

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 15, 2003 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**HOLDOVER:**

**Case #SUB2003-00056 (Subdivision)**

**Golden Pond Subdivision**

Southwest corner of McDonald Road and Golden Pond Lane (private road), extending West to the East side of Maurice Poiroux Road.

**Number of Lots / Acres:** 3 Lots / 41.0± Acres

**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.

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

**OSR Subdivision**

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

**Number of Lots / Acres:** 3 Lots / 3.0± Acres

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

**HOLDOVER**

**EXTENSIONS:**

**Case #SUB2002-00065 (Subdivision)**

**Magnolia Grove Subdivision, The Grande, Unit Two**

North terminus of Magnolia Grande Drive, extending North and West to Graham Road South, and East to the North side of Magnolia Grove Parkway.

**Number of Lots / Acres:** 37 Lots / 20.0± Acres

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

**Case #SUB2002-00077 (Subdivision)**

**Southern Oaks Estates Subdivision, Phases 5 & 6**

Northwest corner of Wear Road (paved) and Wear Road (unpaved).

**Number of Lots / Acres:** 91 Lots / 47.8± Acres

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

**File #S2000-130 (Subdivision)**

**Case #SUB2002-00055**

**Donham Place Subdivision (Formerly Hamilton's Addition to Howell's Ferry Subdivision)**

South side of Howells Ferry Road, extending to the West terminus of Scottsdale Drive, to the Southern termini of Tew Drive and Thistlewaite Drive, and to the North side of the Illinois Central Gulf Railroad right-of-way.

**Number of Lots / Acres:** 87 Lots / 28.7± Acres

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

**GROUP APPLICATIONS:**

1. **Case #ZON2003-01061 (Rezoning)**  
(**& 2**) **Jane Conkin**  
(**& 3**) West side of Batre Lane, extending from the North side of Old Shell Road to the South side of Gaillard. Rezoning from R-1, Residential, to allow the construction of family residential town homes.
2. **Case #ZON2003-01060 (Planned Unit Development)**  
(**& 1**) **The Townhomes of Batre Lane Subdivision**  
(**& 3**) West side of Batre Lane, extending from the North side of Old Shell Road to the South side of Gaillard. Planned Unit Development Approval to allow the construction of townhome buildings on a single building site.
3. **Case #SUB2003-00085 (Subdivision)**  
(**& 1**) **The Townhomes of Batre Lane Subdivision**  
(**& 2**) West side of Batre Lane, extending from the North side of Old Shell Road to the South side of Gaillard.  
**Number of Lots / Acres:** [REDACTED]  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.
4. **Case #ZON2003-01065 (Planned Unit Development)**  
(**& 5**) **West Hill Subdivision**  
West terminus of Hilltop. Planned Unit Development Approval to allow reduced lot sizes, reduced lot widths, and reduced building setbacks in a single-family residential subdivision.
5. **Case #SUB2003-00088 (Subdivision)**  
(**& 4**) **West Hill Subdivision**  
West terminus of Hilltop.  
**Number of Lots / Acres:** [REDACTED]  
**Engineer / Surveyor:** Poly Surveying Engineering - Land Surveying
6. **Case #ZON2003-01085 (Planned Unit Development)**  
(**& 7**) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61**  
1104 Heron Lakes Circle (West side of Heron Lakes Circle, 75'± South of Heron Lakes Drive).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to increase the maximum allowable site coverage from 35% to 37% in a single-family residential subdivision.

7. Case #SUB2003-00089 (Subdivision)  
(& 6) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61**  
1104 Heron Lakes Circle (West side of Heron Lakes Circle, 75'± South of Heron Lakes Drive).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
8. Case #ZON2003-01086 (Planned Unit Development)  
(& 9) **Hillcrest Trace Subdivision, Revised**  
East side of Hillcrest Road, 125'± South of Western Hills Avenue.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to reduce the front setback line and increase the maximum allowable site coverage from 35% to 55% in a single-family residential subdivision.
9. Case #SUB2003-00089 (Subdivision)  
(& 8) **Hillcrest Trace Subdivision, Revised**  
East side of Hillcrest Road, 125'± South of Western Hills Avenue.  
**Number of Lots / Acres:** 12 Lots / 2.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**NEW ZONING APPLICATION:**

10. Case #ZON2003-01059  
**Ashville, Inc. (Michael Friedlander, Agent)**  
South side of Cottage Hill Road, 50'± East of Blueridge Boulevard.  
Rezoning from R-2, Two-Family Residential, to B-2, Neighborhood Business, for a proposed commercial building.

**NEW PLANNED UNIT DEVELOPMENT APPLICATION:**

11. Case #ZON2003-01062  
**Springhill Medical Complex, Inc.**  
3719 Dauphin Street (South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal, extending to the West side of the West I-65 Service Road South, 180-± North of Springhill Memorial Drive North).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for an existing hospital to allow shared parking between multiple building sites.

**NEW SUBDIVISION APPLICATIONS:**

12. **Case #SUB2003-00080**  
**David Atigh Subdivision**  
10061 Airport Boulevard (South side of Airport Boulevard, 275'± East of Wakefield Drive East).  
**Number of Lots / Acres:** 1 Lot / 1.7± Acres:  
**Engineer / Surveyor:** Austin Engineering Company, Inc.
13. **Case #SUB2003-00087**  
**Greene & Phillips Subdivision**  
30, 50, and 52 North Florida Street (East side of North Florida Street, 400'± South of Old Shell Road).  
**Number of Lots / Acres:** 1 Lot / 1.8± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.
14. **Case #SUB2003-00078**  
**Gulf Coast Fabricators, Inc. Subdivision**  
8161 Theodore Dawes Road (South side of Theodore Dawes Road, 180'± East of Leytham Road).  
**Number of Lots / Acres:** 1 Lot / 4.4± Acres  
**Engineer / Surveyor:** Moseley Surveying Co.
15. **Case #SUB2003-00086**  
**Oak Pointe Place Subdivision, Unit Two**  
Northeast corner of Dawes Road and Oak Pointe Court, extending to the South side of proposed Grelot Road Extension.  
**Number of Lots / Acres:** 2 Lots / 6.4± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
16. **Case #SUB2003-00081**  
**River Park Subdivision, Venetia Addition to**  
1951 Navco Road (East side of Navco Road, 320'± North of Burgett Road, extending to the West side of River Road).  
**Number of Lots / Acres:** 4 Lots / 5.0± Acres:  
**Engineer / Surveyor:** Rowe Surveying & Engineering Company, Inc.
17. **Case #SUB2003-00079**  
**Roland O. Stidham Subdivision**  
2601 Burgess Street (South side of Burgess Street, 250'± South of Pollard Lane).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Julian F. Smith Land Surveyor