

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 1, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #ZON2005-01923 (Rezoning)

White-Spunner & Associates (Nancy Stone, Agent)

South side of Kreitner Street at its West terminus.

Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-3, Community Business, to eliminate split zoning in a proposed commercial subdivision.

Council District 5

Case #SUB2005-00209 (Subdivision)

Shannon Heights Subdivision, First Addition, Resubdivision of a Portion of Lots 18, 19, 20, and 21

2648, 2650, and 2652 Government Boulevard

(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).

Number of Lots / Acres: 4 Lots / 1.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 5

Case #SUB2005-00231 (Subdivision)

Timberlane Woods Subdivision, Unit One

West terminus of Timberline Ridge.

Number of Lots / Acres: 4 Lots / 9.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

GROUP APPLICATIONS:

- 1. Case #ZON2005-02108 (Planning Approval)**
(&2) Buccaneer Yacht Club (William T. Partridge, Jr., Agent)
4381 Park Road
(East side of Park Road, ¼ mile± South of Terrell Road, extending to the South terminus of Bay Front Road [unopened public right-of-way], and to Mobile Bay).
Planning Approval to allow the expansion of an existing yacht club in an R-1, Single-Family Residential district.
Council District 3
- 2. Case #ZON2005-02109 (Planned Unit Development)**
(&1) Buccaneer Yacht Club (William T. Partridge, Jr., Agent)
4381 Park Road
(East side of Park Road, ¼ mile± South of Terrell Road, extending to the South terminus of Bay Front Road [unopened public right-of-way], and to Mobile Bay).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 3
- 3. Case #ZON2005-02211 (Planned Unit Development)**
(&4) McCrary Automotive Subdivision
1445 East I-65 Service Road South
(East side of East I-65 Service Road South, 600'± South of Pleasant Valley Road).
Planned Unit Development Approval to allow shared access and parking between multiple building sites.
Council District 5
- 4. Case #ZON2005-02212 (Sidewalk Waiver Request)**
(&3) McCrary Management, L.L.C.
1445 East I-65 Service Road South
(East side of East I-65 Service Road South, 600'± South of Pleasant Valley Road).
Request to waive construction of a sidewalk along East I-65 Service Road South.
Council District 5

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- 5. Case #ZON2005-02206 (Rezoning)**
(&6& Nasser Parvinrouh)
7) 3000 and 3006 Old Shell Road
(Area bounded by Old Shell Road, Sage Avenue, Columbia Street, and the Illinois Central Gulf Railroad right-of-way).
Rezoning from R-1, Single-Family Residential, B-2, Neighborhood Business, and B-3, Community Business, to B-2, Neighborhood Business, for an aquatic fitness center and gymnasium, retail sales, and offices.
Council District 1
- 6. Case #ZON2005-02207 (Planned Unit Development)**
(&5& Nasser Old Shell & Sage Subdivision)
7) 3000 and 3006 Old Shell Road
(Area bounded by Old Shell Road, Sage Avenue, Columbia Street, and the Illinois Central Gulf Railroad right-of-way).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1
- 7. Case #SUB2005-00238 (Subdivision)**
(&5& Nasser Old Shell & Sage Subdivision)
6) 3000 and 3006 Old Shell Road
(Area bounded by Old Shell Road, Sage Avenue, Columbia Street, and the Illinois Central Gulf Railroad right-of-way).
Number of Lots / Acres: 1 Lot / 2.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
- 8. Case #ZON2005-02155 (Planned Unit Development)**
(&9) St. Emanuel Street Subdivision
350 St. Emanuel Street
(Southwest corner of St. Emanuel Street and Canal Street).
Planned Unit Development Approval to allow shared access and parking between multiple building sites.
Council District 3
- 9. Case #SUB2005-00234 (Subdivision)**
(&8) St. Emanuel Street Subdivision
350 St. Emanuel Street
(Southwest corner of St. Emanuel Street and Canal Street).
Number of Lots / Acres: 2 Lots / 7,260± Sq. Ft.
Engineer / Surveyor: M. Don Williams Engineering
Council District 3

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2005-00239**
Green Harvest Subdivision
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the East termini of Landsdowne Drive and Drexel Drive.
Number of Lots / Acres: 14 Lots / 32.1+ Acres
Engineer / Surveyor: Thompson Engineering
Council District 4

11. **Case #SUB2005-00216**
Hartsfield Station Subdivision
West side of McFarland Road, 900'± North of Scott Dairy Loop Road South.
Number of Lots / Acres: 40 Lots / 11.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

12. **Case #SUB2005-00236**
Park Place Estates, Resubdivision of Lots 14, 15, 40, & 41
North and South sides of the West termini of Park Place Drive North and Park Place Drive South.
Number of Lots / Acres: 4 Lots / 0.6± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.

13. **Case #SUB2005-00233**
Terry Subdivision, Second Sector
Northwest corner of Staples Road and Terry Lane.
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc.
Council District 4

OTHER BUSINESS:

Special Election - Secretary