

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 16, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

EXTENSIONS:

Case #SUB2002-00246 (Subdivision)

File #S95-130

Creecline Subdivision

Northwest corner of Higgins Road and Shipyard Road, and running through to Interstate 10.

Number of Lots / Acres: 28 Lots / 227.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00245 (Subdivision)

Fincher's Addition to Riverview Subdivision

Northeast corner of Old Rangeline Road and Riverview Point Drive.

Number of Lots / Acres: 49 Lots / 113.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00269 (Subdivision)

File #S99-253

Springfield Subdivision

Northwest corner of proposed future Dawes Road and proposed future Grelot Road and extending through to Twelve Oaks Drive.

Number of Lots / Acres: 91 Lots / 57.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS

1. **Case #ZON2003-02279 (Rezoning)**
(**& 2** **Dirt, Inc.**
& **3**) 5401 Bear Fork Road (South side of Bear Fork Road, 900'± East of University Boulevard).
Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, for a junkyard and borrow pit.

2. **Case#ZON2003-01229**
(**& 1** **Dirt, Inc.**
& 3) 5401 Bear Fork Road (South side of Bear Fork Road, 900'± East of University Boulevard).
Planning Approval for a junkyard and borrow pit in a proposed I-2, Heavy Industry District.

- 3 **Case #SUB2003-00215 (Subdivision)**
(**& 1** **Bear Fork Industrial Park Subdivision**
& 2) 5401 Bear Fork Road (South side of Bear Fork Road, 900'± East of University Boulevard).
Number of Lots / Acres: 2 Lots / 39.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

4. **Case #ZON2003-02273 (Rezoning)**
(**& 5**) **M. D. Bell III**
157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane)
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for professional offices.

5. **Case #SUB2003-00210 (Subdivision)**
(**& 4**) **M. D. Bell Subdivision**
157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane)
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.

6. **Case #ZON2003-02280 (Planned Unit Development)**
(**& 7**) **Joe Bullard Cadillac Subdivision**
1407 and 1419 East I65 Service Road South (Southeast corner of East I65 Service Road South and Pleasant Valley [Road] Circle).
Planned Unit Development Approval to allow multiple buildings on a single building site.

7. **Case #SUB2003-00216 (Subdivision)**
(**& 6**) **Joe Bullard Cadillac Subdivision**
1407 and 1419 East I65 Service Road South (Southeast corner of East I65 Service Road South and Pleasant Valley [Road] Circle).
Number of Lots / Acres: 1 Lot / 6.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

8. **Case #ZON2003-02282 (Planned Unit Development)**
(& 9) **Scheuermann Commercial Subdivision**
855 Holcombe Avenue (Northeast corner of Holcombe Avenue and Halls Mill Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
9. **Case #SUB2003-00219 (Subdivision)**
(& 8) **Scheuermann Commercial Subdivision**
855 Holcombe Avenue (Northeast corner of Holcombe Avenue and Halls Mill Road).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Lyle Stover Engineering, Inc.
10. **Case #ZON2003-02283 (Rezoning)**
(& 11) **Metcalfe & Company**
5835 Old Shell Road (Southeast corner of Old Shell Road and Allen Drive).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a church-sponsored, college student center.
11. **Case #SUB2003-00212 (Subdivision)**
(& 10) **Wesley Place Subdivision**
5835 Old Shell Road and 65 Allen Drive (Southeast corner of Old Shell Road and Allen Drive).
Number of Lots / Acres: 2 Lots / 2.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
12. **Case #ZON2003-02281**
(& 13) **Franklin Primary Health Center, Inc. (Tommie L. Anderson, Agent)**
North side of Dr. Martin Luther King, Jr. Avenue, 100'± East of Peach Street, extending to the East side of Peach Street, 110'± North of Dr. Martin Luther King, Jr. Avenue.
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a parking lot expansion for an existing health care clinic.
13. **Case #ZON2003-02297**
(& 12) **Franklin Primary Health Center, Inc. (Tommie L. Anderson, Agent)**
North side of Dr. Martin Luther King, Jr. Avenue, 100'± East of Peach Street, extending to the East side of Peach Street, 110'± North of Dr. Martin Luther King, Jr. Avenue.
Planned Unit Development approval to allow off-site parking on multiple lots.

NEW ZONING APPLICATION:

11. Case #ZON2003-02278
Bay Side Properties
4575 Higgins Road (South side of Higgins Road, 250'± East of Rangeline Service Road).
Rezoning from R-1, Single-Family Residential, to B-5, Office-Distribution, for professional offices and warehousing.

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

13. Case #ZON2003-02275
Trinity Evangelical Lutheran Church
2668 Berkley Avenue (Northeast corner of Berkley Avenue and Main Street).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

NEW SUBDIVISION APPLICATIONS:

14. Case #SUB2003-00218
Augusta Subdivision, Unit Four
North terminus of Stonebridge Court, adjacent to the West side of Augusta Subdivision, Unit Two, Phase Two.
Number of Lots / Acres: 15 Lots / 9.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
15. Case #SUB2003-00220
Bridgemill Subdivision, Phase 2 (formerly Saybrook Subdivision)
South termini of Fenwick Loop, extending to the East terminus of Meadow Wood Drive.
Number of Lots / Acres: 40 Lots / 18.5± Acres
Engineer / Surveyor: Engineering Development Services LLC
16. Case #SUB2003-00209
Credit America Used Car Sales Subdivision
Northeast corner of Spring Hill Avenue and Union Avenue.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering _ Land Surveying
17. Case #SUB2003-00217
Dawes Lake Estates Subdivision, Resubdivision of Lot 29
Southeast corner of Dawes Lake Road North and Dawes Lake Road South.
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

18. **Case #SUB2003-00213**
Irene – Stillwood Subdivision
409 Stillwood Lane (West side of Stillwood Lane, 135'± South of Irene Street, extending to the South side of Irene Street, 100'± West of Stillwood Lane).
Number of Lots / Acres: 4 Lots / 0.9± Acre
Engineer / Surveyor: M. Don Williams Engineering
19. **Case #SUB2003-00221**
Mobile County Water, Sewer & Fire Protection Authority
North side of Theodore Dawes Road, 650'± West of US Highway 90.
Number of Lots / Acres: 1 Lot / 4.0 ± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
20. **Case #SUB2003-00207**
Mobile South Business Park Subdivision, Unit One, Resubdivision of Lot 28
East side of Business Parkway, 320'± North of Kooiman Road.
Number of Lots / Acres: 2 Lots / 1.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
21. **Case #SUB2003-00208**
Ranch Hills Subdivision, Resubdivision of Lot 7
8073 Hilltop Street (South side of Hilltop Street, 260'± East of Leroy Stevens Road).
Number of Lots / Acres: 3 Lots / 3.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
22. **Case #SUB2003-00214**
Riverwood Subdivision
North side of Rabbit Creek Drive, 330'± West of Dog River Road.
Number of Lots / Acres: 66 Lots / 29.0± Acres
Engineer / Surveyor: Reid, Still & Associates, Inc.
23. **Case #SUB2003-00211**
SU Subdivision
5900 Hillview Road (West side of Hillview Road, 125'± South of Helton Road).
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW SIDEWALK WAIVER APPLICATIONS:

24. Case #ZON2003-02267
Brinker Alabama, Inc. (Palmer Engineering, Agent)
3250 Airport Boulevard, B-6 (North side of Airport Boulevard, 400'± West of the North terminus of Bel Air Boulevard).
Request to waive construction of a sidewalk along Airport Boulevard.

25. Case #ZON2003-02277
Dennis Langan Construction
South side of Halls Mill Road, 2/10 mile± East of Azalea Road.
Request to waive construction of a sidewalk along Halls Mill Road.