

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 7, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #SUB2003-00130 (Subdivision)

Lydia Place Subdivision

Southeast corner of Wilkins Road and Lydia Drive.

Number of Lots / Acres: 6 Lots / 1.7± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Case #ZON2003-01237 (Planned Unit Development)

Old Shell Road Commercial Park

3309 Old Shell Road (South side of Old Shell Road, 30'± East of I-65 Service Road North).

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

Case #SUB2003-00137 (Subdivision)

Highland Park Subdivision, Block 5, Resubdivision of Lot 21 and a Portion of Lot 22

East side of Lakeview Drive East, 290'± South of the Southern terminus of Lakeview Drive, extending to the West side of Park Avenue South.

Number of Lots / Acres: 2 Lots / 1.0± Acre

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

EXTENSIONS:

Case #ZON2002-01447 (Planned Unit Development)

Magnolia Place Subdivision

West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive.

Request for Planned Unit Development Approval to allow a residential subdivision with amended lot sizes, setback lines, and site coverage limits.

Case #SUB2002-00133 (Subdivision)

Magnolia Place Subdivision

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

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).

Request for Planned Unit Development Approval to amend a previously approved Planned Unit Development application to allow an athletic field (soccer) with bleachers, accessory buildings and field lighting.

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 Lot / 45.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00170 (Subdivision)

Calway-Jones Subdivision

West side of South University Boulevard, 175'± South of Cottage Hill Road.

Number of Lots / Acres: 6 Lots / 8.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #ZON2002-01357 (Planned Unit Development)

Central Plaza Towers

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.

Case #SUB2002-00131 (Subdivision)

Central Plaza Towers Subdivision

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.

GROUP APPLICATIONS

1. **Case #ZON2003-01683 (Planned Unit Development)**
(& 2) **Heron Lakes Subdivision, Phase I, Resubdivision of Lots 40 and 41**
4059 and 4063 Grand Heron Way (South side of Grand Heron Way, 185'±
West of Grand Heron Court East).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development allowing reduced side yard setbacks on lots 65 feet wide or
less.

2. **Case #SUB2003-00154 (Subdivision)**
(& 1) **Heron Lakes Subdivision, Phase I, Resubdivision of Lots 40 and 41**
4059 and 4063 Grand Heron Way (South side of Grand Heron Way, 185'±
West of Grand Heron Court East).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

3. **Case #ZON2003-01684 (Rezoning)**
(& 4) **Jane Conkin**
& 5) West side of Batre Lane, extending from the North side of Old Shell Road to
the South side of Gaillard Street.
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family
Residential, to allow the construction of three duplex single-family residential
town homes.

4. **Case #ZON2003-01685 (Planned Unit Development)**
(& 3) **The Townhomes at Batre Lane Subdivision**
& 5) West side of Batre Lane, extending from the North side of Old Shell Road to
the South side of Gaillard Street.
Planned Unit Development Approval to allow reduced building setbacks in an
R-2, Two-Family Residential district and shared access between building sites.

5. **Case #SUB2003-00159 (Subdivision)**
(& 3) **The Townhomes at Batre Lane Subdivision**
& 4) West side of Batre Lane, extending from the North side of Old Shell Road to
the South side of Gaillard Street.
Number of Lots / Acres: 3 Lots / 0.9± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

6. **Case #ZON2003-01698 (Rezoning)**
(& 7) **Dr. Joan Friedlander**
612 Shady Oak Drive (Southeast corner of Shady Oak Drive and Gulfwood Drive East, extending to the West I-65 Service Road North).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for professional offices.
7. **Case #SUB2003-00160 (Subdivision)**
(& 6) **612 Shady Oak Drive Subdivision**
612 Shady Oak Drive (Southeast corner of Shady Oak Drive and Gulfwood Drive East, extending to the West I-65 Service Road North).
Number of Lots / Acres: 1 Lot / 0.2+ Acre
Engineer / Surveyor: M. Don Williams Engineering
8. **Case #ZON2003-01559 (Planning Approval)**
(& 9 **Holy Church of God**
& 10) 2115 Demetropolis Road (East side of Demetropolis Road, 250'± South of Troy Lane).
Planning Approval to allow the expansion of an existing church with a new child day care facility and playground in an R-1, Single-Family Residential district.
9. **Case #ZON2003-01558 (Planned Unit Development)**
(& 8 **Holy Church of God**
& 10) 2115 Demetropolis Road (East side of Demetropolis Road, 250'± South of Troy Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.
10. **Case #SUB2003-00150 (Subdivision)**
(& 8 **Holy Church of God**
& 9) 2115 Demetropolis Road (East side of Demetropolis Road, 250'± South of Troy Lane).
Number of Lots / Acres: 1 Lot / 1.0+ Acre
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

NEW PLANNING APPROVAL APPLICATION:

11. **Case #ZON2003-01676**
Treasure Properties, Inc. (Richard Biseli, Agent)
1757 and 1761 Spring Hill Avenue (South side of Spring Hill Avenue, 215'± West of Louiselle Street).
Planning Approval to allow a bank in a B-1, Buffer Business district.

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

12. **Case #ZON2003-01675**
FED I, LLC
3496 Halls Mill Road (North side of Halls Mill Road, 60'± West of West I-65 Service Road South).
Planned Unit Development Approval to allow multiple buildings on a single building site.

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2003-00157**
Donham Place Subdivision, Unit Two
South terminus of Donham Drive, extending to the West terminus of Scottsdale Drive, to the South termini of Tew Drive and Thistlewaite Drive, and to the North side of the Illinois Central Gulf Railroad right-of-way.
Number of Lots / Acres: 47 Lots / 16.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
14. **Case #SUB2003-00155**
Jordan's Landing Subdivision
2936 Raines Court (North side of Raines Court at its West terminus).
Number of Lots / Acres: 4 Lots / 2.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
15. **Case #SUB2003-00158**
Lamon-McDonald Addition to Selma Street Subdivision
1260 and 1262 Selma Street (Northeast corner of Selma Street and Ann Street).
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.
16. **Case #SUB2003-00152**
Christus Powell Estates
North side of Van Liew Road at the West terminus of its improved right of way.
Number of Lots / Acres: 2 Lots / 3.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
17. **Case #SUB2003-00153**
Sans Souci Subdivision, Block B, Resubdivision of Lots 11 and 12
2385 and 2387 Sans Souci Road (South side of Sans Souci Road, 930'± East of Navco Road).
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

18. **Case #SUB2003-00156**

Woodside Subdivision Master Development Plan

Southwest corner of Nan Gray Davis Road and Theodore Dawes Road, extending along the South side of Theodore Dawes Road and the East side of Interstate 10 to the West termini of Woodside Drive North and Barnes Road.

Number of Lots / Acres: 11 Lots / 310± Acres

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

19. **Case #SUB2003-00139**

Rabbit Creek Cove Subdivision

Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

Number of Lots / Acres: 128 Lots / 53.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

20. **Case #ZON2003-01680**

Mobile County Health Department

248 Cox Street (Southeast corner of Cox Street and St. Stephens Road).

Request to waive construction of sidewalks along Cox Street and St. Stephens Road.

21. **Case #ZON2003-01756**

Mobile Housing Board

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).

Request to waive construction of a sidewalk along Frederick Street.

OTHER BUSINESS:

Approval of the 2003-2004 Meeting/Deadline Schedule