

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 21, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2005-00111 (Subdivision)

Sawyer Subdivision

1271 Schillinger Road North

(West side of Schillinger Road North, 200'± South of Howells Ferry Road).

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Case #ZON2005-01300 (Rezoning)

Hillcrest Commons, Inc. (John C. Bell, Agent)

North side of Johnston Lane, 237'± East of Hillcrest Road, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street.

Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to allow professional offices.

Council District 6

Case #ZON2005-01299 (Planned Unit Development)

Hillcrest Commons Subdivision

1055 Hillcrest Road

Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street.

Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking.

Council District 6

Case #SUB2005-00136 (Subdivision)

Hillcrest Commons Subdivision

1055 Hillcrest Road

Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street.

Number of Lots / Acres: 2 Lots / 5.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

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EXTENSIONS:

Case #SUB2002-00170 (Subdivision)

Calway-Jones Subdivision

West side of South University Boulevard, 175'± South of Cottage Hill Road.

Number of Lots / Acres: 6 Lots / 8.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2004-00009 (Subdivision)

Magnolia Downs Subdivision

9401 and 9435 Scott Dairy Loop Road South

(South side of Scott Dairy Loop Road South, 3/10 mile± West of McFarland Road).

Number of Lots / Acres: 18 Lots / 60.5± Acres

Engineer / Surveyor: M. Don Williams Engineering

Case #SUB2004-00139 (Subdivision)

Rolling Branch Estates Subdivision, 1st and 2nd Addition

West side of Lundy Road, 185'± South of Huber Road, extending West and South to the North terminus of Teal Lane.

Number of Lots / Acres: 25 Lots / 12.0± Acres

Engineer / Surveyor: Polysurveying Engineering - Land Surveying

GROUP APPLICATIONS:

1. **Case #ZON2005-01392 (Planning Approval)**
(&2& **Cottage Hill Baptist Church**
3) 4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and North Demetropolis Road, extending to the North side of Thigpen Drive South).
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district for a new family life center.
Council District 4

2. **Case #ZON2005-01390 (Planned Unit Development)**
(&1& **Cottage Hill Baptist Church Subdivision**
3) 4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and North Demetropolis Road, extending to the North side of Thigpen Drive South, and, Southeast corner of North Demetropolis Road and Thigpen Drive South, extending to the North side of Troy Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking between sites.
Council District 4

3. **Case #SUB2005-00142 (Subdivision)**
(&1& **Cottage Hill Baptist Church Subdivision**

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- 2) 4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and North Demetropolis Road, extending to the North side of Thigpen Drive South, and, Southeast corner of North Demetropolis Road and Thigpen Drive South, extending to the North side of Troy Lane).

Number of Lots / Acres: 2 Lots / 14.5± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 4

4. Case #ZON2005-01400 (Planned Unit Development)

(&5) Louise Place Subdivision

West side of Louise Avenue (unopened right-of-way) extending to the East side of Schaub Avenue (unopened right-of-way), including McMurray Street (unopened right-of-way, to be vacated) and Gulver Street (unopened right-of-way, to be vacated).

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

Council District 6

5. Case #SUB2005-00143 (Subdivision)

(&4) Louise Place Subdivision

West side of Louise Avenue (unopened right-of-way) extending to the East side of Schaub Avenue (unopened right-of-way), including McMurray Street (unopened right-of-way, to be vacated) and Gulver Street (unopened right-of-way, to be vacated).

Number of Lots / Acres: 10 Lots / 2.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

6. **Case #ZON2005-01391 (Planning Approval)**
(&7) **McGill-Toolen High School**
1501 Old Shell Road
(South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'±).
Planning Approval to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district to allow its expansion to include existing parking reconfiguration, a covered walkway between across-street sites, new music facilities, an open courtyard area, and new fitness facilities.
Council District 2
7. **Case #ZON2005-01393 (Planned Unit Development)**
(&6) **McGill-Toolen High School**
1501 Old Shell Road
(South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'±).
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between sites.
Council District 2

NEW SUBDIVISION APPLICATIONS:

8. **Case #SUB2005-00144**
Carracela Subdivision
1751 Riverside Drive
(Southwest corner of Riverside Drive and Club House Road).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 4

9. **Case #SUB2005-00140**
Holland Hills Subdivision
East side of Hardeman Road, 2/10 mile± North of Wulff Road South.
Number of Lots / Acres: 3 Lots / 38.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

10. **Case #SUB2005-00139**
Koger's Roberts Road Acres Subdivision
West side of Roberts Lane, ¼ mile± South of Wulff Road South.
Number of Lots / Acres: 4 Lots / 4.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

11. **Case #SUB2005-00141**
Livingstone Estates Subdivision
Southwest corner of Jeff Hamilton Road and McFarland Road.
Number of Lots / Acres: 6 Lots / 19.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

12. **Case #SUB2005-00145**
Marcell Subdivision
South side of Riverside Drive, 120'± West of Club House Road, extending to the West side of Club House Road, 120'± South of Riverside Drive.
Number of Lots / Acres: 4 Lots / 1.0± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 4

13. **Case #SUB2005-00146**
Keller Smith Subdivision
855 Lakeside Drive
(East side of Lakeside Drive, 35'± North of the East terminus of Lakeside Court).
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

OTHER BUSINESS: