

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**NOVEMBER 4, 2004 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **HOLDOVERS:**

#### **Case #ZON2004-01809 (Rezoning)**

##### **Van Antwerp Realty Corp., Inc. (Steve Quinnelly, Agent)**

South side of Bear Fork Road, 400'± West of the South terminus of Goodman Avenue, extending to the North side of Eightmile Creek.

Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow an outdoor shooting range.

Council District 1

#### **Case #ZON2004-01912 (Planning Approval)**

##### **Van Antwerp Realty Corp., Inc. (Steve Quinnelly, Agent)**

South side of Bear Fork Road, 400'± West of the South terminus of Goodman Avenue, extending to the North side of Eightmile Creek.

Planning Approval to allow an outdoor shooting range in an I-1, Light Industry district

Council District 1

#### **Case #ZON2004-02065 (Rezoning)**

##### **South Florida Ceiling Systems (Joe Chambliss, Agent)**

Property on the North side of Bruns Drive, 50'± West of its East terminus, and property 520'± South of Grelot Road, adjacent to the North side of Health Center Subdivision.

Rezoning from B-2, Neighborhood Business, to B-3, Community Business, for unspecified commercial use.

Council District 6

#### **Case #SUB2004-00217 (Subdivision)**

##### **Chambliss Properties-Alabama Subdivision**

Southeast corner of Grelot Road, extending to the North side of Bruns Drive and the South side of Grelot Road, 750'± West of the South terminus of Chimney Top Drive West.

**Number of Lots / Acres:** 5 Lots / 41.9± Acres

**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.

Council District 6

**EXTENSIONS:**

**Case #SUB2003-00201 (Subdivision)**

**Brooklyn's Way Subdivision**

East side of Snow Road, 520'± South of Wulff Road.

**Number of Lots / Acres:** 71 Lots / 35.0± Acres

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

**Case #SUB2003-00223 (Subdivision)**

**O'Neal Place Subdivision**

South side of Johnson Road, 850'± East of Scott Dairy Loop Road West.

**Number of Lots / Acres:** 32 Lots / 13.0± Acres

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

**Case #SUB2001-00290 (Subdivision)**

**File #S99-19**

**Raleigh Subdivision**

West side of Cody Road, 870'± South of Wynnfield Boulevard, and extending to the East terminus of Longview Drive.

**Number of Lots / Acres:** 165 Lots / 110.0± Acres

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

**GROUP APPLICATIONS:**

1. **Case #ZON2004-02157 (Rezoning)**  
(& 2) **Modern Homes & Equipment Co., Inc.**  
380'± South of Dog River Drive North, adjacent to the West side of Park Avenue (City park entrance road).  
Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow a storage yard expansion at an existing home building and equipment contractor.  
Council District 4
  
2. **Case #SUB2004-00225 (Subdivision)**  
(& 1) **Modern Homes Subdivision**  
2467 Dog River Drive North (Southeast corner of Dog River Drive North and Navco Road).  
**Number of Lots / Acres:** 1 Lot / 8.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

3. **Case #zon2004-02156 (Planned Unit Development)**  
(& 4) **Rochester Place Subdivision, Revised Plat of**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.  
Planned Unit Development with reduced lot widths, reduced lot sizes, zero side yard setbacks on interior lots, reduced side street setbacks on corner lots, and increased site coverage (40%).  
Council District 5
4. **Case #SUB2004-00224 (Subdivision)**  
(& 3) **Rochester Place Subdivision, Revised Plat of**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.  
**Number of Lots / Acres:** **HOLDOVER**  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

**NEW ZONING APPLICATION:**

5. **Case #ZON2004-02160**  
**Mobile Fence Company, Inc.**  
4308 Halls Mill Road (North side of Halls Mill Road, 120'± West of the North terminus of Riviere du Chien Road).  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to bring the zoning into compliance at an existing fence company.  
Council District 4

**NEW SUBDIVISION APPLICATIONS:**

6. **Case #SUB2004-00228**  
**Airway Commercial Park, Resubdivision of Lots 38 & 39**  
North side of Airway Park Drive, 590'± West of Schillinger Road.  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.
7. **Case #SUB2004-00227**  
**Blackwell Commercial Park Subdivision**  
South side of Moffett Road, 3/10 mile± East of the North terminus of Wulff Road East.  
**Number of Lots / Acres:** 2 Lots / 10.9± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.

8. **Case #SUB2004-00223**  
**Dawes Lake Trace Subdivision**  
West side of Dawes Lake Road East at its North terminus.  
**Number of Lots / Acres:** 18 Lots / 10.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
  
9. **Case #SUB2004-00221**  
**Downtown West Subdivision, Unit Six, Resubdivision of Lots 21, 22, 23 & 24**  
South side of Downtowner Loop South, 390'± West of Downtowner Boulevard.  
**Number of Lots / Acres:** 1 Lot / 1.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 5
  
10. **Case #SUB2004-00222**  
**Hinton Terrace Subdivision, Resubdivision of Lots 6 & 7**  
West side of Armond Drive, 380'± South of Gill Road.  
**Number of Lots / Acres:** 2 Lots / 1.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
  
11. **Case #SUB2004-00226**  
**Mechem & Blairs Subdivision, Resubdivision of Lots 19, 20 & 21**  
Northeast corner of North Sage Avenue and Mathers Street.  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 1
  
12. **Case #SUB2004-00219**  
**Oakston Subdivision, Resubdivision of Lots 1, 2 and 3**  
Northwest corner of Oakland Avenue and Marston Lane.  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
  
13. **Case #SUB2004-00229**  
**Rangeline Industrial Park Subdivision, Unit 1**  
South side of Hamilton Boulevard, 500'± East of Rangeline Road.  
**Number of Lots / Acres:** 12 Lots / 10.0± Acres  
**Engineer / Surveyor:** Douglas A. Bryant, P.L.S.

**14. Case #SUB2004-00220**

**Winston Square Subdivision**

South side of Old Government Street Road, 130'± West of Willow Pointe Drive, extending to the East side of an unopened, unnamed public right-of-way.

**Number of Lots / Acres:** 10 Lots / 2.8± Acres

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

**OTHER BUSINESS:**

**Public Hearing**

To consider the proposed Amendment to the Major Street Plan - Virginia Street Extension