

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**JULY 7, 2005 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

May 5, 2005

### **HOLDOVERS:**

#### **Case #SUB2005-00106 (Subdivision)**

##### **Graceland Subdivision**

North side of Howells Ferry Road, ¼ mile± East of the North terminus of Havens Road.

**Number of Lots / Acres:** 10 Lots / 11.5± Acres

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

#### **Case #SUB2005-00104 (Subdivision)**

##### **Springhill Place Subdivision**

159 Bishop Lane North

(Northwest corner of Bishop Lane North and Broadway Drive).

**Number of Lots / Acres:** 8 Lots / 2.8± Acres

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

Council District 7

#### **Case #ZON2005-01115 (Rezoning)**

##### **Hilton H. Dembo**

3758 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 200'± South of Boykin Boulevard).

Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow the expansion of an existing restaurant.

Council District 4

#### **Case #SUB2005-00123 (Subdivision)**

##### **CP Investment Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2B**

North side of Wall Street, 380'± West of Hillcrest Road, and running through to the South side of Timbers Drive, 260'± West of Hillcrest Road.

**Number of Lots / Acres:** 6 Lots / 3.7± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

Council District 6

#### **Case #SUB2005-00120 (Subdivision)**

##### **Richmond Subdivision, Fourth Addition**

North side of Richmond Drive, 100'± East of the North terminus of Norfolk Place.

**Number of Lots / Acres:** 1 Lot / 0.4± Acre

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

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**Case #SUB2005-00111 (Subdivision)**

**Sawyer Subdivision**

1271 Schillinger Road North

(West side of Schillinger Road North, 200'± South of Howells Ferry Road).

**Number of Lots / Acres:** 1 Lot / 0.4± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

**EXTENSIONS:**

**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 amend a previously approved Planned Unit Development to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.

**Case #ZON2003-01521 (Planned Unit Development)**

**Eastridge Place Subdivision, Lot 15**

Southeast corner of East Drive and Eastridge Place.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.

**Case #ZON2004-01515 (Planned Unit Development)**

**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

**Case #SUB2004-00154 (Subdivision)**

**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

**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.

**Case #SUB2002-00016 (Subdivision)**

**File #S98-120**

**Woodland Hills Subdivision, Remainder of**

West terminus of Woodland Hills Drive and extending through to Woodstone Drive, Woodland Way and the East side of Eunice Drive, 600'± North of Eunice Circle.

**Number of Lots / Acres:** 191 Lots / 74.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**GROUP APPLICATIONS:**

1. **Case #ZON2005-01181 (Rezoning)**  
( & 2) **Richard Grayson**  
East side of Wolf Ridge Road, ¼ mile± North of Moffett Road.  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a mini self-storage facility.  
Council District 1
2. **Case #SUB2005-00131 (Subdivision)**  
( & 1) **Grayson Subdivision**  
East side of Wolf Ridge Road, ¼ mile± North of Moffett Road.  
**Number of Lots / Acres:** 2 Lots / 30.5± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
Council District 1
3. **Case #ZON2005-01300 (Rezoning)**  
( & 4 **Hillcrest Commons, Inc. (John C. Bell, Agent)**  
& 5) North side of Johnston Lane, 237'± East of Hillcrest Road, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street.  
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to allow professional offices.  
Council District 6

4. **Case #ZON2005-01299 (Planned Unit Development)**  
(**& 3** **Hillcrest Commons Subdivision**  
& 5) 1055 Hillcrest Road (Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street).  
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking.  
Council District 6
5. **Case #SUB2005-00136 (Subdivision)**  
(**& 3** **Hillcrest Commons Subdivision**  
& 4) 1055 Hillcrest Road (Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street).  
**Number of Lots / Acres:** 2 Lots / 5.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
6. **Case #ZON2005-01291 (Planned Unit Development)**  
(**& 7**) **D'Iberville Town Homes Subdivision**  
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.  
Planned Unit Development Approval to amend a previously approved planned unit development to allow reduced lot widths, reduced building setbacks, increased site coverage, shared parking, and reduced street widths in a private street, single-family residential town home subdivision.  
Council District 6
7. **Case #SUB2005-00132 (Subdivision)**  
(**& 6**) **D'Iberville Town Homes Subdivision**  
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.  
**Number of Lots / Acres:** 58 Lots / 10.8± Acres  
**Engineer / Surveyor:** SJB Group, Inc.  
Council District 6

**NEW ZONING APPLICATIONS:**

8. **Case #ZON2005-01298**  
**Douglas L. Anderson**  
3300 Dauphin Island Parkway (Southwest corner of Dauphin Island Parkway and Gill Road).  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a restaurant.  
Council District 4

**NEW PLANNING APPROVAL APPLICATIONS:**

9. **Case #ZON2005-01293**  
**Tower Resource Management, Inc.**  
6200 Grelot Road (North side of Grelot Road, 790'± East of Hillcrest Road).  
Planning Approval to allow a 180-foot monopole communications tower in a B-2, Neighborhood Business district.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

10. **Case #SUB2005-00133**  
**Bainbridge Subdivision**  
3650 McFarland Road (West side of McFarland Road, 140'± South of McFarland Way).  
**Number of Lots / Acres:** 32 Lots / 10.0± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.
11. **Case #SUB2005-00134**  
**Bridge Mill Subdivision, Phase Two**  
East terminus of Meadow Wood Drive, extending to the South termini of Fenwick Loop and Fenwick Loop West.  
**Number of Lots / Acres:** 39 Lots / 18.5± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.
12. **Case #SUB2005-00137**  
**Landmark Industrial Park Subdivision, Unit Three**  
South side of Halls Mill Road, 375'± West of Riviere du Chien Road.  
**Number of Lots / Acres:** 5 Lots / 17.5± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

13. **Case #SUB2005-00130**  
**Maggie's Snow Road Subdivision**  
West side of Snow Road, 3/10 mile± South of Tanner Williams Road.  
**Number of Lots / Acres:** 2 Lots / 10.2± Acres  
**Engineer / Surveyor:** Julius Emile Barrett
14. **Case #SUB2005-00129**  
**Maggie's Theodore Dawes Road Subdivision**  
West side of Theodore Dawes Road, 760'± North of Garden Grove Drive.  
**Number of Lots / Acres:** 4 Lots / 7.1± Acres  
**Engineer / Surveyor:** Julius Emile Barrett
15. **Case #SUB2005-00138**  
**Orso Subdivision**  
411 Begeman Road (South side of Begeman Road, 150'± West of its East terminus).  
**Number of Lots / Acres:** 2 Lots / 2.6± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.
16. **Case #SUB2005-00135**  
**Springhill Medical West Subdivision**  
North side of Cottage Hill Road, 480'± West of Schillinger Road South, extending to the West side of Schillinger Road South, 350'± North of Cottage Hill Road.  
**Number of Lots / Acres:** 1 Lot / 8.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**NEW SIDEWALK WAIVER APPLICATIONS:**

17. **Case #ZON2005-01295**  
**Blue Rents (Grant Harkness, Agent)**  
1601 East I-65 Service Road South (East side of I-65 Service Road South, 950'± North of I-65 Commerce Drive).  
Request to waive construction of a sidewalk along East I-65 Service Road South.  
Council District 5
18. **Case #ZON2005-01313**  
**Community Bible Church**  
1251 Navco Road (East side of Navco Road, 275'± South of Buena Drive North).  
Request to waive construction of a sidewalk along Navco Road.  
Council District 4