

**MOBILE CITY PLANNING COMMISSION AGENDA**

**DECEMBER 15, 2005 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**Case #ZON2005-01998 (Rezoning)**

**E. L. Giles, Jr.**

West side of Stanton Road, extending from the South side of King Street to the North side of Hart Street.

Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to allow development of a retail strip center.

Council District 1

**Case #SUB2005-00221 (Subdivision)**

**Giles Commercial Complex Subdivision**

West side of Stanton Road, extending from the South side of King Street to the North side of Hart Street.

**Number of Lots / Acres:** 1 Lot / 1.0± Acre

**Engineer / Surveyor:** Regan Land Surveying, Inc.

Council District 1

**Case #SUB2005-00228 (Subdivision)**

**Combs Place Subdivision**

2055, 2063 and 2101 Grider Road

(West side of Grider Road at the West terminus of Rose Hill Lane).

**Number of Lots / Acres:** 21 Lots / 7.4± Acres

**Engineer / Surveyor:** LA Research & Engineering Co., Inc.

Council District 7

**Case #ZON2005-02097 (Planned Unit Development)**

**Pecan Cove Apartments, Ltd.**

1801 Holt Road

(North side of Dr. Martin Luther King Jr. Avenue, extending Northeast to Holt Road, and extending Northwest to Yukers Street).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 2

**Case #SUB2005-00232 (Subdivision)**

**Truevine Missionary Baptist Church Subdivision**

1850 Dr. Martin Luther King Jr. Avenue and 1801 Holt Road

(Northeast corner of Dr. Martin Luther King Jr. Avenue and Yukers Street, extending Northeast to Holt Road).

**Number of Lots / Acres:** 2 Lots / 11.1 $\pm$  Acres  
**Engineer / Surveyor:** Pilgreen Engineering, Inc.  
Council District 2

**Case #ZON2005-02155 (Planned Unit Development)**

**St. Emanuel Street Subdivision**

350 St. Emanuel Street

(Southwest corner of St. Emanuel Street and Canal Street).

Planned Unit Development Approval to allow shared access and parking between multiple building sites.

Council District 3

**Case #SUB2005-00234 (Subdivision)**

**St. Emanuel Street Subdivision**

350 St. Emanuel Street

(Southwest corner of St. Emanuel Street and Canal Street).

**Number of Lots / Acres:** 2 Lots / 7,260 $\pm$  Sq. Ft.

**Engineer / Surveyor:** M. Don Williams Engineering

Council District 3

**Case #SUB2005-00231 (Subdivision)**

**Timberlane Woods Subdivision, Unit One**

West terminus of Timberline Ridge.

**Number of Lots / Acres:** 4 Lots / 9.0 $\pm$  Acres

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

Council District 6

**EXTENSIONS:**

**Case #SUB2002-00046 (Subdivision)**

**D/M Subdivision**

2548 and 2550 Government Boulevard

(West side of Government Boulevard, 240'  $\pm$  North of Kreitner Street, extending to the North side of Kreitner Street, 235'  $\pm$  West of Government Boulevard).

**Number of Lots / Acres:** 4 Lots / 13.2 $\pm$  Acres

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

Council District 5

**Case #ZON2004-02440 (Planned Unit Development)**

**UMS-Wright School**

65 North Mobile Street

(Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).

Planned Unit Development Approval to amend a previously approved Master Plan for an existing school in an R-1, Single-Family Residential district.

Council District 1

**GROUP APPLICATIONS:**

1. **Case #ZON2005-02304 (Planned Unit Development)**  
(**&2&** **Beard Equipment Company**  
3) 2480 and 2490 East I-65 Service Road North  
(Southeast corner of East I-65 Service Road North and Industrial Street West).  
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on multiple building sites.  
Council District 1
  
2. **Case #SUB2005-00254 (Subdivision)**  
(**&1&** **North Beltline Commercial Park Subdivision, Resubdivision of Lots 1 & 3**  
3) 2480 and 2490 East I-65 Service Road North  
(Southeast corner of East I-65 Service Road North and Industrial Street West).  
**Number of Lots / Acres:** 2 Lots / 12.2± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
  
3. **Case #ZON2005-02303 (Sidewalk Waiver)**  
(**&1&** **Beard Equipment Company**  
2) 2480 and 2490 East I-65 Service Road North  
(Southeast corner of East I-65 Service Road North and Industrial Street West).  
Request to waive construction of sidewalks along East I-65 Service Road North and Industrial Street West.  
Council District 1

4. **Case #ZON2005-02308 (Planned Unit Development)**  
(**&5**) **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 amend a previously approved Planned Unit Development 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 5
  
5. **Case #SUB2005-00247 (Subdivision)**  
(**&4**) **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 5

**NEW SUBDIVISION APPLICATIONS:**

6. **Case #SUB2005-00241**  
**Ashcraft Farms Subdivision**  
8306 Cottage Hill Road  
(North side of Cottage Hill Road, 590' + West of Leroy Stevens Road).  
**Number of Lots / Acres:** 2 Lots / 13.6+ Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.
  
7. **Case #SUB2005-00253**  
**Bayview Heights Subdivision, Pierce Addition to**  
3859 Cottage Hill Road  
(South side of Cottage Hill Road, 260' ± West of Cottage Hill Avenue).  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 4

8. **Case #SUB2005-00251**  
**Carol Plantation Subdivision, Unit 6, Resubdivision of Lot 728, Resubdivision of Lot 2**  
5456 Gunn Road  
(West side of Gunn Road, 150'± North of Prince James Drive, extending to the East side of Schillinger Road and the North terminus of Queen Odella Drive West).  
**Number of Lots / Acres:** 5 Lots / 4.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
9. **Case #SUB2005-00250**  
**Chambliss Properties Subdivision, Unit 2**  
Northeast corner of Bruns Drive and Cody Road, extending to the South side of Grelot Road, 270'± East of Cody Road.  
**Number of Lots / Acres:** 2 Lots / 13.9± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 6
10. **Case #SUB2005-00255**  
**Dawes Lake Trace Subdivision**  
West side of Dawes Lake Road East at its North terminus.  
**Number of Lots / Acres:** 18 Lots / 10.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
11. **Case #SUB2005-00240**  
**Dawes Road Acres Subdivision, First Addition, Resubdivision of Lot 2, Block "A"**  
1555 Dawes Road and 1580 McKinnell Road  
(East side of Dawes Road, 670'± South of McKinnell Road, extending to the East side of McKinnell Road, 785'± South of Dawes Road).  
**Number of Lots / Acres:** 3 Lots / 2.8± Acres  
**Engineer / Surveyor:** McCrory & Williams
12. **Case #SUB2005-00244**  
**D & B Subdivision**  
1541 East I-65 Service Road South  
(East side of East I-65 Service Road South, 1,220'± South of Cottage Hill Road).  
**Number of Lots / Acres:** 2 Lots / 3.8± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 5

13. **Case #SUB2005-00249**  
**Keyser Subdivision**  
9372 Calhoun Road  
(North side of Calhoun Road at its West terminus).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Austin Engineering Co., Inc.
14. **Case #SUB2005-00246**  
**Wilton Lowery Park Subdivision**  
9800 Moffett Road  
(North side of Moffett Road, 460'± East of Snow Road Extension [private road]).  
**Number of Lots / Acres:** 2 Lots / 19.5± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.
15. **Case #SUB2005-00248**  
**Stein Resubdivision Subdivision**  
North side of Airport Boulevard, 380'+ East of Pierce Road.  
**Number of Lots / Acres:** 2 Lots / 17.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
16. **Case #SUB2005-00242**  
**Stone Mill Subdivision**  
Southwest corner of Hillcrest Road and Halls Mill Creek.  
**Number of Lots / Acres:** 33 Lots / 32.7± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.
17. **Case #SUB2005-00252**  
**Suburban Heights Subdivision, Unit Three, Addition to Lot 6**  
4465 Champlain Avenue  
(East side of Champlain Avenue, 285'± South of Holden Drive).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
18. **Case #SUB2005-00243**  
**Tuttle Addition Subdivision, Block 1, Resubdivision of Lots 4, 5, and 6**  
207 and 211 Dexter Avenue  
(Northeast corner of Dexter Avenue and Monroe Street).  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3

19. **Case #SUB2005-00245**  
**Willard Subdivision, First Addition, Resubdivision of Lots 1 & 2**  
2760 Macmae Drive  
(East side of Macmae Drive at its South terminus).  
**Number of Lots / Acres:** 2 Lots / 4.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

**NEW SIDEWALK WAIVER APPLICATIONS:**

20. **Case #ZON2005-02262**  
**Starbucks Coffee Company**  
3251 Airport Boulevard  
(South side of Airport Boulevard, 215'± East of East I-65 Service Road South,  
extending to Airport Boulevard Service Road and an unnamed access road).  
Request to waive construction of sidewalks along all street frontages.  
Council District 5

**OTHER BUSINESS:**