

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 2, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #SUB2004-00181 (Subdivision)

Baker's Addition to Snow Road Subdivision

Southwest corner of Snow Road and Howells Ferry Road.

Number of Lots / Acres: 3 Lots / 3.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2004-00180 (Subdivision)

Eagle Creek Subdivision

South side of Moffett Road, ½ mile± West of the South terminus of Double Branch Drive, extending West to the East termini of Lynn Drive and Satsuma Place, and extending South to the North terminus of Whitestone Drive.

Number of Lots / Acres: 228 Lots / 87.4± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

Case #SUB2004-00152 (Subdivision)

Williams Willow Subdivision

East side of Schillinger Road, 375'± South of Haul Road (private road), extending to the South side of Haul Road, 405'± East of Schillinger Road.

Number of Lots / Acres: 8 Lots / 20.2± Acres

Engineer / Surveyor: Regan Land Surveying, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2004-01594 (Planning Approval) (Holdover)**
(**& 2** **Fulton Road Baptist Church**
& **3**) 1800 Dauphin Island Parkway (West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane).
Planning Approval to allow construction of a multipurpose building at an existing church in an R-1, Single-Family Residential district.
Council District 4

- 2. Case #ZON2004-01595 (Planned Unit Development) (Holdover)**
(& 1 Fulton Road Baptist Church
& 3) 1800 Dauphin Island Parkway (West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4
- 3. Case #SUB2004-00190 (Subdivision)**
(& 1 Fulton Road Baptist Church Subdivision
& 2) 1800 Dauphin Island Parkway (West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane, and the Southwest corner of Dauphin Island Parkway and Nicholas Lane).
Number of Lots / Acres: 2 Lots / 4.2± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 4
- 4. Case #ZON2004-01787 (Rezoning)**
(& 5) Marie D. Devery
Landlocked parcel adjacent to the East side of 1515 South University Boulevard.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow additional parking for an existing medical supply distributorship.
Council District 5
- 5. Case #ZON2004-01795 (Planned Unit Development)**
(& 4) Saad Healthcare
1515 South University Boulevard (East side of University Boulevard, 560'± South of Boulevard Executive Park, and an adjacent landlocked parcel on its East side).
Planned Unit Development Approval to allow shared access and shared parking between two building sites.
Council District 5
- 6. Case #ZON2004-01784 (Planned Unit Development)**
(& 7) Greenwood Subdivision
251 South McGregor Avenue (West side of South McGregor Avenue, 200'± North of Pinebrook South).
Planned Unit Development Approval to allow a single-family residential subdivision with a private street.
Council District 5

7. **Case #SUB2004-00184 (Subdivision)**
(**& 6**) **Greenwood Subdivision**
251 South McGregor Avenue (West side of South McGregor Avenue, 200'± North of Pinebrook South).
Number of Lots / Acres: 5 Lots / 2.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

NEW ZONING APPLICATIONS:

8. **Case #ZON2004-01804**
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
9. **Case #ZON2004-01793**
Van Antwerp Realty Corp., Inc.
South side of Bear Fork Road at the Southern terminus of Myers Road, extending South to Eight-Mile Creek.
Rezoning from I-1, Light Industry, and R-1, Single-Family Residential, to B-5, Office/Distribution, to allow a trucking company.
Council District 1

NEW PLANNING APPROVAL APPLICATIONS:

10. **Case #ZON2004-01792**
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
11. **Case #ZON2004-01794**
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

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2004-00186**
Doraujath Subdivision
3409 Riviere du Chien Road (East side of Riviere du Chien Road at the East terminus of Juniper Avenue).
Number of Lots / Acres: 2 Lots / 7.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

13. **Case #SUB2004-00183**
Montlimar Plaza Subdivision, Unit Two, Resubdivision of Lot 11
Southwest corner of Montlimar Drive and Montlimar Plaza Drive.
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

14. **Case #SUB2004-00189**
Oak Hollow Estates Subdivision
Southeast corner of Oak Hill Drive (North-South), and Oak Hill Drive (East-West).
Number of Lots / Acres: 8 Lots / 34.0± Acres
Engineer / Surveyor: Julian F. Smith Land Surveyor

15. **Case #SUB2004-00188**
River Forest Cove Subdivision, Resubdivision of Lot 7
West side of River Forest Road, ½ mile± South of Alba Club Road).
Number of Lots / Acres: 3 Lots / 4.6± Acres
Engineer / Surveyor: Lawler and Company
Council District 4

16. **Case #SUB2004-00185**
Wimbledon Park Subdivision, Resubdivision of and Addition to Lot 39
3989 Wimbledon Park (Southeast corner of Wimbledon Park and Wimbledon Park West).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

17. **Case #SUB2004-00187**
Wolf Ridge Place Subdivision
West side of Wolf Ridge Road, 215'± South of Dickson Lane.
Number of Lots / Acres: 4 Lots / 1.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

NEW SIDEWALK WAIVER APPLICATIONS:

18. **Case #ZON2004-01791**
Premier Capital Funding, Inc.
153 West I-65 Service Road North (Northwest corner of West I-65 Service Road North and South Avenue).
Request to waive construction of sidewalks along West I-65 Service Road North and South Avenue.
Council District 7
19. **Case #ZON2004-01802**
RaceTrac Petroleum, Inc.
Southwest corner of Government Boulevard and McVay Drive.
Request to waive construction of sidewalks along Government Boulevard and McVay Drive.
Council District 4