

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**FEBRUARY 5, 2004 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

December 18, 2003

### **HOLDOVER:**

#### **Case #SUB2003-00296 (Subdivision)**

##### **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

### **EXTENSIONS:**

#### **Case #SUB2003-00001 (Subdivision)**

##### **Creel Landing Subdivision**

6066 Creel Road (West side of Creel Road, 300'± South of Lundy Road).

**Number of Lots / Acres:** 25 Lots / 10.7± Acres

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

#### **Case #ZON2003-00119 (Planned Unit Development)**

##### **Providence Hospital (Lee Metzger, Agent)**

West side of The Timbers Subdivision and Wall Street Commercial Park West Subdivision, extending to the Southeast corner of Providence Estates Subdivision, Unit Two, Phase C.

Planned Unit Development Approval to amend the master plan for Providence Park for the construction of a life care community consisting of a nursing home and multiple assisted living units with shared parking and shared access.

#### **Case # SUB2001-00018 (Subdivision)**

##### **File #S2000-42**

##### **Westchester Place Subdivision, Third Addition**

East side of Pebble Creek Drive, 200'± North of Westchester Lane

**Number of Lots / Acres:** 8 Lots / 3.0± 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  
& 4) 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 #ZON2004-00123 (Rezoning)**  
(**& 1** **Michael Daniels**  
& 3 East side of Government Boulevard, extending from the East terminus of  
& 4) Knollwood Drive to the East terminus of Lansdowne Drive.  
Rezoning from B-3, Community Business, to B-3, Community Business, to remove a service road dedication condition of a previously approved rezoning.
  
3. **Case #ZON2003-02967 (Planned Unit Development)**  
(**& 1** **Ferdell Park Subdivision, Resubdivision of Lots 1 & 2**  
& 2 Northwest corner of Demetropolis Road and Halls Mill Road, extending to the  
& 4) 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.
  
4. **Case #SUB2003-00314 (Subdivision)**  
(**& 1** **Ferdell Park Subdivision, Resubdivision of Lots 1 & 2**  
& 2 Northwest corner of Demetropolis Road and Halls Mill Road, extending to the  
& 3) East side of Government Boulevard.  
**Number of Lots / Acres:** 64 Lots / 35.2± Acres  
**Engineer / Surveyor:** Thompson Engineering, Inc.
  
5. **Case #ZON2004-00077 (Planning Approval)**  
(**& 6** **Freewill Pentecostal Church of God (Elder Robert Lofton, Agent)**  
6000 Biloxi Avenue (East terminus of Biloxi Avenue, extending to the South side of Buford Drive North).  
Planning Approval to allow property expansion and a new access drive at an existing church in an R-1, Single-Family Residential district.
  
6. **Case #SUB2004-00004 (Subdivision)**  
(**& 5** **Freewill Pentecostal Church of God Subdivision**  
6000 Biloxi Avenue (East terminus of Biloxi Avenue, extending to the South side of Buford Drive North).  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

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- 7. Case #ZON2004-00091 (Rezoning)**  
**(& 8) Garrett Investments, LLC**  
7 and 11 North Broad Street (Southwest corner of Broad Street and Old Shell Road, extending to the North side of St. Francis Street).  
Rezoning from B-4, General Business, and B-1, Buffer Business, to B-4, General Business, to allow retail sales.
- 8. Case #SUB2004-00012 (Subdivision)**  
**(&7) The Combo Subdivision**  
7 and 11 North Broad Street (Southwest corner of Broad Street and Old Shell Road, extending to the North side of St. Francis Street).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.
- 9. Case #ZON2004-00082 (Rezoning)**  
**(& 10) City of Mobile**  
West side of Washington Avenue, extending from the North side of Church Street (to be vacated) to the North side of Monroe Street.  
Rezoning from R-B, Residential Business, and R-1, Single-Family Residential, to B-4, General Business, to eliminate split zoning within a proposed subdivision.
- 10. Case #SUB2004-00006 (Subdivision)**  
**(& 9) Mobile Public Library – Main Branch Subdivision**  
West side of Washington Avenue, extending from Monroe Street to Government Street, extending along the South side of Government Street 110'± West of Scott Street, and extending along the East side of Bayou Street adjacent to the Church Street Cemetery.  
**Number of Lots / Acres:** 3 Lots / 3.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**NEW ZONING APPLICATION:**

- 11. Case #ZON2004-00081**  
**Mobile Housing Board (Stevens Gregory, Agent)**  
Northwest corner of Zeigler Boulevard and Middle Ring Road.  
Rezoning from B-2, Neighborhood Business, and R-1, Single-Family Residential, to R-1, Single-Family Residential, for a single-family residential subdivision.

**NEW PLANNING APPROVAL APPLICATIONS:**

12. **Case #ZON2004-00076**  
**Community Baptist Church (Pastor Carl Coker, Agent)**  
1251 Navco Road (East side of Navco Road, 275'± South of Buena Drive North).  
Planning Approval to allow the operation of a child day care at an existing church in an R-1, Single-Family Residential district.
  
13. **Case #ZON2004-00079**  
**Crown Castle USA, Inc.**  
501 South University Boulevard (East side of University Boulevard, 650'± South of Fireside Way).  
Planning Approval to allow the expansion of a previously approved monopole cellular communications tower site.

**NEW PLANNED UNIT DEVELOPMENT APPLICATION:**

14. **Case #ZON2004-00084**  
**Downtowner Apartments**  
4360 Downtowner Loop North (North side of Downtowner Loop North, 180'± East of Downtowner Loop West).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

**NEW SUBDIVISION APPLICATIONS:**

15. **Case #SUB2004-00007**  
**Audubon Cove Subdivision**  
Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.  
**Number of Lots / Acres:** 80 Lots / 58.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

16. **Case #SUB2004-00008**  
**Azalea Center Subdivision**  
West side of Azalea Road, 530'± South of Airport Boulevard.  
**Number of Lots / Acres:** 3 Lots / 10.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
17. **Case #SUB2004-00013**  
**Belmont Lake Subdivision**  
8750 Belmont Park Drive (North side of Belmont Park Drive, 835'± East of Dawes Lane Extension).  
**Number of Lots / Acres:** 2 Lots / 4.0± Acres  
**Engineer / Surveyor:** Moseley Surveying Company
18. **Case #SUB2004-00010**  
**Cottage Hill-Capital Subdivision**  
Northeast corner of Cottage Hill Road and Capital Drive.  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering
19. **Case #SUB2004-00003**  
**Ellsworth Place Subdivision**  
961 Wildwood Avenue (East side of Wildwood Avenue, 150'± North of Chandler Street, extending to the West side of Pinemont Drive).  
**Number of Lots / Acres:** 2 Lots / 0.3± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.
20. **Case #SUB2004-00011**  
**Hotel Company of Mobile Subdivision**  
840 West I-65 Service Road South (West side of West I-65 Service Road South, extending to the South side of Western America Drive, and extending to the East side of Western America Circle).  
**Number of Lots / Acres:** 1 Lot / 2.6± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering
21. **Case #SUB2004-00002**  
**Lov-A-Lots Subdivision**  
2508 Fairway Drive (North side of Fairway Drive, 225'± West of Courtney Street).  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.

- 22. Case #SUB2004-00009**  
**Magnolia Downs Subdivision**  
9401 and 9435 Scott Dairy Loop Road South (South side of Scott Dairy Loop Road South, 3/10 mile± West of McFarland Road).  
**Number of Lots / Acres:** 18 Lots / 60.5± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering
- 23. Case #SUB2004-00014**  
**SQ's Subdivision**  
South side of Bear Fork Road at the Southern terminus of Myers Road, extending South to Eight-Mile Creek.  
**Number of Lots / Acres:** 4 Lots / 84.0± Acres  
**Engineer / Surveyor:** Moseley Surveying Company

**NEW SIDEWALK WAIVER APPLICATION:**

- 24. Case #ZON2004-00030**  
**Ebenezer Baptist Church**  
5051 Ebenezer Drive (Southwest corner of Demetropolis Road and Ebenezer Drive).  
Request to waive construction of a sidewalk along Demetropolis Road.