

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**NOVEMBER 7, 2002 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **HOLDOVERS:**

**Case #ZON2002-02105 (Planning Approval)**

**Providence Church of God Subdivision (M. Don Williams, III, Agent)**

53 Foreman Road (Northeast corner of Dickens Ferry Road and Foreman Road, extending to the Southeast corner of Old Shell Road and Foreman Road).

Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District to include a multi-purpose building and additional parking.

**AND**

**Case #ZON2002-02103 (Planned Unit Development)**

**Providence Church of God Subdivision (M. Don Williams, III, Agent)**

53 Foreman Road (Northeast corner of Dickens Ferry Road and Foreman Road, extending to the Southeast corner of Old Shell Road and Foreman Road).

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

**AND**

**Case #SUB2002-00234 (Subdivision)**

**Providence Church of God Subdivision (Pastor Joseph C. Thurman)**

53 Foreman Road (Northeast corner of Dickens Ferry Road and Foreman Road, extending to the Southeast corner of Old Shell Road and Foreman Road).

**Number of Lots / Acres:** 1 Lot / 4.7 $\pm$  Acres

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

**Case #SUB2002-00243 (Subdivision)**

**Bolivia Place Subdivision**

Northeast corner of Andrews Road and General Road.

**Number of Lots / Acres:** 2 Lots . 0.7 $\pm$  Acre

**Engineer / Surveyor:** Sims Surveying Services, Inc.

### **EXTENSIONS:**

**Case #SUB2001-00251 (Subdivision)**

**LeBaron Woods Subdivision, Unit 6**

North terminus of Forest Oaks Drive West, extending West to the East terminus of Erhard Drive.

**Number of Lots / Acres:** 44 Lots / 27.7 $\pm$  Acres

**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.

Case #SUB2001-00290 (Subdivision)

File #S99-19

**Raleigh Subdivision**

West side of Cody Road, 870'± South of Wynnfield Boulevard, and extending to the East terminus of Longview Drive.

**Number of Lots / Acres:** 165 Lots / 110± Acres

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

**GROUP APPLICATIONS:**

1. Case #ZON2002-02294 (Rezoning)  
(& 2) **Carpe Diem Coffee & Tea Company, Inc.**  
4072 Old Shell Road (Northwest corner of Old Shell Road and Dilston Street).  
Rezoning from B-2 [redacted] Neighborhood Business to  
amend the conditions [redacted] to the accompanying  
Planned Unit Development.
2. Case #ZON2002-02293 (Planned Unit Development)  
(& 1) **Carpe Diem Coffee & Tea Company, Inc.**  
4072 Old Shell Road [redacted] Road and Dilston Street).  
Planned Unit Development [redacted] us approval to allow use  
of upstairs room for reservations only.
3. Case #ZON2002-02327 (Rezoning)  
(& 4) **Raymon Patel**  
& 5) West side of South Beltline Highway 830'± North of the Western terminus of  
International Drive.  
Rezoning from R-1, Single-Family Residential to B-3, Community Business to  
allow hotels and a restaurant.
4. Case #ZON2002-02328 (Planned Unit Development)  
(& 3) **Delaney-Patel Beltline Subdivision**  
& 5) West side of South Beltline Highway 830'± North of the Western terminus of  
International Drive.  
Planned Unit Development approval to allow a private roadway.
5. Case #SUB2002-00259 (Subdivision)  
(& 3) **Delaney-Patel Beltline Subdivision**  
& 4) West side of South Beltline Highway 830'± North of the Western terminus of  
International Drive.  
**Number of Lots / Acres:** 3 Lots / 3± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering

**NEW ZONING APPLICATION:**

6. **Case #ZON2002-02324**  
**Ken L. Ferguson, DMD**  
North side of Shelley Drive, continuing through to Cottage Hill Road, 240'±  
East of Azalea Road.  
Rezoning from B-1, Buffer Business, to B-2, Neighborhood Business, for retail sales.

**NEW PLANNED UNIT DEVELOPMENT APPLICATION:**

7. **Case #ZON2002-02322**  
**Ridgefield Commons (Audubon Investment, Applicant)**  
Extending from West Drive to Center Drive at their Southern termini.  
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow a residential subdivision with reduced lot sizes and reduced building setbacks.

**NEW SUBDIVISION APPLICATIONS:**

8. **Case #SUB2002-00251**  
**Ann-Springhill Subdivision**  
Southeast corner of Spring Hill Avenue and Ann Street.  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
9. **Case #SUB2002-00258**  
**Avalon Subdivision**  
320 Avalon Street (East side of Avalon Street, 180'± South of Batre Lane).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering
10. **Case #SUB2002-00257**  
**Battlehouse Tower Subdivision**  
West side of Water Street, bounded on the North by St. Michael Street, on the South by Dauphin Street and bisected by St. Francis Street.  
**Number of Lots / Acres:** 2 Lots / 3.7± Acres  
**Engineer / Surveyor:** Volkert & Associates, Inc.
11. **Case #SUB2002-00252**  
**Dyas Subdivision**  
Southeast corner of Riviere Du Chien Loop West and Riviere Du Chien Loop South extending Eastward to Dog River.  
**Number of Lots / Acres:** 6 Lots / 15.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

12. **Case #SUB2002-00255**  
**Gill Road Place Subdivision**  
South side of Gill Road, 85'± West of Alba Club Road.  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
13. **Case #SUB2002-00254**  
**Magnolia Heights Subdivision**  
West side of Moffett Road, 371'± South of Powell Drive.  
**Number of Lots / Acres:** 47 Lots / 10.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
14. **Case #SUB2002-00256**  
**Seale Place, Second Addition to**  
West side of Wildwood Place, 100'± South of Vista Bonita South.  
**Number of Lots / Acres:** 2 Lots / 1.8± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
15. **Case #SUB2002-00249**  
**Siena Vista Court Subdivision, Resubdivision of**  
East side of Mobile Street, 40'± South of Hayles Street.  
**Number of Lots / Acres:** 16 Lots / 4.4± Acres  
**Engineer / Surveyor:** McCrory and Williams, Inc.
16. **Case #SUB2002-00248**  
**Spring Brook Farms Subdivision**  
South side of Johnson Road, continuing through to Scott Dairy Loop Road South, 1,060'± East of Scott Dairy Loop Road West.  
**Number of Lots / Acres:** 179 Lots / 60± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC
17. **Case #SUB2002-00250**  
**Tides Inn Subdivision**  
North side of Hamilton Boulevard, 2,100'± West of Rangeline Road.  
**Number of Lots / Acres:** 1 Lot / 5.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineers – Land Surveying
18. **Case #SUB2002-00253**  
**Weldy Place Subdivision**  
Southeast corner of Tung Avenue North and Pinewood Drive at its Western terminus.  
**Number of Lots / Acres:** 2 Lots / 1.5± Acres  
**Engineer / Surveyor:** J. E. Barrett & Associates

19. **Case #SUB2002-00247**  
**Westmont Subdivision, Resubdivision of Lot 35**  
5180 Santos Drive West (Northwest corner of Zinna Street and Santos Drive West).  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.

**NEW SIDEWALK WAIVER APPLICATION:**

20. **Case #ZON2002-02321**  
**Eagle Asphalt Products**  
West side of Cochran Bridge Causeway, 2,850'± South of the foot of the Cochran Africatown USA Bridge.  
Request to waive construction of a sidewalk along Cochran Bridge Causeway (U. S. Highway 90).

**OTHER BUSINESS:**

**Public Hearing**

To consider the proposed amendment to the Chart of Permitted Uses and Definition Section of the Zoning Ordinance regarding teen clubs.