

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 18, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVER:

Case #SUB2003-00247

Atchison Estates Subdivision

West side of Dawes Lane Extension, 1/3 mile± North of Belmont Park Drive, extending to the East side of Airport Road (prescriptive right-of-way).

Number of Lots / Acres: 3 Lots / 28.3± Acres

Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.

EXTENSIONS:

Case #ZON2002-00559 (Planned Unit Development)

D/M Subdivision

2548 and 2550 Government Boulevard (West side of Government Boulevard, 240'± North of Kreitner Street, extending to the North side of Kreitner Street, 235'± West of Government Boulevard).

Planned Unit Development Approval to allow shared access between multiple building sites.

Case #SUB2002-00046 (Subdivision)

D/M Subdivision

2548 and 2550 Government Boulevard (West side of Government Boulevard, 240'± North of Kreitner Street, extending to the North side of Kreitner Street, 235'± West of Government Boulevard).

Number of Lots / Acres: 4 Lots / 13.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2003-02714 (Rezoning)**
- (& 2) **Stuart Alter**
East side of Garnett Avenue, 150'± South of Spring Hill Avenue.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a parking lot expansion at an existing doctor's office.

2. **Case #ZON2003-02715 (Planned Unit Development)**
- (& 1) **Stuart Alter**
1401 Spring Hill Avenue (Southwest corner of Spring Hill Avenue and Garnett Avenue).
Planned Unit Development Approval to allow shared access and shared parking between two building sites.

3. **Case #ZON2003-02774 (Rezoning)**
(**& 4** **Philip G. Burton**
& 5) 157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a two-building, four-unit, single-family residential condominium complex.

4. **Case #ZON2003-02772 (Planned Unit Development)**
(**& 3** **McGregor Manor Subdivision, Resubdivision of Lots 1 & 2**
& 5) 157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.

5. **Case #SUB2003-00286 (Subdivision)**
(**& 3** **McGregor Manor Subdivision, Resubdivision of Lots 1 & 2**
& 4) 157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Hatch Mott McDonald

6. **Case #ZON2003-02769 (Planned Unit Development)**
(**& 7** **University Square Subdivision**
& 8) South side of Old Shell Road, 200'± East of Allen Drive, extending to the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street.
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access between building sites.

7. **Case #ZON2003-02862 (Planning Approval)**
(**& 6** **Merrill P. Thomas**
& 8) South side of Old Shell Road, 200'± East of Allen Drive.
Planning Approval to allow a mini-warehouse storage facility in a B-2, Neighborhood Business district.

8. **Case #SUB2003-00283 (Subdivision)**
(**& 6** **University Square Subdivision**
& 7) South side of Old Shell Road, 200'± East of Allen Drive, extending to the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street.
Number of Lots / Acres: 2 Lots / 4.4± Acres
Engineer / Surveyor: Hatch Mott McDonald

9. **Case #ZON2003-02771 (Planning Approval)**
(& 10) **St. Paul's Episcopal Church**
4051 Old Shell Road (South side of Old Shell Road at the South terminus of Tuthill Lane).
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district, to include a new classroom/mini-gym building.
10. **Case #ZON2003-02770 (Planned Unit Development)**
(& 9) **St. Paul's Episcopal Church**
4051 Old Shell Road (South side of Old Shell Road at the South terminus of Tuthill Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. **Case #ZON2003-02773**
Donham Place Subdivision, Unit Two
South terminus of Donham Drive, extending to the West terminus of Scottsdale Drive, to the South termini of Tew Drive and Thistlewaite Drive, and to the North side of the Illinois Central Gulf Railroad right-of-way.
Planned Unit Development Approval to allow reduced building setbacks in a single-family residential subdivision.
12. **Case #ZON2003-02763**
Dr. Todd Engerson (M. Don Williams, Agent)
206 Wimbledon Park West (West side of Wimbledon Park West, 125'± South of its North terminus).
Planned Unit Development Approval to amend a previously approved residential subdivision PUD to allow a pool house and garage outside the approved building limits, and to allow 47% maximum site coverage.

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2003-00280**
Government Street Highlands Subdivision, Resubdivision of Lot 26 & Part of Lot 25
4669 Oak Ridge Road (Southwest corner of Oak Ridge Road and University Boulevard)
Number of Lots / Acres: 1 Lot / 1.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

14. **Case #SUB2003-00282**
Gustin Addition to Jackson Street Subdivision
259 North Jackson Street (West side of Jackson Street, 80'+ South of Congress Street).
Number of Lots / Acres: 2 Lots / 0.3+ Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
15. **Case #SUB2003-00287**
La Coste Acres Subdivision, Second Addition
West side of La Coste Road, 625'+ South of its North terminus.
Number of Lots / Acres: 1 Lot / 2.0+ Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
16. **Case #SUB2003-00278**
Maggie's Dawes Road Subdivision
East side of Dawes Road, 380'+ North of Cottage Hill Road.
Number of Lots / Acres: 1 Lot / 1.0+ Acre
Engineer / Surveyor: Moseley Surveying Company
17. **Case #SUB2003-00279**
Magnolia Branch Estates Subdivision
3162 and 3170 Hamilton Boulevard (North side of Hamilton Boulevard, 760'+ West of Viking Way)
Number of Lots / Acres: 3 Lots / 11.6+ Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
18. **Case #SUB2003-00276**
New Ship A.M.E. Zion Church Subdivision
5313 Laurendine Road (South side of Laurendine Road, 250'+ West of Lancaster Road).
Number of Lots / Acres: 1 Lot / 0.7+ Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
19. **Case #SUB2003-00285**
Oak Grove Subdivision
South side of Firetower Road, ¼ mile+ East of Greenbriar Court.
Number of Lots / Acres: 119 Lots / 75.4+ Acres
Engineer / Surveyor: and Coleman Engineers, Inc.
20. **Case #SUB2003-00281**
Sawyer Place Bay Shore Subdivision
Southwest corner of Bay Shore Avenue and Spring Hill Avenue.
Number of Lots / Acres: 1 Lot / 0.9+ Acre
Engineer / Surveyor: Lawler and Company

PLANNING COMMISSION

DECEMBER 18, 2003

PAGE 5

21. Case #SUB2003-00277

Welch Estates Subdivision, Unit Two

East side of Denmark Road, 210'± North of Moffett Road, extending to the West side of Harwell Road.

Number of Lots / Acres: 27 Lots / 7.8± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

22. Case #SUB2003-00284

Winston Subdivision

East side of Schillinger Road, 670'± South of Morris Road.

Number of Lots / Acres: 2 Lots / 10.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW SIDEWALK WAIVER APPLICATION:

23. Case #ZON2003-02767

Hamad Baghaei

3942 Moffett Road (North side of Moffett Road, 270'± East of Pine Grove Avenue).

Request to waive construction of a sidewalk along Moffett Road.