

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 15, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2004-01269 (Rezoning)

Darryl Anderson

5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South).
Rezoning for R-1, Single-Family Residential, to B-3, Community Business, to allow nursery stock sales.
Council District 7

Case #SUB2004-00127 (Subdivision)

Everglaze Subdivision

5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South).
Number of Lots / Acres: 1 Lot / 6.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

EXTENSIONS:

Case #ZON2003-01521 (Planned Unit Development)

Eastridge Place Subdivision, Lot 15

Southeast corner of East Drive and Eastridge Place.
Planned Unit Development Approval to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.

Case #ZON2003-01522 (Planned Unit Development)

Eastridge Place Subdivision, Lots 3-5 and 8-13

North and South sides of Eastridge Place.
Planned Unit Development Approval to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.

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Case #SUB2002-00037 (Subdivision)

Dix Subdivision, Unit Two, Resubdivision of & Addition to Lot 2

South side of Cottage Hill Road, 250'± West of Dawes Road, extending to the West side of Dawes Road, 200'± South of Cottage Hill Road.

Number of Lots / Acres: 3 Lots / 5.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00158 (Subdivision)

Ram's Head Addition to Tillman's Corner Subdivision (formerly Head's Addition to Tillman's Corner Subdivision)

South side of Cross Street, 100'± East of Middle Road.

Number of Lots / Acres: 5 Lots / 20.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2004-01442 (Planning Approval)**
(& 2) **Mobile Housing Board**
Area bordered by Conception Street, Bloodgood Street, Joachim Street, and Morgan Street.
Planning Approval to allow a community center and two storage buildings in an R-3, Multi-Family Residential district.
Council District 2
2. **Case #ZON2004-01441 (Planned Unit Development)**
(& 1) **Orange Grove Homes**
Area bordered by Conception Street, Bloodgood Street, Joachim Street, and Morgan Street.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
3. **Case #ZON2004-01457 (Planned Unit Development)**
(& 4) **Professional Associates Subdivision**
801 South University Boulevard (Northeast corner of South University Boulevard and Georgian Drive).
Planned Unit Development Approval to allow shared access and parking between multiple building sites.
Council District 5

4. **Case #SUB2004-00156 (Subdivision)**
(& 3) **Professional Associates Subdivision**
801 South University Boulevard (Northeast corner of South University Boulevard and Georgian Drive).
Number of Lots / Acres: 4 Lots / 5.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

5. **Case #ZON2004-01448 (Rezoning)**
(& 6 **Brian Walker**
& 7) 709 Western Drive (Northwest corner of Western Drive and Northwest Drive).
Rezoning from R-1, Single-Family Residential, and I-1, Light Industry, to I-1, Light Industry, to allow the expansion of an existing tire recycling facility.
Council District 1

6. **Case #ZON2004-01449 (Planned Unit Development)**
(& 5 **Western Properties Subdivision**
& 7) 709 Western Drive (Northwest corner of Western Drive and Northwest Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1

7. **Case #SUB2004-00150 (Subdivision)**
(& 5 **Western Properties Subdivision**
& 6) 709 Western Drive (Northwest corner of Western Drive and Northwest Drive).
Number of Lots / Acres: 1 Lot / 3.0± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 1

8. **Case #ZON2004-01329 (Planned Unit Development)**
(& 9) **D'Iberville Town Homes**
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.
Planned Unit Development Approval to allow multiple buildings on a single building site for a residential, condominium, town-home complex with private streets and shared parking.
Council District 6

9. **Case #ZON2004-01474 (Planned Unit Development)**
(& 8) **The Oaks at Knollwood**
Southeast corner of Southland Drive and Knollwood Drive.
Planned Unit Development Approval to allow multiple buildings on a single building site for a residential, condominium, town-home complex with private streets and shared parking.
Council District 6
10. **Case #ZON2004-01515 (Planned Unit Development)**
(& 11) **Rochester Place Subdivision, Revised Plat of**
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.
Planned Unit Development Approval to allow an existing single-family residential subdivision to be a private street subdivision.
Council District 5
11. **Case #SUB2004-00154 (Subdivision)**
(& 10) **Rochester Place Subdivision, Revised Plat of**
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.
Number of Lots / Acres: 13 Lots / 3.4+ Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

12. **Case #ZON2004-01456**
EGM Properties, LLC
3748 Industrial Park Drive (North side of Industrial Park Drive, 135'± East of Industrial Park Circle).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2004-00146**
D'Iberville Woods Subdivision
West side of D'Iberville Drive North, 2/10 mile± South of D'Iberville Drive West.
Number of Lots / Acres: 6 Lots / 4.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

14. **Case #SUB2004-00159**
Ferguson Enterprises Subdivision
4172 Halls Mill Road (North side of Halls Mill Road, 350'± West of Moore Creek).
Number of Lots / Acres: 1 Lot / 8.0± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

15. **Case #SUB2004-00153**
Holley Estates Subdivision
East side of Snow Road, 3/10 mile± North of Jeff Hamilton Road.
Number of Lots / Acres: 67 Lots / 75.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

16. **Case #SUB2004-00145**
Laired Place Subdivision, First Addition
3701 Demetropolis Road (East side of Demetropolis Road, 730'± North of Halls Mill Road).
Number of Lots / Acres: 2 Lots / 6.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

17. **Case #SUB2004-00155**
Lakeside Commercial Park Subdivision, 10th Addition, Resubdivision of Lots 1, 2, and 3
755 Lakeside Drive West and 776 Lakeside Drive (South terminus of Lakeside Drive West, extending to the West side of Lakeside Drive, 215'± South of Lakeside Drive South).
Number of Lots / Acres: 3 Lots / 4.2± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

18. **Case #SUB2004-00149**
Mickey's Place Subdivision
8635 Moffett Road (South side of Moffett Road, 250'± East of the South terminus of Camellia Drive).
Number of Lots / Acres: 1 Lots / 0.6± Acre
Engineer / Surveyor: Erdman Surveying

19. **Case #SUB200400151**
Joe Miller Subdivision
9280 Tanner Williams Road (North side of Tanner Williams Road, 470'± West of Hubert Pierce Road).
Number of Lots / Acres: 3 Lots / 3.7± Acres
Engineer / Surveyor: Erdman Surveying

20. **Case #SUB2004-00147**
Thomas Miller Estates Subdivision
North side of Theodore Dawes Road, 300'± East of McDonald Road.
Number of Lots / Acres: 2 Lots / 17.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

21. **Case #SUB2004-00157**
Pine Branch Subdivision, Resubdivision of Lot 1
Southeast corner of Schillinger Road and Marty Drive.
Number of Lots / Acres: 2 Lots / 2.4± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

22. **Case #SUB2004-00148**
Smith Subdivision, No. One
West side of Bay Front Road, 250'± North of Stewart Road, extending to the North side of Stewart Road, 4/10 mile± West of Bay Front Road.
Number of Lots / Acres: 4 Lots / 16.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

23. **Case #SUB2004-00152**
Williams Willow Subdivision
East side of Schillinger Road, 375'± South of Haul Road (private road), extending to the South side of Haul Road, 405'± East of Schillinger Road.
Number of Lots / Acres: 8 Lots / 20.2± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

24. **Case #ZON2004-01455**
Premier Capital Funding, Inc.
153 West I-65 Service Road North (Northwest corner of West I-65 Service Road North and South Avenue).
Request to waive construction of sidewalks along West I-65 Service Road South and South Avenue.
Council District 7

25. **Case #ZON2004-01454**
The Wesley Foundation
5835 Old Shell Road (Southeast corner of Old Shell Road and Allen Drive).
Request to waive construction of a sidewalk along Allen Drive.
Council District 6

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OTHER BUSINESS:

Public hearing to consider the annexation petition of Integrity Media.
Southwest corner of Pine Run Road and Cody Road.