

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 7, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

January 6, January 20, February 3, and February 17, 2005

HOLDOVERS:

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 #SUB2005-00036 (Subdivision)

Wynnfield Subdivision, Unit Five

West termini of Wynngate Way and Wynnridge Drive, extending North and West to the South terminus of Widgeon Drive.

Number of Lots / Acres: 114 Lots / 69.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

PLANNING COMMISSION

APRIL 7, 2005

PAGE 2

EXTENSIONS:

Case #ZON2004-00553 (Planned Unit Development)

Sollie Road Development Subdivision

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

Planned Unit Development Approval to allow a single-family residential subdivision with alleyway access.

Case #SUB2004-00042 (Subdivision)

Sollie Road Development Subdivision

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

Number of Lots / Acres: 152 Lots / 70.3± Acres

Engineer / Surveyor: McFadden Engineering, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2005-00668 (Planned Unit Development)**
(& 2) **Bradford Place Townhomes**
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 reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a private street, single-family residential townhome subdivision.
Council District 6.

2. **Case #SUB2005-00057 (Subdivision)**
(& 1) **Bradford Place Townhomes**
East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.
Number of Lots / Acres: 40 Lots / 3.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6.

3. **Case #ZON2005-00664 (Rezoning)**
(& 4 **Andrew Shepard**
& 5) East side of Bay Shore Avenue, extending from Frederick Street to Elsmore Street.
Rezoning from B-3, Community Business, to R-3, Multi-Family Residential, to allow a three-building, twelve-unit apartment complex.
Council District 1

PLANNING COMMISSION

APRIL 7, 2005

PAGE 3

- 4. Case #ZON2005-00662 (Planned Unit Development)**
(& 3 Bay Shore Avenue Apartments Subdivision
& 5) East side of Bay Shore Avenue, extending from Frederick Street to Elsmore Street.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1
- 5. Case #SUB2005-00053 (Subdivision)**
(& 3 Bay Shore Avenue Apartments Subdivision
& 4) East side of Bay Shore Avenue, extending from Frederick Street to Elsmore Street.
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
- 6. Case #SUB2005-00041 (Subdivision)**
(& 7) Davenport Properties Subdivision, Lot One
401 Cochrane Causeway (West side of Cochrane Causeway, ½ mile+ North of Bankhead Tunnel).
Number of Lots / Acres: 1 Lot / 11.9+ Acres
Engineer / Surveyor: Lawler and Company
Council District 2
- 7. Case #ZON2005-00560 (Sidewalk Waiver Application)**
(& 6) C & G Boatworks
401 Cochrane Causeway (West side of Cochrane Causeway, ½ mile+ North of Bankhead Tunnel).
Request to waive construction of a sidewalk along Cochrane Causeway.
Council District 2

NEW ZONING APPLICATIONS:

- 8. Case #ZON2005-00661**
Fortune Investments, LLC
1957 Government Street (Southwest corner of Government Street and Cherokee Street).
Rezoning from B-1, Buffer Business, to B-2, Neighborhood Business, to allow a retail shopping center.
Council District 3

9. **Case #ZON2005-00617**
Truc Mai
North side of Moffett Road, 480'± West of Wolf Ridge Road.
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning in a proposed commercial subdivision.
Council District 1
10. **Case #ZON2005-00669**
The Mitchell Company, Inc.
West side of Du Rhu Drive, [HOLDOVER] Street.
Rezoning from B-1, Buf [HOLDOVER] Road Business, to allow a retail shopping center and offices.
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

11. **Case #ZON2005-00665**
Parkway Storage LLC
2410 Dauphin Island Parkway (Southeast corner of Dauphin Island Parkway and Daniels Road West).
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow expanded outdoor boat and RV storage at an existing mini storage facility.
Council District 4

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2005-00045**
BOH Commercial Subdivision
1557 Spring Hill Avenue (Southwest corner of Spring Hill Avenue and Kilmarnock Street).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.
Council District 2
13. **Case #SUB2005-00056**
Clarkson Subdivision
Southeast corner of Dauphin Street and Cedar Street.
Number of Lots / Acres: 4 Lots / 0.1± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2

14. **Case #SUB2005-00054**
Crump Place Subdivision
3045 Snow Road North (West side of Snow Road North, 675'± South of Pollard Road).
Number of Lots / Acres: 2 Lots / 6.2± Acres
Engineer / Surveyor: Julius Emile Barrett

15. **Case #SUB2005-00049**
Cypress Shores Subdivision, Bounds 1st Addition to
East side of Cypress Shores Drive, 200'± North of Canal Drive.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying Council District 4

16. **Case #SUB2005-00052**
Cypress Shores Subdivision, Bounds 2nd Addition to
North side of Canal Drive, 160'± East of Canal Circle East.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying Council District 4

17. **Case #SUB2005-00047**
A. K. Davis Subdivision
Northwest corner of Mardanne Drive and Bellingrath Road.
Number of Lots / Acres: 2 Lots / 0.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

18. **Case #SUB2005-00044**
Dawes Creek Subdivision, Resubdivision of Lots 25, 26, 27, 29, 30, and 31
Southeast corner of Dawes Creek Drive and Airport Road, and North side of Dawes Creek Drive, 110'± East of Airport Road.
Number of Lots / Acres: 4 Lots / 2.6± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

19. **Case #SUB2005-00055**
High Point West Subdivision
East terminus of Trenton Lane, extending to the West terminus of an unnamed Street stub 200'± West of Highpoint Drive South and Highpoint Drive West.
Number of Lots / Acres: 26 Lots / 15.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

20. **Case #SUB2005-00043**
Danny Lipford Subdivision
West side of Cody Road South, 360'± South of Grelot Road.
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
21. **Case #SUB2005-00050**
Homeport Acres Subdivision, First Addition
Northwest corner of Bowers Lane and Muddy Creek.
Number of Lots / Acres: 5 Lots / 5.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
22. **Case #SUB2005-00058**
McRae Place Subdivision
South side of Johnson Road at the South terminus of Cottage Grove Drive.
Number of Lots / Acres: 46 Lots / 19.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
23. **Case #SUB2005-00048**
Magnolia Branch Estates Subdivision, Resubdivision of and Addition to
North side of Hamilton Boulevard, 760'± West of Viking Way.
Number of Lots / Acres: 4 Lots / 12.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
24. **Case #SUB2005-00046**
Nevius Road Subdivision
North side of Nevius Road, 140'± East of Canterbury Road, extending to the East side of Canterbury Road, 450'± North of Nevius Road.
Number of Lots / Acres: 2 Lots / 2.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
25. **Case #SUB2005-00051**
Nodd Subdivision
Northeast corner of Amsterdam Street and Dominick Street.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3
26. **Case #SUB2005-00042**
Riverwood Subdivision, Phase One
East side of Rabbit Creek Drive at the East termini of Gulf Creek Circle, Gulf Creek Court, and Schwartz Lane.
Number of Lots / Acres: 28 Lots / 14.1± Acres
Engineer / Surveyor: Ben F. Fussell Surveying

27. **Case #SUB2005-00038**

TWR Subdivision, Unit One, Resubdivision of Lot 2

South side of Tanner Williams Road, 200'± West of Schillinger Road.

Number of Lots / Acres: 2 Lots / 0.8± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

28. **Case #SUB2005-00040**

Joe Walther Jr. Subdivision

South side of Havens Road, ½ mile± South of Howells Ferry Road.

Number of Lots / Acres: 2 Lot / 3.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying