

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**JUNE 3, 2004 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

April 15, and May 6, 2004

### **HOLDOVER:**

#### **Case #SUB204-00093 (Subdivision)**

##### **Riverwood Subdivision**

East side of Rabbit Creek Drive, 330'± West of Dog River Road, adjacent to the West side of Mandrell's Addition to Hollingers Island Subdivision.

**Number of Lots / Acres:** 191 Lots / 82.7± Acres

**Engineer / Surveyor:** Reid, Still & Associates, Inc.

#### **Case #SUB2004-00100 (Subdivision)**

##### **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.

#### **Case #SUB2004-00099 (Subdivision)**

##### **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.

#### **Case #SUB2004-00103 (Subdivision)**

##### **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.

#### **Case #SUB2004-00095 (Subdivision)**

##### **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:** 3 Lots / 0.5± Acre

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

Council District 3

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**Case #SUB2004-00102 (Subdivision)**

**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

**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

**EXTENSIONS:**

**Case #SUB2003-00074 (Subdivision)**

**Dawes Creek Subdivision**

West side of Dawes Lane Extension, 4/10 mile± South of Three Notch Road, extending to the East side of Airport Road, 3/10 mile± South of Ben Hamilton Road.

**Number of Lots / Acres:** 54 Lots / 29.0± Acres

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

**Case #SUB2003-00070 (Subdivision)**

**Heather Court Subdivision**

9451 Johnson Road South (South side of Johnson Road South, 380'± East of the South terminus of Cottage Grove Drive).

**Number of Lots / Acres:** 30 Lots / 10.0± Acres

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

**Case #SUB2003-00050 (Subdivision)**

**OSR Subdivision**

5559 and 5565 Old Shell Road (South side of Old Shell Road, 500'± East of University Boulevard).

**Number of Lots / Acres:** 3 Lots / 1.9± Acres

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

**GROUP APPLICATIONS:**

1. **Case #ZON2004-01152 (Planned Unit Development)**  
(& 2) **Coastal Builder Subdivision**  
54 and 56 Midtown Park West (West side of Midtown Park West, 700'± South of Dauphin Street Service Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 5
  
2. **Case #SUB2004-00113 (Subdivision)**  
(& 1) **Coastal Builder Subdivision**  
54 and 56 Midtown Park West (West side of Midtown Park West, 700'± South of Dauphin Street Service Road).  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
3. **Case #ZON220204-01157 (Planned Unit Development)**  
(& 4) **McCrary Subdivision**  
4007, 4051 and 4057 Moffett Road (South side of Moffett Road at Pine Grove Avenue).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 1
  
4. **Case #SUB2004-00119 (Subdivision)**  
(& 3) **McCrary Subdivision**  
4007, 4051 and 4057 Moffett Road (South side of Moffett Road at Pine Grove Avenue).  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 1
  
5. **Case #ZON2004-01146 (Planned Unit Development)**  
(& 6) **Magnolia Place East Subdivision**  
West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive.  
Planned Unit Development Approval to allow 5-foot side yard setbacks and allow 45% maximum site coverage in a previously approved residential PUD.  
Council District 6

6. **Case #SUB2004-00109 (Subdivision)**  
(& 5) **Magnolia Place East 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:** Thompson Engineering  
Council District 6
7. **Case #ZON2004-01155 (Rezoning)**  
(& 8 **Raymond McCaffrey**  
& 9) 2948 and 2950 Mathers Street (Northwest corner of Mathers Street and LeFevre Street).  
Rezoning from B-1, Buffer Business, to B-3, Community Business, for light warehousing.  
Council District 1
8. **Case #ZON2004-01212 (Planned Unit Development)**  
(& 7 **Quality Valve Subdivision**  
& 9) 2948 and 2950 Mathers Street (Northwest corner of Mathers Street and LeFevre Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 1
9. **Case #SUB2004-00115 (Subdivision)**  
(& 7 **Quality Valve Subdivision**  
& 8) 2948 and 2950 Mathers Street (Northwest corner of Mathers Street and LeFevre Street).  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1

**NEW ZONING APPLICATIONS:**

10. **Case #ZON2004-01151**  
**MLK Avenue Redevelopment Corporation (Michael Pierce, Agent)**  
Northwest corner of Dr. Martin Luther King, Jr. Avenue and Maple Street.  
Rezoning from B-3, Community Business, to R-1, Single-Family Residential, to allow single-family residential housing.  
Council District 2

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

11. **Case #ZON2004-01173**  
**Fairfield Place Subdivision**  
East side of Wildwood Place, 130'± South of Vista Bonita Drive South.  
Planned Unit Development Approval to amend a previously approved planned unit development to allow 20-foot front yard and 5-foot side yard setbacks and 47% site coverage in a single-family residential subdivision.  
Council District 6
  
12. **Case #ZON2004-01153**  
**Pitsios Family Subdivision**  
258 North Claiborne Street and 309 Congress Street (Southeast corner of North Claiborne Street and Congress Street).  
Planned Unit Development Approval to allow shared access between multiple building sites.  
Council District 2

**NEW SUBDIVISION APPLICATIONS:**

13. **Case #SUB2004-00114**  
**ABC Subdivision**  
East side of Downtowner Loop West, 115'± South of Midmost Drive.  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 5
  
14. **Case #SUB2004-00118**  
**Comfort Subdivision**  
80 Springdale Boulevard (West side of Springdale Boulevard, 320'± South of East I-65 Service Road South).  
**Number of Lots / Acres:** 1 Lot / 1.3± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 5
  
15. **Case #SUB2004-00112**  
**Country Breeze Subdivision**  
5051 McCrary Road (Southwest corner of McCrary Road and Stone Road).  
**Number of Lots / Acres:** 5 Lots / 4.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

16. **Case #SUB2004-00106**  
**Creighton's 1st Addition to Theodore Subdivision, Resubdivision of Lots 1, 2 and 23**  
Southwest corner of Oriental Avenue and Kim Avenue.  
**Number of Lots / Acres:** 1 Lot / 0.7 $\pm$  Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
17. **Case #SUB2004-00107**  
**Howell Estates Subdivision**  
North side of Wards Lane, 160' $\pm$  East of Shannon Lane.  
**Number of Lots / Acres:** 3 Lots / 7.9 $\pm$  Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
18. **Case #SUB2004-00116**  
**Jefferson Estates Subdivision**  
East side of Gold Mine Road, ¼ mile $\pm$  North of Three Notch Road.  
**Number of Lots / Acres:** 2 Lots / 9.6 $\pm$  Acres  
**Engineer / Surveyor:** Harper & Garratt Engineering
19. **Case #SUB2004-00110**  
**Raintree Farms Subdivision**  
420' $\pm$  South of Yorkhaven Road at the South terminus of an unnamed public right-of-way (AKA Second Creek Drive).  
**Number of Lots / Acres:** 2 Lots / 17.3 $\pm$  Acres  
**Engineer / Surveyor:** Austin Engineering Company, Inc.
20. **Case #SUB2004-00117**  
**Sullivans Subdivision**  
Northwest corner of South University Boulevard and Brookfield Drive North.  
**Number of Lots / Acres:** 4 Lots / 1.1 $\pm$  Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
21. **Case #SUB2004-00108**  
**Williamson Place Subdivision, Resubdivision of**  
West side of Dawes Road, 3/10 mile $\pm$  South of Scott Dairy Loop Road South.  
**Number of Lots / Acres:** 3 Lots / 3.5 $\pm$  Acres  
**Engineer / Surveyor:** Sims Surveying Services, Inc.

**NEW SIDEWALK WAIVER APPLICATIONS:**

22. Case #ZON2004-01147  
**Airport/McGregor Development Company, LLC**  
3948 Airport Boulevard (Northeast corner of Airport Boulevard and South McGregor Avenue).  
Request to waive construction of sidewalks along Airport Boulevard and South McGregor Avenue.  
Council District 5
23. Case #ZON2004-01148  
**McGregor Square LLC**  
280 South McGregor Avenue (East side of South McGregor Avenue, 290'± North of Airport Boulevard).  
Request to waive construction of a sidewalk along South McGregor Avenue.  
Council District 5