

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 6, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00019 (Subdivision)

Myrtle Acres Subdivision

10700 Summit Road

(North side of Summit Road, 660'± West of Baird Coxwell Road).

Number of Lots / Acres: 2 Lots / 7.3± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

EXTENSIONS:

Case #ZON2005-00230 (Planned Unit Development)

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

Council District 6

Case #SUB2005-00018 (Subdivision)

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Number of Lots / Acres: 64 Lots / 12.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

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Case #SUB2005-00036 (Subdivision)

Wynnfield Subdivision, Unit Five

West termini of Wynngate Way and Wynnbridge Drive, extending North and West to the South terminus of Widgeon Drive.

Number of Lots / Acres: 114 Lots / 69.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

GROUP APPLICATIONS:

- 1. Case #ZON2006-00590 (Planning Approval)**
(&2) Alter Scrap Processing
101 Hardwood Lane
(East side of Hardwood Lane (private street), 540'± East of North Craft Highway).
Planning Approval to allow a scrap metal processing plant with automobile shredding in an I-2, Heavy Industry district.
Council District 2
- 2. Case #ZON2006-00591 (Planned Unit Development)**
(&1) Alter Scrap Processing
101 Hardwood Lane
(East side of Hardwood Lane (private street), 540'± East of North Craft Highway).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 3. Case #ZON2006-00602 (Planned Unit Development)**
(&4) Fielding Place Subdivision, Lot 5, Revised
East terminus of Fielding Place (private street).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front, left side, and rear setbacks, and allow 56% maximum site coverage in a single-family residential, private street subdivision.
Council District 5
- 4. Case #SUB2006-00049 (Subdivision)**
(&3) Fielding Place Subdivision, Lot 5, Revised
East terminus of Fielding Place (private street).
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 5

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- 5. Case #ZON2006-00582 (Rezoning)**
(&6) Ruffin J. Graham, III
North side of Halls Mill Road, 725' ± East of the South terminus of Rochelle Street.
Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, for light warehousing.
Council District 4
- 6. Case #SUB2006-00038 (Subdivision)**
(&5) Graham Subdivision
North side of Halls Mill Road, 725' ± East of the South terminus of Rochelle Street.
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
- 7. Case #ZON2006-00594 (Rezoning)**
(&8&9) McMurray Place, L.L.C.
9) South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95' ± South of Johnston Lane.
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for residential condominiums.
Council District 6
- 8. Case #ZON2006-00616 (Planned Unit Development)**
(&7&9) McMurray Place Subdivision
9) South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95' ± South of Johnston Lane.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6
- 9. Case #SUB2006-00052 (Subdivision)**
(&7&8) McMurray Place Subdivision
8) South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95' ± South of Johnston Lane.
Number of Lots / Acres: 1 Lot / 12.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2006-00044**
Bullitt Park Subdivision, Resubdivision of Lot 15
North side of Bullitt Drive, 375'± West of Schillinger Road South.
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

11. **Case #SUB2006-00039**
Country Breeze Subdivision, Resubdivision of Lots 1, 2 and 5
9231 Stone Road
(Southwest corner of Stone Road and McCrary Road, extending to the West side of McCrary Road, 320'± South of Stone Road).
Number of Lots / Acres: 3 Lots / 3.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

12. **Case #SUB2006-00051**
6238 Creel Road Subdivision
6224 and 6238 Creel Road
(West side of Creel Road, 510'± North of Old Pascagoula Road).
Number of Lots / Acres: 1 Lot / 30.2± Acres
Engineer / Surveyor: Barton Engineering, LLC

13. **Case #SUB2006-00042**
East European Harvest Subdivision
1957 Halls Mill Road and 1010 Cherokee Street
(South side of Halls Mill Road, 150'± West of Cherokee Street, extending to the West side of Cherokee Street, 200'± South of Halls Mill Road).
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

14. **Case #SUB2006-00047**
The Gardens of Cottage Hill Subdivision, Phase Four
Southeast and Southwest corners of Cottage Hill Road and Rosebud Drive.
Number of Lots / Acres: 6 Lots / 1.3± Acres
Engineer / Surveyor: Engineering Development Services LLC

15. **Case #SUB2006-00048**
The Gardens of Cottage Hill Subdivision, Phase Five
South side of Cottage Hill Road, 110'± East of Rosebud Drive, extending to the East terminus of Bluebeard Lane.
Number of Lots / Acres: 24 Lots / 5.4± Acres
Engineer / Surveyor: Engineering Development Services LLC

16. **Case #SUB2006-00043**
Michael Hand Subdivision
6425 Rester Road
(South side of Rester Road, 25'± West of the South terminus of Magnolia Road).
Number of Lots / Acres: 2 Lots / 2.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

17. **Case #SUB2006-00041**
Iron Works Road Subdivision
5695 Iron Works Road
(East side of Iron Works Road (private street), 225'± South of its North terminus).
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

18. **Case #SUB2006-00046**
The Legends at Magnolia Grove Subdivision, Unit Two
West terminus of Champions Run, and the North terminus of Legends Row.
Number of Lots / Acres: 52 Lots / 20.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

19. **Case #SUB2006-00036**
Oakstone Subdivision
Southeast corner of Laurendine Road and Lancaster Road.
Number of Lots / Acres: 57 Lots / 32.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

20. **Case #SUB2006-00040**
Omni Office Park Subdivision, Seventh Addition
North side of Omni Park Drive at its East terminus.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

21. **Case #SUB2006-00035**
Thompson Estates Subdivision, Resubdivision of Lots 2 & 3
4149 and 4168 Goldmine Road East
(East side of Goldmine Road East, 400'± South of the West terminus of Leroy Stevens Road).
Number of Lots / Acres: 3 Lots / 10.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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22. **Case #SUB2006-00050**
Webster Subdivision
8375 Zeigler Boulevard
(Southwest corner of Zeigler Boulevard and Foster Road).
Number of Lots / Acres: 2 Lots / 6.4± Acres
Engineer / Surveyor: McFadden Engineering, Inc.
23. **Case #SUB2006-00037**
Woodland Glen Subdivision
North termini of Meadow Green Court and Meadow Run Drive.
Number of Lots / Acres: 91 Lots / 38.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
24. **Case #SUB2006-00045**
Lucille Young Subdivision, Resubdivision of Lot 1
North side of Tanner Williams Road, 300'± West of Glen Acres Drive South.
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

OTHER BUSINESS: