

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 22, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2002-01529 (Planned Unit Development)

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.

Case #SUB2002-00151 (Subdivision)

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.

Case #SUB2002-00175 (Subdivision)

Sunset Hills, First Addition, Resubdivision of Lots 10 & 11, Block A

4651 & 4655 Rosewood Drive (Southwest corner of Rosewood Drive [at its terminus] and South University Boulevard).

Number of Lots / Acres: 4 Lots / 1± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Case #ZON2002-01538 (Rezoning)

B. Michael Schulz

South side of Dauphin Island Parkway, 70'± East of Willowdale Street.

Rezoning from R-1, Single-Family Residential to B-2, Neighborhood Business to allow commercial development.

AND

Case #SUB2002-00160 (Subdivision)

Schulz Commercial Subdivision

South side of Dauphin Island Parkway, 70'± East of Willowdale Street.

Number of Lots / Acres: 4 Lots / 3.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

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Case #ZON2002-01646 (Planned Unit Development)

The Arbors of Pinehurst (NIP, LLC., Owner)

West side of Schaub Avenue, 700'± South of Airport Boulevard, extending West to the East side of Piccadilly Square Office Complex.

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow zero-lot line lots, with reduced yards, in an R-1, Single-Family Residential subdivision, to include increased site coverage limits.

Case #SUB2002-00164 (Subdivision)

G & J Allen Estates Subdivision

Southern terminus of Watermain Street East, 890'± South of Pierce Road.

Number of Lots / Acres: 3 Lots / 7.8± Acres

Engineer / Surveyor: Lovitte Surveying, Inc.

Case #SUB2002-00161 (Subdivision)

Burgess Pointe Subdivision

East side of Doyle Street, 600'± South of Dauphin Island Parkway.

Number of Lots / Acres: 20 Lots / 18.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00167 (Subdivision)

R. L. Ranch Subdivision

West side of Lee's Lane, 1250'± North of Lloyd Station Road.

Number of Lots / Acres: 1 Lot / 1.6± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

EXTENSIONS:

Case #SUB2001-00235 (Subdivision)

Magnolia Downs Subdivision

9401 and 9435 Scott Dairy Loop Road South (South side of Scott Dairy Loop Road South, 3/10 mile± West of McFarland Road).

Number of Lots / Acres: 18 Lots / 60.5± Acres

Engineer / Surveyor: M. Don Williams Engineering

Case #SUB2002-00193 (Subdivision)

File #S96-225

Rangeline Park Subdivision

Southeast corner of Rangeline Road and Rabbit Creek Drive and extending through to Old Rangeline Road.

Number of Lots / Acres: 45 Lots / 115.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2002-01749 (Rezoning)**
(& 2) **T. J. "Joe" Debrow, Sr. (Southland Capital, LP)**
East side of University Boulevard, 215'± North of Zeigler Boulevard.
Rezoning from B-2, Neighborhood Business, to B-3, Community Business for an office building and associated parking for a pest control business.

2. **Case #SUB2002-00179 (Subdivision)**
(& 1) **Glen Creek Subdivision**
East side of University Boulevard, 215'± North of Zeigler Boulevard.
Number of Lots / Acres: 3 Lots / 4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

3. **Case #ZON2002-01745 (Rezoning)**
(& 4) **Rose T. Ellis**
East side of Hillcrest Road, 200'± South of McKenna Drive.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business for a professional office for an accounting firm.

4. **Case #SUB2002-00177 (Subdivision)**
(& 3) **Rose Ellis Subdivision**
East side of Hillcrest Road, 200'± South of McKenna Drive.
Number of Lots / Acres: 1 Lot / .3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

5. **Case #ZON2002-01804 (Rezoning)**
(& 6
&7) **Mary M. Russell**
South side of Dauphin Street, 350'± West of Florida Street.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a real estate office.

6. **Case #ZON2002-01805 (Planned Unit Development)**
(& 5
& 7) **Dauphin Realty Subdivision**
South side of Dauphin Street, 350'± West of Florida Street.
Planned Unit Development approval to allow shared access and parking between multiple lots.

7. **Case #SUB2002-00192 (Subdivision)**
(& 5
& 6) **Dauphin Realty Subdivision**
South side of Dauphin Street, 350'± West of Florida Street.
Number of Lots / Acres: 1 Lot / .3± Acre
Engineer / Surveyor: Regan Land Surveying, Inc.

8. **Case #ZON2002-01756 (Planned Unit Development)**
(& 9) **Logan Gewin**
South side of Key Street, 400'± East of Hutson Street, extending Southwest to the West I-65 Service Road South.
Planned Unit Development approval to allow multiple buildings on a single building site, with shared access and parking between multiple lots.
9. **Case #SUB2002-00185 (Subdivision)**
(& 8) **Key Street Commercial Park Subdivision**
South side of Key Street, 400'± East of Hutson Street, extending Southwest to the West I-65 Service Road South.
Number of Lots / Acres: 2 Lots / 2.3± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company

NEW ZONING APPLICATIONS:

10. **Case #ZON2002-01752**
Richard P. Anthony
North side of Moffett Road, 200'± West of Kuffskie Lane.
Rezoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-1, Single-Family Residential, to eliminate split-zoning.
11. **Case #ZON2002-01751**
Jane Q. Baxter and Rhodes & Brewer Properties, Inc.
2695 Government Boulevard (Northeast corner of Government Boulevard and Howell Avenue, extending East to the West side of Merwina Avenue).
Rezoning from B-3, Community Business, to B-3, Community Business, to remove a previous condition for automotive repair, automotive sales, and an automotive paint and body shop.

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2002-00188**
Augusta Place Subdivision, Phase I
West side of Dawes Road, 305'± North of Augusta Drive.
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Lawler and Company, Inc.
13. **Case #SUB2002-00189**
Augusta Place Subdivision, Phase II
West side of Dawes Road, 150'± North of Augusta Drive.
Number of Lots / Acres: 20 Lots / 4.1± Acres
Engineer / Surveyor: Lawler and Company, Inc.

14. **Case #SUB2002-00181**
Barr Estates Subdivision
West side of McGregor Avenue, 578'± North of Pinebrook South.
Number of Lots / Acres: 2 Lots / 2± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
15. **Case #SUB2002-00180**
Carwie Acres Subdivision, Resubdivision of, Resubdivision of Lot 1-A
East side of Bellingrath Road, at the East terminus of Clyde Drive, and the South terminus of Bellefield Drive East.
Number of Lots / Acres: 2 Lots / 22.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
16. **Case #SUB2002-00178**
Dees-Dauphin Subdivision
South side of Dauphin Street, 180'± East of Dauphinwood Drive.
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
17. **Case #SUB2002-00183**
Eddie's Subdivision
265 Azalea Road (East side of Azalea Road, 250'± South of Airport Boulevard).
Number of Lots / Acres: 1 Lot / .8± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
18. **Case #SUB2002-00186**
Forest Ridge Subdivision, Resubdivision of a portion of Lots 8 & 9
West side of University Boulevard, extending through to Forest Ridge Drive East, 1,175'± South of Overlook Road.
Number of Lots / Acres: 3 Lots / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineers – Land Surveying
19. **Case #SUB2002-00187**
Gin Company Subdivision
4405 Dawes Road (East side of Dawes Road, 1,650'± South of McFarland Road).
Number of Lots / Acres: 1 Lot / 30± Acres
Engineer / Surveyor: Polysurveying Engineers – Land Surveying
20. **Case #SUB2002-00190**
Gulley Estate Subdivision
West side of McCovery Road, 1,700'± South of McLeod Road.
Number of Lots / Acres: 2 Lots / 2.9± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.

21. **Case #SUB2002-00191**
Canton Addition to Riviere Du Chien Court Subdivision
Western terminus of Riviere Du Chien Court, 1,070'± West of Riviere Du Chien Road.
Number of Lots / Acres: 1 Lot / .7± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
22. **Case #SUB2002-00184**
Rochester Place Subdivision, Resubdivision of Lot 6-10
North terminus of Rochester Place, 250'± North of Airport Boulevard.
Number of Lots / Acres: 5 Lots / 1.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
23. **Case #SUB2002-00182**
Spring Grove Subdivision
West side of Dawes Road, 300'± South of Jeff Hamilton Road.
Number of Lots / Acres: 283 Lots / 78.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
24. **Case #SUB2002-00138**
Town West Plaza Subdivision, First Addition, Resubdivision of Lot 1
South side of Moffett Road, 180'± West of the South terminus of Foxfire Lane.
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying of Mobile – Land Surveying

NEW SIDEWALK WAIVER APPLICATION:

25. **Case #ZON2002-01750**
Joe Bullard Motor Company
1151 East I-65 Service Road South (Southeast intersection of East I-65 Service Road South and International Drive, extending through to Sledge Drive).
Request to waive construction of a sidewalk along Sledge Drive.

OTHER BUSINESS:

Subcommittee – Drainage Requirements

Case #SUB2002-00149

Champion Hill Subdivision

Northwest corner of McFarland Road and Dawes Lane North.