

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 19, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

July 25, 2002

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 #SUB2002-00183 (Subdivision)

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.

Case #ZON2002-01923 (Planned Unit Development)

StorageMax University Subdivision

684 South University Boulevard (East terminus of Kwajalein Drive, 245'± West of South University Boulevard).

Planned Unit Development Approval to allow multiple buildings on a single-building site.

AND

Case #SUB2002-00200 (Subdivision)

StorageMax University Subdivision

684 South University Boulevard (East terminus of Kwajalein Drive, 245'± West of South University Boulevard).

Number of Lots / Acres: 1 Lot / 2.7± Acres

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

Case #SUB2002-00201 (Subdivision)

John E. Brennan Subdivision

1388 Walter Smith Road (West side of Walter Smith Road, at its Southern terminus).

Number of Lots / Acres: 2 Lots / 4.6± Acres

Engineer / Surveyor: Lawler and Company

Case #SUB2002-00203 (Subdivision)

Arthur Jones Subdivision

West side of Dawes Lane Extension, extending through to Airport Road, 3,629'± South of Three Notch Road.

Number of Lots / Acres: 6 Lots / 28.1± Acres

Engineer / Surveyor: Lawler and Company, Inc.

EXTENSIONS:

Case #ZON2001-02022 (Planned Unit Development)

(File #PUD2000-39)

Azalea 90 Business Park (Lamar Harrison, Agent)

South side of Government Boulevard, 80'± East of Azalea Road.

Planned Unit Development approval to allow multiple buildings on a single building site.

Case #SUB2001-00246 (Subdivision)

(File #S2000-216)

Azalea 90 Business Park Subdivision

South side of Government Boulevard, 80'± East of Azalea Road.

Number of Lots / Acres: 1 Lot / 3.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00197 (Subdivision)

Congress/Pine Subdivision

Southwest corner of Congress Street and North Pine Street.

Number of Lots / Acres: 4 Lots / 0.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00241 (Subdivision)

(File #S2000-218)

Crichton Commerce Place Subdivision (Formerly known as: M & E Subdivision)

North side of Moffett Road, 610'± West of Western Drive, extending to the East side of Crichton Street.

Number of Lots / Acres: 11 Lots / 15.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2002-02000 (Rezoning)**
- (& 2 **Daniel Senior Living, L.L.C. (John Knutsson, Agent)**
- & 3) West terminus of Johnson Lane, extending North and West to Providence/Coley Subdivision.
Rezoning from R-1, Single-Family Residential to B-1, Buffer Business, for a domiciliary care facility.

2. **Case #ZON2002-02001 (Planned Unit Development)**
(**& 1** **Somerby of West Mobile Subdivision**
& 3) West terminus of Johnson Lane, extending North and West to Providence/Coley Subdivision.
Planned Unit Development approval to allow multiple buildings on a single-building site, shared access and shared parking between sites, and reduced lot widths and reduced lot sizes.

3. **Case #SUB2002-00215 (Subdivision)**
(**& 1** **Somerby of West Mobile Subdivision**
& 2) East side of Cody Road, 1,410'± South of Providence Park Drive South.
Number of Lots / Acres: 54 Lots / 64.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

4. **Case #ZON2002-01999**
Professional Townhouses
North side of Airport Boulevard, 400'± West of Huntleigh Way.
Planned Unit Development approval to allow multiple buildings on a single-building site and shared access between multiple sites.

NEW SUBDIVISION APPLICATIONS:

5. **Case #SUB2002-00213**
Carol Plantation Subdivision, Unit One, Resubdivision of Lot 31 and a Portion of Lot 32
East side of U.S. Highway 90 West, 50'± North of the East terminus of I-10 Industrial Parkway.
Number of Lots / Acres: 1 Lot / 4.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

6. **Case #SUB2002-00207**
Carol Plantation Subdivision, Resubdivision of Farm 705
East side of Gibson Road, 325'± North of the East terminus of Wigfield Road.
Number of Lots / Acres: 5 Lots / 1.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

7. **Case #SUB2002-00205**
Eastwood Acres Subdivision
East terminus of Eastwood Drive, extending Southeastwardly to the North terminus of Harvest Boulevard.
Number of Lots / Acres: 3 Lots / 46.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

8. **Case #SUB2002-00216**
The Gardens of Cottage Hill Subdivision
South side of Cottage Hill Road, 440'± East of the North terminus of D'Iberville Drive North.
Number of Lots / Acres: 123 Lots / 39.8± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.
9. **Case #SUB2002-00212**
Ben Hamilton Acres Subdivision, Resubdivision of Lot 2
North side of Ben Hamilton Road, 1/2 mile± West of McFarland Road.
Number of Lots / Acres: 2 Lots / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
10. **Case #SUB2002-00211**
The New Place Subdivision
West side of Roderick Road, 630'± South of Overlook Road.
Number of Lots / Acres: 5 Lots / 4.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
11. **Case #SUB2002-00206**
Northside Check Exchange Subdivision
2102 St. Stephens Road (East side of St. Stephens Road, 50'± North of Rosemont Avenue).
Number of Lots / Acres: 1 Lot / 0.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
12. **Case #SUB2002-00210**
Pericles Subdivision
North side of Airport Boulevard, 55'± East of Glenwood Street, extending East to the Illinois Central Railroad right-of-way.
Number of Lots / Acres: 2 Lots / 2.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
13. **Case #SUB2002-00208**
Ruwach Woods Subdivision
East side of Old Wulff Road, 450'± South of Northfield Road.
Number of Lots / Acres: 6 Lots / 3.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
14. **Case #SUB2002-00214**
Victoria Hills Place Subdivision
West side of Hoffman Road at the West terminus of Delgene Avenue.
Number of Lots / Acres: 2 Lots / 0.9± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.

15. Case #SUB2002-00209

Watts – Slaughter Subdivision

196 and 200 Stillwood Lane (East terminus of Stillwood Lane West, extending to the North side of Batre Lane).

Number of Lots / Acres: 2 Lots / 2.3± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

NEW SIDEWALK WAIVER APPLICATION:

16. Case #ZON2002-01966

Christian Church of Mobile

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

Request to waive construction of a sidewalk along Knollwood Drive.