

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 8, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

EXTENSION:

Case #SUB2002-00272 (Subdivision)

Baker Estates Subdivision

South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road, 1,970'± East of Walter Smith Road.

Number of Lots / Acres: 46 Lots / 22.0± Acres

Engineer / Surveyor: M. Don Williams Engineering

GROUP APPLICATIONS:

1. **Case #ZON2003-02890 (Planned Unit Development)**
(& 2) **Nick Catranis & Louis Ladas**
3766 Airport Boulevard (North side of Airport Boulevard, 125'± East of Lleyn Avenue).
Planned Unit Development Approval to allow shared access and shared parking between building sites.
2. **Case #SUB2003-00302 (Subdivision)**
(& 1) **Hellinic Subdivision**
3766 Airport Boulevard (North side of Airport Boulevard, 125'± East of Lleyn Avenue).
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
3. **Case #ZON2003-02897 (Rezoning)**
(& 4 **Elcan & Associates, Inc.**
& 5) North side of Government Street, 225'± East of South Catherine Street.
Rezoning from B-2, Neighborhood Business, to LB-2, Limited Neighborhood Business, for retail sales.

4. **Case #ZON2003-02896 (Rezoning)**
(**& 3** **Elcan & Associates, Inc.**
& 5) West side of Etheridge Street, 190'± South of Farmer Street.
Rezoning from LB-2, Limited Neighborhood Business, to R-1, Single-Family Residential, to allow a single-family residence.

5. **Case #SUB2003-00308 (Subdivision)**
(**& 3** **Shoppes of Midtown Subdivision**
& 4) 1500 Government Street and 211, 213, 217, and 219 South Catherine Street (Northwest corner of Government Street and Etheridge Street, extending to the East side of Catherine Street, 175'± North of Government Street, and to the West side of Etheridge Street, 100'± South of Farmer Street).
Number of Lots / Acres: 4 Lots / 6.2± Acres
Engineer / Surveyor: Lawler and Company.

6. **Case #ZON2003-02893 (Rezoning)**
(**& 7** **Aubrey Hill & Walker Hill**
608 and 610 South Broad Street (Northwest corner of Broad Street and Montgomery Street).
Rezoning from R-3, Multi-Family Residential, to B-3, Community Business, to bring the zoning into compliance for an existing refrigeration equipment service and repair business.

7. **Case #SUB2003-00306 (Subdivision)**
(**& 6** **Hill Marine Subdivision**
608 and 610 South Broad Street (Northwest corner of Broad Street and Montgomery Street).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

8. **Case #ZON2003-02889 (Rezoning)**
(**& 9** **Ernest Murphy**
& 10) 1515 St. Stephens Road (Southeast corner of St. Stephens Road and North Catherine Street).
Rezoning from B-2, Neighborhood Business, to B-3, Community Business, to bring the zoning into compliance for an existing automotive transmission repair service.

9. **Case #ZON2003-02891 (Rezoning)**
(**& 8** **Ernest Murphy**
& 10) 1515 St. Stephens Road (East side of North Catherine Street, 170'± South of St. Stephens Road).
Rezoning from B-2, Neighborhood Business, to B-1, Buffer Business, to allow a single-family residence.
10. **Case #SUB2003-00304 (Subdivision)**
(**& 8** **Murphy's Transmission Subdivision**
& 9) 1515 St. Stephens Road (Southeast corner of St. Stephens Road and North Catherine Street).
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
11. **Case #ZON2003-02894 (Planned Unit Development)**
(**& 12**) **Norstedt Subdivision**
1450 South University Boulevard (West side of University Boulevard, 615'± North of Zack Logan Avenue North, extending to the East side of Logan Avenue.
Planned Unit Development Approval to allow multiple buildings on a single building site.
12. **Case #SUB2003-00310 (Subdivision)**
(**& 11**) **Norstedt Subdivision**
1450 South University Boulevard (West side of University Boulevard, 615'± North of Zack Logan Avenue North, extending to the East side of Logan Avenue.
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
13. **Case #ZON2003-02868 (Planning Approval)**
(**& 14**) **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 a proposed intermediate school library expansion, intermediate school classroom expansion, and an art studio within the main campus area, and expansion of bleachers, concessions facilities, and a visitors' press box within the stadium area.

14. **Case #ZON2003-02867 (Planned Unit Development)**
(& 13) **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.
15. **Case #ZON2003-02909 (Planning Approval)**
(& 16) **UMS-Wright Corporation**
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).
Planning Approval for a proposed middle school building; re-oriented baseball/softball field; expanded visitors' seating, a concessions building, and covered walkway within the stadium area; concourse addition to the physical activities building and auditorium; and access drive and parking for the baseball field.
16. **Case #ZON2003-02892 (Planned Unit Development)**
(& 15) **UMS-Wright Corporation**
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.
17. **Case #ZON2003-02876 (Planned Unit Development)**
(& 18) **Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4**
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 allow multiple buildings on a single building site for a single-family residential condominium complex.
18. **Case #SUB2003-00297 (Subdivision)**
(& 17) **Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4**
East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.
Number of Lots / Acres: 1 Lot / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

19. **Case #ZON2003-02888**
Pherin Woods Subdivision, Lots 6, 7, 12, 13, 14, 16, 17, 19, and 23
East side of West Drive, 1,000'± South of Old Shell Road and extending through to Center Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a further reduced side yard setback on Lot 12, and increase maximum site coverage to 42% for all lots included.

NEW SUBDIVISION APPLICATIONS:

21. **Case #SUB2003-00301**
Aaron's Plaza Subdivision
East side of Schillinger Road, 240'± South of Foxfire Drive.
Number of Lots / Acres: 2 Lots / 18.7± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
22. **Case #SUB2003-00311**
Annwood & Riverside Subdivision
3118 Annwood Drive (Southwest corner of Annwood Drive and Riverside Drive).
Number of Lots / Acres: 4 Lots/ 1.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
23. **Case #SUB2003-00296**
Belle Acres Subdivision
East side of Dauphin Island Parkway, 100'± North of New Belle Fontaine Boulevard, extending to the North termini of Second Avenue, Third Avenue, Fourth Avenue, Fifth Avenue, and Sixth Avenue.
Number of Lots / Acres: 10 Lots / 20.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
24. **Case #SUB2003-00299**
Center Street Subdivision
1450 Center Street (Northwest corner of Center Street and Lafayette Street, extending to the south side of Saint Stephens Road, 140'± West of Lafayette Street).
Number of Lots / Acres: 1 Lot / 2.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

25. **Case #SUB2003-00292**
Cochran Business Park Subdivision, Resubdivision of Lot 3
6871 Moffett Road (South side of Moffett Road at the South termini of Meadow Lane and Western Woods Drive).
Number of Lots / Acres: 2 Lots / 6.0± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
26. **Case #SUB2003-00307**
Duncan-Jurta Subdivision
3800, 3808, and 3820 Cottage Hill Road (North side of Cottage Hill Road at the North terminus of Lakeside Drive West).
Number of Lots / Acres: 2 Lots / 1.4± Acres
Engineer / Surveyor: Lawler and Company
27. **Case #SUB2003-00305**
Hutson-Key Subdivision
Northwest corner of West I65 Service Road South and Pleasant Valley Road, extending to the Northeast corner of Michael Boulevard and Hutson Drive, and extending to the Southeast corner of Hutson Drive and Key Street.
Number of Lots / Acres: 24 Lots / 16.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
28. **Case #SUB2003-00288**
March Meadows Subdivision
North side of Dawes Road, 450'± East of the North terminus of Wear Road.
Number of Lots / Acres: 2 Lots / 8.8± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
29. **Case #SUB2003-00291**
Gary Nelson Estates Subdivision
Northwest corner of Nugget Road and Leroy Stevens Road.
Number of Lots / Acres: 2 Lots / 10.0± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.
30. **Case #SUB2003-00293**
Oak Hollow Subdivision
East side of Oak Hill Drive, 3/10 mile± North of Moffett Road.
Number of Lots / Acres: 1 Lot / 5.2± Acres
Engineer / Surveyor: Julian F. Smith Land Surveyor

31. **Case #SUB2003-00294**
Oleander Park Subdivision
North side of Cottage Hill Road, 370'± East of Maple Drive.
Number of Lots / Acres: 2 Lots / 4.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
32. **Case #SUB2003-00303**
Pecan-Young Subdivision
1152, 1156, and 1160 Pecan Street (Northwest corner of Pecan Street and Youngs Alley).
Number of Lots / Acres: 3 Lots / 0.3± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
33. **Case #SUB2003-00295**
Rangeline Properties Subdivision
East side of Rangeline Road, 490'± North of Hurricane Bay Drive.
Number of Lots / Acres: 3 Lots / 48.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
34. **Case #SUB2003-00300**
Ridgewood Subdivision, Resubdivision of Lot 1
200 Ridgewood Place (Northeast corner of Ridgewood Place and The Cedars).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: M. Don Williams Engineering
35. **Case #SUB2003-00289**
Barbara Slaughter Subdivision
6250 Anthony Drive West (West side of Anthony Drive West, 260'± South of Mango Street).
Number of Lots / Acres: 4 Lots / 11.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
36. **Case #SUB2003-00298**
Vallimar Subdivision Addition, Resubdivision of and Addition to
1027 and 1051 Blackwell Nursery Road, and 10050 Blakewood Drive North (South side of Blackwell Nursery Road, 715'± West of Snow Road, extending to the Northwest corner of Blakewood Drive North and Blakewood Drive West).
Number of Lots / Acres: 5 Lots / 13.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

37. **Case #SUB2003-00309**

Woodside Subdivision Master Development Plan

Southwest corner of Nan Gray Davis Road and Theodore Dawes Road, extending along the South side of Theodore Dawes Road and the East side of Interstate 10 to the West termini of Woodside Drive North and Barnes Road.

Number of Lots / Acres: 11 Lots / 310 \pm Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

38. **Case #SUB2003-00241**

Gulf Creek Subdivision, Resubdivision of Lot A, Revised Plat of the Resubdivision of Lots 11 & 12

5620 Gulf Creek Circle (North side of Gulf Creek Circle [North], 485' \pm West of Rabbit Creek Drive).

Number of Lots / Acres: 2 Lots / 0.9 \pm Acre

Engineer / Surveyor: Lawler and Company

NEW SIDEWALK WAIVER APPLICATION:

39. **Case #ZON2003-02884**

Crane Legal (Andrew Crane, Agent)

2607 Dauphin Street (South side of Dauphin Street, 125' \pm West of the South terminus of Alexander Street).

Request to waive construction of a sidewalk along Dauphin Street.