

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 6, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVER:

Case #SUB2004-00245 (Subdivision)

Barnes Subdivision

Southeast corner of Old Shell Road and Fairview Street East.

Number of Lots / Acres: 1 Lot / 3.7± Acres

Engineer / Surveyor: M. Don Williams Engineering

Case #SUB2004-00252

Dawes Heights Subdivision, Resubdivision of Lot 1

West side of Dawes Road, 140'± North of Augusta Drive.

Number of Lots / Acres: 2 Lots /m 0.3± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

EXTENSIONS:

Case #ZON2003-02562 (Planned Unit Development)

The Preserve @ Knollwood & Girby Roads Subdivision

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.

Case #SUB2003-00259 (Subdivision)

The Preserve @ Knollwood & Girby Roads Subdivision

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.

GROUP APPLICATIONS:

1. **Case #ZON2004-02578 (Planning Approval)**
(& 2 **Dauphin Way United Methodist Church (Bruce Alverson, Agent)**
& 3) 1507 Dauphin Street (South side of Dauphin Street, extending from Catherine Street to Lee Street, and the East side of Lee Street, 300'± South of Dauphin Street).
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district to include a new playground and expanded parking.
Council District 2

2. **Case #ZON2004-02576 (Planned Unit Development)**
(**& 1** **Dauphin Way United Methodist Church Subdivision (Bruce Alverson,**
(**& 3)** **Agent)**
1507 Dauphin Street (South side of Dauphin Street, extending from Catherine Street to Lee Street, and the East side of Lee Street, 300'± South of Dauphin Street).
Planned Unit Development Approval to allow multiple buildings on a single building site with shared parking and access in an R-1, Single-Family Residential district.
Council District 2
3. **Case #SUB2004-00259 (Subdivision)**
(**& 1** **Dauphin Way United Methodist Church Subdivision**
(**& 2)** 1507 Dauphin Street (South side of Dauphin Street, extending from Catherine Street to Lee Street, and the East side of Lee Street, 300'± South of Dauphin Street).
Number of Lots / Acres: 2 Lots / 5.7± Acres
Engineer / Surveyor: McCrory & Williams, Inc.
Council District 2
4. **Case #ZON2004-02582 (Rezoning)**
(**& 5** **N T G – C Investments**
(**& 6)** 2202, 2204, 2206, and 2208 Airport Boulevard (Northeast corner of Airport Boulevard and Westwood Street).
Rezoning from B-1, Buffer Business, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to allow a parking lot expansion for an existing retail shopping center.
Council District 5
5. **Case #ZON2004-02597 (Planned Unit Development)**
(**& 4** **Westwood Subdivision**
(**& 6)** 2202, 2204, 2206, and 2208 Airport Boulevard (Northeast corner of Airport Boulevard and Westwood Street).
Planned Unit Development approval to allow multiple buildings on a single building site.
Council District 5
6. **Case #SUB2004-00261 (Subdivision)**
(**& 4** **Westwood Subdivision**
(**& 5)** 2202, 2204, 2206, and 2208 Airport Boulevard (Northeast corner of Airport Boulevard and Westwood Street).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5

NEW ZONING APPLICATIONS:

7. **Case #ZON2004-02589**
Blackwood, Inc. (B. White-Spinner, Agent)
Southeast corner of Hutson Drive and Key Street.
Rezoning from I-1, Light Industry, to B-3, Community Business, to allow a church.
Council District 5

8. **Case #ZON2004-02571**
Ken L. Ferguson
3915 Cottage Hill Road (South side of Cottage Hill Road, 255'± East of Azalea Road, extending to the North side of Shelley Drive, 235'± East of Azalea Road).
Rezoning from B-1, Buffer Business, to LB-2, Limited Neighborhood Business, to allow a dental office and retail sales.
Council District 4

NEW SUBDIVISION APPLICATIONS:

9. **Case #SUB2004-00273**
Augusta Subdivision, Unit Three, Resubdivision of Lots 9, 10, 11, and 12
Northeast corner of Stonebridge Court and Aiken Way.
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

10. **Case #SUB2004-00275**
Augusta Subdivision, Unit Six
Northwest terminus of Vasser Court, adjacent to the North side of Augusta Subdivision, Unit Two – Phase Two, extending to the West side of Augusta Subdivision, Unit Five, and the South side of Woodberry Forest Subdivision, Unit One.
Number of Lots / Acres: 21 Lots / 7.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

11. **Case #SUB2004-00257**
Blackberry Lane Subdivision
3859 Old Shell Road (South side of Old Shell Road, 155'± East of Dogwood Lane).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 7

12. **Case #SUB2004-00271**
Essex Place Subdivision
South side of Johnson Road, 485'± East of Scott Dairy Loop Road West.
Number of Lots / Acres: 27 Lots / 8.7± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
13. **Case #SUB2004-00258**
Grubbs – Smith Subdivision
1000 and 1002 Dauphin Street (North side of Dauphin Street, 330'± East of North Pine Street, extending to the East terminus of New St. Francis Street).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Harper & Garratt Engineering
Council District 2
14. **Case #SUB2004-00277**
Haiman Beltline Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2
Southeast corner of Springhill Memorial Drive South and Springhill Memorial Place.
Number of Lots / Acres: 3 Lots / 4.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
15. **Case #SUB2004-00270**
Hargrove Estates Subdivision
210 South Washington Avenue (Northwest corner of South Washington Avenue and Canal Street).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2
16. **Case #SUB2004-00279**
Hollingers Island Subdivision, Island Farms, Resubdivision of Lot 36, Block 5
6478 Bay Road (West side of Bay Road, 630'± South of Bay Road North).
Number of Lots / Acres: 2 Lots / 10.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
17. **Case #SUB2004-00263**
Izusniaissance Subdivision
3616 Bay Front Road (Northwest corner of Bay Front Road and Hannon Road).
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

18. **Case #SUB2004-00269**
Kings Branch Subdivision, Phase Two
North termini of Kings Gate Drive, Kings Branch Drive East, and Meadow Lane.
Number of Lots / Acres: 175 Lots / 101.9± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
19. **Case #SUB2004-00266**
Kings Branch Subdivision, Unit Five
West side of Kings Gate Drive at its North terminus.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
20. **Case #SUB2004-00264**
Roy Miller Subdivision, Resubdivision of Lot 3
3800 McFarland Road (Northwest corner of McFarland Road and Dawes Cemetery Road).
Number of Lots / Acres: 8 Lots / 10.3± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
21. **Case #SUB2004-00274**
Pleasant Subdivision, Resubdivision of Lots 3, 4, & 5
West side of Montlimar Drive, extending from Michael Boulevard to Pleasant Valley Road.
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
22. **Case #SUB2004-00272**
Spring Grove Subdivision, Unit Two
West terminus of Spring Grove South, extending to the North terminus of Summer Crossings and the West terminus of Spring Grove North; and the West side of Dawes Road extending to the North terminus of Spring Grove Court.
Number of Lots / Acres: 173 Lots / 36.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
23. **Case #SUB2004-00268**
Timberlane Woods Subdivision
North terminus of Cross Creek Drive, extending to the West termini of Larchmont Drive and Timberline Ridge.
Number of Lots / Acres: 33 Lots / 15.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

24. **Case #SUB2004-00265**
Turtle Creek Subdivision
Southeast corner of Repoll Road and Richmond Pearson Road.
Number of Lots / Acres: 162 Lots / 26.7± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.
25. **Case #SUB2004-00262**
Washington Boulevard Estates Subdivision
Northwest corner of Washington Boulevard and Burroughs Lane.
Number of Lots / Acres: 9 Lots / 1.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
26. **Case #SUB2004-00276**
Wimbledon Subdivision, Resurvey of Block 9, Resubdivision of Lot 6
5 Crossway (North side of Crossway, 130'± East of Wimbledon Drive West).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
27. **Case #SUB2004-00260**
YNG Place Subdivision, Resubdivision of Lot 6
2805 Grant Street (Southwest corner of Cottage Hill Road and Grant Street).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5

NEW SIDEWALK WAIVER APPLICATIONS:

28. **Case #ZON2004-02581**
Cabinet Station (Ray Starling, Agent)
4412 Government Boulevard (North side of Government Boulevard, 710'± East of Demetropolis Road).
Request to waive construction of a sidewalk along Government Boulevard.
Council District 4