

MOBILE CITY PLANNING COMMISSION AGENDA

MAY 4, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00057 (Subdivision)

Burlington Place Subdivision Additions

South terminus of Burlington Drive East.

Number of Lots / Acres: 37 Lots / 26.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Recommended for Tentative Approval, subject to the following conditions:

1) depiction of the 25-foot minimum building setback line; 2) the approval of all applicable federal, state and local agencies, if necessary for wetlands, prior to the issuance of any permits or land disturbance activities; and 3) 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.

Case #SUB2006-00063 (Subdivision)

Motel Court Subdivision

Southeast corner of Coca Cola Road and Motel Court, extending to the North side of Interstate 10, and extending to the West side of Motel Court, 200'± South of Coca Cola Road, and to the North side of the Interstate 10 West off ramp).

Number of Lots / Acres: 4 Lots / 16.8± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

Recommended that the application be held over to the May 18th meeting, to allow the applicant to get authorization to subdivide from the owner of the additional parcel. Revised materials must be received by May 8th.

EXTENSIONS:

Case#SUB2002-00216 (Subdivision)

The Gardens of Cottage Hill Subdivision

South side of Cottage Hill Road, 400'± East of the North terminus of D'Iberville Drive North.

Number of Lots / Acres: 123 Lots / 39.8± Acres

Engineer / Surveyor: Engineering Development Services, LLC

Recommended that this request for extension be approved. However, the applicant should be advised that future extensions are unlikely to be approved.

Case #SUB2003-00305 (Subdivision)

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.

Number of Lots / Acres: 24 Lots / 8.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that this request for extension be approved. However, as street construction is not required, the applicant should be advised that future extensions are unlikely to be approved.

Case #SUB2004-00069 (Subdivision)

Rangeline-Hamilton Commercial Park Subdivision

North side of Hamilton Boulevard, 700'± West of Rangeline Road.

Number of Lots / Acres: 12 Lots / 19.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that this request for extension be approved. However, the applicant should be advised that future extensions are unlikely to be approved.

Case #ZON2004-00970 (Planned Unit Development)

Spring Hill College

4000 Dauphin Street

(North side of Dauphin Street, 1800'± West of Interstate 65)

Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential District.

Council District 7

Recommended that this request for extension be approved.

GROUP APPLICATIONS:

1. Case #ZON2006-00832 (Planning Approval)

(&2& Alba Fishing & Hunting Club

3) 2530 River Forest Road

(North side of River Forest Road at Dog River).

Planning Approval to allow the expansion of an existing recreation club in an R-1, Single-Family Residential district to include a new membership meeting hall.

Council District 4

Recommended for Holdover to allow for the provision of the following items: 1) the size of existing structures and the removed clubhouse; 2) the estimated number of existing or anticipated boat slips; 3) the estimated number and location of existing parking spaces; 4) information regarding

the existing use of the proposed Lot 2 for boat parking/storage and the existing unpaved access across adjacent lots to Alba Club Road; and 5) provision of a valid legal description of the site under review.

2. Case #ZON2006-00834 (Planned Unit Development)

(&1& Alba Fishing & Hunting Club

3) 2530 River Forest Road

(North side of River Forest Road at Dog River).

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

Council District 4

Recommended for Holdover to allow for the provision of the following items: 1) the size of existing structures and the removed clubhouse; 2) the estimated number of existing or anticipated boat slips; 3) the estimated number and location of existing parking spaces; 4) information regarding the existing use of the proposed Lot 2 for boat parking/storage and the existing unpaved access across adjacent lots to Alba Club Road; and 5) provision of a valid legal description of the site under review.

3. Case #SUB2006-00076 (Subdivision)

(&1& Alba Fishing & Hunting Club Subdivision

2) Northwest corner of Alba Club Road and River Forest Road, extending to Dog River.

Number of Lots / Acres: 2 Lots / 8.5± Acres

Engineer / Surveyor: M. Don Williams Engineering

Council District 4

Recommended for Holdover for the following reason: 1) to allow review to coincide with the PA and PUD applications.

4. Case # ZON2006-00808 (Planning Approval)

(&5& Archbishop of Mobile (Ben Cummings, Agent)

6) 107 North Lafayette Street and 114 Providence Street

(Northwest corner of North Lafayette Street and Old Shell Road, extending to the East side of Providence Street, 310'± South of Spring Hill Avenue).

Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing school for school-related and after-school day care activities in an R-1, Single-Family Residential district.

Council District 2

Recommended for Approval, subject to the following conditions: 1) dedication of 5.44 feet of right-of-way along Providence Street, as shown on the plat; 2) maintenance of Historic District Overlay setbacks; 3) that auto access be limited to the existing parking lot, with no drop-offs directly at the day-care; 4) maintenance of a 6-foot privacy fence between the site and residentially developed property; 5) that the existing structure be maintained, and Architectural Review Board approval received prior to

making any changes to the exterior of the day care structure; and 6) full compliance with all municipal codes and ordinances.

5. Case #ZON2006-00810 (Planned Unit Development)

(&4& Archbishop of Mobile (Ben Cummings, Agent)

6) 107 North Lafayette Street and 114 Providence Street

(Northwest corner of North Lafayette Street and Old Shell Road, extending to the East side of Providence Street, 310' ± South of Spring Hill Avenue).

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

Council District 2

Recommended for Approval, subject to the following conditions: 1) dedication of 5.44 feet of right-of-way along Providence Street, as shown on the plat; 2) maintenance of Historic District Overlay setbacks; 3) that auto access be limited to the existing parking lot, with no drop-offs directly at the day-care; 4) maintenance of a 6-foot privacy fence between the site and residentially developed property; 5) that the existing structure be maintained, and Architectural Review Board approval received prior to making any changes to the exterior of the day care structure; and 6) full compliance with all municipal codes and ordinances.

6. Case #SUB2006-00065 (Subdivision)

(&4& St. Mary's Subdivision

5) 107 North Lafayette Street and 114 Providence Street

(Northwest corner of North Lafayette Street and Old Shell Road, extending to the East side of Providence Street, 310' ± South of Spring Hill Avenue).

Number of Lots / Acres: 1 Lot / 2.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 2

Recommended for Tentative Approval, subject to the following conditions: 1) dedication of 5.44 feet of right-of-way along Providence Street, as shown on the plat; and 2) the depiction on the final plat of the Historic District Overlay setbacks.

7. Case #ZON2006-00815 (Rezoning)

(&8& David Hickman

9) 1360 Conception Street Road

(North side of Conception Street Road at Three Mile Creek).

Rezoning from I-1, Light Industry District, to I-2, Heavy Industry District, for a scrap metal processing plant with automobile shredding.

Council District 2

Recommended for approval, subject to the following conditions: 1) completion of the Subdivision process; 2) that the site be developed in compliance with the accompanying Planned Unit Development; 3)

depiction of a stormwater detention basin, if required; 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits; 5) full compliance with the landscaping and tree planting requirements of the Ordinance; 6) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process; and 7) full compliance with all municipal codes and ordinances.

8. Case #ZON2006-00816 (Planning Approval)

(&7& David Hickman

9) 1360 Conception Street Road

(North side of Conception Street Road at Three Mile Creek).

Planning Approval to allow a scrap metal processing plant with automobile shredding in an I-2, Heavy Industry District.

Council District 2

Recommended for Approval, subject to the following conditions: 1) depiction of a stormwater detention basin, if required; 2) illustration of the location of any dumpster or waste storage area on the site plan; 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits, 4) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process; and 5) full compliance with all municipal codes and ordinances.

9. Case #ZON2006-00256 (Planned Unit Development)

(&7& Auto Shredding Subdivision

8) 1360 Conception Street Road

(North side of Conception Street Road at Three Mile Creek).

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

Council District 2

Recommended for Approval, subject to the following conditions: 1) depiction of a stormwater detention basin, if required; 2) illustration of the location of any dumpster or waste storage area on the site plan; 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits; 4) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process; and 5) full compliance with all municipal codes and ordinances.

NEW ZONING APPLICATIONS:

10. Case #ZON2006-00814

N. Brannan Eubanks

780 Lakeside Drive

(West side of Lakeside Drive, 190'± North of Joy Springs Drive, extending to the North side of Joy Springs Drive, 210'± West of Lakeside Drive, and extending to the West terminus of Joy Springs Drive and along the West shore of an unnamed private lake).

Rezoning from B-1, Buffer Business District, and B-3 Community Business District, to B-3, Community Business District, for unspecified commercial use.
Council District 4

Recommended for approval, subject to the following conditions: 1) compliance with City Engineering comments (A portion of the property contains the lake and henceforth, the detention pond for the development. Therefore, that portion of the property should be shown as common area. In addition, any portion of the property that conveys “public” water from public ROW must be shown as drainage easement. Any portion of the property that conveys stormwater from a private property should be shown as private drainage easement. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant’s responsibility to confirm or deny the existence of regulatory wetlands.); 2) the 40-foot vegetative buffer along the Western boundary to remain undisturbed and in its natural state; and 3) full compliance with all municipal codes and ordinances.

11. Case #ZON2006-00706

Marvin Hewatt Enterprises

5662 Cottage Hill Road

(Northeast corner of Cottage Hill Road and Knollwood Drive).

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, for a convenience store and retail shops.

Council District 6

Recommended for denial for the following reasons: 1) the range of uses permitted within the B-2 zoning category are not compatible with the existing residential uses adjacent to the site; 2) the B-2 zoning district would not conform to the size guidelines of Section III.A.5.b of the Zoning Ordinance; and; 3) the rezoning would set a precedent for commercial expansion for the single-family residences adjacent to the site to the North and East; and 4) the proposed rezoning would not comply with the General Land Use Component of the Comprehensive Plan.

NEW SUBDIVISION APPLICATIONS:

12. Case #SUB2006-00066

Cody Road VOA Housing Subdivision

(East side of Cody Road North, 300'± South of Zeigler Boulevard).

Number of Lots / Acres: 2 Lots / 6.8± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

Council District 7

Recommended for Tentative Approval, subject to the following condition:
1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Cody Road; 2) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot; and 3) the placement of the 25-foot setbacks on the final plat.

13. **Case #SUB2006-00068**

Criden Estates Subdivision, Second Resubdivision of, Resubdivision of Lot 6, Block A

3135 and 3137 Baptiste Drive North

(North side of Baptiste Drive North, 240'± West of Dauphin Island Parkway).

Number of Lots / Acres: 2 Lots / 1.1± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

With a waiver of Section V.D.2 (minimum dimensions), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

1) the placement of a note on the final plat stating that the site is limited to a single curb cut; 2) that the applicant obtain all relevant permits from the Alabama Department of Public Health prior to the issuance of any permits; and 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

14. **Case #SUB2006-00073**

Dix Subdivision, Resubdivision of Lots 1 and 2

Southeast corner of Dawes Road and Cottage Hill Road.

Number of Lots / Acres: 1 Lot / 10.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for Tentative Approval subject to the following conditions:

1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that the site is limited to two curb cuts to each street frontage, with size, location, and design to be approved by County Engineering; and 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

15. **Case #SUB2006-00071**

Hamilton Woods Subdivision

9650 Jeff Hamilton Road

(North side of Jeff Hamilton Road, ¼ mile± North of Repoll Road).

Number of Lots / Acres: 98 Lots / 39.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for Tentative Approval, subject to the following conditions:

1) the provision of an additional street stub East, North, and South; 2) the provision of two traffic circles on each of the main streets, with size, location, and design to be determined by County Engineering; 3) the placement of a note on the final plat stating that Lot 1 is denied direct access to Jeff Hamilton Road; 4) the labeling of all common areas and the placement of a note on the final plat stating that maintenance of common areas will be property owners' responsibility; 5) the placement of the 25-foot setbacks on the final plat; and 6) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

16. **Case #SUB2006-00070**

Haverty's Subdivision

7033 Airport Boulevard

(South side of Airport Boulevard, 515'± East of Cody Road South).

Number of Lots / Acres: 1 Lot / 3.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

Recommended for Tentative Approval subject to the following conditions:

1) placement of a note on the Final Plat stating that the lot is limited to the existing curb-cut; 2) placement of a note on the Final Plat stating that if the existing curb cut is improved the size, and design to be approved by Traffic Engineering and conform to AASHTO standards; 3) the submission and approval of an Administrative Planned Unit Development; and 4) full compliance with all other municipal codes and ordinances.

17. **Case #SUB2006-00064**

Payne Addition to Bellingrath Subdivision

8701 Bellingrath Road

(East side of Bellingrath Road, 6/10 mile± North of Laurendine Road).

Number of Lots / Acres: 2 Lots / 3.0± Acres

Engineer / Surveyor: Regan Land Surveying, Inc.

Recommended for Tentative Approval subject to the following conditions:

1) the depiction of the 45-foot setbacks as shown on the plat; 2) the placement of a note on the final plat stating that there will be no future resubdivision of the property; 3) the placement of a note on the final plat stating that the site is limited to a single shared curb cut; and 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

18. Case #SUB2006-00069

Suburban Gardens Subdivision, Resubdivision of Lot 8 and 9, Block 1

5344 and 5348 U.S. Highway 90 West, and 4625 Hermitage Avenue
(West side of U.S. Highway 90 West, 200'± South of Nevius Road, extending
to the East side of Hermitage Avenue, 390'± South of Nevius Road).

Number of Lots / Acres: 3 Lots / 3.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Recommended for Tentative Approval subject to the following conditions:

1) dedication of sufficient right-of-way to provide 30 feet from the centerline of Hermitage Avenue and 125 feet from the centerline of U.S. Highway 90; 2) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, subject to County Engineering and ALDOT approval; and 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

19. Case #SUB2006-00074

The Summit Subdivision

2665, 2701, and 2709 Hillcrest Road

(East side of Hillcrest Road at the East terminus of Charlotte Oaks Drive).

Number of Lots / Acres: 29 Lots / 7.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

Recommended for Tentative Approval, subject to the following conditions:

1) that the final plat show all lots meeting the minimum lot size of 7200 square feet; 2) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 72" Live Oak Tree located on the North side of Lot 29, the 72" Live Oak Tree located on the South side of Lot 28, the 60" Live Oak Tree located on the West side of Lot 20, the 56" Live Oak Tree located on the West side of Lot 16, and the 76" Live Oak Tree located on the West side of Lot 9. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); 3) construction and dedication of the new streets to City Engineering standards; 4) the provision of a street stub and temporary turnaround (built to City Engineering standards) to the landlocked parcel to the Southeast; 5) the placement of a note on the final plat stating that lots 1 and 24-29 are limited to a single curb cut each (subject to Traffic Engineering approval) and is denied direct access to Hillcrest Road; 6) the reconfiguration of the common area to have access to the new street instead of Hillcrest Road; and 7) the placement of a note on the final plat stating that maintenance of the common are is property

owners' responsibility.

20. **Case #SUB2006-00067**

Winchester Subdivision

East side of Snow Road, 1,950'± South of Moffett Road, extending to the South side of Moffett Road, 1,130'± West of the Illinois Central Gulf Railroad right-of-way.

Number of Lots / Acres: 272 Lots / 106.3± Acres

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

Recommended for Tentative Approval, subject to the following conditions:

1) submission of documentation of approvals for the centralized effluent disposal system from the Mobile County Board of Health and ADEM prior to recording of the final plat; 2) placement of a note on the final plat drip field area must not be used for vehicular traffic or parking; 3) revision of the lots lines to separate detention, park and drip field areas from the street right-of-way; 4) inclusion of the entirety of the parcel utilized as an access road for the Blackwell Nursery site, if said parcel is part of the proposed subdivision; 5) designation and labeling of the treatment plant, the drip fields, park areas, roadway medians, and detention areas as Common Areas, and placement of a note on the final plat stating all common areas shall be maintained by the property owners; 6) dedication of sufficient right-of-way to provide a minimum of 50 feet from centerline for the entire Snow Road frontage; 7) placement of a note on the final plat stating that lots 1, 2, 9 & 10 are denied direct access to Snow Road; 8) placement of a note on the final plat stating that lots 3-8 are limited to a total of three curb cuts to Snow Road, with the size, location and design to be approved by Mobile County Engineering; 9) depiction of the 25-foot minimum building setback line; 10) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

21. **Case #SUB2006-00072**

Woodland Hills Subdivision, Remainder of

West termini of Woodland Way, Woodstone Drive, and Woodbend Drive, and the North terminus of Woodland Hills Drive West; and the West and South termini of Woodforest Drive.

Number of Lots / Acres: 94 Lots / 40.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that the street-stub waiver request be Denied, but the plat layout is recommended for Tentative Approval, subject to the following conditions: 1) the "future development" area must be developed before or simultaneously with the proposed "Unit Six," with no recording of "Unit Six" allowed until the street-stub requirement is satisfied; 2) adjustment of lot lines to ensure that all lots meet the minimum size required by Section V.D.2. of the Subdivision Regulations; 3) provision of an easement or

dedicated access to all proposed detention areas; 4) labeling of all common areas and detention areas; 5) placement of a note on the Final Plat stating that maintenance of the detention areas and common areas is the responsibility of the subdivision's property owners; 6) depiction of the 25-foot minimum building setback line; 7) 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; and 8) the approval of all applicable federal, state and local agencies regarding wetlands prior to the issuance of any permits or land disturbance.

OTHER BUSINESS: