

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 20, 2004 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

February 19, 2004

**HOLDOVERS:**

Case #SUB2004-00071 (Subdivision)

**Dawes Lake Trace Subdivision**

West side of Dawes Lake

Number of Lots / Acres

Engineer / Surveyor:

**WITHDRAWN**

Rester and Coleman Engineers, Inc.

Case #SUB2004-00081 (Subdivision)

**Burton Industrial Park Subdivision**

5770 I-10 Industrial Parkway North (North side of I-10 Industrial Parkway North, 2/10 mile± West of U.S. Highway 90 West).

Number of Lots / Acres: 2 Lots / 1.3± Acres

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

Case #SUB2004-00088 (Subdivision)

**Dyson Estates Subdivision, First Addition, Resubdivision of Lot 1**

South side of Gulf Creek Circle (South), 225'± West of Rabbit Creek Drive.

Number of Lots / Acres: 4 Lots / 0.8± Acre

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

**EXTENSIONS:**

Case #SUB2001-00177 (Subdivision)

File #S96-193

**Bellingrath Road Country Club Estates Subdivision, Addition to**

East terminus of Country Club Boulevard and extending through to the Southwest corner of Old Military Road and Section Line Road.

Number of Lots / Acres: 569 Lots / 243.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

**GROUP APPLICATIONS:**

1. Case #SUB2004-00100 (Subdivision)  
(& 2) **Alderbrook Subdivision, Lot 27, Resubdivision of and Addition to**  
1941 Foxgate Road (East side of Foxgate Road at its North terminus).  
Number of Lots / Acres: 1 Lot / 1.6± Acres  
Engineer / Surveyor: Byrd Surveying, Inc.

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- 2. Case #SUB2004-00099 (Subdivision)**  
**(& 1) Miller Creek Estates Subdivision**  
North terminus of Foxgate Road, adjacent to the North side of Alderbrook Subdivision, extending to the South terminus of Sasser Lane  
**Number of Lots / Acres:** 2 Lots / 37.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
- 3. Case #ZON2004-01047 (Planning Approval)**  
**(& 4) GulfHealth Properties, Inc.**  
**& 5)** 201 Cox Street (Northwest corner of Cox Street and Center Street).  
Planning Approval to allow a child day care center in a B-1, Buffer Business district  
Council District 2
- 4. Case #ZON2004-01040 (Planned Unit Development)**  
**(& 3) Coleman Cox Street Subdivision**  
**& 5)** 201 Cox Street (Northwest corner of Cox Street and Center Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2
- 5. Case #SUB2004-00101 (Subdivision)**  
**(& 3) Coleman Cox Street Subdivision**  
**& 4)** 201 Cox Street (Northwest corner of Cox Street and Center Street).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 2
- 6. Case #ZON2004-01046 (Planning Approval)**  
**(& 7) Pleasant View Baptist Church**  
**& 8)** 1517 Katye Street (West side of Katye Street, 120'± South of Bank Avenue, extending to the East side of Ruby Street, 190'± South of Bank Avenue).  
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district, to include increased parking and a storage building.  
Council District 1
- 7. Case #ZON2004-01045 (Planned Unit Development)**  
**(& 6) Pleasant View Baptist Church Subdivision**  
**& 8)** 1517 Katye Street (West side of Katye Street, 120'± South of Bank Avenue, extending to the East side of Ruby Street, 190'± South of Bank Avenue).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 1

- 8. Case #SUB2004-00097 (Subdivision)**  
**(& 6 Pleasant View Baptist Church Subdivision**  
**& 7)** 1517 Katye Street (West side of Katye Street, 120'± South of Bank Avenue, extending to the East side of Ruby Street, 190'± South of Bank Avenue).  
**Number of Lots / Acres:** 1 Lot / 1.6± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 1
- 9. Case #ZON2004-01049 (Planning Approval)**  
**(&10 University Church of Christ, Alpine Hills (William T. Partridge, Jr.,**  
**&11) Agent**  
5651 Zeigler Boulevard (South side of Zeigler Boulevard, 650'± West of University Boulevard, extending to the West side of University Boulevard, 1,050'± South of Zeigler Boulevard).  
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district to include an administrative offices addition.  
Council District 7
- 10. Case #ZON2004-01050 (Planned Unit Development)**  
**(& 9 University Church of Christ, Alpine Hills Subdivision (William T.**  
**& 11) Partridge, Jr., Agent**  
5651 Zeigler Boulevard (South side of Zeigler Boulevard, 650'± West of University Boulevard, extending to the West side of University Boulevard, 1,050'± South of Zeigler Boulevard).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 7
- 11. Case #SUB2004-00105 (Subdivision)**  
**(& 9 University Church of Christ, Alpine Hills Subdivision (William T.**  
**& 10) Partridge, Jr., Agent**  
5651 Zeigler Boulevard (South side of Zeigler Boulevard, 650'± West of University Boulevard, extending to the West side of University Boulevard, 1,050'± South of Zeigler Boulevard).  
**Number of Lots / Acres:** Lot / 9.0± Acres  
**Engineer / Surveyor:** W. T. Partridge, Jr. & Associates, P.C.  
Council District 7

**NEW PLANNING APPROVAL APPLICATION:**

12. **Case #ZON2004-01048**  
**The House of Joshua Christian Center Church, Inc. (Rev. Joseph Day, Agent)**  
2727 Mill Street (South side of Mill Street, 350'± East of Bay Shore Avenue).  
Planning Approval to allow a church in an R-1, Single-Family Residential district.  
Council District 1

**NEW SUBDIVISION APPLICATIONS:**

13. **Case #SUB2004-00104**  
**Chambliss Subdivision**  
3421 Riviere du Chien Road (East side of Riviere du Chien Road, 250'± South of the East terminus of Juniper Avenue).  
**Number of Lots / Acres:** 2 Lots / 7.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
14. **Case #SUB2004-00103**  
**Indian Commercial Park Subdivision, Phase II**  
South side of Zeigler Boulevard, 200'± East of Schillinger Road, extending to the East side of Schillinger Road, 300'± South of Zeigler Boulevard.  
**Number of Lots / Acres:** 14 Lots / 7.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
15. **Case #SUB2004-00096**  
**Fairoaks Subdivision, Resubdivision of Block 7, Revised**  
2478 Pinetree Drive (North side of Pinetree Drive at its West terminus).  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 1
16. **Case #SUB2004-00095**  
**Shipman Place Subdivision**  
North side of Baltimore Street, 85'± West of Marine Street, extending to the West side of Marine Street, 40'± North of Baltimore Street.  
**Number of Lots / Acres:** 2 Lots / 0.3± Acre  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
Council District 3

17. **Case #SUB2004-00102**  
**Taylor Estates Subdivision**  
48 Hillwood Road (Northwest corner of Hillwood Road and Drury Lane).  
**Number of Lots / Acres:** 2 Lots / 1.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
18. **Case #SUB2004-00098**  
**Todd Estates Subdivision**  
South side of Henning Drive South, 240'± West of Henning Drive East.  
**Number of Lots / Acres:** 3 Lots / 4.5± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

**NEW SIDEWALK WAIVER APPLICATIONS:**

19. **Case #ZON2004-01056**  
**CEI Engineering Associates, Inc.**  
East side of East I-65 Service Road South, ¼ mile± South of the West terminus of Emogene Street.  
Request to waive construction of a sidewalk along East I-65 Service Road South.  
Council District 5
20. **Case #ZON2004-01016**  
**Christ Temple Apostolic Church**  
801 Virginia Street (South side of Virginia Street, extending from South Washington Avenue to South Broad Street).  
Request to waive construction of sidewalks on all street frontages.  
Council District 3
21. **Case #ZON2004-01015**  
**Ronald Twilley**  
East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.  
Request to waive construction of a sidewalk along Center Drive.  
Council District 6

**OTHER BUSINESS:**

**Call for Public Hearing: June 17, 2004**

To consider the proposed Smart Growth Initiatives Document.

**Call for Public Hearing: July 15, 2004**

To consider annexation petition for Integrity Media.