

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 18, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

March 21, 2002

HOLDOVERS:

Case #ZON2002-00557 (Rezoning)

Glenn Glisson

2654 Clubhouse Road (North side of Clubhouse Road, 330'± East of Gonzales Road). Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, for a residential subdivision with reduced lot sizes and reduced building setbacks.

Case #ZON2002-00558 (Planned Unit Development)

Clubhouse Garden Homes Subdivision

2654 Clubhouse Road (North side of Clubhouse Road, 330'± East of Gonzales Road). Planned Unit Development Approval to allow reduced building setbacks, reduced lot widths, and reduced lot sizes in a single-family residential subdivision.

Case #SUB2002-00045 (Subdivision)

Clubhouse Garden Homes Subdivision

2654 Clubhouse Road (North side of Clubhouse Road, 330'± East of Gonzales Road).
Number of Lots / Acres: 29 Lots / 4.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Case #SUB2002-00044 (Subdivision)

Oak Forest Subdivision Revised

East side of Dawes Road, 450'± North of Iron Gate Way.
Number of Lots / Acres: 133 Lots / 42.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

EXTENSIONS:

File #S99-137 (Subdivision)

Case#SUB2001-00069

Burlington Place Subdivision

South side of Cottage Hill Road, 600'± East of Jeff Hamilton Road.
Number of Lots / Acres: 120 Lots / 59.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

File #S2000-130 (Subdivision)

Case #SUB2002-00069

Donham Place Subdivision (Formerly Hamilton's Addition of Howell's Ferry Subdivision)

South side of Howells Ferry Road, extending to the West terminus of Scottsdale Drive, to the Southern termini of Tew Drive and Thistlewaite Drive, and to the North side of the Illinois Central Gulf Railroad right-of-way.

Number of Lots / Acres: 87 Lots / 28.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Case #SUB2001-00074 (Subdivision)

Rangeline Road Commercial and Industrial Subdivision, Revised Preliminary Plat for

East side of Rangeline Road, 880'± North of Old Military Road, extending Northeastwardly to the West side of Old Rangeline Road, 770'± South of the West terminus of Riverview Pointe Drive.

Number of Lots / Acres: 3 Lots / 32.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2002-00801 (Rezoning)**
(**& 2**) **Sarah Coleman**
(**& 3**) 1361 Spring Hill Avenue (Southeast corner of Spring Hill Avenue and Garnett
(**& 4**) Avenue).
Rezoning from B-1, Buffer Business, and R-1, Single-Family Residential, to B-1, Buffer Business, to eliminate split zoning at an existing child day care center.

2. **Case #ZON2002-00806 (Planning Approval)**
(**& 1**) **Sarah Coleman**
(**& 3**) 1361 Spring Hill Avenue (Southeast corner of Spring Hill Avenue and Garnett
(**& 4**) Avenue).
Planning Approval to allow the expansion of an existing child day care center in a B-1, Buffer Business district).

3. **Case #ZON2002-00800 (Planned Unit Development)**
(**& 1**) **Carmens Child Care Subdivision**
(**& 2**) 1361 Spring Hill Avenue (Southeast corner of Spring Hill Avenue and Garnett
(**& 4**) Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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- 4. Case #SUB2002-00062 (Subdivision)**
(& 1) Carmens Child Care Subdivision
& 2 1361 Spring Hill Avenue (Southeast corner of Spring Hill Avenue and Garnett
& 3) Avenue).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
- 5. Case #ZON2002-00796 (Planned Unit Development)**
(& 6) Neighborhood Market Subdivision
700 South University Boulevard (Northwest corner of South University
Boulevard and Cottage Hill Road).
Planned Unit Development Approval to allow shared access between multiple
building sites.
- 6. Case #SUB2002-00061 (Subdivision)**
(& 5) Neighborhood Market Subdivision
700 South University Boulevard (Northwest corner of South University
Boulevard and Cottage Hill Road).
Number of Lots / Acres: 4 Lots / 10.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
- 7. Case #ZON2002-00795 (Rezoning)**
(& 8) Jim Stokes
629 Azalea Road (North side of Azalea Road, 600'± West of Village Green
Drive).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a
photography studio.
- 8. Case #ZON2002-00797 (Planning Approval)**
(& 7) Jim Stokes
629 Azalea Road (North side of Azalea Road, 600'± West of Village Green
Drive).
Planning Approval to allow a photography studio in a B-1, Buffer Business
district.

NEW ZONING APPLICATION:

- 9. Case #ZON2002-00792**
David A. Adams
319 South Sage Avenue (West side of Sage Avenue, 400'± South of Airport
Boulevard).
Rezoning from B-1, Buffer Business, to B-2, Neighborhood Business, to allow
a barber shop.

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2002-00056**
Ching Dairy Road Farmettes, Resubdivision of Lot 21
7250 Ching Dairy Loop North (North side of Ching Dairy Loop North, 210'± East of an unnamed street stub).
Number of Lots / Acres: 2 Lots / 2.8± Acres
Engineer / Surveyor: McCrory Williams, Inc., Engineers Surveyors

11. **Case #SUB2002-00060**
Downtown West Subdivision, Loop North Additions
3821 Airport Boulevard and 4318 Downtowner Loop North (South side of Airport Boulevard, 410'± West of Downtowner Boulevard, extending to the North side of Downtowner Loop North, 410'± West of Downtowner Boulevard).
Number of Lots / Acres: 2 Lots / 3.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

12. **Case #SUB2002-00058**
Bebee Hammock Tract Subdivision, Resubdivision of Portion of Lot 8 and all of Lots 9, 10 11 and 12 of the Resubdivision of Lot 7
Southeast corner of Riviere du Chien Loop West and Riviere du Chien Loop South, extending East to the Southeast corner of Riviere du Chien Loop South and Riviere du Chien Loop East, and East to Dog River.
Number of Lots / Acres: 4 Lots / 17.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

13. **Case #SUB2002-00057**
Idlewood Subdivision, Revised Lot 57
2218 Vaughan Drive East (West side of Vaughan Drive East, 460'± North of Vaughan Drive South).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

14. **Case #SUB2002-00064**
Kiser Oaks Subdivision
East terminus of Hampton Oaks Drive.
Number of Lots / Acres: 2 Lots / 5.8± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

15. **Case #SUB2002-00065**
Magnolia Grove Subdivision, The Grande, Unit Two
North terminus of Magnolia Grande Drive, extending North and West to Graham Road South, and East to the North side of Magnolia Grove Parkway.
Number of Lots / Acres: 37 Lots / 20.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

16. **Case #SUB2002-00059**
Prospect Hills Subdivision, Resubdivision of Lot 15
8100 Fordham Road (North side of Fordham Road, 590'± East of Leroy Stevens Road).
Number of Lots / Acres: 4 Lots / 11.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

17. **Case #SUB2002-00063**
The Ranch Subdivision
West side of Gunn Road, 1030'± North of Prince James Drive, extending to the East side of Schillinger Road
Number of Lots / Acres: 3 Lots / 12.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying