

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 22, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: November 6, November 20, and December 4, 2003

HOLDOVERS:

Case #ZON2003-02876 (Planned Unit Development)

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.

AND

Case #SUB2003-00297 (Subdivision)

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

Case #SUB2003-00305 (Subdivision)

Hutson-Key Subdivision

Northwest corner of West I-65 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: 25 Lots / 16.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2003-02969 (Rezoning)**
- (& 2 **Michael Daniels**
- & 3) 300'± West of the Northwest corner of Demetropolis Road and Halls Mill Road, extending to 300'± East of Government Boulevard.
Rezoning from B-3, Community Business, to R-1, Single-Family Residential, for a single-family residential subdivision.

2. **Case #ZON2003-02967 (Planned Unit Development)**
(**& 1** **Ferndell Park Subdivision, Resubdivision of Lots 1 & 2**
& 3) Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard.
Planned Unit Development Approval to allow increased site coverage and reduced front setbacks in a single-family residential subdivision, and shared access between multiple building sites in a commercial subdivision.

3. **Case #SUB2003-00314 (Subdivision)**
(**& 1** **Ferndell Park Subdivision, Resubdivision of Lots 1 & 2**
& 2) Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard.
Number of Lots / Acres: 64 Lots / 35.2± Acres
Engineer / Surveyor: Thompson Engineering, Inc.

4. **Case #ZON2004-00013 (Planned Unit Development)**
(**& 5** **Credit America Used Car Sales Subdivision, Revised**
Northeast corner of Spring Hill Avenue and Union Avenue.
Planned Unit Development Approval to allow shared access between multiple building sites.

5. **Case #SUB2004-00001 (Subdivision)**
(**& 4** **Credit America Used Car Sales Subdivision, Revised**
Northeast corner of Spring Hill Avenue and Union Avenue.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW SUBDIVISION APPLICATION:

6. **Case #SUB2003-00312**
Palladian Subdivision
Northeast corner of Leroy Stevens Road and the unnamed entrance right-of-way to West Mobile County Park.
Number of Lots / Acres: 2 Lots / 10.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.