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 #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 #SUB2002-00183 (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

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

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)  
(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)  
(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+  
**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.