

MOBILE CITY PLANNING COMMISSION AGENDA

MAY 6, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: February 19, March 4, March 18, and April 1, 2004

HOLDOVERS:

Case #SUB2004-00071 (Subdivision)

Dawes Lake Trace Subdivision

West side of Dawes Lake Road at its North terminus.

Number of Lots / Acres: 20 Lots / 10.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2004-00069 (Subdivision)

Rangeline-Hamilton Commercial Park Subdivision

North side of Hamilton Boulevard, 700'± West of Rangeline Road.

Number of Lots / Acres: 12 Lots / 19.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

EXTENSIONS:

Case #ZON2003-01085 (Planned Unit Development)

Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61

1104 Heron Lakes Circle (West side of Heron Lakes Circle, 75'± South of Heron Lakes Drive).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to increase the maximum allowable site coverage from 35% to 37% in a single-family residential subdivision

Case #SUB2003-00089 (Subdivision)

Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61

1104 Heron Lakes Circle (West side of Heron Lakes Circle, 75'± South of Heron Lakes Drive).

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2003-00044 (Subdivision)

Lusann Woods Subdivision

West terminus of Lusann Drive, extending to the North side of and West terminus of Norden Drive South.

Number of Lots / Acres: 8 Lots / 5.9± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

Case #SUB2003-00086 (Subdivision)

Oak Pointe Place Subdivision, Unit Two

Northeast corner of Dawes Road and Oak Pointe Court, extending to the South side of proposed Grelot Road extension.

Number of Lots / Acres: 2 Lots / 6.4± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00207 (Subdivision)

File #S2000-80

Richmond Subdivision

North side of Johnson Road at the North terminus of Scott Dairy Loop Road West.

Number of Lots / Acres: 136 Lots / 62.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2003-00062 (Subdivision)

Saddlebrook Subdivision, Units 3 & 4

North termini of Saddlebrook Drive East and Saddlebrook Drive West, extending to the South terminus of Scenic Park Drive.

Number of Lots / Acres: 68 Lots / 26.0± Acres

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

Case #SUB2002-00077 (Subdivision)

Southern Oaks Estates Subdivision, Phases 5 & 6

Northwest corner of Wear Road (paved) and Wear Road (unpaved).

Number of Lots / Acres: 91 Lots / 47.8± Acres

Engineer / Surveyor: Austin Engineering Company, Inc.

GROUP APPLICATIONS:

1. Case #SUB2004-00086 (Subdivision)

(& 2) Crewe of Columbus Subdivision

Southwest corner of South Conception Street and Pillans Street and Northwest corner of South Conception Street and the Illinois Central Gulf Railroad right-of-way, extending to the East side of South Franklin Street.

Number of Lots / Acres: 1 Lot / 1.3± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

2. **Case #ZON2004-00899 (Sidewalk Waiver)**
(& 1) **Crewe of Columbus, Inc.**
Southwest corner of South Conception Street and Pillans Street and Northwest corner of South Conception Street and the Illinois Central Gulf Railroad right-of-way, extending to the East side of South Franklin Street.
Request to waive construction of sidewalks along all street/right-of-way frontages.
Council District 3

3. **Case #ZON2004-00967 (Planned Unit Development)**
(& 4) **Heron Lakes Subdivision, Phase One, Revised Lot 32**
1059 Grand Heron Court West (North side of Grand Heron Court West, 100'± East of its West terminus).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allowed reduced rear and front yard setbacks and allow 40% maximum site coverage.
Council District 4

4. **Case #SUB2004-00085 (Subdivision)**
(& 3) **Heron Lakes Subdivision, Phase One, Revised Lot 32**
1059 Grand Heron Court West (North side of Grand Heron Court West, 100'± East of its West terminus).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 4

5. **Case #ZON2004-00968 (Planned Unit Development)**
(& 6) **Heron Lakes Subdivision, Phase One, Revised Lot 33**
1063 Grand Heron Court West (North side of Grand Heron Court West, 200'± East of its West terminus).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allowed reduced rear and front yard setbacks and allow 40% maximum site coverage.
Council District 4

6. **Case #SUB2004-00087 (Subdivision)**
(& 5) **Heron Lakes Subdivision, Phase One, Revised Lot 33**
1063 Grand Heron Court West (North side of Grand Heron Court West, 200'± East of its West terminus).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 4

7. **Case #ZON2004-00973 (Planning Approval)**
(& 8) **Spring Hill College**
4000 Dauphin Street (North side of Dauphin Street, 1800'± West of Interstate 65).
Planning Approval to amend a previously approved Planning Approval to allow dormitories, classrooms, service buildings, parking, tennis courts, and athletic fields expansions at an existing college in R-1, Single-Family Residential, and B-1, Buffer Business districts.
Council Districts 5 & 7
8. **Case #ZON2004-00970 (Planned Unit Development)**
(& 7) **Spring Hill College**
4000 Dauphin Street (North side of Dauphin Street, 1800'± West of Interstate 65).
Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential district.
Council Districts 5 & 7
9. **Case #ZON2004-00801 (Planned Unit Development)**
(& 10) **Ravin 2 Subdivision**
South side of Cottage Hill Road, 620'± East of Hillcrest Road.
Planned Unit Development Approval to allow shared access between multiple building sites.
Council District 6
10. **Case #SUB2004-00075 (Subdivision)**
(&9) **Ravin 2 Subdivision**
South side of Cottage Hill Road, 620'± East of Hillcrest Road.
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 6

NEW ZONING APPLICATION:

11. **Case #ZON2004-00966**
Saad & Vallas
2866 Brossett Street, 950 and 952 Yeager Court (Northwest corner of Brossett Street and Yeager Court, extending to the West terminus of Yeager Court).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for auto sales and auto parts distribution.
Council District 5

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

12. **Case #ZON2004-00922**
Natchez Trail Townhomes, Lot 29
West side of Natchez Trail Court, 50'± North of Cottage Hill Road.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow 41% site coverage on a single-family residential lot.
Council District 5

13. **Case #ZON2004-00971**
Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4
East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.
Planned Unit Development Approval to allow multiple buildings on a single building site for a single-family residential condominium complex.
Council District 6

14. **Case #ZON2004-00976**
Wimbledon Park Subdivision, Lot 21
3971 Wimbledon Park (South side of Wimbledon Park, 515'± West of McGregor Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an elevator shaft to be constructed in a required side yard in a single-family residential subdivision.
Council District 5

NEW SUBDIVISION APPLICATIONS:

15. **Case #SUB2004-00080**
Blackburn Estates Subdivision
North side of Broughton Road, 635'± West of Blakewood Drive.
Number of Lots / Acres: 3 Lots / 23.2± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

16. **Case #SUB2004-00077**
Bullitt Park Subdivision
West side of Schillinger Road, 4/10 mile± North of Three Notch Road.
Number of Lots / Acres: 16 Lots / 8.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

17. **Case #SUB2004-00081**
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.
18. **Case #SUB2004-00090**
The Combo Subdivision
North side of St. Francis Street, 30'± West of Broad Street, extending to the South side of Old Shell Road, 120'± West of Broad Street.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2
19. **Case #SUB2004-00088**
Dyson Estates Subdivision, First Addition, Resubdivision of Lot 1
South side of Gulf Creek Circle (South), 225'± West of Rabbit Creek Drive.
Number of Lots / Acres: 4 Lots / 0.8± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
20. **Case #SUB2004-00078**
Juanita Gorman Subdivision
510 McLemore Street (East side of McLemore Street, 120'± South of McKinney Street)
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1
21. **Case #SUB2004-00094**
Hollon Place II Subdivision
Southeast corner of Cotton Street and Fisher Street (unopened right-of-way).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
22. **Case #SUB2004-00089**
JYMCO One Subdivision
Southwest corner of Dickens Ferry Road and Burtonwood Drive.
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 7

23. **Case #SUB2004-00083**
Mallon Estates Subdivision, Resubdivision of Lot A
West side of Myland Avenue, 166'± South of its North terminus.
Number of Lots / Acres: 2 Lots / 2.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7
24. **Case #SUB2004-00091**
Midtown Park Subdivision, 2nd Unit, Resubdivision of Lots 6, 7, 8, 9, 10 and 11, Resubdivision of
50, 52 and 58 Midtown Park East (West side of Midtown Park East, 500'± South of Dauphin Street).
Number of Lots / Acres: 5 Lots / 1.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
25. **Case #SUB2004-00092**
Pine Valley Subdivision, Resubdivision of
East side of Schillinger Road, 160'± South of Adobe Ridge Road South.
Number of Lots / Acres: 3 Lots / 58.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
26. **Case #SUB2004-00076**
Ridgewood Subdivision, Resubdivision of and Addition to Lot 2
202 Ridgewood Place (East side of Ridgewood Place, 110'± North of The Cedars).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7
27. **Case #SUB2004-00093**
Riverwood Subdivision
East side of Rabbit Creek Drive, 330'± West of Dog River Road, adjacent to the West side of Mandrell's Addition to Hollingers Island Subdivision.
Number of Lots / Acres: 187 Lots / 82.7± Acres
Engineer / Surveyor: Reid, Still & Associates, Inc.
28. **Case #SUB2004-00084**
Rolling Meadows Estates Subdivision
South side of Howells Ferry Road, 515'± East of the South terminus of Eunice Drive.
Number of Lots / Acres: 3 Lots / 8.4± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.

29. Case #SUB2004-00082

Washington's Hannon Road Subdivision

1105 and 1107 Hannon Road (South side of Hannon Road, ½ mile± West of Bay Front Road).

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

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

30. Case #SUB2004-00079

Wilson's Wolf Ridge Road Subdivision

East side of Wolf Ridge Road, 200'± North of Moffett Road.

Number of Lots / Acres: 1 Lot / 1.3± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

OTHER BUSINESS:

Public Hearing

To consider the proposed Historic District overlay.