

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 3, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2003-00674

Moffett Road Assembly of God

6159 Moffett Road (South side of Moffett Road, $\frac{3}{4}$ mile \pm West of Powell Drive).
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district to include classrooms, Sunday School, and daycare facilities.

Case #SUB2003-00022

Heron Lakes Subdivision, Phase One, Resubdivision of and Addition to Lot 29

1050 Grand Heron Court West (West terminus of Grand Heron Court West).

Number of Lots / Acres: 1 Lot / 1.2 \pm Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2003-00033

Hunter Addition to Cedar Point Road Subdivision

2257 Cedar Point Road (East side of Cedar Point Road, 300' \pm South of Rosedale Road).

Number of Lots / Acres: 2 Lots / 1.2 \pm Acres

Engineer / Surveyor: Regan Land Surveying, Inc.

Case #SUB2003-00020

Oakston Subdivision

52 Oakland Avenue (Northwest corner of Oakland Avenue and Marston Lane).

Number of Lots / Acres: 3 Lots / 1.0 \pm Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2003-00028

Vallimar Subdivision Addition

10027 and 10051 Blackwell Nursery Road (South side of Blackwell Nursery Road, 715' \pm West of Snow Road).

Number of Lots / Acres: 6 Lots / 12.8 \pm Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Case #SUB2003-00039

MAWSS Parking Plaza Subdivision

206 and 212 North Catherine Street (East side of North Catherine Street, 125' \pm North of Center Street).

Number of Lots / Acres: 1 Lot / 0.6 \pm Acre

Engineer / Surveyor: McCrory & Williams, Inc.

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Case #ZON2003-00565

Wendy's International, Inc. (Michael Golden, Agent)

3957 Cottage Hill Road (South side of Cottage Hill Road, 125'± West of Azalea Road).

Request to waive construction of a sidewalk along Cottage Hill Road.

EXTENSIONS:

Case #SUB2001-00029 (Subdivision)

The Bluffs of Cypress Creek Subdivision

West side of Shipyard Road, extending West along the North side of proposed Cypress Business Park Drive.

Number of Lots / Acres: 31 Lots / 50.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS

1. **Case #ZON2003-00726 (Rezoning)**
(& 2) **D & F, L.L.C. (Don Kelly, The Mitchell Company, Inc., Agent)**
1 North Florida Street (Northwest corner of Dauphin Street and Florida Street, and extending to the South side of Woodruff Street).
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to LB-2, Limited Neighborhood Business, for a pharmacy with drive-through window service.
2. **Case #ZON 2003-00727 (Planned Unit Development)**
(& 1) **D & F Subdivision**
1 North Florida Street (Northwest corner of Dauphin Street and Florida Street, and extending to the South side of Woodruff Street).
Planned Unit Development Approval to allow shared access between two commercial sites and a residential neighborhood.
3. **Case #ZON2003-00730 (Planned Unit Development)**
(& 4) **Heron Lakes Subdivision, Phase Two, "Corrected Plat", Resubdivision of Lots 110, 111, and 112**
South side of Blue Heron Ridge, 560'± East of Skywood Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks in a single-family residential subdivision.
4. **Case #SUB 2003-00048 (Subdivision)**
(& 3) **Heron Lakes Subdivision, Phase Two, "Corrected Plat", Resubdivision of Lots 110, 111, and 112**
South side of Blue Heron Ridge, 560'± East of Skywood Drive.
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW SUBDIVISION APPLICATIONS:

5. **Case #SUB2003-00040**
Ahepa IX Subdivision, Resubdivision of
North side of Old Pascagoula Road, ¼ mile± West of Theodore-Dawes Road.
Number of Lots / Acres: 1 Lot / 7.0± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
6. **Case #SUB2003-00041**
Ahepa X Subdivision
East side of McCrary Road, 915'± North of Moffett Road.
Number of Lots / Acres: 1 Lot / 4.0± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
7. **Case #SUB2003-00049**
Indian Commercial Park Subdivision, Phase II
East side of Schillinger Road, 300'± South of Zeigler Boulevard.
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
8. **Case #SUB2003-00044**
Lusann Woods Subdivision
West terminus of Lusann Drive, extending to the North side of and West terminus of Norden Drive South.
Number of Lots / Acres: 8 Lots / 5.9± Acres
Engineer / Surveyor: McCrory & Williams, Inc.
9. **Case #SUB2003-00045**
Mertz Station Subdivision
West side of Halls Mill Road, extending from the South side of Fairway Drive to the North side of Pleasant Valley Road, adjacent to the East side of Fairview Subdivision.
Number of Lots / Acres: 2 Lots / 5.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
10. **Case #SUB2003-00046**
Middle Bay Marine Subdivision
East side of Dauphin Island Parkway, 190'± North of Terrell Road.
Number of Lots / Acres: 1 Lot / 9.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

11. **Case #SUB2003-00047**
Old Military Addition to Bellingrath Subdivision, Unit Two, Resubdivision of Lot 4
South side of Old Military Road at the South terminus of Gipson Road.
Number of Lots / Acres: 2 Lots / 1.0 \pm Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

12. **Case #SUB2003-00050**
OSR Subdivision
5559 and 5565 Old Shell Road (South side of Old Shell Road, 500' \pm East of University Boulevard).
Number of Lots / Acres: 3 Lots / 1.9 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

13. **Case #SUB2003-00043**
Riviere du Chien Woods Subdivision, Lloyd Station Unit, Lipscomb-Jones Addition to
South side of Lloyd Station Road, 500' \pm East of Riviere du Chien Road.
Number of Lots / Acres: 9 Lots / 4.4 \pm Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

14. **Case #SUB2003-00051**
SMG Subdivision
West side of Azalea Road, 530' \pm South of Airport Boulevard.
Number of Lots / Acres: 2 Lots / 10.1 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

15. **Case #SUB2003-00042**
Victoria Trace Subdivision
3300 Riviere du Chien Loop West (West side of Riviere du Chien Loop West, 280' \pm North of Shadow Wood Court).
Number of Lots / Acres: 6 Lots / 5.0 \pm Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

16. **Case #ZON2003-00724**
Terminix (Goodwyn, Mills & Cawood, Agents)
1032 North University Boulevard (East side of University Boulevard, 315' \pm North of Zeigler Boulevard).
Request to waive construction of a sidewalk along a portion of the University Boulevard Service Road.

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OTHER BUSINESS:

Public Hearing

Consideration of the proposed Smart Growth Policy Document