

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 16, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

July 15, 2004

HOLDOVERS:

Case #SUB2004-00180 (Subdivision)

Eagle Creek Subdivision

South side of Moffett Road, ½ mile± West of the South terminus of Double Branch Drive, extending West to the East terminus of Lynn Drive and Satsuma Place, and extending South to the North

HOLDOVER

Number of Lots / Acres: 228 LOTS / 87.4± ACRES

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

Case #ZON2004-01787 (Rezoning)

Marie D. Devery

Landlocked parcel adjacent to the East side of 1515 South University Boulevard. Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow additional parking for an existing medical supply distributorship.
Council District 5

Case #ZON2004-01795 (Planned Unit Development)

Saad Healthcare

1515 South University Boulevard (East side of University Boulevard, 560'± South of Boulevard Executive Park, and an adjacent landlocked parcel on its East side). Planned Unit Development Approval to allow shared access and shared parking between two building sites.
Council District 5

Case #SUB2004-00189 (Subdivision)

Oak Hollow Estates Subdivision

Southeast corner of Oak Hill Drive (North-South), and Oak Hill Drive (East-West).

Number of Lots / Acres: 8 Lots / 34.0± Acres

Engineer / Surveyor: Julian F. Smith Land Surveyor

Case #ZON2004-01791 (Sidewalk Waiver)

Premier Capital Funding, Inc.

153 West I-65 Service Road North (Northwest corner of West I-65 Service Road North and South Avenue).

Request to waive construction of sidewalks along West I-65 Service Road North and South Avenue.

Council District 7

EXTENSION:

Case #SUB2001-00241 (Subdivision)

File #S2000-218

Crichton Commerce Place Subdivision (formerly M & E Subdivision)

North side of Moffett Road, 610'± West of Western Drive extending to the East side of Crichton Street.

Number of Lots / Acres: 11 Lots / 15.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. Case #ZON2004-01895 (Rezoning)
(& 2 **Bebo's Express No. 1 (Doug Klyce, Agent)**
& 3)) 171 Cody Road South (East side of Cody Road South, 220'± North of Airport Boulevard).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow the expansion of an existing convenience store and carwash.
Council District 7

2. Case #ZON2004-01896 (Planned Unit Development)
(& 1 **Bebo's at Cody Subdivision**
& 3) 7080 Airport Boulevard and 171 Cody Road South (Northeast corner of Airport Boulevard and Cody Road South).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 7

3. Case #SUB2004-00200 (Subdivision)
(& 1 **Bebo's at Cody Subdivision**
& 2) 7080 Airport Boulevard and 171 Cody Road South (Northeast corner of Airport Boulevard and Cody Road South).
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 7

4. Case #ZON2004-01898 (Planned Unit Development)
(& 5 **Mount Island Place Subdivision**
& 6) East side of Mount Island Drive East, 170'± North of Airport Boulevard, extending to the West terminus of Old Government Street.
Planned Unit Development Approval to allow a single-family residential subdivision with a private street.
Council District 5

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- 5. Case #SUB2004-00204 (Subdivision)**
(& 4) Mount Island Place Subdivision
& 6) East side of Mount Island Drive East, 170'± North of Airport Boulevard, extending to the West terminus of Old Government Street.
Number of Lots / Acres: 10 Lots / 3.9± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 5
- 6. Case #SUB2004-00205 (Subdivision)**
(& 4) La Louisiana Plantation II Subdivision
& 5) Northeast corner of Airport Boulevard and Mount Island Drive East.
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 5
- 7. Case #ZON2004-01894 (Rezoning)**
(& 8) Storage Partners, LLC
1601 Gash Lane (West side of Gash Lane, 500'± North of Moffett Road).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow the expansion of an existing mini storage facility.
Council District 1
- 8. Case #SUB2004-00197 (Subdivision)**
(& 7) Revised Magnolia Self Storage Subdivision, Lot 1, and Storage Partners Subdivision, Lot 2, Resubdivision of
North side of Moffett Road, 200'± West of Gash Lane, extending to the West side of Gash Lane, 500'± North of Moffett Road.
Number of Lots / Acres: 1 Lot / 9.8± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
- 9. Case #ZON2004-01809 (Rezoning)**
(& 10) 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

10. **Case #ZON2004-01912 (Planning Approval)**
(& 9) **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
11. **Case #ZON2004-01914 (Planning Approval)**
(& 12) **City of Mobile**
3201 Hillcrest Road (East side of Hillcrest Road, at the East termini of Magnolia Place Court North, Magnolia Place Court South, and Trent Lane).
Planning Approval to allow a community center in an R-3, Multi-Family Residential district.
Council District 6
12. **Case #SUB2004-00207 (Subdivision)**
(& 11) **West Mobile Senior and Therapeutic Center Subdivision**
3201 Hillcrest Road (East side of Hillcrest Road, at the East termini of Magnolia Place Court North, Magnolia Place Court South, and Trent Lane).
Number of Lots / Acres: 1 Lot / 17.5± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 6

NEW PLANNING APPROVAL APPLICATIONS

13. **Case #ZON2004-01907**
Cedar Park Baptist Church (Anthony Singleton, Agent)
1508 Cedar Park Drive (North side of Cedar Park Drive, 115'± East of Dauphin Island Parkway).
Planning Approval to allow a parking lot expansion at an existing church in an R-1, Single-Family Residential district.
Council District 3

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

14. **Case #ZON2004-01897**
Steve Statkewicz & Dennis J. Langan
3450 Hillcrest Road (West side of Hillcrest Road at the West terminus of Girby Road).
Planned Unit Development approval to allow shared access and shared parking between multiple building sites, and multiple buildings on a single building site.
Council District 6

NEW SUBDIVISION APPLICATIONS:

15. **Case #SUB2004-00193**
Azalea Crossing Subdivision, Resubdivision of Lots 1 & 2
619 Azalea Road (North side of Azalea Road, 270'± East of the East terminus of Skyline Drive North).
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

16. **Case #SUB2004-00201**
Bayou Island Subdivision
North side of Hamilton Boulevard, 2/10 mile± West of the South terminus of Viking Way.
Number of Lots / Acres: 8 Lots / 19.3± Acres
Engineer / Surveyor: Lawler and Company

17. **Case #SUB2004-00191**
B & B Commercial Subdivision
1855 Telegraph Road (West side of Telegraph Road, 115'± North of Stimrad Road).
Number of Lots / Acres: 1 Lot / 2.8± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
Council District 2

18. **Case #SUB2004-00194**
Croydon Place West Subdivision
20 Croydon Road (Northwest corner of Croydon Road and Turnout Lane).
Number of Lots / Acres: 3 Lots / 0.7± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 5

19. **Case #SUB2004-00206**
Fresolone Estates Subdivision
8100 Howells Ferry Road (Northeast corner of Howells Ferry Road and Harvey Hill Road [private road]).
Number of Lots / Acres: 3 Lots / 1.5± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.

20. **Case #SUB2004-00192**
Kitty's Cove Subdivision
3811 Gulf Creek Court (West terminus of Gulf Creek Court).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

21. **Case #SUB2004-00199**
Leroy Logan Place Subdivision, Resubdivision of Lot 1
South side of Steve Street South, 100'± West of Zack Logan Avenue West.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6
22. **Case #SUB2004-00198**
Cindy Pearson Subdivision
7171 Magnolia Avenue (East side of Magnolia Avenue at its North terminus).
Number of Lots / Acres: 2 Lots / 3.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
23. **Case #SUB2004-00196**
Tangle Brush Subdivision
South side of Ward's Lane at the South terminus of Whitestone Drive, extending to the North side of the CSX Railroad right-of-way.
Number of Lots / Acres: 56 Lot / 23.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
24. **Case #SUB2004-00195**
Unity Christ Church of Truth Subdivision
5859 and 5867 Cottage Hill Road, and 2308 Pavan Drive (South side of Cottage Hill Road, extending from Pavan Drive to West Road).
Number of Lots / Acres: 2 Lot / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6
25. **Case #SUB2004-00203**
University Village Subdivision
5610 Old Shell Road (North side of Old Shell Road, 125'± East of University Boulevard).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7
26. **Case #SUB2004-00202**
Winstons Subdivision, Resubdivision of and Addition to
South side of Morris Road, 300'± East of Schillinger Road, extending to the East side of Schillinger Road, 300'± South of Morris Road, and extending to the East side of Schillinger Road, 670'± South of Morris Road.
Number of Lots / Acres: 4 Lots / 11.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.