

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF JANUARY 22, 2004 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Robert Frost, Chairman  
Victor McSwain, Secretary  
Victoria L. Rivizzigno  
Ann Deakle  
Wendell Quimby, Vice-Chair  
John Vallas  
Terry Plauche  
Ernest Scott

**Members Absent**

James Laier (S)  
Clinton Johnson

**Staff Present**

Richard L. Olsen, Planner II  
Margaret Pappas, Planner II  
Val Manuel, Secretary II

**Others Present**

Ron Jackson, Urban Forestry  
Jennifer White, Traffic Engineering  
Pat Stewart, County Engineering  
Beverly Terry, City Engineering

Mr. Frost stated the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

**APPROVAL OF MINUTES:**

A motion was made by John Vallas and seconded by Dr. Rivizzigno to approve the minutes of the November 6, November 20, and December 4, 2003, meetings as submitted. The motion carried unanimously.

**HOLDOVERS:**

**Case #ZON2003-02876 (Planned Unit Development)**

**Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4**

East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.

Planned Unit Development Approval to allow multiple buildings on a single building site for a single-family residential condominium complex.

The plan illustrates the proposed structures, parking and landscaping.

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(Also see Case #SUB2003-00297 – Western Hills Subdivision – Below).

Mr. Frost stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Dr. Rivizzigno and seconded by Mr. Scott to approve this plan subject to the following conditions:

- 1) relocation of the proposed dumpsters to provide adequate maneuvering area for garbage trucks, location to be coordinated with and approved by Urban Development staff and Traffic Engineering;
- 2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- 3) provision of a six-foot wooden privacy fence along the North and South property lines;
- 4) denial of access to Center Drive until such time that Center Drive is constructed to city standards; and
- 5) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2003-00297 (Subdivision)**

**Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4**

East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.

1 Lot / 4.0± Acres

(For discussion see Case #ZON2003-02876 – Western Hill Subdivision PUD – Above).

Mr. Frost stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Dr. Rivizzigno and seconded by Mr. Scott to approve this subdivision subject to the following conditions:

- 1) dedication of 25-feet from the centerline of Center Drive; and
- 2) placement of a note on the final plat stating that access to Center Drive is denied until Center Drive is constructed to city standards.

The motion carried unanimously.

**Case #SUB2003-00305 (Subdivision)**

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**Hutson-Key Subdivision**

Northwest corner of West I-65 Service Road South and Pleasant Valley Road, extending to the Northeast corner of Michael Boulevard and Hutson Drive, and extending to the Southeast corner of Hutson Drive and Key Street.

25 Lots / 16.8± Acres

Mr. Frost stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. Vallas and seconded by Dr. Rivizzigno to Waived Section V.D.3. and approve this subdivision subject to the following conditions:

- 1) the dedication of any necessary right-of-way to provide 150' from the centerline of Interstate 65;
- 2) the placement of a note on the final plat stating that Lots 1-5 and all lots located on a corner (Lots 6, 13 and 21) are limited to one curb cut each, with the design and location to be approved by Traffic Engineering;
- 3) the dedication of a 25' radius on all corner lots; and
- 4) the placement of the 25-foot minimum setback lines on the final plat.

The motion carried unanimously.

**GROUP APPLICATIONS:**

**Case #ZON2004-00013 (Planned Unit Development)**

**Credit America Used Car Sales Subdivision, Revised**

Northeast corner of Spring Hill Avenue and Union Avenue.

Planned Unit Development Approval to allow shared access between multiple building sites.

The plan illustrates the proposed prefabricated structure and parking.

(Also see Case #SUB2004-00001 - Credit America Used Car Sales Subdivision – Below).

There was no one present in opposition.

A motion was made by Mr. Vallas and seconded by Dr. Rivizzigno to approve this plan subject to the following conditions:

- 1) the striping of the parking areas (including the adjacent parking lot) within ninety days of issuance of a certificate of occupancy on Credit America site;

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- 2) full compliance with the landscaping and tree planting requirements for the newly developed site located at the Northeast corner of Spring Hill Avenue and Union Avenue; and
- 3) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2004-00001 (Subdivision)**

**Credit America Used Car Sales Subdivision, Revised**

Northeast corner of Spring Hill Avenue and Union Avenue.

1 Lot / 0.4± Acre

There was no one present in opposition.

A motion was made by Mr. Vallas and seconded by Dr. Rivizzigno to approve this subdivision subject to the following condition:

- 1) placement of a note on the final plat stating that the location, number and design of all curb cuts shall be approved by Traffic Engineering.

The motion carried unanimously.

**NEW SUBDIVISION APPLICATION:**

**Case #SUB2003-00312**

**Palladian Subdivision**

Northeast corner of Leroy Stevens Road and the unnamed entrance right-of-way to West Mobile County Park.

2 Lots / 10.5± Acres

Mr. Frost stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Dr. Rivizzigno and seconded by Mr. Plauche to approve this subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to Leroy Stevens Road are to be approved by County Engineering;
- 2) the placement of a note on the final plat stating that the site is denied direct access to the park entrance road; and
- 3) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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The motion carried unanimously.

There being no further business, the meeting was adjourned.

**APPROVED:        March 18, 2004**

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Victor McSwain, Secretary

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Robert Frost, Chairman

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