

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 5, 2004 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

June 3, 2004

HOLDOVERS:

Case #SUB2004-00146 (Subdivision)

D'Iberville Woods Subdivision

West side of D'Iberville Drive North, 2/10 mile \pm South of D'Iberville Drive West.

Number of Lots / Acres: 4 Lots / 4.3 \pm Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

EXTENSIONS:

Case #SUB2002-00151 (Subdivision)

Blackwell Oaks Subdivision

South side of Blackwell Nursery Road South, 1/2 mile \pm West of Snow Road.

Number of Lots / Acres: 65 Lots / 23.0 \pm Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

Case #SUB2002-00170 (Subdivision)

Calway-Jones Subdivision

West side of South University Boulevard, 175' \pm South of Cottage Hill Road.

Number of Lots / Acres: 6 Lots / 8.1 \pm Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #ZON2002-01022 (Planned Unit Development)

Hawthorn Suites

North side of Magnolia Grove Parkway, 400' \pm 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)

Hawthorn Subdivision

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

Number of Lots / Acres: 2 Lots / 10.0 \pm Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

GROUP APPLICATIONS:

- 1. Case #ZON2004-01269 (Rezoning) (Holdover)**
(& 2 Darryl Anderson
& 3) 5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow nursery stock sales.
Council District 7
- 2. Case #ZON2004-01560 (Planned Unit Development)**
(& 1 Everglaze Subdivision
& 3) 5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 7
- 3. Case #SUB2004-00127 (Subdivision) (Holdover)**
(& 1 Everglaze Subdivision
& 2) 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
- 4. Case #ZON2004-01594 (Planning Approval)**
(& 5) Fulton Road Baptist Church
1800 Dauphin Island Parkway (West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane).
Planning Approval to allow construction of a multipurpose building at an existing church in an R-1, Single-Family Residential district.
Council District 4
- 5. Case #ZON2004-01595 (Planned Unit Development)**
(& 4) Fulton Road Baptist Church
1800 Dauphin Island Parkway (West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4

6. **Case #ZON2004-01583 (Rezoning)**
(**& 7**) **Richard M. Cagle**
254, 256, & 260 Dogwood Drive (Southeast corner of Airport Boulevard and South University Boulevard).
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for retail sales.
Council District 5
7. **Case #SUB2004-00170 (Subdivision)**
(**& 6**) **Government Street Highlands Subdivision, Resubdivision of Lots 52, 53, & 54**
254, 256, & 260 Dogwood Drive (Southeast corner of Airport Boulevard and South University Boulevard).
Number of Lots / Acres: 1 Lot / 2.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
8. **Case #ZON2004-01582 (Planned Unit Development)**
(**& 9**) **Greenwood Subdivision**
251 South McGregor Avenue (West side of South McGregor Avenue, 200'± North of Pinebrook South).
Planned Unit Development Approval to allow a single-family residential subdivision with reduced front setbacks and a private street.
Council District 5
9. **Case #SUB2004-00169 (Subdivision)**
(**& 8**) **Greenwood Subdivision**
251 South McGregor Avenue (West side of South McGregor Avenue, 200'± North of Pinebrook South).
Number of Lots / Acres: 6 Lots / 2.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
10. **Case #ZON2004-01581 (Planned Unit Development)**
(**& 11**) **Merrimac Subdivision**
262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Court).
Planned Unit Development Approval to allow a single-family residential subdivision with reduced front and side setbacks, reduced lot sizes, and 47% maximum allowable site coverage.
Council District 6

11. **Case #SUB2004-00168 (Subdivision)**
(**& 10**) **Merrimac Subdivision**
262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Court).
Number of Lots / Acres: 19 Lots / 3.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
12. **Case #ZON2004-01539 (Planning Approval)**
(**& 13**) **St. Pius X Parish**
217 South Sage Avenue (East side of Sage Avenue, 130'± South of Thornhill Drive).
Planning Approval to allow an expansion of classrooms at an existing church / school in an R-1, Single-Family Residential district.
Council District 5
13. **Case #ZON2004-01538 (Planned Unit Development)**
(**& 12**) **St. Pius X Parish**
217 South Sage Avenue (East side of Sage Avenue, 130'± South of Thornhill Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5

NEW ZONING APPLICATIONS:

14. **Case #ZON2004-01585**
Delora Pate
West side of Wolf Ridge Road, 215'± South of Dickson Lane.
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to allow construction of a duplex residence.
Council District 1
15. **Case #ZON2004-01584**
Marshall Tew
4501 Rangeline Service Road (East side of Rangeline Service Road, 80'± South of Colgate Drive).
Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow a plumbing contractor's office and warehouse.
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

16. **Case #ZON2004-01580**
Springhill Medical Center
3719 Dauphin Street (South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal, extending to the North terminus of Memorial Hospital Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for an existing hospital to allow a building expansion.
Council District 5

NEW SUBDIVISION APPLICATIONS:

17. **Case #SUB2004-00173**
Bevel Estates Subdivision
8654 Dauphin Island Parkway (West side of Dauphin Island Parkway at the West terminus of Beach Avenue).
Number of Lots / Acres: 3 Lots / 5.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
18. **Case #SUB2004-00160**
Bishop Enterprises, LLC Subdivision
4430 Frank Maples Road (East side of Frank Maples Road, 550'± South of Pine Meadow Drive [private road]).
Number of Lots / Acres: 3 Lots / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
19. **Case #SUB2004-00164**
Breydon Square Subdivision
South side of Old Shell Road, 270'± East of Wilroh Drive East.
Number of Lots / Acres: 11 Lots / 3.3± Acres
Engineer / Surveyor: Engineering Development Services LLC
Council District 7
20. **Case #SUB2004-00172**
Creighton Estates Subdivision
West side of Elmo Avenue, 120'± North of its South terminus.
Number of Lots / Acres: 4 Lots / 1.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

21. **Case #SUB2004-00162**
Olensky's Second Addition to Government Boulevard Subdivision
4070 Government Boulevard (North side of Government Boulevard, 380'± East of Anchor Drive).
Number of Lots / Acres: 2 Lots / 2.7± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
Council District 4
22. **Case #SUB2004-00171**
Low Brothers K & P Subdivision
Southeast corner of Theodore Dawes Road and Leytham Road.
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: J. E. Barrett
23. **Case #SUB2004-00174**
Lewis Addition to Toulminville Subdivision, Resubdivision of Lot 33
2291 St. Stephens Road (West side of St. Stephens Road, extending from Clinton Avenue to Toulmin Avenue).
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Lawler and Company
Council District 1
24. **Case #SUB2004-00166**
McGowin Business Park Subdivision, Phase Four
Southwest corner of Government Boulevard and McVay Drive
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
25. **Case #SUB2004-00175**
Lillie Mae Marks Subdivision
Northeast corner of State Street and Scott Street.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Moseley Surveying Co.
Council District 2
26. **Case #SUB2004-00161**
Randall Commercial Park Subdivision
West side of U.S. Highway 90 West, 690'± North of Larue Steiner Road, extending to the North side of Larue Steiner Road, 380'± West of U.S. Highway 90 West.
Number of Lots / Acres: 20 Lots / 7.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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27. **Case #SUB2004-00165**
Spanish Trail Commercial Park Subdivision, Resubdivision of Lots 6 & 7
South terminus of Spanish Trail Court.
Number of Lots / Acres: 2 Lots / 1.8± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
28. **Case #SUB2004-00163**
Turtle Ridge Subdivision
South side of Old Government Street Road, 130'± West of Willow Pointe Drive.
Number of Lots / Acres: 1 Lot / 2.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
29. **Case #SUB2004-00167**
Wicker Subdivision
North side of Hayfield Road, 400'± East of the North terminus of Johnson Road.
Number of Lots / Acres: 5 Lots / 4.3± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.