

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**SEPTEMBER 4, 2003 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **HOLDOVER:**

**Case #SUB2003-00168 (Subdivision)**

**Park Place Subdivision**

7861 Tanner Williams Road (South side of Tanner Williams Road, 420'± West of Schillinger Road North).

**Number of Lots / Acres:** 48 Lots / 12.6± Acres

**Engineer / Surveyor:** Austin Engineering Co., Inc.

### **EXTENSIONS:**

**Case #ZON2001-01930 (Planned Unit Development)**

**Ashland Park Subdivision (formerly Middleton Park Subdivision)**

2175, 2177, and 2179 Old Shell Road (South side of Old Shell Road, 160'± East of Wisteria Avenue).

Planned Unit Development Approval for a private street residential subdivision.

**Case #SUB2001-00231 (Subdivision)**

**Ashland Park Subdivision (formerly Middleton Park Subdivision)**

2175, 2177, and 2179 Old Shell Road (South side of old Shell Road, 160'± East of Wisteria Avenue).

**Number of Lots / Acres:** 4 Lots / 1.2± Acres

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

### **GROUP APPLICATIONS**

1. **Case #ZON2003-01920 (Planned Unit Development)**  
(& 2) **Accelerated Technology, Inc.**  
712 and 716 Oak Circle Drive East (West side of Oak Circle Drive East, 320'± North of Cottage Hill Service Road).  
Planned Unit Development Approval to allow shared access between multiple building sites.
  
2. **Case #SUB2003-00186 (Subdivision)**  
(& 1) **Cottage Hill ExecutivePark Subdivision, Resubdivision of Lots 25, 26 and 27, Resubdivision of Lot 1**  
712, 716 and 720 Oak Circle Drive East (West side of Oak Circle Drive East, 230'± North of Cottage Hill Service Road).  
**Number of Lots / Acres:** 3 Lots / 1.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

3. **Case #ZON2003-01918 (Rezoning)**  
(& 4) **O. A. Pesnell, Jr.**  
& 5) 580'± North of the North terminus of Pesnell Court, adjacent to the West side of Inverness Subdivision, Unit Two.  
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a retirement home.
  
4. **Case #ZON2003-01919 (Planned Unit Development)**  
(& 3) **Brookview at Brookside Subdivision**  
& 5) North terminus of Pesnell Court extending North to the West side of Inverness Subdivision, Unit Two.  
Planned Unit Development Approval to allow multiple buildings on a single building site.
  
5. **Case #SUB2003-00183 (Subdivision)**  
(& 3) **Brookview at Brookside Subdivision**  
& 4) North terminus of Pesnell Court extending North to the West side of Inverness Subdivision, Unit Two.  
**Number of Lots / Acres:** 1 Lot / 6.5± Acres  
**Engineer / Surveyor:** Austin Engineering Company, Inc.
  
6. **Case #ZON2003-01915 (Rezoning)**  
(& 7) **Merrill P. Thomas**  
& 8) 5825 and 5827 Old Shell Road (South side of Old Shell Road, 200'± East of Allen Drive).  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for retail shops, a restaurant, and/or professional offices.
  
7. **Case #ZON2003-01916 (Planned Unit Development)**  
(& 6) **University Square Subdivision**  
& 8) South side of Old Shell Road, 200'± East of Allen Drive, extending to the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street.  
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and shared parking between multiple building sites.
  
8. **Case #SUB2003-00181 (Subdivision)**  
(& 6) **University Square Subdivision**  
& 7) South side of Old Shell Road, 200'± East of Allen Drive, extending to the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street.  
**Number of Lots / Acres:** 3 Lots / 4.4± Acres  
**Engineer / Surveyor:** Hatch Mott MacDonald

9. **Case #ZON2003-01917 (Rezoning)**  
(& 10) **Ward Properties, Inc.**  
5955 Airport Boulevard (South side of Airport Boulevard, extending from Linlen Avenue to Pinemont Avenue).  
Rezoning from B-2, Business and R-1, Single-Family Residential, to B-2, Neighborhood Business, for the expansion of existing furniture store.
10. **Case #SUB2003-00182 (Subdivision)**  
(& 9) **Marks Furniture Resubdivision Subdivision**  
5955 Airport Boulevard (South side of Airport Boulevard, extending from Linlen Avenue to Pinemont Avenue).  
**Number of Lots / Acres:** 3 Lots / 1.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**NEW ZONING APPLICATION:**

11. **Case #ZON2003-01857**  
**Jacqueline D. Burrell**  
2717 McKinney Street (South side of McKinney Street, 50'± West of McLemore Street).  
Rezoning from B-3, Community Business, to R-1, Single-Family Residential, to allow construction of a single-family residence.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

12. **Case #ZON2003-01912**  
**Greene & Phillips Subdivision**  
30, 50 and 52 North Florida Street (East side of North Florida Street, 400'± South of Old Shell Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site.
13. **Case #ZON2003-01924**  
**Heron Lakes Subdivision, Phase Two, Corrected Plat, Lot 117**  
South side of Blue Heron Ridge, 320'± West of its East terminus.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow 40% maximum site coverage in a single-family residential subdivision.
14. **Case #ZON2003-01911**  
**Magnolia Heights Subdivision**  
West side of Moffett Road, 371'± South of Powell Drive.  
Planned Unit Development Approval to allow reduced setbacks in a single-family residential subdivision.

**NEW SUBDIVISION APPLICATIONS:**

15. Case #SUB2003-00177  
**A.C.S. Subdivision**  
520 Houston Street (Northwest corner of Houston Street and the Illinois Central Gulf Railroad right-of-way).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
16. Case #SUB2003-00176  
**Butler Addition to Turmac Drive Subdivision**  
North side of Turmac Drive, 820'± West of Dykes Road.  
**Number of Lots / Acres:** 2 Lots / 3.9± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
  
17. Case #SUB2003-00180  
**Charleston Place Subdivision**  
208 and 212 East I-65 Service Road North (East side of East I-65 Service Road North, 200'± North of Old Shell Road).  
**Number of Lots / Acres:** 2 Lots / 2.0± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.
  
18. Case #SUB2003-00185  
**Dawes Lake Estates Subdivision, Third Addition, Resubdivision of Lots 24 and 25**  
South side of Oak Meadow Lane, 140'± West of Pembridge Court.  
**Number of Lots / Acres:** 1 Lot / 1.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
  
19. Case #SUB2003-00178  
**Glen Acres Subdivision, Block K, Resubdivision of Lot 10**  
8675 Taber Drive (South side of Taber Drive at the South terminus of Carol Street, extending to the North side of Zeigler Boulevard, 360'± East of Tanner Williams Road).  
**Number of Lots / Acres:** 2 Lots / 3.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  
20. Case #SUB2003-00179  
**Midtown Congregation of Jehovah's Witnesses Subdivision**  
804 Farnell Lane (West side of Farnell Lane, 148'± North of Pleasant Valley Road, extending West to the East terminus of Angus Drive and Kendale Drive).  
**Number of Lots / Acres:** 1 Lot / 4.2± Acres  
**Engineer / Surveyor:** McCrory and Williams, Inc.

21. **Case #SUB2003-00188**  
**Ram's Head Addition to Tillman's Corner Subdivision, Unit Two**  
West side of U.S. Highway 90 Service Road, extending to the South and East sides of Willis Road.  
**Number of Lots / Acres:** 3 Lots / 7.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
  
22. **Case #SUB2003-00184**  
**Sue Moseley Place Subdivision**  
1569 Dauphin Street (Southeast corner of Dauphin Street and Macy Place).  
**Number of Lots / Acres:** 2 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
  
23. **Case #SUB2003-00187**  
**Wynnfield Subdivision, Resubdivision of Lot 40, Unit Two, and Lot 51, Unit Three**  
3206 Wynnfield Drive West (Southwest corner of Wynnfield Drive West and Wynnridge Drive).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.