

**MOBILE CITY PLANNING COMMISSION AGENDA**

**SEPTEMBER 1, 2005 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**Case #ZON2005-01291 (Planned Unit Development)**

**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 single-family residential town home subdivision.

Council District 6

**Case #2005-00132 (Subdivision)**

**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

**Case #SUB2005-00153**

**Dawes Lake Trace Subdivision, First Addition**

West side of Dawes Lake Road East, 500'± South of its North Terminus.

**Number of Lots / Acres:** 12 Lots / 7.5± Acres

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

**Case #SUB2005-00156**

**Friendship Subdivision**

561 Cody Road North

(West side of Cody Road North, 50'± North of Fourteenth Street, extending to the North side of Fourteenth Street 90'± West of Cody Road North and 350'± West of Lincoln Boulevard, and extending to the South side of Sellers Lane, 655'± West of Cody Road North).

**Number of Lots / Acres:** 1 Lot / 15.5± Acres

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

**NEW ZONING APPLICATIONS:**

1. **Case #ZON2005-01674**  
**David Tunstall & MPT Investments, LLC**  
West side of Cosgrove Drive, 110'± North of Old Shell Road.  
Rezoning from B-2, Neighborhood Business, to R-1, Single-Family Residential,  
to allow single-family dwellings.  
Council District 7

**NEW SUBDIVISION APPLICATIONS:**

2. **Case #SUB2005-00176**  
**Azalea Business Park Subdivision**  
South side of Moffett Road, 120'± East of Blackwell Nursery Road South.  
**Number of Lots / Acres:** 24 Lots / 11.5± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.
3. **Case #SUB2005-00181**  
**Bayou Island Subdivision**  
North side of Hamilton Boulevard, 2/10 mile± West of the South terminus of  
Viking Way.  
**Number of Lots / Acres:** 15 Lots / 19.3± Acres  
**Engineer / Surveyor:** Lawler and Company
4. **Case #SUB2005-00179**  
**Bel Air Executive Park Subdivision, Unit 1, Resubdivision of Lots 3 & 4,  
Lot 1**  
West side of Executive Park Drive, 350'± South of Cottage Hill Road.  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 5
5. **Case #SUB2005-00173**  
**Camilla Court Subdivision**  
608 Magnolia Road  
(West side of Magnolia Road, 125'± North of Marcelus Drive).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 5
6. **Case #SUB2005-00187**  
**Deer Port Commerce Park Subdivision**  
Northeast corner of Dauphin Island Parkway and Deer River Road, extending  
South and East to the North side of the Theodore Ship Channel, 830'± East of  
Dauphin Island Parkway.  
**Number of Lots / Acres:** 5 Lots / 78.5± Acres  
**Engineer / Surveyor :** Lawler and Company

7. **Case #SUB2005-00174**  
**Downtown West Subdivision, Unit Six, Resubdivision of Lots 1 & 2**  
(West side of Downtowner Loop West, 200'± North of Downtowner Loop South).  
**Number of Lots / Acres:** 1 Lot / 1.1± Acres  
**Engineer / Surveyor :** Rester and Coleman Engineers, Inc.  
Council District 5
8. **Case #SUB2005-00177**  
**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.
9. **Case #SUB2005-00175**  
**McRae Place Subdivision**  
South side of Johnson Road at the South terminus of Cottage Grove Drive.  
**Number of Lots / Acres:** 48 Lots / 19.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
10. **Case #SUB2005-00183**  
**Riverwood Estates Subdivision, Phase Three**  
East side of Rabbit Creek Drive at the East terminus of Gulf Creek Circle (South), extending to the South terminus of Riverwood Landing South.  
**Number of Lots / Acres:** 46 Lots / 30.7± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.
11. **Case #SUB2005-00178**  
**Water Street Urban Renewal Project Alabama R-34 Subdivision, First Unit, Block 10-D, Resubdivision of Lot 2**  
South side of St. Madar Street, extending from Marmotte Street to Fishers Alley (formerly Lang Street).  
**Number of Lots / Acres:** 2 Lots / 3.4± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 2
12. **Case #SUB2005-00180**  
**Walshwood Medical Subdivision, Resubdivision of**  
Northeast corner of Spring Hill Avenue and Mobile Infirmary Drive extending through to Center Street.  
**Number of Lots / Acres:** 2 Lots / 24.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 2

**NEW SIDEWALK WAIVER APPLICATIONS:**

13. Case #ZON2005-01635  
**Comfort Suites (M. Don Williams, Agent)**  
80 Springdale Boulevard  
(East side of Springdale Boulevard, 325' ± South of East I-65 Service Road South).  
Request to waive construction of a sidewalk along Springdale Boulevard.  
Council District 5
  
14. Case #ZON2005-01636  
**Dewitt McCrary (M. Don Williams, Agent)**  
4007, 4051 and 4057 Moffett Road  
(South side of Moffett Road at Pine Grove Avenue).  
Request to waive construction of a sidewalk along Moffett Road.  
Council District 1

**OTHER BUSINESS:**

Vacation Request – A portion of Blackwell Drive (temporary turn-around)