

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**JUNE 5, 2003 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **APPROVAL OF MINUTES:**

April 17, 2003

### **HOLDOVERS:**

**Case #SUB2003-00069 (Subdivision)**

**Evergreen Gardens Subdivision, 2<sup>nd</sup> Unit, Resubdivision of Lot 217**

Southwest corner of Higgins Road and Clemson Drive.

**Number of Lots / Acres:** 5 Lots / 1.1± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**Case #ZON2003-01065 (Planned Unit Development)**

**West Hill Subdivision**

West terminus of Hilltop Drive South.

Planned Unit Development Approval to allow reduced lot sizes, reduced lot widths, and reduced building setbacks in a single-family residential subdivision.

**AND**

**Case #SUB2003-00088 (Subdivision)**

**West Hill Subdivision**

West terminus of Hilltop Drive South.

**Number of Lots / Acres:** 12 Lots / 3.1± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

### **EXTENSIONS:**

**Case #ZON2001-01117 (Planned Unit Development)**

**File #PUD2000-21**

**Cottage Hill S.C. Subdivision**

South side of Cottage Hill Road, 125'± West of Azalea Road.

Planned Unit Development Approval to allow shared access between two building sites.

**Case #SUB2001-00109 (Subdivision)**

**File #S2000-112**

**Cottage Hill S.C. Subdivision**

South side of Cottage Hill Road, 125'± West of Azalea Road.

**Number of Lots / Acres:** 2 Lots / 6.9± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Case #SUB2002-00108 (Subdivision)**

**550 Government Street Subdivision**

Block bounded by Government Street on the South, Cedar Street on the East, Conti Street on the North, and Warren Street on the West.

**Number of Lots / Acres:** 1 Lot / 1.5± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Case #ZON2001-00750 (Planned Unit Development)**

**Professional Associates Subdivision**

801 South University Boulevard (Northeast corner of University Boulevard and Georgian Drive).

Planned Unit Development Approval to allow shared access and shared parking between multiple building sites.

**Case #SUB2001-00064 (Subdivision)**

**Professional Associates Subdivision**

801 South University Boulevard (Northeast corner of University Boulevard and Georgian Drive).

**Number of Lots / Acres:** 6 Lots / 5.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Case #SUB2001-00133 (Subdivision)**

**File #S98-143**

**Woodberry Forest Subdivision (Formerly Addition to Augusta Subdivision)**

West side of Dawes Road, ½ mile± North of Jeff Hamilton Road, and extending through to the South side of the proposed Grelot Road, ¼ mile± West of Dawes Road.

**Number of Lots / Acres:** 99 Lots / 41.7± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**GROUP APPLICATIONS**

1. **Case #ZON2003-01241 (Planned Unit Development)**  
(& 2) **Long Street Bungalows Subdivision**  
West side of Long Street, 600'± South of Old Shell Road.  
Planned Unit Development Approval to allow reduced lot widths, reduced building setbacks, a reduced lot size, and shared parking in a single-family residential subdivision.
  
2. **Case #SUB2003-00109 (Subdivision)**  
(& 1) **Long Street Bungalows Subdivision**  
West side of Long Street, 600'± South of Old Shell Road.  
**Number of Lots / Acres:** 14 Lots / 6.5± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering

**PLANNING COMMISSION**

**JUNE 5, 2003**

**PAGE 3**

3. **Case #ZON2003-01232 (Planned Unit Development)**  
(& 4) **Springdale Mall Subdivision**  
3250 Airport Boulevard (Northeast corner of Airport Boulevard and East I-65 Service Road South, extending to the South terminus of Springdale Boulevard).  
Planned Unit Development Approval to allow multiple buildings on multiple building sites, and shared access and shared parking between multiple building sites.
  
4. **Case #SUB2003-00097 (Subdivision)**  
(& 3) **Springdale Mall Subdivision**  
3250 Airport Boulevard (Northeast corner of Airport Boulevard and East I-65 Service Road South, extending to the South terminus of Springdale Boulevard).  
**Number of Lots / Acres:** 4 Lots / 69.2± Acres  
**Engineer / Surveyor:** Thompson Engineering

**NEW ZONING APPLICATIONS:**

5. **Case #ZON2003-01235**  
**William Hightower**  
205 South University Boulevard (East side of South University Boulevard, 100'± South of Sunset Drive South).  
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for service business offices.
  
6. **Case #ZON2003-01234**  
**Martha J. Reeves**  
East side of Azalea Road, 890'± South of Government Boulevard.  
Rezoning from B-2, Neighborhood Business, to R-3, Multi-Family Residential, for five two-family residential townhouses.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

7. **Case #ZON2003-01237**  
**Old Shell Commercial Park**  
3309 Old Shell Road (South side of Old Shell Road, 30'± East of I-65 Service Road North).  
Planned Unit Development Approval to allow multiple buildings on a single building site.
  
8. **Case #ZON2003-01240**  
**Heron Lakes Subdivision, Phase Two, "Corrected Plat", Resubdivision of Lots 110, 111, and 112**  
South side of Blue Heron Ridge, 650'± East of Skywood Drive.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow 38% maximum site coverage on a lot in a single-family residential subdivision.

**NEW SUBDIVISION APPLICATIONS:**

9. **Case #SUB2003-00102**  
**Brackett Place Subdivision**  
8275 Brackett Lane (South side of Brackett Lane [private road] at its Western terminus).  
**Number of Lots / Acres:** 3 Lots / 22.1 $\pm$  Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
10. **Case #SUB2003-00092**  
**Bryant Riverside Subdivision**  
3067 and 3101 Bryant Road (East side of Bryant Road, 315' $\pm$  North of Circle Court).  
**Number of Lots / Acres:** 2 Lots / 1.2 $\pm$  Acres:  
**Engineer / Surveyor:** Ben F. Fussell Surveying
11. **Case #SUB2003-00095**  
**Carlton Acres Subdivision, Resubdivision of Lots 28 & 29**  
1260 Carlton Acres West (Southwest corner of Carlton Acres West and Halls Mill Road).  
**Number of Lots / Acres:** 3 Lots / 0.6 $\pm$  Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
12. **Case #SUB2003-00100**  
**Clear Lake Estates Subdivision, Revision One**  
9540 Ben Hamilton Road (North side of Ben Hamilton Road, ¼ mile $\pm$  West of McFarland Road).  
**Number of Lots / Acres:** 4 Lots / 14.4 $\pm$  Acres  
**Engineer / Surveyor:** Moseley Surveying Company
13. **Case #SUB2003-00098**  
**Ebenezer Subdivision**  
5051 Ebenezer Drive (Southwest corner of Demetropolis Road and Ebenezer Drive).  
**Number of Lots / Acres:** 1 Lot / 6.2 $\pm$  Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.
14. **Case #SUB2003-00099**  
**Guy Place Subdivision**  
4624 Schimpfs Lane (West side of Schimpfs Lane, 375' $\pm$  South of Davis Road).  
**Number of Lots / Acres:** 3 Lots / 2.0 $\pm$  Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.

15. **Case #SUB2003-00107**  
**Hearin-Chandler YMCA Subdivision, Lot A, and Lafayette Square East Subdivision, Lot 1, Resubdivision of and Addition to**  
Northeast corner of and Southeast corner of Downtowner Boulevard and Carlyle close (private street).  
**Number of Lots / Acres:** 3 Lots / 29.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
16. **Case #SUB2003-00103**  
**Midkiff Property Subdivision, Resubdivision of**  
5360, 5370, and 5380 Travis Road (Northwest corner of Travis Road and Midkiff Drive).  
**Number of Lots / Acres:** 2 Lots / 4.1± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
17. **Case #SUB2003-00091**  
**Mobile Press Register Subdivision, First Addition**  
Area bordered by Beauregard Street on the North; Water Street and St. Joseph Street on the East; Adams Street on the South; and the West right-of-way line of Jackson Street (vacated) on the West; less and except the North side of Adams Street 407'± West of St. Joseph Street, extending to the West 220'±.  
**Number of Lots / Acres:** 3 Lots / 14.3± Acres  
**Engineer / Surveyor:** Lawler and Company
18. **Case #SUB2003-00108**  
**New Country Club Estates Subdivision, Seventh Unit, Lot 6, and The Fairway Subdivision, Lot 1, Resubdivision of**  
215 Rochester Road (East side of Rochester Road, 650'± South of the East terminus of Childree Drive, extending to the North side of The Fairway [private street] at the North terminus of Soost Court).  
**Number of Lots / Acres:** 2 Lots / 2.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
19. **Case #SUB2003-00093**  
**Paddock Place Subdivision**  
8758 Tanner Williams Road (North side of Tanner Williams Road at the West terminus of Zeigler Boulevard).  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
20. **Case #SUB2003-00105**  
**Pitsio's Family Subdivision, Resubdivision of and Addition to**  
Southeast corner of Congress Street and Claiborne Street.  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

21. **Case #SUB2003-00104**  
**Place Riviere Subdivision**  
Southeast corner of Riviere du Chien Road and Lloyd Station Road.  
**Number of Lots / Acres:** 42 Lots / 57.6± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.
22. **Case #SUB2003-00096**  
**Ramsey's Place Subdivision**  
6564 Lake Street (North side of Lake Street, 200'± West of Garwood Avenue, extending to the West side of Garwood Avenue, 150'± North of Lake Street).  
**Number of Lots / Acres:** 3 Lots / 2.5± Acres  
**Engineer / Surveyor:** Ben F. Fussell Surveying
23. **Case #SUB2003-00094**  
**Riverview Pointe Subdivision, Resubdivision of Lot C of the Resubdivision of Lot 2**  
East side of Old Rangeline Road, 1,000'± North of Hurricane Bay Drive.  
**Number of Lots / Acres:** 2 Lots / 47.6± Acres  
**Engineer / Surveyor:** Polysurveying of Mobile Engineering – Land Surveying
24. **Case #SUB2003-00101**  
**Seale Place Subdivision, Second Addition, Resubdivision of Lot 2**  
West side of Wildwood Place, 116'± South of Vista Bonita Drive South.  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.
25. **Case #SUB2003-00106**  
**Wynnfield Subdivision, Unit Three, Resubdivision of Lots 62 and 63**  
Northwest corner of Wynngate Way and Wynnridge Drive.  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**NEW SIDEWALK WAIVER APPLICATION:**

26. **Case #ZON2003-01227**  
**First Community Bank**  
4664 Halls Mill Road (North side of Halls Mill Road, 1,020'± East of Rochelle Street).  
Request to waive construction of a sidewalk along Halls Mill Road.