

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 4, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: August 21, September 4, and September 18, 2003

EXTENSION:

Case #SUB2002-00278 (Subdivision)

Julian Gewin Subdivision

East side of Schillinger Road, 500'± South of Moffett Road, extending through to the South side of Moffett Road, 550'± East of Schillinger Road.

Number of Lots / Acres: 5 Lots / 3.1± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2003-02582 (Rezoning)**
(**& 2** **Loupe, Loupe & Ragusa L.L.C.**
& 3) North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.
Rezoning from B-1, Buffer Business, B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-1, Single-Family Residential, to allow a single-family residential subdivision.

2. **Case #ZON2003-02562 (Planned Unit Development)**
(**& 1** **The Preserve @ Knollwood & Girby Roads**
& 3) North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.
Planned Unit Development Approval to allow reduced lot sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

3. **Case #SUB2003-00259 (Subdivision)**
(**& 1** **The Preserve @ Knollwood & Girby Roads**
& 2) North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive, extending to the Southwest corner of Knollwood Drive and Southland Drive.
Number of Lots / Acres: 136 Lots / 70.0± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.

4. **Case #ZON2003-02679 (Rezoning)**
(**& 5** **Pilot Family Limited Partnership**
& 6 East side of Sollie Road, 400'± South of Cottage Hill Road, extending to the
& 7) North side of Charleston Oaks Subdivision, Unit One.
Rezoning from R-3, Multi-Family Residential, and R-1, Single-Family Residential, to R-1, Single-Family Residential, for a single-family residential subdivision.
5. **Case #ZON2003-02680 (Rezoning)**
(**& 4** **Pilot Family Limited Partnership**
& 6 Southeast corner of Cottage Hill Road and Sollie Road.
& 7) Rezoning from R-3, Multi-Family Residential, and R-1, Single-Family Residential, to B-2, Neighborhood Business, for a retail shopping center.
6. **Case #ZON2003-02681 (Rezoning)**
(**& 4** **Pilot Family Limited Partnership**
& 5 South side of Cottage Hill Road, 670'± East of Sollie Road.
& 7) Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, for professional offices.
7. **Case #SUB2003-00272 (Subdivision)**
(**& 4** **Colonnade Subdivision**
& 5 Southeast corner of Sollie Road and Cottage Hill Road.
& 6) **Number of Lots / Acres:** 20 Lots / 39.9± Acres
Engineer / Surveyor: Thompson Engineering

NEW ZONING APPLICATION:

8. **Case #ZON2003-02660**
Saad Development Corporation
1450 Center Street (Northwest corner of Center Street and Lafayette Street, extending to the South side of Saint Stephens Road, 140'± West of Lafayette Street).
Rezoning from B-2, Neighborhood Business, and R-1, Single-Family Residential, to B-3, Community Business, to bring the zoning into compliance for an existing medical supplies and equipment sales, service and warehousing facility, and to allow for its future expansion.

NEW PLANNED UNIT DEVELOPMENT APPLICATION:

9. **Case #ZON2003-02656**
Fairfield Place Subdivision
East side of Wildwood Place, 130'± South of Vista Bonita Drive South.
Planned Unit Development Approval to allow a maximum site coverage of 47% in a single-family residential subdivision.

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2003-00275**
Compound W II Subdivision
Southeast corner of Cody Road South and Bruns Drive.
Number of Lots / Acres: 3 Lots / 69.0± Acres
Engineer / Surveyor: Thompson Engineering

11. **Case #SUB2003-00268**
Dauphin Place North Subdivision
1801 and 1805 Dauphin Street (Southwest corner of Dauphin Street and Houston Street)
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.

12. **Case #SUB2003-00263**
Donlons Subdivision
960 and 962 Dauphin Street (North side of Dauphin Street, 280'± West of Lebaron Street).
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

13. **Case #SUB2003-00269**
Ferguson Acres Subdivision
9173 and 9177 Howells Ferry Road (South side of Howells Ferry Road, 510'± East of the South terminus of Firetower Road).
Number of Lots / Acres: 3 Lots / 1.4± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.

14. **Case #SUB2003-00271**
Ferdell Park Subdivision, Resubdivision of Lot 2
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard.
Number of Lots / Acres: 2 Lots / 23.7± Acres
Engineer / Surveyor: Thompson Engineering

15. **Case #SUB2003-00260**
Glen Acres Subdivision, Resubdivision of Lots 15, 16 & 17, Block C
1221, 1228, and 1241 Wilkins Street (Northwest corner of Wilkins Street and Keene Street).
Number of Lots / Acres: 4 Lots / 2.5± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.

16. **Case #SUB2003-00262**
McGowin North Subdivision, Unit Two
East side of McVay Drive, 700'± North of Halls Mill Road.
Number of Lots / Acres: 6 Lots / 11.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
17. **Case #SUB2003-00274**
McGregor Square Subdivision, Resubdivision of and Addition to Lot 1
3940 and 3948 Airport Boulevard (Northeast corner of Airport Boulevard and McGregor Avenue, extending to the South side of Berwyn Drive South, 270'± East of McGregor Avenue).
Number of Lots / Acres: 2 Lots / 5.9± Acres
Engineer / Surveyor: Thompson Engineering
18. **Case #SUB2003-00266**
Pelican's Landing Subdivision
6480 and 6523 Dauphin Island Parkway (Southeast corner of Dauphin Island Parkway and Pinehaven Drive).
Number of Lots / Acres: 3 Lots / 3.5± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
19. **Case #SUB2003-00264**
Ram's Head Addition to Tillman's Corner Subdivision, Unit Two, Resubdivision of Lot 1
West side of U.S. Highway 90 Service Road, extending to the East side of Willis Road.
Number of Lots / Acres: 2 Lots / 3.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
20. **Case #SUB2003-00267**
Riverwood Subdivision, Phase II
330'± East of Rabbit Creek Drive, adjacent to the West side of Mandrell's Addition to Hollingers Island Subdivision.
Number of Lots / Acres: 39 Lots / 13.9± Acres
Engineer / Surveyor: Reid, Still & Associates, Inc.
21. **Case #SUB2003-00265**
Rolling Branch Estates Subdivision
5830 Lundy Road (West side of Lundy Road, 365'± South of Huber Road).
Number of Lots / Acres: 4 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

22. **Case #SUB2003-00270**
Scott Plantation Subdivision, Units 6, 7, 8 & 9; and Plantation West Subdivision, Units 1, 2 & 3
North side of Johnson Road, 500'± West of Scott Plantation Drive South, extending to the West terminus of Dairy Drive South and the West terminus of the proposed extension of Scott Plantation Drive South.
Number of Lots / Acres: 124 Lots / 72.0± Acres
Engineer / Surveyor: L & L Engineering Consultants, Inc.
23. **Case #SUB2003-00261**
Snyder's Hollow Subdivision
8950 Howells Ferry Road (North side of Howells Ferry Road, 300'± West of the North terminus of Hubert Pierce Road).
Number of Lots / Acres: 2 Lots / 2.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
24. **Case #SUB2003-00273**
Waterfront Subdivision
3950 and 3960 Scenic Drive (West side of Scenic Drive at the Southern terminus of Inerarity Road).
Number of Lots / Acres: 4 Lots / 5.7± Acres
Engineer / Surveyor: Thompson Engineering

NEW SIDEWALK WAIVER APPLICATION:

25. **Case #ZON2003-02672**
Matthew R. Stone
3968 Demetropolis Road (West side of Demetropolis Road, 640'± South of Halls Mill Road).
Request to waive construction of a sidewalk along Demetropolis Road.

OTHER BUSINESS:

Public Hearing

To consider proposed amendments to the Major Street Plan Component of the City of Mobile's Comprehensive Plan. The proposed amendment consists of the following: 1) the removal of the Grelot-March Road connector (commencing at Snow Road to terminate at the Cottage Hill Road/Jeff Hamilton Road intersection) from the Major Street Plan.