots / Acres:** 1 Lot / 2.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Recommended for approval subject to: 1) dedication of sufficient right-of-way to provide 40' from the centerline of Airport Boulevard; and 2) the placement of a note on the final plat stating that the development is limited to one curb cut to Airport Boulevard and two curb cuts to Government Boulevard, with the size, location and design to be approved by Traffic Engineering.**

**19. Case #SUB2002-00153**

**Summit Subdivision**

Eastern terminus of O'Hara Drive, 650± East of Twelve Oaks Drive.

**Number of Lots / Acres:** 99 Lots / 41± Acres

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

**With a waiver of Section V.D.2 – minimum width – of the Subdivision Regulations for Lots 1-6, recommended for approval subject to: 1) delineation of the “no build zone” on the lots that include wetlands to ensure protection of the wetlands; 2) placement of a note on the final plat stating that maintenance of all common areas (including tot lots) shall be the responsibility of the property owners; 3) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits; and 4) any detention areas located within common areas be identified as such on the final plat.**