

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 17, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #SUB2004-00081 (Subdivision)

Burton Industrial Park Subdivision

5770 I-10 Industrial Parkway North (North side of I-10 Industrial Parkway North, 2/10 mile± West of U.S. Highway 90 West).

Number of Lots / Acres: 2 Lots / 1.3± Acres

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

Case #ZON2004-01155 (Rezoning)

Raymond McCaffrey

2948 and 2950 Mathers Street (Northwest corner of Mathers Street and LeFevre Street).

Rezoning from B-1, Buffer Business, to B-3, Community Business, for light warehousing.

Council District 1

AND

Case #ZON2004-01212 (Planned Unit Development)

Quality Valve Subdivision

2948 and 2950 Mathers Street (Northwest corner of Mathers Street and LeFevre Street).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 1

AND

Case #SUB2004-00115 (Subdivision)

Quality Valve Subdivision

2948 and 2950 Mathers Street (Northwest corner of Mathers Street and LeFevre Street).

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

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

Council District 1

EXTENSIONS:

Case #SUB2003-00114 (Subdivision)

Forrest Cove Park Subdivision

South side of Moffett Road, ¼ mile± East of Forest Hill Drive.

Number of Lots / Acres: 1 Lot / 4.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #ZON2003-01340 (Planned Unit Development)

Forrest Cove Subdivision

South side of Moffett Road at the South terminus of Northview Drive.

Planned Unit Development Approval to allow reduced lot widths and reduced lot sizes in a single-family residential subdivision.

Case #SUB2003-00116 (Subdivision)

Forrest Cove Subdivision

South side of Moffett Road at the South terminus of Northview Drive.

Number of Lots / Acres: 214 Lots / 66.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2003-00115 (Subdivision)

Saybrook Subdivision (formerly Audubon Woods Subdivision)

West side of Sollie Road, 825'± South of One Southern Way.

Number of Lots / Acres: 273 Lots / 134.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2004-01269 (Rezoning)**
(& 2) **Darryl Anderson**
5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow nursery stock sales.
Council District 7

2. **Case #SUB2004-00127 (Subdivision)**
(& 1) **Everglaze Subdivision**
5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South).
Number of Lots / Acres: 1 Lot / 6.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

PLANNING COMMISSION

JUNE 17, 2004

PAGE 3

- 3. Case #ZON2004-01255 (Rezoning)**
(& 4 BankTrust (Mike Fitzhugh, Agent)
& 5) East side of South McGregor Avenue, 100'± South of Old Shell Road.
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,
to eliminate split zoning.
Council District 5
- 4. Case #ZON2004-01254 (Planned Unit Development)**
(& 3 BankTrust Subdivision
& 5) 4401, 4403, 4411, 4417, 4419, and 4423 Old Shell Road (Southeast corner of
Old Shell Road and South McGregor Avenue).
Planned Unit Development Approval to allow multiple buildings on multiple
building sites with shared access and parking between building sites.
Council District 5
- 5. Case #SUB2004-00122 (Subdivision)**
(& 3 BankTrust Subdivision
& 4) 4401, 4403, 4411, 4417, 4419, and 4423 Old Shell Road (Southeast corner of
Old Shell Road and South McGregor Avenue).
Number of Lots / Acres: 2 Lots / 1.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 6. Case #ZON22004-01266 (Rezoning)**
(& 7) Reginald Howard
East side of Union Avenue, 370'± North of Haas Avenue.
Rezoning from B-2, Neighborhood Business, to R-1, Single-Family Residential,
to allow a single-family residence.
Council District 1
- 7. Case #SUB2004-00123 (Subdivision)**
(& 6) Howard Estates Subdivision
East side of Union Avenue, 370'± North of Haas Avenue.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 1

NEW ZONING APPLICATION:

8. **Case #ZON2004-01272**
Lawler and Company, Inc.
2291 St. Stephens Road (West side of St. Stephens Road, extending from Clinton Avenue to Toulmin Avenue).
Rezoning from R-1, Single-Family Residential, and B-3, Community Business, to LB-2, Limited Neighborhood Business, to eliminate split zoning for a proposed restaurant site.
Council District 1

NEW PLANNING APPROVAL APPLICATION:

9. **Case #ZON2004-01256**
Eliska Wireless Ventures I, Inc. (T-Mobile) (David D. Wilkins, Agent)
2262 Hillcrest Road (West side of Hillcrest Road, 525'± South of Charingwood Boulevard).
Planning Approval to allow a 150' monopole telecommunications tower in a B-2, Neighborhood Business district.
Council District 6

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2004-00132**
The Arbors Subdivision
West side of McFarland Road, 470'± South of McFarland Way.
Number of Lots / Acres: 48 Lots / 18.8± Acres
Engineer / Surveyor: Thompson Engineering
11. **Case #SUB2004-00126**
Demopolis Place Subdivision
West side of North Jackson Street, extending from St. Anthony Street to State Street.
Number of Lots / Acres: 3 Lots / 0.8± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 2
12. **Case #SUB2004-00120**
Garrett Estates Subdivision
West side of Lancaster Road, 3/10 mile± South of Laurendine Road.
Number of Lots / Acres: 2 Lots / 12.9± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.

13. **Case #SUB2004-00111**
Hunter's Cove Subdivision
North side of Theodore Dawes Road at the North terminus of Leytham Drive, extending North to the West termini of Cheyenne Street and Hooper Street, and East to the South termini of Huron Road and Mackenzie Drive.
Number of Lots / Acres: 367 Lots / 135.0± Acres
Engineer / Surveyor: Engineering Development Services, LLC

14. **Case #SUB2004-00130**
Leighton Place Subdivision
East side of Riviere du Chien Road, 850'± South of Lloyd Station Road.
Number of Lots / Acres: 41 Lots / 19.2± Acres
Engineer / Surveyor: Thompson Engineering, Inc.
Council District 4

15. **Case #SUB2004-00124**
Lydia's Place Subdivision
Northwest corner of Begeman Road and Norton Road.
Number of Lots / Acres: 1 Lot / 2.7± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

16. **Case #SUB2004-00125**
MacArthur Place Subdivision, Lot 7, Resubdivision of and Addition to
6108 MacArthur Place Court South (North side of MacArthur Place Court South at its East terminus, extending to the West side of McNeil Street [vacated] at its South terminus).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6

17. **Case #SUB2004-00133**
Riverview Pines Subdivision
South side of Riverview Pointe Drive, 1,650'± East of Old Rangeline Road.
Number of Lots / Acres: 1 Lot / 5.0± Acres
Engineer / Surveyor: McCrory and Williams, Inc.

18. **Case #SUB2004-00128**
Root-Moore Garden Estates Subdivision
2100 River Forest Road (North side of River Forest Road, ¼ mile± West of its East terminus, extending East and North to Perch Creek).
Number of Lots / Acres: 2 Lots / 34.3± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

PLANNING COMMISSION

JUNE 17, 2004

PAGE 6

19. Case #SUB2004-00129

SKB Estates Subdivision

3119 Moffett Road (South side of Moffett Road, 285'± East of Western Drive, extending to the North side of Spring Hill Avenue, 150'± East of Western Drive).

Number of Lots / Acres: 1 Lot / 0.8± Acre

Engineer / Surveyor: Lawler and Company

Council District 1

20. Case #SUB2004-00131

West Field Subdivision

Northwest corner of Scott Dairy Loop Road West and Westlake Road.

Number of Lots / Acres: 128 Lots / 32.8± Acres

Engineer / Surveyor: Thompson Engineering

21. Case #SUB2004-00121

Winston Square Subdivision

South side of Old Government Street Road, 130'± West of Willow Pointe Drive, extending to the East side of an unopened, unnamed public right-of-way.

Number of Lots / Acres: 11 Lots / 2.8± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

OTHER BUSINESS:

Public Hearing

To consider the proposed Smart Growth Implementation Initiatives Document.