

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 15, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2005-00171

Springhill Place Subdivision

159 Bishop Lane North

(Northwest corner of Bishop Lane North and Broadway Drive)

Number of Lots / Acres: 8 Lots / 2.8± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 7

NEW GROUP APPLICATIONS:

1 (& 2 Case #ZON2005-01760 (Rezoning)

& 3) Ashland Park, LLC (Pete Vallas, Agent)

2175, 2177, and 2179 Old Shell Road

(South side of Old Shell Road, 160'± East of Wisteria Avenue)

Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to allow single-family dwellings with reduced lot sizes and increased site coverage.

Council District 1

2 (& 1 Case #ZON2005-01759 (Planned Unit Development)

& 3) Ashland Park (Pete Vallas, Agent)

2175, 2177, and 2179 Old Shell Road

(South side of Old Shell Road, 160'± East of Wisteria Avenue)

Planned Unit Development to allow single-family dwellings with reduced lot sizes, increased site coverage, reduced setbacks, alleys, and a private, gated drive.

Council District 1

- 3 (& 1) **Case # SUB2005-00197 (Subdivision)**
& 2) **Ashland Park, Resubdivision Of**
2175, 2177, and 2179 Old Shell Road
(South side of Old Shell Road, 160'± East of Wisteria Avenue)
Number of Lots / Acres: 6 Lots / 1.21± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1
- 4 (& 5) **Case #ZON2005-01762 (Planned Unit Development)**
J. A. Lankford & Co. (Jean Lankford, Agent)
(Southwest corner of Old Shell Road and Kenneth Street)
Planned Unit Development to allow shared parking and access between multiple sites.
Council District 1
- 5 (& 4) **Case #SUB2005-00198 (Subdivision)**
Old Shell & Kenneth Corner Subdivision
(Southwest corner of Old Shell Road and Kenneth Street)
Number of Lots / Acres: 3 Lots / 0.41± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1
- 6 (& 7) **Case #ZON2005-01763 (Rezoning)**
Gulf Health Properties (Chris Miller, Agent)
6001 Airport Boulevard
(South side of Airport Boulevard, between Wildwood and Pinemont Avenues)
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow parking for an adjacent medical and office building.
Council District 6
- 7 (& 6) **Case #SUB2005-00195 (Subdivision)**
Mobile Medical Group Subdivision
6001 Airport Boulevard
(South side of Airport Boulevard, between Wildwood and Pinemont Avenues)
Number of Lots / Acres: 1 Lot / 1.38± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

- 8 (& 9) **Case #ZON2005-01761 (Planning Approval)**
Volunteers of America Southeast
1507 Spring Hill Avenue
(South side of Spring Hill Avenue, 70'± East of Catherine Street)
Planning Approval to allow a homeless shelter in a B-2, Neighborhood Business.
Council District 2

- 9 (& 8) **Case #SUB2005-00194 (Subdivision)**
VOA Veterans Program Subdivision
1507 Spring Hill Avenue
(South side of Spring Hill Avenue, 70'± East of Catherine Street)
Number of Lots / Acres: 1 Lot / 0.88± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 2

NEW ZONING APPLICATIONS:

10. **Case #ZON2005-01742**
Earthgrains Baking Companies, Inc.
1201 West I-65 Service Road North
(West side of West I-65 Service Road North, 200'± South of DeSirrah Drive South)
Rezoning from R-1, Single-Family Residential, and I-1, Light Industrial, to I-1, Light Industrial, to allow a bakery (heavy distribution).
Council District 1

NEW SUBDIVISION APPLICATIONS:

11. **Case #SUB2005-00188**
Auto Shredding Subdivision
1360 Conception Street Road
(North side of Conception Street Road at Three Mile Creek)
Number of Lots / Acres: 2 Lots / 12.2± Acres
Engineer / Surveyor: Lawler and Company
Council District 2

12. **Case #SUB2005-00193**
Bellew Subdivision
4356 and 4360 Downtowner Loop South.
(North side of Downtowner Loop South, 225'± East of Downtowner Loop West)
Number of Lots / Acres: 1 Lot / 0.63± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 5
13. **Case #SUB2005-00190**
Dawson Point Subdivision
3970 Dawson Drive
(Terminus of Dawson Drive)
Number of Lots / Acres: 5 Lots / 1.36± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.
Council District 4
14. **Case #SUB2005-00186**
Lexington Heights Subdivision, Resubdivision of Lots 9, 10, & 11, Block 5
301 Lexington Avenue
(West side of Lexington Avenue, 350'± North of Congress Street)
Number of Lots / Acres: 1 Lot / 0.37± Acre
Engineer / Surveyor: Polysurveying of Mobile
Council District 2
15. **Case #SUB2005-00192**
McCrary Automotive Subdivision
1445 South Beltline Highway
(East side of East I-65 Service Road South, 600'± South of Pleasant Valley Road)
Number of Lots / Acres: 2 Lots / 6.40± Acres
Engineer / Surveyor : Rowe Surveying & Engineering Co., Inc.
Council District 5
16. **Case #SUB2005-00191**
McKinley Subdivision
1574 St. Stephens Road
(North side of St. Stephens Road, 170'± East of Dunbar Street)
Number of Lots / Acres: 1 Lot / 0.85± Acres
Engineer / Surveyor : Rowe Surveying & Engineering Co., Inc.
Council District 2

17. **Case #SUB2005-00184**
Pecan Acres Subdivision
6870 and 6872 Creel Road
(West side of Creel Road, at the West terminus of Smith Road, 400'± North of the West terminus of Moreland Road)
Number of Lots / Acres: 3 Lots / 14.87± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
18. **Case #SUB2005-00185**
Perkins Subdivision, Resubdivision of Lot 1
(West side of Dawes Lane, 350'± South of Cochran Place Drive)
Number of Lots / Acres: 3 Lots / 4.76± Acres
Engineer / Surveyor: Polysurveying of Mobile
19. **Case #SUB 2005-00182**
The Pines of Todd Acres Subdivision
(West side of Todd Acres Drive, 165'± North of Sulin Court, extending to the South terminus of Trinity Road)
Number of Lots / Acres: 45 Lots / 11.9± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
20. **Case #SUB2005-00196**
Resubdivision of Lot 2, Towne Centre, Resubdivision of Lot 2-B
(East side of Schillinger Road, 1080'± South of Old Government Street Road)
Number of Lots / Acres: 2 Lots / 9.98± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
21. **Case #SUB2005-00199**
Walker's Addition to Springhill Subdivision
(North side of Spring Hill Avenue, 1100'± West of Spring Hill Plaza Court)
Number of Lots / Acres: 3 Lots / 5.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

NEW SIDEWALK WAIVER APPLICATIONS:

22. **Case #ZON2005-01720**
Cottage Hill Baptist Church
4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Demetropolis Road)
Request to waive construction of a sidewalk along Cottage Hill and Demetropolis Roads, and along Thigpen Drive South.
Council District 4

23. **Case #ZON2005-01757**
Natchez Trail Court Sidewalk Waiver (Tram Nguyen, Applicant)
738 Natchez Trail Court, and Lot 1, Natchez Trail Court
(Northwest and Northeast corners of Cottage Hill Road and Natchez Trail Court)
Request to waive construction of sidewalks along Natchez Trail Court.
Council District 1

OTHER BUSINESS: