

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**JULY 10, 2003 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

April 17, May 1, and May 15, 2003

### **HOLDOVERS:**

#### **Case #ZON2003-01237 (Planned Unit Development)**

##### **Old Shell Road Commercial Park**

3309 Old Shell Road (South side of Old Shell Road, 30'± East of I-65 Service Road North).

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

#### **Case #SUB2003-00119 (Subdivision)**

##### **Bud Mathis Subdivision**

4100 and 4126 Oak Ridge Avenue (West side of Oak Ridge Avenue, 170'± South of Holden Drive).

**Number of Lots / Acres:** 10 Lots / 2.1± Acres

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

#### **Case #SUB2003-00118 (Subdivision)**

##### **Westbury Square Subdivision, Resubdivision of and Addition to Lots 2, 3 and 4**

3920 and 3932 Cottage Hill Road, and 715 Azalea Road (Northeast corner of Cottage Hill Road and Azalea Road).

**Number of Lots / Acres:** 2 Lots / 2.4± Acres

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

### **EXTENSIONS:**

#### **Case #ZON2002-01022 (Planned Unit Development)**

##### **Hawthorne Suites**

North side of magnolia Grove Parkway, 400'± West of Legends Row.

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

#### **Case #SUB2002-00088 (Subdivision)**

##### **Hawthorne Subdivision**

North side of Magnolia Grove Parkway, 400'± West of Legends Row.

**Number of Lots / Acres:** 2 Lots / 10.0± Acres

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

**PLANNING COMMISSION**

**JULY 10, 2003**

**PAGE 2**

**Case #ZON2001-01582 (Planned Unit Development)**

**Mobile Infirmiry Association (Mark Nix, Agent)**

East side of Infirmiry Drive, 1030'± North of Spring Hill Avenue.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow construction of a ground-level parking lot instead of a parking building and Master Plan.

**Case #SUB2002-00146 (Subdivision)**

**Eagle Place Subdivision**

South side of Overlook Road, 250'± West of Morlee Drive West.

**Number of Lots / Acres:** 18 Lots / 9.9± Acres

**Engineer / Surveyor:** Austin Engineering Company, Inc.

**GROUP APPLICATIONS**

1. **Case #ZON2003-01451 (Rezoning)**  
(& 2 **South Alabama Regional Planning Commission**  
& 3) 654 Monroe Street (Northeast corner of Monroe Street and Washington Avenue).  
Rezoning from R-1, Single-Family Residential, to R-B, Residential-Business, for parking and offices of a governmental establishment.
  
2. **Case #ZON2003-01452 (Planned Unit Development)**  
(& 1 **South Alabama Regional Planning Commission Subdivision**  
& 3) 651 Church Street and 654 Monroe Street (Southeast corner of Church Street and Washington Avenue, extending to the Northeast corner of Monroe Street and Washington Avenue).  
Planned Unit Development Approval to allow multiple buildings on a single building site.
  
3. **Case #SUB2003-00135 (Subdivision)**  
(& 1 **South Alabama Regional Planning Commission Subdivision**  
& 2) 651 Church Street and 654 Monroe Street (Southeast corner of Church Street and Washington Avenue, extending to the Northeast corner of Monroe Street and Washington Avenue).  
**Number of Lots / Acres:** 1 Lot / 1.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  
4. **Case #ZON2003-01465 (Rezoning)**  
(& 5) **Vernon Humphrey**  
4401 Government Boulevard (South side of Government Boulevard, 620'± West of Knob Hill Drive).  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for an electric trolling motor sales and repair shop.

**PLANNING COMMISSION**

**JULY 10, 2003**

**PAGE 3**

- 5. Case #SUB2003-00138 (Subdivision)**  
**(& 4) Fox Trolling Motor Subdivision**  
4401 Government Boulevard (South side of Government Boulevard, 620'± West of Knob Hill Drive).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.
- 6. Case #ZON2003-01481 (Planning Approval)**  
**(& 7) St Paul's Episcopal School**  
161 Dogwood Lane (Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [vacated], South Avenue, Spring Hill College, and Provident Lane).  
Planning Approval for proposed covered seating for after-school student pick-up, additional athletic practice field, and pedestrian bridge at an existing school in an R-1, Single-Family Residential district.
- 7. Case #ZON2003-01391 (Planned Unit Development)**  
**(& 6) St. Paul's Episcopal School**  
161 Dogwood Lane (Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [vacated], South Avenue, Spring Hill College, and Provident Lane).  
Planned Unit Development Approval to amend a previously approved Master Plan for an existing school in an R-1, Single-Family Residential district.
- 8. Case #ZON2003-01472 (Rezoning)**  
**(& 9 Treasure Properties, Inc. (Richard Biseli, Agent)**  
**& 10)** Southwest corner of Spring Hill Avenue and Louiselle Street.  
Rezoning from B-1, Buffer Business, to LB-2, Limited Business, for a drug store.
- 9. Case #ZON2003-01473 (Planned Unit Development)**  
**(& 8 Springhill – Louiselle Subdivision**  
**& 10)** 1753, 1759, and 1761 Spring Hill Avenue, and 125 and 133 Louiselle Street (Southwest corner of Spring Hill Avenue and Louiselle Street, extending 360'± Westwardly along Spring Hill Avenue, and extending 620'± Southwardly along Louiselle Street).  
Planned Unit Development Approval to allow shared access between multiple building sites, and multiple buildings on a single building site.

**PLANNING COMMISSION**

**JULY 10, 2003**

**PAGE 4**

- 10. Case #SUB2003-00143 (Subdivision)**  
**(& 8 Springhill – Louiselle Subdivision**  
**& 9)** 1753, 1759, and 1761 Spring Hill Avenue, and 125 and 133 Louiselle Street (Southwest corner of Spring Hill Avenue and Louiselle Street, extending 360'± Westwardly along Spring Hill Avenue, and extending 620'± Southwardly along Louiselle Street).  
**Number of Lots / Acres:** 3 Lots / 5.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**NEW ZONING APPLICATION:**

- 11. Case #ZON2003-01430**  
**Water Street, L.L.C.**  
200 North Royal Street (Block bounded on the North by State Street, East by Water Street, South by St. Anthony Street, and West by Royal Street).  
Rezoning from I-1, Light Industry, to B-4, General Business, to make the zoning of an existing governmental office complex consistent with surrounding properties.

**NEW PLANNING APPROVAL APPLICATIONS:**

- 12. Case #ZON2003-01388**  
**Aimwell Missionary Baptist Church**  
500 Earle Street (Northwest corner of Earle Street and North Lawrence Street).  
Planning Approval to allow the expansion of the sanctuary and additional parking at an existing church in an R-3, Multi-Family Residential district.
- 13. Case #ZON2003-01469**  
**Crown Products**  
3107 Halls Mill Road (East side of Halls Mill Road, 30'± North of Fleetwood Drive North).  
Planning Approval to amend a previously approved Planning Approval to allow the expansion of a distribution warehouse exceeding 40,000 square feet in a B-3, Community Business district.
- 14. Case #ZON2003-01474**  
**Midtown Congregation of Jehovah's Witnesses**  
804 Farnell Lane (West side of Farnell Lane, 148'± North of Pleasant Valley Road, extending West to the East terminus of Angus Drive and Kendale Drive).  
Planning Approval to allow a church in an R-1, Single-Family Residential district.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

15. **Case #ZON2003-01468**  
**Mulekar Subdivision**  
3221 Spring Hill Avenue (South side of Spring Hill Avenue, 200'± East of Durant Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.
  
16. **Case #ZON2003-01438**  
**Westbury Square Subdivision, Resubdivision of and Addition to Lots 2, 3 and 4**  
3920 and 3932 Cottage Hill Road, and 715 Azalea Road (Northeast corner of Cottage Hill Road and Azalea Road).  
Planned Unit Development Approval to allow shared access between multiple building sites.

**NEW SUBDIVISION APPLICATIONS:**

17. **Case #SUB2003-00136**  
**Almaz Bouta (Diamond Place) Subdivision**  
North side of Old Shell Road, 120'± East of Item Avenue.  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.
  
18. **Case #SUB2003-00133**  
**Belle Chase Subdivision, 2<sup>nd</sup> Addition**  
4149 Burma Road (South side of Burma Road, 115'± East of Marselle Drive).  
**Number of Lots / Acres:** 3 Lots / 1.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
19. **Case #SUB2003-00131**  
**Belmont Park Estates Subdivision, Revision of**  
Northeast corner of Belmont Park Drive and Dawes Lane Extension.  
**Number of Lots / Acres:** 11 Lots / 9.7± Acres  
**Engineer / Surveyor:** Moseley Surveying Company
  
20. **Case #SUB2003-00128**  
**Collins Properties Subdivision**  
West side of U.S. Highway 90 Service Road, 300'± North of its Southern terminus, extending to the East side of Willis Road.  
**Number of Lots / Acres:** 1 Lot / 1.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

21. **Case #SUB2003-00132**  
**Dyson Estates Subdivision, Resubdivision of Lot 4**  
5639 Gulf Creek Circle (North side of Gulf Creek Circle [South], 200'± West of Rabbit Creek Drive).  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
22. **Case #SUB2003-00129**  
**Helton Acres Subdivision**  
6300, 7910, and 7930 Old Pascagoula Road (Northwest corner of Old Pascagoula Road and Creel Road).  
**Number of Lots / Acres:** 2 Lots / 13.9± Acres  
**Engineer / Surveyor:** Erdman Surveying
  
23. **Case #SUB2003-00137**  
**Highland Park Subdivision, Block 5, Resubdivision of Lot 21 and a Portion of Lot 22**  
East side of Lakeview Drive East, 290'± South of the Southern terminus of Lakeview Drive, extending to the West side of Park Avenue South.  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.
  
24. **Case #SUB2003-00130**  
**Lydia Place Subdivision**  
Southeast corner of Wilkins Road and Lydia Drive.  
**Number of Lots / Acres:** 6 Lots / 1.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
25. **Case #SUB2003-00140**  
**Lyon's Estates Subdivision, Resubdivision of**  
2301 Venetia Road (South side of Venetia Road, along the East and West sides of Lyons Drive [private street]).  
**Number of Lots / Acres:** 2 Lots / 8.0± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
  
26. **Case #SUB2003-00141**  
**McKibbon Subdivision**  
West side of West I-65 Service Road South, 165'± South of the private road entrance to Windsor Place Apartments.  
**Number of Lots / Acres:** 1 Lot / 3.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

27. **Case #SUB2003-00134**  
**Morgan Oaks Subdivision**  
4925 Dawes Road (South side of Dawes Road, 900' ± East of Wear Road).  
**Number of Lots / Acres:** 1 Lot / 7.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
28. **Case #SUB2003-00139**  
**Rabbit Creek Cove Subdivision**  
Southwest corner of [REDACTED], extending South and  
West to the Southern t [REDACTED] the Northeast corner of  
Cole Drive and Audub  
**Number of Lots / Acres:** 143 Lots / 53.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
29. **Case #SUB2003-00142**  
**South Schillinger Commercial Park Subdivision, Resubdivision of Lot 3,  
Resubdivision of Lots 3B and 3C**  
West side of Schillinger Road, 550' ± North of the West terminus of Hitt Road.  
**Number of Lots / Acres:** 2 Lots / 2.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.