

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 3, 2005 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

January 6, 2005

**HOLDOVERS:**

**Case #SUB2005-00009 (Subdivision)**

**Compton Subdivision**

East side of Dauphin Island Parkway, 665'± North of Terrell Road.

**Number of Lots / Acres:** 1 Lot / 3.7± Acres

**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.

Council District 3

**Case #ZON2005-00230 (Planned Unit Development)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

Council District 6

**AND**

**Case #SUB2005-00018 (Subdivision)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

**Number of Lots / Acres:** 60 Lots / 12.8± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

Council District 6

**Case #ZON2005-00234 (Sidewalk Waiver)**

**Hazel Gardner**

1809 Wolf Ridge Road (West side of Wolf Ridge Service Road, 100'± South of Beau Terra Drive South).

Request to waive construction of a sidewalk along Wolf Ridge Service Road.

Council District 1

**EXTENSIONS:**

**Case #SUB2003-00001 (Subdivision)**

**Creel Landing Subdivision**

6066 Creel Road (West side of Creel Road, 300'± South of Lundy Road).

**Number of Lots / Acres:** 25 Lots / 10.7± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**Case #SUB2004-00023 (Subdivision)**

**Viking Place Subdivision, Phase I & II**

Northeast corner of Snow Road and Wulff Road.

**Number of Lots / Acres:** 53 Lots / 25.0± Acres

**Engineer / Surveyor:** Austin Engineering Co., Inc.

**NEW GROUP APPLICATIONS:**

1. **Case #ZON2005-00396 (Rezoning)**  
(**& 2** **C. E. Jackson**  
& 3) West side of Long Street, 600'± South of Old Shell Road.  
Rezoning from R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to remove a condition on a previously approved rezoning.  
Council District 6
  
2. **Case #ZON2005-00222 (Planned Unit Development) (Holdover)**  
(**& 1** **University Club Apartments**  
& 3) 139 East Drive (East side of East Drive, 900'± South of Old Shell Road, extending to the West side of Long Street, 600'± South of Old Shell Road).  
Planned Unit Development approval to allow multiple buildings on a single building site.  
Council District 6
  
3. **Case #SUB2005-00015 (Subdivision) (Holdover)**  
(**& 1** **University Club Apartments**  
& 2) 139 East Drive (East side of East Drive, 900'± South of Old Shell Road, extending to the West side of Long Street, 600'± South of Old Shell Road).  
**Number of Lots / Acres:** 1 Lot / 8.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

**NEW ZONING APPLICATIONS:**

4. **Case #ZON2005-00372**  
**Brenda Barnes**  
Northeast corner of North Sage Avenue and Mathers Street.  
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-3, Community Business, to allow a parking lot expansion and eliminate split zoning on a commercial site.  
Council District 1
  
5. **Case #ZON2005-00376**  
**Billy Hill**  
1957 Government Street (Southwest corner of Government Street and Cherokee Street).  
Rezoning from B-1, Buffer Business, to B-3, Community Business, to allow a retail shopping center.  
Council District 3

**NEW SUBDIVISION APPLICATIONS:**

6. **Case #SUB2005-00022**  
**Chapel Hill Subdivision, Resubdivision of Lots 44 and 45**  
Northeast corner of Chapel Hill Drive and Chapel Hill Court.  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
  
7. **Case #SUB2005-00026**  
**Glaze Jr. Estates Subdivision**  
Northeast corner of Gold Mine Road and Dawes Lane East.  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
8. **Case #SUB2005-00027**  
**The Grove U.M.C. Subdivision**  
East side of Snow Road, ¼ mile± North of the East terminus of Autumn Leaf Drive North.  
**Number of Lots / Acres:** 1 Lot / 15.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
9. **Case #SUB2005-00020**  
**Hampton Park Subdivision**  
Northwest corner of Zeigler Boulevard and Middle Ring Road.  
**Number of Lots / Acres:** 19 Lots / 7.1± Acres  
**Engineer / Surveyor:** Thompson Engineering  
Council District 7

**PLANNING COMMISSION**

**MARCH 3, 2005**

**PAGE 4**

- 10. Case #SUB2005-00021**  
**McDonald's Government Street Subdivision**  
658 Government Street (North side of Government Street, extending from Dearborn Street to Washington Avenue, and extending to the Southwest corner of Dearborn Street and Conti Street).  
**Number of Lots / Acres:** 3 Lots / 1.3± Acres  
**Engineer / Surveyor:** Lawler and Company  
Council District 2
- 11. Case #SUB2005-00024**  
**Pleasant Valley Subdivision**  
North side of Pleasant Valley Road, 260'± East of McRae Avenue, extending to the South side of Fairway Drive, 270'± East of McRae Avenue.  
**Number of Lots / Acres:** 2 Lots / 3.5± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
- 12. Case #SUB2005-00023**  
**Springfield Subdivision**  
West side of Wilson Road West, 160'± North of Dawes Road, and extending Westwardly to the North terminus of Augusta Drive East.  
**Number of Lots / Acres:** 109 Lots / 55.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
- 13. Case #SUB2005-00025**  
**Richard Talbott Subdivision**  
3456 Stein Avenue (Northeast corner of Stein Avenue and Dogwood Lane).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7