

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 1, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #SUB2004-00034 (Subdivision)

Oak Creek Subdivision

East side of Riviere du Chien Road, 850'± South of Lloyd Station Road.

Number of Lots / Acres: 69 Lots / 19.2± Acres

Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

EXTENSIONS:

Case #SUB2003-00049 (Subdivision)

Indian Commercial Park Subdivision, Phase II

East side of Schillinger Road, 300'± South of Zeigler Boulevard.

Number of Lots / Acres: 1 Lot / 1.0± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2003-00045 (Subdivision)

Mertz Station Subdivision

West side of Halls Mill Road, extending from the South side of Fairway Drive to the North side of Pleasant Valley Road, adjacent to the East side of Fairview Subdivision.

Number of Lots / Acres: 2 Lots / 5.2± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Case #SUB2001-00074 (Subdivision)

Rangeline Road Commercial and Industrial Park Subdivision, Revised Preliminary Plat for

East side of Rangeline Road, 880'± North of Old Rangeline Road, extending Northeastwardly to the West side of Old Rangeline Road, 770'± South of the West terminus of Riverview Pointe Drive.

Number of Lots / Acres: 3 Lots / 32.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

- 1. Case #ZON2004-00688 (Planned Unit Development)**
(& 2) Mobile Landing Subdivision

North side of Eslava Street, extending from the CSX Railroad right-of-way to the Mobile River.

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

Council District 2

PLANNING COMMISSION

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- 2. Case #SUB2004-00062 (Subdivision)**
(& 1) Mobile Landing Subdivision
North side of Eslava Street, extending from the CSX Railroad right-of-way to the Mobile River.
Number of Lots / Acres: 2 Lots / 8.3± Acres
Engineer / Surveyor: Thompson Engineering
Council District 2
- 3. Case #ZON2004-00662 (Rezoning)**
(& 4) The Salvation Army (Arthur Smith III, Agent)
& 5) East side of Pine Street, 45'± South of Dauphin Street.
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for administrative offices and a substance and alcohol abuse day clinic for an existing emergency shelter facility.
Council District 2
- 4. Case #ZON2004-00663 (Planned Unit Development)**
(& 3) The Salvation Army (Arthur Smith III, Agent)
& 5) 1009 Dauphin Street (South side of Dauphin Street, 150'± West of Common Street, extending to the Southeast corner of Dauphin Street and Pine Street, and extending to the North side of Caroline Avenue, 120'± East of Pine Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 5. Case #SUB2004-00052 (Subdivision)**
(& 3) Salvation Army Subdivision
& 4) 1009 Dauphin Street (South side of Dauphin Street, 150'± West of Common Street, extending to the Southeast corner of Dauphin Street and Pine Street, and extending to the North side of Caroline Avenue, 120'± East of Pine Street).
Number of Lots / Acres: 1 Lot / 2.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
- 6. Case #ZON2004-00664 (Planned Unit Development)**
(& 7) Windham Place Subdivision
East side of Wildwood Avenue, 300'± South of Airport Boulevard.
Planned Unit Development Approval to allow reduced side yard setbacks in a single-family residential subdivision.
Council District 6

7. **Case #SUB2004-00051 (Subdivision)**
(**& 6**) **Windham Place Subdivision**
East side of Wildwood Avenue, 165'± South of Airport Boulevard.
Number of Lots / Acres: 3 Lots / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 6

NEW PLANNING APPROVAL APPLICATION:

8. **Case #ZON2004-00818**
City of Mobile (Playhouse in the Park)
4823 Museum Drive (South side of Museum Drive, adjacent to the East side of the U.S. Navy and Marine Corps Reserve Training Center).
Planning Approval to allow a scenic design storage facility at an existing theater in a City-owned park.
Council District 7

NEW SUBDIVISION APPLICATIONS:

9. **Case #SUB2004-00054**
Armour Park Subdivision, Unit Two, Resubdivision of Lots 1 & 2
1150 East I-65 Service Road North (East side of East I-65 Service Road North, 350'± South of Armour Avenue.
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1
10. **Case #SUB2004-00056**
Burton Subdivision
3305 and 3309 Old Shell Road (South side of Old Shell Road, 30'± East of the East I-65 Service Road North).
Number of Lots / Acres: 1 Lot / 2.0± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
11. **Case #SUB2004-00047**
Collins Subdivision, First Addition
West side of U.S. Highway 90 West, at the West terminus of Kooiman Road.
Number of Lots / Acres: 23 Lots / 12.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

12. **Case #SUB2004-00061**
Gear & Axle of Mobile Subdivision
East side of Bellingrath Road, 4/10 mile± North of Laurendine Road.
Number of Lots / Acres: 1 Lot / 2.9± Acres
Engineer / Surveyor: Harper & Garratt Engineering
13. **Case #SUB2004-00049**
Hamilton Creek Acres Subdivision
North side of Hamilton Creek Drive, 300'± East of Creek Bend Court.
Number of Lots / Acres: 4 Lots / 36.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
14. **Case #SUB2004-00057**
Hollon Place II Subdivision
Southeast corner of Cotton Street and Fisher Street.
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
15. **Case #SUB2004-00048**
Kensington Place Subdivision, First Addition
North side of Moffett Road, 150'± West of Kensington Place, extending to the West termini of Tunbridge Wells Drive North and Tunbridge Wells Drive South.
Number of Lots / Acres: 18 Lots / 11.0± Acres
Engineer / Surveyor: Austin Engineering C., Inc.
16. **Case #SUB2004-00059**
Key Street Commercial Park Subdivision
1268, 1300, 1304 and 1306 West I-65 Service Road South (West side of West I-65 Service Road South, 90'± South of Key Street, extending to the South side of Key Street, 390'± West of West I-65 Service Road South).
Number of Lots / Acres: 4 Lots / 3.4± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 5
17. **Case #SUB2004-00053**
Klumpp's Addition to Spring Hill Subdivision
West side of Dilston Lane, 100'± South of Sheips Lane.
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

18. **Case #SUB2004-00050**
Mattie's Place Subdivision
Northeast corner of Telegraph Road and Chin Street (unopened right-of-way).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

19. **Case #SUB2004-00058**
Rendu Terrace West Subdivision
North side of Old Shell Road, 420'± East of Fairway Avenue.
Number of Lots / Acres: 2 Lots / 10.9± Acres
Engineer / Surveyor: Thompson Engineering

20. **Case #SUB2004-00060**
Riverwood Subdivision
East side of Rabbit Creek Drive, 400'± East of Gulf Creek Circle (South).
Number of Lots / Acres: 02 Lots / 29.9± Acres
Engineer / Surveyor: Reid, Still & Associates, Inc.

21. **Case #SUB2004-00055**
Springhill Estates Subdivision, Resubdivision of Lot 8
467 Evergreen Road (East side of Evergreen Road, 400'± South of McKenna Drive).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 6

22. **Case #SUB2004-00045**
H. O. Weaver Estates Subdivision, Unit One
South side of Howells Ferry Road, ¼ mile± West of Cody Road.
Number of Lots / Acres: 43 Lots / 26.6± Acres
Engineer / Surveyor: Harper & Garratt Engineering

23. **Case #SUB2004-00046**
Westminster Place Subdivision, Revised Lot 1
5276 Old Shell Road (North side of Old shell Road at the North terminus of Schwaemmle Drive).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

NEW SIDEWALK WAIVER APPLICATION:

24. Case #ZON2004-00562

Regions Bank (Rudy P. Baugh, Agent)

5202 Cottage Hill Road (Northwest corner of Cottage Hill Road and University Boulevard).

Request to waive construction of a sidewalk along Cottage Hill Road and University Boulevard.

Council District 6