

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 6, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

April 18 and May 2, 2002

HOLDOVERS:

Case #ZON2002-01022 (Planned Unit Development)

Hawthorn Suites

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

Planned Unit Development Approval to allow multiple buildings on multiple building sites and shared parking between sites.

AND

Case #SUB2002-00088 (Subdivision)

Hawthorn Subdivision

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

Number of Lots / Acres: 2 Lots / 10.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Case #SUB2002-00079

Catherine's Place Subdivision

East side of Gold Mine Road East, 400'± South of the West terminus of Leroy Stevens Road.

Number of Lots / Acres: 3 Lots / 12.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Case #SUB2002-00078 (Subdivision)

Smoky Ridge Subdivision

10350 Broughton Road (North side of Broughton Road, ¼ mile± East of the North terminus of Hardeman Road).

Number of Lots / Acres: 4 Lots 1.0± Acre

Engineer / Surveyor: Austin Engineering Co., Inc.

Case #SUB2002-00091

J. N. Stallworth Subdivision

163 Lyons Park Avenue (West side of Lyons Park Avenue, 300'± North of Spring Hill Avenue).

Number of Lots / Acres: 2 Lots / 0.5± Acre

Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

EXTENSIONS:

Case #ZON2001-01117 (Planned Unit Development)

File #PUD2000-21

Cottage Hill S.C.

South side of Cottage Hill Road, 125'± West of Azalea Road.

Planned Unit Development Approval to allow shared access between two building sites.

Case #SUB2001-00109 (Subdivision)

File #S2000-112

Cottage Hill S.C.

South side of Cottage Hill Road, 125'± West of Azalea Road.

Number of Lots / Acres: 2 Lots / 6.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #ZON2001-00750 (Planned Unit Development)

Professional Associates Subdivision

801 South University Boulevard (Northeast corner of University Boulevard and Georgian Drive).

Planned Unit Development Approval to allow shared access and shared parking between multiple building sites.

Case #SUB2001-00064 (Subdivision)

Professional Associates Subdivision

801 South University Boulevard (Northeast corner of University Boulevard and Georgian Drive).

Number of Lots / Acres: 6 Lots / 5.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00133 (Subdivision)

File #S98-143

Woodberry Forest Subdivision (Formerly Addition to Augusta Subdivision)

West side of Dawes Road, ½ mile± North of Jeff Hamilton Road, and extending through to the South side of the proposed Grelot Road, ¼ mile± West of Dawes Road.

Number of Lots / Acres: 99 Lots / 41.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. Case #ZON2002-01187 (Rezoning)

(& 2) Ken L. Ferguson, DMD

South side of Cottage Hill Road, 255'± East of Azalea Road, extending to the North side of Shelley Drive, 235'± East of Cottage Hill Road.

Rezoning from B-1, Buffer Business, with a site plan specific condition, to B-1, Buffer Business, for professional offices, to amend a previously approved site plan.

PLANNING COMMISSION

JUNE 6, 2002

PAGE 3

2. **Case #SUB2002-00114 (Subdivision)**
(& 1) **Ferguson Subdivision**
South side of Cottage Hill Road, 255'± East of Azalea Road, extending to the North side of Shelley Drive, 235'± East of Azalea Road.
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

3. **Case #ZON2002-01185 (Rezoning)**
(& 4) **Lee Olander**
3765 Moffett Road (West side of Moffett Road, 325'± North of Kendrick Drive).
Rezoning from B-3, Community Business, to B-3, Community Business, to amend a condition of a previously approved rezoning.

4. **Case #ZON2002-01186 (Planned Unit Development)**
(& 3) **Olander Car Wash**
3765 Moffett Road (West side of Moffett Road, 325'± North of Kendrick Drive).
Planned Unit Development Approval to amend a condition of a previous Planned Unit Development Approval.

5. **Case #ZON2002-01168 (Planned Unit Development)**
(& 6) **Resubdivision of Amended Perry Place, Revised**
East side of McGreggor Avenue, 830'± North of Old Shell Road.
Planned Unit Development Approval to amend a condition of a previous Planned Unit Development Approval of a residential subdivision with a private road.

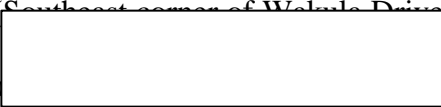
6. **Case #SUB2002-00092 (Subdivision)**
(& 5) **Haas Feore Subdivision**
8 and 12 South McGreggor Avenue, 830'± North of Old Shell Road.
Number of Lots / Acres: [REDACTED]
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

NEW SUBDIVISION APPLICATIONS:

7. **Case #SUB2002-00112**
Airport Manor Subdivision, Resubdivision of Lots 1, 2 and 20
Northwest corner of Capital Drive and Capital Drive North, extending to the East side of Dawes Road, 720'± South of the West terminus of Irongate Way.
Number of Lots / Acres: 2 Lots / 1.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

8. **Case #SUB2002-00098**
Balles Subdivision
2600 Granada Avenue (Northeast corner of Knollwood Drive and Granada Avenue).
Number of Lots / Acres: 2 Lots / 2.2 \pm Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
9. **Case #SUB2002-00107**
Bellingrath Road Country Club Estates Subdivision, Fourth Unit, Resubdivision of Lots 44-46
Southwest corner of Country Club Boulevard and Willard Drive West.
Number of Lots / Acres: 4 Lots / 1.3 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
10. **Case #SUB2002-00113**
Blue Cross & Blue Shield Subdivision, Resubdivision of and Addition to
4750 Airport Boulevard (Northeast corner of Airport Boulevard and Bit & Spur Road).
Number of Lots / Acres: 1 Lot / 1.5 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
11. **Case #SUB2002-00093**
Bradwill Subdivision
7220 Sellers Lane (North side of Sellers Lane, 660' \pm West of Cody Road).
Number of Lots / Acres: 2 Lots / 5.2 \pm Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
12. **Case #SUB2002-00101**
Deer Trail Subdivision
South side of Wulff Road South at the South terminus of Winston Drive West.
Number of Lots / Acres: 45 Lots / 25.1 \pm Acres
Engineer / Surveyor: Byrd Surveying, Inc.
13. **Case #SUB2002-00111**
Downtown West Subdivision, Loop North Additions
3821 and 3851 Airport Boulevard, and 4318 and 4320 Downtowner Loop North (South side of Airport Boulevard, 410' \pm West of Downtowner Boulevard, extending to the North side of Downtowner Loop North, 410' \pm West of Downtowner Boulevard, and; South side of Airport Boulevard, 400' \pm East of Downtowner Loop West, extending to the North side of Downtowner Loop North, 400' \pm East of Downtowner Loop West).
Number of Lots / Acres: 3 Lots / 4.0 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

14. **Case #SUB2002-00108**
550 Government Street Subdivision
Block bounded by Government Street on the South, Cedar Street on the East, Conti Street on the North, and Warren Street on the West.
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
15. **Case #SUB2002-00100**
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.
16. **Case #SUB2002-00104**
Kaitlyn Place Subdivision
North side of Roberts Lane East, 370'± West of Roberts Lane North.
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
17. **Case #SUB2002-00099**
Norton Place Subdivision
Northeast corner of Navco Road and Nortons Lane.
Number of Lots / Acres: 12 Lots / 2.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
18. **Case #SUB2002-00109**
Oaktree Subdivision, Unit Two, Resubdivision of Lot 14
7880 Moffett Road (Northeast corner of Moffett Road and Oaktree Drive).
Number of Lots / Acres: 1 Lot / 2.3± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
19. **Case #SUB2002-00106**
Potter Subdivision
6350 Boykin Road (North side of Boykin Road, 210'± West of Hill View Drive).
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
20. **Case #SUB2002-00110**
Randlett Trace Subdivision, Resubdivision of Lot 26
West side of Randlett Trace, 290'± North of Cottage Hill Road.
Number of Lots / Acres: 4 Lots / 1.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

21. **Case #SUB2002-00090**
Rosedale Subdivision, Striverson's Addition to
2206 John's Lane (West side of John's Lane, 870'± South of Military Road).
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Sims Surveying Services, Inc.
22. **Case #SUB2002-00102**
Safety Source Subdivision
East side of Rangeline Road, 300'± South of Rabbit Creek Drive.
Number of Lots / Acres: 2 Lots / 3.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
23. **Case #SUB2002-00096**
Schillinger West Subdivision, Resubdivision of Lot 2
West side of Schillinger Road, 330'± North of the West terminus of Renee Road North.
Number of Lots / Acres: 4 Lots / 9.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
24. **Case #SUB2002-00095**
West Haven Estates Subdivision, Resubdivision of Lot 11
4625 Wakula Drive (~~Southeast corner of Wakula Drive~~ at the South terminus of Shasta Drive).
Number of Lots / Acres: 
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
25. **Case #SUB2002-00094**
William-Phipps Four-Plex Subdivision
Southeast corner of Jackson Street and Adams Street.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: McCrory and Williams Inc.
26. **Case #SUB2002-00097**
Wright Oaks Subdivision
5100 Karlan Drive (West terminus of Karlan Drive).
Number of Lots / Acres: 2 Lots / 4.5± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
27. **Case #SUB2002-00105**
Lucille Young Subdivision
North side of Tanner Williams Road, 300'± West of Glen Acres Drive South.
Number of Lots / Acres: 4 Lots / 7.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

28. Case #SUB2002-00103

Z and F Subdivision

West side of Snow Road, 200'± South of the East terminus of Briarcliff Drive South.

Number of Lots / Acres: 14 Lots / 12.2± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

OTHER BUSINESS:

Call for public hearing: June 20, 2002

To determine policy regarding acquisition of right-of-way for the future widening of Mobile Street, between Dauphin Street and Old Shell Road.

Call for public hearing: July 11, 2002

To consider a proposed amendment to the Chart of Permitted Uses of the Zoning Ordinance for various uses located within the Hank Aaron Loop.