

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 25, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

June 6, 2002

HOLDOVERS:

Case #ZON2002-01292 (Planning Approval)

New Home Baptist Church, (Rev. Marvin Langham, Agent)

1308 Wellington Street (East side of Wellington Street, 135'± North of Chestang Avenue, extending to the West side of Next Street).

Planning Approval to allow a church in an R-1, Single-Family Residential district.

AND

Case #SUB2002-00120 (Subdivision)

New Home Baptist Church Subdivision

1308 Wellington Street (East side of Wellington Street, 135'± North of Chestang Avenue, extending to the West side of Next Street).

Number of Lots / Acres: 1 Lot / 0.8± Acre

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

Case #ZON2002-01295

Kidd Jamm

2801 Knollwood Drive (East side of Knollwood Drive at the East terminus of Antoine Road).

Planning Approval to allow a child daycare center at an existing church in an R-1, Single-Family Residential District.

Case #SUB2002-00141

Figures & Browning Place Subdivision

Southeast corner of Moffett Road and Bear Fork Road.

Number of Lots / Acres: 2 Lots / 5.4± Acres

Engineer / Surveyor: Regan Land Surveying, Inc.

EXTENSIONS:

GROUP APPLICATIONS:

1. Case #ZON2002-01538 (Rezoning)

(& 2) B. Michael Schulz

South side of Dauphin Island Powdale Street.

Rezoning from R-1, Single-Family Residential to Neighborhood Business

to allow commercial development.

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2. **Case #SUB2002-00160 (Subdivision)**
(**& 1**) **Schulz Commercial Subdivision**
South side of Dauphin Island [redacted] dale Street.
Number of Lots / Acres: 4 [redacted]
Engineer / Surveyor: Rester

3. **Case #ZON2002-01544 (Planning Approval)**
(**& 4**) **UMS-Wright Corporation**
(**& 5**) 65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).
Planning Approval to amend a previously approved Master Plan for a school in an R-1, Single-Family Residential District.

4. **Case #ZON2002-01609 (Planned Unit Development)**
(**& 3**) **UMS-Wright Corporation**
(**& 5**) 65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).
Planning Unit Development Approval to amend a previously approved Master Plan for Planned Unit Development.

5. **Case #SUB2002-00162 (Subdivision)**
(**& 3**) **UMS-Wright Subdivision**
(**& 4**) 65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street).
Number of Lots / Acres: 1 Lots / 45.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

6. **Case #ZON2002-01545 (Planned Unit Development)**
(**& 7**) **L. L. & T. Properties, Inc. (Lamar Harrison, Agent)**
3211 and 3221 Moffett Road, 261 Western Drive, and 3200 Spring Hill Avenue (West side of Western Drive, extending from Moffett Road to Spring Hill Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development application to allow multiple buildings on a single building site, and shared access and shared parking between building sites.

7. **Case #SUB2002-00163**
(**& 6**) **Crichton Place Subdivision**
3211 Moffett Road and 261 Western Drive (Southwest corner of Moffett Road, and Western Drive).
Number of Lots / Acres: 1 Lot / 3.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW ZONING APPLICATION:

8. Case #ZON2002-01527
Dees Limited Partnership/Dees Holdings, LLC
2701 Dauphin Street (South side of Dauphin Street at the Southern terminus of Mobile Street, extending 550'± along the Illinois Central Gulf Railroad).
Rezoning from R-1, Single-Family Residential to B-3, Community Business to allow retail sales and wholesale distribution of construction materials.

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

9. Case #ZON2002-01529
Natchez Trail Townhomes, Lots 7, 8, 12, 13, 16, 17, 19 & 24
West side of Natchez Trail Court, 650'± North of Cottage Hill Road.
Planned Unit Development Approval to amend a previous approval allowing detached, zero-lot line, single-family residential townhomes.

NEW SUBDIVISION APPLICATIONS:

10. Case #SUB2002-00154
John Beasley Subdivision, Resubdivision of Lot "B"
South side of Riverside Drive, 280'± East of Center Road, extending through to the North side of Gill Road.
Number of Lots / Acres: 2 Lots / 4.5± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.
11. Case #SUB2002-00151
Blackwell Oaks Subdivision
South side of Blackwell Nursery Road South, 1/2 mile± West of Snow Road.
Number of Lots / Acres: 65 Lots / 23± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
12. Case #SUB2002-00145
Bob's Subdivision, Resubdivision of Lot 1
West of Snow Road, 1,600'± North of Airport Boulevard.
Number of Lots / Acres: 2 Lots / 4.4± Acres
Engineer / Surveyor: Volkert & Associates, Inc.
13. Case #SUB2002-00159
Mark Boniol Dodge Subdivision
North side of Government Boulevard, 420'± East of the I-65 Service Road.
Number of Lots / Acres: 1 Lot / 6.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

14. **Case #SUB2002-00147**
Brewers Subdivision
Southeast corner of Dawes Road and Wear Road.
Number of Lots / Acres: 3 Lots / 6.6± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
15. **Case #SUB2002-00155**
Bristol Subdivision, First Addition
West side of Hardeman Road, 1000'± South of Broughton Drive.
Number of Lots / Acres: 1 Lot / 1± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
16. **Case #SUB2002-00161**
Burgess Pointe Subdivision
East side of Doyle Street, [REDACTED] Parkway.
Number of Lots / Acres: [REDACTED]
Engineer / Surveyor: R [REDACTED], Inc.
17. **Case #SUB2002-00149**
Champion Hill Subdivision
Northwest corner of McFarland Road and Dawes Lane North.
Number of Lots / Acres: 166 Lots / 74.8± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
18. **Case #SUB2002-00152**
Crestview Subdivision, Resubdivision of Lots 4 & 5, Fifth Addition, Part B, Unit Two
Northwestern terminus of Apex Court, 140'± Northwest of Apex Drive.
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
19. **Case #SUB2002-00146**
Eagle Place Subdivision
South side of Overlook Road, 250'± West of Morlee Drive West.
Number of Lots / Acres: 18 Lots / 9.9± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
20. **Case #SUB2002-00157**
Lakeside Commercial Park Subdivision, Resubdivision of Lot 3
Southwest corner of Cottage Hill Road Service Road and Lakeside Drive.
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

21. **Case #SUB2002-00150**
Saybrook Subdivision
West side of Sollie Road, 150'± North of Oakbriar Boulevard.
Number of Lots / Acres: 74 Lots / 33.1± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.
22. **Case #SUB2002-00156**
Schillinger West, Resubdivision of Lot 2
West side of Schillinger Road North, 1,250'± North of Oak Hill Drive.
Number of Lots / Acres: 3 Lots / 9.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
23. **Case #SUB2002-00153**
Summit Subdivision
Eastern terminus of O'Hara [REDACTED] Oaks Drive.
Number of Lots / Acres: [REDACTED]
Engineer / Surveyor: M. DON WILLIAMS ENGINEERING
24. **Case #SUB2002-00158**
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.
25. **Case #SUB2002-00138**
Town West Plaza Subdivision, First Addition, Resubdivision of Lot 1
South side of Moffett Road [REDACTED] inus of Foxfire Lane.
Number of Lots / Acres: [REDACTED]
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
26. **Case #SUB2002-00148**
The Oaks at Westlake Subdivision
Western terminus of Westlake Road, 1,500'± West of Scott Dairy Loop Road West.
Number of Lots / Acres: 107 Lots / 49.9± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.