

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 17, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

EXTENSIONS:

Case #SUB2003-00272 (Subdivision)

Colonnade Subdivision

Southeast corner of Sollie Road and Cottage Hill Road.

Number of lots / Acres: 20 Lots / 39.9± Acres

Engineer / Surveyor: Thompson Engineering

GROUP APPLICATIONS:

1. **Case #ZON2005-00108 (Rezoning)**
(& 2) **C. William Barnhill**
4860 Halls Mill Road (North side of Halls Mill Road, 460'± West of Rochelle Street).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow the expansion of an existing mobile home park.
Council District 4

2. **Case #ZON2005-00307 (Planning Approval)**
(& 1) **C. William Barnhill**
4860 Halls Mill Road (North side of Halls Mill Road, 460'+ West of Rochelle Street).
Planning Approval to allow an existing mobile home park expansion in an R-3, Multi-Family Residential district.
Council District 4

3. **Case #ZON2005-00219 (Planned Unit Development)**
(& 4) **Harkness Subdivision**
1601 East I-65 Service Road South (East side of I-65 Service Road South, 950'± North of I-65 Commerce Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access between multiple building sites.
Council District 5

4. **Case #SUB2005-00008 (Subdivision)**
(**& 3**) **Harkness Subdivision**
1601 East I-65 Service Road South (East side of I-65 Service Road South, 950'± North of I-65 Commerce Drive).
Number of Lots / Acres: 2 Lots / 4.0± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5

5. **Case #ZON2005-00230 (Planned Unit Development)**
(**& 6**) **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

6. **Case #SUB2005-00018 (Subdivision)**
(**& 5**) **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

7. **Case #ZON2005-00223 (Planned Unit Development)**
(**& 8**) **Merrimac Subdivision**
262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Drive).
Planned Unit Development Approval to allow reduced front and side yard setbacks, reduced lot sizes, and 47% site coverage in a single-family residential subdivision.
Council District 6

8. **Case #SUB2005-00014 (Subdivision)**
(**& 7**) **Merrimac Subdivision**
262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Drive).
Number of Lots / Acres: 19 Lots / 3.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

9. **Case #ZON2005-00227 (Planned Unit Development)**
(& 10) **Rochester Place Subdivision, Revised Plat of**
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.
Planned Unit Development Approval to amend the buffer requirement of a previously approved Planned Unit Development, private street, single-family residential subdivision.
Council District 5
10. **Case #SUB2005-00010 (Subdivision)**
(& 9) **Rochester Place Subdivision, Revised Plat of**
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.
Number of Lots / Acres: 13 Lots / 3.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
11. **Case #ZON2005-00222 (Planned Unit Development)**
(& 12) **University Club Apartments**
139 East Drive (East side of East Drive, 900'+ South of Old Shell Road, extending to the West **HOLDOVER** h of Old Shell Road).
Planned Unit Development approval to allow multiple buildings on a single building site.
Council District 6
12. **Case #SUB2005-00015 (Subdivision)**
(& 11) **University Club Apartments**
139 East Drive (East side of East Drive, 900'+ South of Old Shell Road, extending to the West **HOLDOVER** th of Old Shell Road).
Number of Lots / Acres: **HOLDOVER**
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW ZONING APPLICATIONS:

13. **Case #ZON2005-00225**
Russell Adcock
2411 Government Street (Southeast corner of Government Street and Pinehill Drive).
Rezoning from B-2, Neighborhood Business, to B-3, Community Business, to allow a tattoo parlor.
Council District 3

14. **Case #ZON2005-00231**
Kathleen McGuire
350 Weinacker Avenue (West side of Weinacker Avenue, 150'± North of Virginia Street).
Rezoning from B-2, Neighborhood Business, to R-2, Two-Family Residential, to allow a duplex dwelling.
Council District 3

NEW PLANNING APPROVAL APPLICATIONS:

15. **Case #ZON2005-00200**
The House of Joshua Christian Center Church, Inc. (Rev. Joseph Day, Agent)
2727 Mill Street (South side of Mill Street, 350'± East of Bay Shore Avenue).
Planning Approval to allow a church in an R-1, Single-Family Residential district.
Council District 1

NEW SUBDIVISION APPLICATIONS:

16. **Case #SUB2005-00009**
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
17. **Case #SUB2005-00017**
Fairfields Re-Subdivision, Resubdivision of a Portion of Lots 13 and 14, Block 2
3308 Fairfield Road (West side of Fairfield Road, 100'± South of Gill Road).
Number of Lots / Acres: 3 Lots / 1.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
18. **Case #SUB2005-00007**
Kirkland Estates Subdivision
5962 Lundy Road (West side of Lundy Road, 160'± South of Aloyis Drive).
Number of Lots / Acres: 4 Lots / 2.8± Acres
Engineer / Surveyor: Julian F. Smith Land Surveyor

19. **Case #SUB2005-00016**
Raouf Subdivision
6280 and 7471 Theodore Dawes Road (West side of Theodore Dawes Road, 130'± North of Garden Grove Drive).
Number of Lots / Acres: 1 Lot / 8.4± Acres
Engineer / Surveyor: Julius Emile Barrett
20. **Case #SUB2005-00019**
Robinson Brothers Subdivision
1611 and 1739 East I-65 Service Road South (East side of East I-65 Service Road South, 115'± North of I-65 Commerce Drive).
Number of Lots / Acres: 1 Lot / 7.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5
21. **Case #SUB2005-00013**
Southland Park Subdivision
10245 Howells Ferry Road (South side of Howells Ferry Road, 1,850'± West of Raymond Tanner Road, extending to the North side of Raymond Tanner Road, 800'± West of Howells Ferry Road).
Number of Lots / Acres: 37 Lots / 18.0± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
22. **Case #SUB2005-00011**
Willow Pointe Subdivision, Unit Three, Resubdivision of Lots 100 A-F, Lots 104 A-D, and Lots 105 A-F
Southwest and Northeast corners of Willow Bridge Drive West and Willow Bridge Drive South.
Number of Lots / Acres: 10 Lots / 1.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
23. **Case #SUB2005-00012**
Willow Pointe Subdivision, Unit Four, Resubdivision of Lots 122 A-D, Lots 123 A-D, and Lots 126 A-F
Northwest and Northeast corners of Willow Springs Drive and Willow Bridge Drive.
Number of Lots / Acres: 13 Lots / 1.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

24. Case #ZON2005-00234

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