

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 19, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

July 1, 2004

HOLDOVERS:

Case #2004-01448 (Rezoning)

Brian Walker

709 Western Drive (Northwest corner of Western Drive and Northwest Drive).
Rezoning from R-1, Single-Family Residential, and I-1, Light Industry, to I-1, Light Industry, to allow the expansion of an existing tire recycling facility.
Council District 1

Case #ZON2004-01449 (Planned Unit Development)

Western Properties Subdivision

709 Western Drive (Northwest corner of Western Drive and Northwest Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1

Case #SUB2004-00150 (Subdivision)

Western Properties Subdivision

709 Western Drive (Northwest corner of Western Drive and Northwest Drive).
Number of Lots / Acres: 1 Lot / 2.9± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 1

Case #ZON2004-01580 (Planned Unit Development)

Springhill Medical Center

3719 Dauphin Street (South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal, extending to the North terminus of memorial hospital Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for an existing hospital to allow a building expansion.
Council District 5

Case #SUB2004-00174 (Subdivision)

Lewis Addition to Toulminville Subdivision, Resubdivision of Lot 33

2291 St. Stephens Road (West side of St. Stephens Road, extending from Clinton Avenue to Toulmin Avenue).

Number of Lots / Acres: 1 Lot / 1.1± Acres

Engineer / Surveyor: Lawler and Company
Council District 1

Case #SUB2004-00167 (Subdivision)

Wicker Subdivision

North side of hayfield Road, 400'± East of the North terminus of Johnson Road.

Number of Lots / Acres: 5 Lots / 4.3± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 1

EXTENSIONS:

Case #SUB2002-00193 (Subdivision)

File #S96-225

Rangeline Park Subdivision

Southeast corner of Rangeline Road and Rabbit Creek Drive and extending through to Old Rangeline Road.

Number of Lots / Acres: 45 Lots / 115.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00153 (Subdivision)

Summit Subdivision

Eastern terminus of O'Hara Drive, 650'± East of Twelve Oaks Drive.

Number of Lots / Acres: 99 Lots / 41.0± Acres

Engineer / Surveyor: M. Don Williams Engineering

GROUP APPLICATIONS:

1. **Case #ZON2004-01679 (Rezoning)**
(**& 2 Bostic Development at South Alabama, LLC (Daniel L. Murray, Agent)**
& 3) Southeast corner of North University Boulevard and Overlook Road.
Rezoning from B-2, Neighborhood Business, to R-3, Multi-Family Residential,
to allow an apartment complex.
Council District 7

2. **Case #ZON2004-01682 (Planned Unit Development)**
(**& 1** **Campus Pointe at U. S. A. Subdivision**
& 3) Southeast corner of North University Boulevard and Overlook Road, adjacent to the West and North sides of Forest Dale Subdivision.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 7
3. **Case #SUB2004-00179 (Subdivision)**
(**& 1** **Campus Pointe at U. S. A. Subdivision**
& 2) Southeast corner of North University Boulevard and Overlook Road, adjacent to the West and North sides of Forest Dale Subdivision.
Number of Lots / Acres: 1 Lot / 14.6± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 7
4. **Case #ZON2004-01677 (Planned Unit Development)**
(**& 5**) **Sheffield Court Subdivision, Resubdivision of Lot 4**
2113 Sheffield Court (East side of Sheffield Court, 215'± South of Japonica Lane).
Planned Unit Development Approval to increase the building limits and allow 36% site coverage in a previously approved innovative single-family residential subdivision.
Council District 4
5. **Case #SUB2004-00178 (Subdivision)**
(**& 4**) **Sheffield Court Subdivision, Resubdivision of Lot 4**
2113 Sheffield Court (East side of Sheffield Court, 215'± South of Japonica Lane).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 4
6. **Case #ZON2004-01680 (Planned Unit Development)**
(**& 7**) **Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2**
West terminus of Johnson Lane, extending along the East side of Somerby Drive to the South side of Providence/Coley Subdivision.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access between building sites in a private street subdivision, reduced lot widths, reduced building setbacks, and increased site coverage.
Council District 6

7. **Case #SUB2004-00182 (Subdivision)**
(**& 6**) **Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2**

West terminus of Johnson Lane, extending along the East side of Somerby Drive to the South side of Providence/Coley Subdivision.

Number of Lots / Acres: 65 Lots / 24.1 \pm Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW ZONING APPLICATIONS:

8. **Case #ZON2004-01678**

Austal USA

South side of Dunlap Drive, between Dunlap Drive & Highway 90, adjacent to the North side of Bankhead Tunnel.

Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow a parking lot.

Council District 2

NEW SUBDIVISION APPLICATIONS:

9. **Case #SUB2004-00181**

Baker's Addition to Snow Road Subdivision

Southwest corner of Snow Road and Howells Ferry Road.

Number of Lots / Acres: 3 Lots / 3.8 \pm Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

10. **Case #SUB2004-00177**

Brackett Place Subdivision

8255 and 8275 Brackett Lane (South side of Brackett Lane [private road], 660' \pm West of the South terminus of Oak Hill Drive).

Number of Lots / Acres: 4 Lots / 41.2 \pm Acres

Engineer / Surveyor: Regan Land Surveying, Inc.

11. **Case #SUB2004-00180**

Eagle Creek Subdivision

South side of Moffett Road, ½ mile \pm 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 \pm Acres

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

12. Case #SUB2004-00176

Farnell Heights Subdivision, Unit Two

West side of Navco Road, 2/10 mile± North of Farnell Drive.

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 4