

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 7, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2004-01792 (Planning Approval)

Trinity Kids Learning Center

309 Pinehill Drive (East side of Pinehill Drive, 160'± South of Airport Boulevard).

Planning Approval to allow a classroom expansion at an existing child care center in a B-1, Buffer Business district.

Council District 5

Case #ZON2004-01794 (Planning Approval)

Main Street Mobile

208 Dauphin Street (North side of Dauphin Street, 95'± West of Conception Street).

Planning Approval to allow residential use within the Dauphin Street Overlay District.

Council District 2

EXTENSIONS:

Case #SUB2002-00246 (Subdivision)

File #S95-130

Creekline Subdivision

Northwest corner of Higgins Road and Shipyard Road, and running through to Interstate 10.

Number of Lots / Acres: 28 Lots / 227.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00245 (Subdivision)

Fincher's Addition to Riverview Subdivision

Northeast corner of Old Rangeline Road and Riverview Point Drive.

Number of Lots / Acres: 49 Lots / 113.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00269 (Subdivision)

File #S99-253

Springfield Subdivision

Northwest corner of proposed future Dawes Road and proposed future Grelot Road and extending through to Twelve Oaks Drive.

Number of Lots / Acres: 91 Lots / 57.9 \pm Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2004-01804 (Rezoning) (Holdover)**
(& 2) **Emma Perryman**
770 and 772 Sullivan Avenue (West side of Sullivan Avenue at the West terminus of Fairway Drive).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a drug counseling clinic for women, including in-residence services.
Council District 5
2. **Case #ZON2004-01994 (Planned Unit Development)**
(& 1) **Emma's Harvest Home (Emma Perryman, Agent)**
770 and 772 Sullivan Avenue (West side of Sullivan Avenue at the West terminus of Fairway Drive).
Planned Unit Development Approval to allow shared access and parking between multiple building sites and multiple buildings on multiple building sites.
Council District 5
3. **Case #ZON2004-01999 (Rezoning)**
(& 4) **Franklin Primary Health Center, Inc.**
Northwest corner of Lyons Street and Cuba Street.
Rezoning from R-3, Multi-Family Residential, to B-1, Buffer Business, to allow a parking lot expansion at an existing health care center.
Council District 2
4. **Case #SUB2004-00210 (Subdivision)**
(& 3) **Franklin Primary Health Center Subdivision, Resubdivision of**
1303 Dr. Martin Luther King, Jr. Avenue (West side of Cuba Street, extending from Dr. Martin Luther King, Jr. Avenue to Lyons Street).
Number of Lots/ Acres: 1 Lot / 3.3 \pm Acres
Engineer / Surveyor: Baskerville – Donovan, Inc.
Council District 2

5. **Case #ZON2004-02005 (Planned Unit Development)**
(**& 6**) **Heron Lakes Subdivision, Phase One, Revised Lots 32 and 33**
1059 and 1063 Grand Heron Court West (North side of Grand Heron Court West, 100'± and 200'± East of its West terminus).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced rear and front yard setbacks and allow 40% maximum site coverage.
Council District 4
6. **Case #SUB2004-00214 (Subdivision)**
(**& 5**) **Heron Lakes Subdivision, Phase One, Revised Lots 32 and 33**
1059 and 1063 Grand Heron Court West (North side of Grand Heron Court West, 100'± and 200'± East of its West terminus).
Number of Lots / Acres: 2 Lots / 0.8± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 4
7. **Case #ZON2004-02009 (Rezoning)**
(**& 8**) **Edward Negus**
(**& 9**) 3975 Demetropolis Road (East side of Demetropolis Road, 2/10 mile± South of
(**& 10**) Halls Mill Road). **HOLDOVER**
Rezoning from B-3, (HOLDOVER) Light Industry, to allow the expansion of an existing boat storage facility.
Council District 4
8. **Case #ZON2004-02010 (Planned Unit Development)**
(**& 7**) **S/C Subdivision, Resubdivision of Lots 1 & 2**
(**& 9**) 3957 and 3975 Demetropolis Road (East side of Demetropolis Road, 850'±
(**& 10**) South of Halls Mill Road). **HOLDOVER**
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4
9. **Case #SUB2004-00215 (Subdivision)**
(**& 7**) **S/C Subdivision, Resubdivision of Lots 1 & 2**
(**& 8**) 3957 and 3975 Demetropolis Road (East side of Demetropolis Road, 850'±
(**& 10**) South of Halls Mill Road). **HOLDOVER**
Number of Lots / Acres: 1 Lot / 0.1± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

10. **Case #ZON2004-02007 (Sidewalk Waiver)**
(**& 7** **Edward Negus**
& 8 3975 Demetropolis Road (East side of Demetropolis Road, 2/10 mile± South of
& 9) Halls Mill Road).
Request to waive construction of a sidewalk along Demetropolis Road.
Council District 4
11. **Case #ZON2004-02004 (Rezoning)**
(**& 12)** **Clark, Geer, Latham & Associates, Inc.**
Southeast corner of Airport Boulevard and Wesley Avenue, extending through
Henkley Avenue (unopened right-of-way, to be vacated), to the West terminus
of Old Government Street (unopened right-of-way, to be vacated), 150'± West
of Wildwood Avenue.
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to
LB-2, Limited Neighborhood Business, to allow retail sales.
Council District 6
12. **Case #SUB2004-00213 (Subdivision)**
(**& 11)** **Wesley Station Subdivision**
Southeast corner of Airport Boulevard and Wesley Avenue, extending through
Henkley Avenue (unopened right-of-way, to be vacated), to the West terminus
of Old Government Street (unopened right-of-way, to be vacated), 150'± West
of Wildwood Avenue.
Number of Lots / Acres: 1 Lot / 4.4± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 6

NEW ZONING APPLICATION:

13. **Case #ZON2004-02008**
Joe Vinson
442 Azalea Road (West side of Azalea Road, 195'± South of Springdale Road).
Rezoning from B-1, Buffer Business, to LB-2, Limited Neighborhood Business,
to allow an interior decorating shop.
Council District 5

NEW PLANNING APPROVAL APPLICATION:

14. Case #ZON2004-02003
NL Cottage Hill LP (John Toomey & Co., Inc., Agent)
2970 Cottage Hill Road (Northeast corner of Cottage Hill Road and Broadcast Drive).
Planning Approval to allow a technical school in a B-1, Buffer Business district.
Council District 5

NEW SUBDIVISION APPLICATIONS:

15. Case #SUB2004-00208
Joan E. Baxter Subdivision
Northwest corner of Dawes Road and Baird Coxwell Road.
Number of Lots / Acres: 2 Lots / 6.5± Acres
Engineer / Surveyor: Moseley Surveying Co.
16. Case #SUB2004-00216
M. D. Place Subdivision
Southeast corner of Higgins Road and Audubon Drive.
Number of Lots / Acres: 2 Lots / 5.6± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 4
17. Case #SUB2004-00209
Mandrell's Addition to Miramar Heights Subdivision, Resubdivision of Lot 12, Block B
5028 Burma Road West (Northeast corner of Burma Road West and West Brookfield Drive).
Number of Lots / Acres: 2 Lots / 0.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
18. Case #SUB2004-00211
Rosalyn Salter Subdivision
South side of Scott Dairy Loop Road South, 540'± East of Arlington Oaks Drive.
Number of Lots / Acres:

WITHDRAWN

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

19. Case #SUB2004-00212

Wimmer Family Division Subdivision

West side of Cedar Crescent Drive, 75'± South of the West terminus of North Drive, extending to the West terminus of Shore Acres Drive.

Number of Lots / Acres: 7 Lots / 6.8± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

OTHER BUSINESS:

Oak Grove, Unit One

Plantation West, Unit One

Call for Public Hearing: November 4, 2004

To consider the LaSalle Street – Major Street Plan