

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 15, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2004-00549 (Planning Approval)

Eliska Wireless Ventures I, Inc. (T-Mobile), (David Wilkins, Agent)

South side of Osage Street, 180'± East of Dr. Martin Luther King, Jr. Avenue.

Planning Approval to allow a 150' monopole cellular communications tower in a B-2, Neighborhood Business district.

Council District 2

Case #SUB2004-00046 (Subdivision)

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

EXTENSIONS:

Case #SUB2002-00030 (Subdivision)

Hamilton Bridges Subdivision – Remainder (formerly Terrell Estates Subdivision)

South side of Airport Boulevard, 600'± East of the South terminus of Flave Pierce Road, extending to the West side of Lowry Road.

Number of Lots / Acres: 207 Lots / 75.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2004-00797 (Planning Approval)**
(& 2) **GulfHealth Properties, Inc.**
201 Cox Street (Northwest corner of Cox Street and Center Street).
Planning Approval to allow a child day care center in a B-1, Buffer Business district.
Council District 2
2. **Case #SUB2004-00068 (Subdivision)**
(& 1) **GulfHealth Properties Subdivision**
201 Cox Street (Northwest corner of Cox Street and Center Street).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2

PLANNING COMMISSION

APRIL 15, 2004

PAGE 2

3. **Case #ZON2004-00795 (Rezoning)**
(**& 4**) **O. A. Pesnell, Jr.**
(**& 5**) 580'± North of the North terminus of Pesnell Court, adjacent to the West side of Inverness Subdivision, Unit Two.
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a retirement housing community.
Council District 6
4. **Case #ZON2004-00796 (Planned Unit Development)**
(**& 3**) **Brookview at Brookside Subdivision**
(**& 5**) North terminus of Pesnell Court extending North to the West side of Inverness Subdivision, Unit Two.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6
5. **Case #SUB2004-00064 (Subdivision)**
(**& 3**) **Brookview at Brookside Subdivision**
(**& 4**) North terminus of Pesnell Court extending North to the West side of Inverness Subdivision, Unit Two.
Number of Lots / Acres: 1 Lot / 8.0± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
Council District 6
6. **Case #ZON2004-00801 (Planned Unit Development)**
(**& 7**) **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
7. **Case #SUB2004-00075 (Subdivision)**
(**& 6**) **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 PLANNING APPROVAL APPLICATIONS:

8. **Case #ZON2004-00812**
Southtrust Bank (Mark Goodwin, Agent)
1763 Spring Hill Avenue (South side of Spring Hill Avenue, 215'± West of Mobile Infirmary Boulevard [formerly Louiselle Street]).
Planning Approval to amend the site plan of a previously approved Planning Approval to allow a bank in a B-1, Buffer Business district.
Council District 1

NEW SUBDIVISION APPLICATIONS:

9. **Case #SUB2004-00065**
Crestview Subdivision, Fifth Addition, Unit Two, Part B, Resubdivision of Lots 4 & 5
1600 and 1604 Apex Court (West and South sides of the West terminus of Apex Court)
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
10. **Case #SUB2004-00071**
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.
11. **Case #SUB2004-00063**
Heritage Hills Commercial Park Subdivision, Resubdivision of Lot 3
3450 Hillcrest Road (West side of Hillcrest Road at the West terminus of Girby Road).
Number of Lots / Acres: 2 Lots / 2.5± Acrs
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6
12. **Case #SUB2004-00074**
Hillview Ranch Subdivision
Northeast corner of Rester Road and Hillview Road.
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

13. **Case #SUB2004-00067**
Lifetouch Subdivision
957 and 959 Spring Hill Avenue (South side of Spring Hill Avenue, 430'± West of Broad Street, extending to the North side of Old Shell Road, 630'± West of Broad Street).
Number of Lots / Acres: 1 Lot / 1.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2
14. **Case #SUB2004-00072**
McIntosh Subdivision
Southeast corner of Dr. Martin Luther King, Jr. Avenue and Stone Street.
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 2
15. **Case #SUB2004-00070**
Michael-Montlimar Subdivision, Resubdivision of Lot 2
Northeast corner of Michael Boulevard and Montlimar Drive.
Number of Lots / Acres: 2 Lots / 4.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
16. **Case #SUB2004-00073**
O'Reilly Subdivision
West side of Dauphin Island Parkway, 120'± South of Levene Road.
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4
17. **Case #SUB2004-00069**
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.
18. **Case #SUB2004-00066**
River Forest Cove Subdivision
2325 River Forest Road (West side of River Forest Road, 4/10 mile± South of Alba Club Road).
Number of Lots / Acres: 7 Lots / 25.1± Acres
Engineer / Surveyor: Lawler and Company
Council District 4