

MOBILE CITY PLANNING COMMISSION AGENDA

MAY 19, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

April 7, 2005

HOLDOVERS:

Case #ZON2005-00787 (Planning Approval)

Port City Church of Christ

2901 Hillcrest Road (East side of Hillcrest Road, 125'± South of Medearis Court).
Planning Approval to allow a parking lot expansion at an existing church in an R-1, Single-Family Residential district.
Council District 6

Case #ZON2005-00846 (Planned Unit Development)

Port City Church of Christ

2901 Hillcrest Road (East side of Hillcrest Road, 125'± South of Medearis Court).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6

Case #SUB2005-00068 (Subdivision)

Greenwood Estates Subdivision, Phase I & II

West side of McCrary Road, ¼ mile± North of Stone Road.
Number of Lots / Acres: 45 Lots / 17.0± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

Case #SUB2005-00067 (Subdivision)

McCrary Road Estates Subdivision

West side of McCrary Road, 2/10 mile± South of Corley Lane.
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Austin Engineering Company, Inc.

Case #ZON2005-00946 (Planned Unit Development)

D. E. C. Subdivision

Northwest corner of Television

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Planned Unit Development Approval to allow a reduced street front building setback.
Council District 5

Case #SUB2005-00080 (Subdivision)

D. E. C. Subdivision

Northwest corner of Television Avenue and Broadcast Drive.

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

Case #SUB2005-00078 (Subdivision)

Oakstone Subdivision

Southeast corner of Laurendine Road and Lancaster Road.

Number of Lots / Acres: 51 Lots / 32.6± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2005-00995 (Rezoning)**
(**& 2** **Cypress Equities Southeast, L.L.C. (John Farrow, Agent)**
& 3) 6575 Airport Boulevard (South side of Airport Boulevard, 2/10 mile± West of Hillcrest Road).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a commercial subdivision with retail sales and professional offices.
Council District 6

2. **Case #ZON2005-00994 (Planned Unit Development)**
(**& 1** **Cypress Equities Subdivision**
& 3) 6575 Airport Boulevard (South side of Airport Boulevard, 2/10 mile± West of Hillcrest Road).
Planned Unit Development Approval to allow shared access and parking between multiple building sites and multiple buildings on multiple building sites.
Council District 6

3. **Case #SUB2005-00090 (Subdivision)**
(**& 1** **Cypress Equities Subdivision**
& 2) 6575 Airport Boulevard (South side of Airport Boulevard, 2/10 mile± West of Hillcrest Road).
Number of Lots / Acres: 4 Lots / 19.8± Acres
Engineer / Surveyor: Thompson Engineering, Inc.
Council District 6

4. **Case #ZON2005-00998 (Planned Unit Development)**
(& 5) **Forest Cove Subdivision, Unit Three and Unit Four**
South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.
Council District 7

5. **Case #SUB2005-00095 (Subdivision)**
(& 4) **Forest Cove Subdivision, Unit Three and Unit Four**
South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.
Number of Lots / Acres: 137 Lots / 44.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

6. **Case #ZON2005-00999 (Rezoning)**
(& 7) **Kearney Windham**
East side of Wildwood Avenue, 165'± South of Airport Boulevard.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a parking lot expansion at an existing medical clinic.
Council District 6

7. **Case #SUB2005-00093 (Subdivision)**
(& 6) **Mobile Medical Group Subdivision**
6001 Airport Boulevard (South side of Airport Boulevard, extending from Pinemont Avenue to Wildwood Avenue).
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

8. **Case #ZON2005-01000 (Rezoning)**
(& 9) **Gulf Hauling (Lamar Harrison, Agent)**
South side of Pleasant Valley Road, 350'± West of Delmar Drive.
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow automobile rentals.
Council District 5

9. **Case #SUB2005-00096 (Subdivision)**
(**& 8**) **Shady Brook Gardens Subdivision, Resubdivision of Lot 10 and a Portion of Lot 11**
South side of Pleasant Valley Road, 160'± West of Delmar Drive.
Number of Lots / Acres: 2 Lots / 11.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
10. **Case #ZON2005-00774 (Rezoning)**
(**& 11**) **John F. Loupe**
(**& 12**) North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'+ South of Government Boulevard.
Rezoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to allow a town home and single-family residential subdivision.
Council District 4
11. **Case #ZON2005-00803 (Planned Unit Development)**
(**& 10**) **The Quarters at Heron Lakes Subdivision**
(**& 12**) North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'+ South of Government Boulevard.
Planned Unit Development Approval to allow a gated, private street town home and single-family residential subdivision with reduced lot widths and sizes, reduced building setbacks, increased site coverage, alleyway access, and on-street parking.
Council District 4
12. **Case #SUB2005-00065 (Subdivision)**
(**& 10**) **The Quarters at Heron Lakes Subdivision**
(**& 11**) North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'+ South of Government Boulevard.
Number of Lots / Acres: 85 Lots / 18.3+ Acres
Engineer / Surveyor: SJB Group, Inc.
Council District 4

NEW ZONING APPLICATIONS:

13. **Case #ZON2005-00984**
John F. Loupe
North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600'± North of Girby Road, and extending North to the South side of Scenic West Place Subdivision.
Rezoning from R-2, Two-Family Residential, R-3, Multi-Family Residential, and B-2, Neighborhood Business, to R-2, Two-Family Residential, to allow a single-family and garden home residential subdivision.
Council District 6
14. **Case #ZON2005-00997**
White-Spinner & Associates (Nancy Stone, Agent)
West side of University Boulevard, 800'± South of Overlook Road.
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, to allow a retail shopping center.
Council District 7

NEW SUBDIVISION APPLICATIONS:

15. **Case #SUB2005-00088**
C and C Place Subdivision
403 Dykes Road South (East side of Dykes Road South at the East terminus of Turmac Drive).
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
16. **Case #SUB2005-00092**
Dyson Estates Subdivision, First Addition, Resubdivision of
Northwest corner of Rabbit Creek Drive and Gulf Creek Circle.
Number of Lots / Acres: 5 Lots / 1.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
17. **Case #SUB2005-00089**
Graceland Court Subdivision
South side of Jeff Hamilton Road, 1,000'± East of Snow Road.
Number of Lots / Acres: 23 Lots / 11.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

18. **Case #SUB2005-00094**
McRae Place Subdivision
South side of Johnson Road at the South terminus of Cottage Grove Drive.
Number of Lots / Acres: 48 Lots / 19.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

19. **Case #SUB2005-00083**
Maisel Commercial Subdivision
4503 Old Shell Road (South side of Old Shell Road, 460'± West of McGregor Avenue).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Lawler and Company
Council District 5

20. **Case #SUB2005-00084**
Medical Landing Subdivision
2001 Spring Hill Avenue, and 139 and 141 Tuscaloosa Street (Southwest corner of Spring Hill Avenue and Tuscaloosa Street).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 1

21. **Case #SUB2005-00087**
Sewell's Place Subdivision
2300 Burgett Road (North side of Burgett Road, 600'± East of River Road).
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

22. **Case #SUB2005-00091**
Slater Subdivision
3115 Riviere du Chien Loop East (East side of Riviere du Chien Loop East, 140'± North of Riviere du Chien Loop South).
Number of Lots / Acres: 3 Lots / 3.4± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.
Council District 4

23. Case #SUB2005-00086

Top Music Plaza Subdivision

3656 Government Boulevard.

(North side of Government Boulevard, 50'± East of Lakeside Drive connector, extending to the South side of Lakeside Drive, 50'± East of Lakeside Drive connector).

Number of Lots / Acres: 1 Lot / 1.6± Acres

Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.
Council District 4

NEW SIDEWALK WAIVER APPLICATIONS:

24. Case #ZON2005-00934

Faith City Church

521 Mobile Street

(Northwest corner of Mill Street and Mobile Street, extending to the South side of McKinney Street).

Request to waive construction of sidewalks along Mill Street and McKinney Street.

Council District 1

OTHER BUSINESS:

Vacation Request, drainage and utility easement, Lot 2, Jennifer Woods Subdivision.