

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**OCTOBER 2, 2003 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **HOLDOVERS:**

#### **Case #ZON2003-01918 (Rezoning)**

##### **O. A. Pesnell, Jr.**

580'± North of the North terminus of Pesnell Court, adjacent to the West side of Inverness Subdivision, Unit Two.

Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a retirement home.

#### **Case #ZON20023-01919 (Planned Unit Development)**

##### **Brookview at Brookside Subdivision**

North terminus of Pesnell Court extending North to the West side of Inverness Subdivision, Unit Two.

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

#### **Case #SUB2003-00183 (Subdivision)**

##### **Brookview at Brookside Subdivision**

North terminus of Pesnell Court extending North to the West side of Inverness Subdivision, Unit Two.

**Number of Lots / Acres:** 1 Lot / 6.5± Acres

**Engineer / Surveyor:** Austin Engineering Company, Inc.

### **EXTENSIONS:**

#### **Case #SUB2002-00225 (Subdivision)**

##### **Colonial Hills Subdivision, Unit 5**

North terminus of Colonial Crossing

**Number of Lots / Acres:** 25 Lots / 10.0± Acres

**Engineer / Surveyor:** Austin Engineering Company, Inc.

#### **Case #ZON2001-02021 (Planned Unit Development)**

##### **Spring Hill College**

4000 Dauphin Street (North side of Dauphin Street, 1800'± West of Interstate 65).

Planned Unit Development Approval of the Master Plan for an existing college in an R-1, Single-Family Residential district.

**GROUP APPLICATIONS:**

1. **Case #ZON2003-02186 (Rezoning)**  
(& 2) **Alabama Realty Co., Inc.**  
Southeast corner of Halls Mill Road and McVay Drive, extending East and South to the North side of Bolton Branch and McLaughlin's 2<sup>nd</sup> Addition to Navco Road Subdivision.  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for a commercial subdivision.
  
2. **Case #SUB2003-00200 (Subdivision)**  
(& 1) **Alabama West Subdivision**  
Southeast corner of Halls Mill Road and McVay Drive, extending East and South to the North side of Bolton Branch and McLaughlin's 2<sup>nd</sup> Addition to Navco Road Subdivision.  
**Number of Lots / Acres:** 15 Lots / 26.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  
3. **Case #ZON2003-02188 (Rezoning)**  
(& 4 **Opus, Inc., c/o Crown Products**  
& 5) 3107 Halls Mill Road (460'± East of Halls Mill Road, 330'± South of McVay Drive, extending to the Northeast side of Southern Oak Subdivision).  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for the expansion of an existing office and warehouse distribution facility.
  
4. **Case #ZON2003-02187 (Planning Approval)**  
(& 3 **Opus, Inc., c/o Crown Products**  
& 5) 3107 Halls Mill Road (East side of Halls Mill Road, 300'± North of Fleetwood Drive North).  
Planning Approval to amend a previously amended Planning Approval to allow the expansion of a distribution warehouse exceeding 40,000 square feet in a B-3, Community Business district.
  
5. **Case #SUB2003-00202 (Subdivision)**  
(& 3 **Southern Oak Subdivision, Revision of and Addition to**  
& 4) 3107 Halls Mill Road (East side of Halls Mill Road, 300'± North of Fleetwood Drive North).  
**Number of Lots / Acres:** 1 Lot / 9.7± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.

6. **Case #ZON2003-02195 (Rezoning)**  
(**& 7** **Elcan & Associates, Inc.**  
& 8) 1500 Government Street and 211, 213, 217, and 219 South Catherine Street (Northwest corner of Government Street and Etheridge Street, extending to the East side of Catherine Street, 175'± North of Government Street, and to the West side of Etheridge Street, 190'± South of Farmer Street).  
Rezoning from B-2, Neighborhood Business, B-1, Buffer Business, and R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for a retail shopping center.
7. **Case #ZON2003-02200 (Rezoning)**  
(**& 6** **Elcan & Associates, Inc.**  
& 8) West side of Etheridge Street, 100'± South of Farmer Street.  
Rezoning from B-1, Buffer Business, to R-1, Single-Family Residential, to allow a single-family residence.
8. **Case #SUB2003-00206 (Subdivision)**  
(**& 6** **Shoppes of Midtown Subdivision**  
& 7) 1500 Government Street and 211, 213, 217, and 219 South Catherine Street (Northwest corner of Government Street and Etheridge Street, extending to the East side of Catherine Street, 175'± North of Government Street, and to the East side of Etheridge Street, 100'± South of Farmer Street).  
**Number of Lots / Acres:** 3 Lots / 5.9± Acres  
**Engineer / Surveyor:** Lawler and Company

**NEW SUBDIVISION APPLICATIONS:**

9. **Case #SUB2003-00201**  
**Brooklyn's Way Subdivision**  
East side of Snow Road, 520'± South of Wulff Road.  
**Number of Lots / Acres:** 71 Lots / 35.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
10. **Case #SUB2003-00199**  
**Carol Plantation Subdivision, 4<sup>th</sup> Unit, Resubdivision of Farm 555**  
5921 Creel Road (East side of Creel Road, ¼ mile± South of Theodore Dawes Road).  
**Number of Lots / Acres:** 2 Lots / 4.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

11. **Case #SUB2003-00203**  
**Coastal Waters Federal Credit Union Subdivision**  
1106 Spring Hill Avenue (North side of Spring Hill Avenue, 100'± West of Pine Street).  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
12. **Case #SUB2003-00198**  
**Hillview Subdivision, Block 2, Resubdivision of Lot 5**  
4570 Hillview Drive (Northeast corner of Hillview Drive and Summit Drive).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
13. **Case #SUB2003-00197**  
**Patricia Drive Subdivision**  
3830 Patricia Drive (North side of Patricia Drive, 830'± East of Benson Road).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
14. **Case #SUB2003-00205**  
**Sign-A-Rama Commercial Subdivision**  
7421 Airport Boulevard (South side of Airport Boulevard, 270'± West of Portside Boulevard, extending to the West side of Portside Boulevard, 330'± South of Airport Boulevard).  
**Number of Lots / Acres:** 2 Lots / 1.4± Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.
15. **Case #SUB2003-00204**  
**Toys-R-Us Subdivision**  
East side of Bel Air Boulevard, extending from Eslava Creek Parkway to Television Avenue and the North terminus of Broadcast Drive, and extending to the Southwest corner of Sage Avenue and Eslava Creek Parkway.  
**Number of Lots / Acres:** 2 Lots / 13.9± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.

**NEW SIDEWALK WAIVER APPLICATION:**

16. **Case #ZON2003-02190**  
**Precision Tune (Victor Vallas, Agent)**  
Southeast corner of Pleasant Valley Road and Magnolia Road.  
Request to waive construction of sidewalks along Pleasant Valley Road and Magnolia Road.