

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 20, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #ZON2003-02283 (Rezoning)

Metcalf & Company

5835 Old Shell Road (Southeast corner of Old Shell Road and Allen Drive).

Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a church-sponsored, college student center.

Case #SUB2003-00212 (Subdivision)

Wesley Place Subdivision

5835 Old Shell Road (Southeast corner of Old Shell Road and Allen Drive).

Number of Lots / Acres: 2 Lots / 2.2+ Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Case #SUB2003-00208 (Subdivision)

Ranch Hills Subdivision, Resubdivision of Lot 7

8073 Hilltop Street (South side of Hilltop Street, 260'± East of Leroy Stevens Road).

Number of Lots / Acres: 3 Lots / 3.0+ Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

EXTENSIONS:

GROUP APPLICATIONS:

- 1. Case #ZON2003-02563 (Rezoning)**
(&2) Gandy Agency (Dot Gandy, Agent)
West side of Wolf Ridge Service Road, 100'± South of Beau Terra Drive South.
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to eliminate split zoning.

2. **Case #SUB2003-00257 (Subdivision)**
(&1) **Beau Terra Commercial Subdivision**
West side of Wolf Ridge Service Road, 100'± South of Beau Terra Drive South.
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

3. **Case #ZON2003-02561 (Planned Unit Development)**
(&4) **Gulf City North Subdivision**
Block bounded on the East by St. Emanuel Street, on the South by Elmira Street, on the West by Conception Street, and on the North by Selma Street (vacated right-of-way).
Planned Unit Development Approval to allow multiple buildings on a single building site.

4. **Case #SUB2003-00254 (Subdivision)**
(&3) **Gulf City North Subdivision**
Block bounded on the East by St. Emanuel Street, on the South by Elmira Street, on the West by Conception Street, and on the North by Selma Street (vacated right-of-way).
Number of Lots / Acres: 1 Lot / 1.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

5. **Case #ZON2003-02495 (Rezoning)**
(&6& 7) **Mobile Housing Board**
North side of First Avenue at the North terminus of Katy Street.
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a 16-unit apartment complex.

6. **Case #ZON20203-02494 (Planned Unit Development)**
(&5& 7) **Trinity Gardens Senior Housing Subdivision**
North side of First Avenue at the North terminus of Katy Street.
Planned Unit Development Approval to allow multiple buildings on a single building site.

7. **Case #SUB20003-00244 (Subdivision)**
(&6& 5) **Trinity Gardens Senior Housing Subdivision**
North side of First Avenue at the North terminus of Katy Street.
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

NEW SUBDIVISION APPLICATIONS:

8. **Case #SUB2003-00247**
Atchison Estates Subdivision
West side of Dawes Lane Extension, 1/3 mile± North of Belmont Park Drive, extending to the East side of Airport Road (prescriptive right-of-way).
Number of Lots / Acres: 3 Lots / 28.3± Acres
Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.

9. **Case #SUB2003-00252**
Belmont Lake Estates Subdivision, Phase II
North side of Belmont Park Drive, 470'± East of Dawes Lane Extension.
Number of Lots / Acres: 5 Lots / 3.0± Acres
Engineer / Surveyor: Moseley Surveying Co.

10. **Case #SUB2003-00256**
The Bluffs at Cypress Creek Subdivision
350'± North of the North terminus of Cypress Business Park Drive, extending East along the North side of the proposed extension of Cypress Business Park Drive to the L & N Railroad Right-of way.
Number of Lots / Acres: 53 Lots / 53.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

11. **Case #SUB2003-00248**
Brown-Manning Subdivision
880 and 908 Dawes Road (West side of Dawes Road, 160'± South of Magnolia Village Drive North).
Number of Lots / Acres: 2 Lots / 1.9± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.

12. **Case #SUB2003-00250**
Clements Subdivision
301 and 303 St. Louis Street (Southwest corner of St. Louis Street and North Jackson Street).
Number of Lots / Acres: 2 Lots / 0.2± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.

13. **Case #SUB2003-00249**
Glen Acres Subdivision, 1st Addition, Resubdivision of Lots 10 & 11, Block "A"
North side of Glen Acres Drive North at the North terminus of Riley Street.
Number of Lots / Acres: 3 Lots / 2.0± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.

14. **Case #SUB2003-00253 (Subdivision)**
Gulf City South Subdivision
654 and 656 St. Emanuel Street (West side of St. Emanuel Street, 79'± South of Elmira Street.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

15. **Case #SUB2003-00245**
Harrell Subdivision
9320 Vickers Road (North side of Vickers Road, 835'± West of McCrary Road).
Number of Lots / Acres: 2 Lots / 4.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

16. **Case #SUB2003-00258**
Langan Subdivision
4025 Halls Mill Road (South side of Halls Mill Road, 2/10 mile± West of La Paloma Street).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

17. **Case #SUB2003-00255**
Park Place Subdivision
7861 Tanner Williams Road (South side of Tanner Williams Road, 420'± West of Schillinger Road North).
Number of Lots / Acres: 53 Lots / 12.6± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.:

NEW SIDEWALK WAIVER APPLICATIONS:

18. **Case #ZON2003-02583**
Suncoast Auto Sales
1313 East I-65 Service Road South (Northeast corner of East I-65 Service Road South and Cottage Hill Road).
Request to waive construction of sidewalks along East I-65 Service Road South and Cottage Hill Road.

OTHER BUSINESS: