

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 20, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2005-00153 (Subdivision)

Dawes Lake Trace Subdivision, First Addition

West side of Dawes Lake Road East, 500'± South of its North Terminus.

Number of Lots / Acres: 12 Lots / 7.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2005-00171 (Subdivision)

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

Case #SUB2005-00188 (Subdivision)

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

Case #SUB2005-00199 (Subdivision)

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

Case #ZON2005-01854 (Planned Unit Development)

Louise Place Subdivision, Unit Two

Area bounded by the centerline of McMurray Street (to be vacated), McNeil Avenue, South side of Gulver Street (to be vacated), and Louise Avenue.

Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front yard and side yard setbacks, and increased site coverage in a single-family residential subdivision.

Council District 6

Case #SUB2005-00203 (Subdivision)

Louise Place Subdivision, Unit Two

Area bounded by the centerline of McMurray Street (to be vacated), McNeil Avenue, South side of Gulver Street (to be vacated), and Louise Avenue.

Number of Lots / Acres: 10 Lots / 2.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

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

EXTENSIONS:

File #SUB2004-00231 (Subdivision)

Audubon Cove Subdivision

Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

Number of Lots / Acres: 57 Lots / 58.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Council District 4

GROUP APPLICATIONS:

1. **Case #ZON2005-01920 (Rezoning)**
(&2) **JHA Air Three, LLC**
1016 Hillcrest Road
(West side of Hillcrest Road, 560'± South of Wall Street).
Rezoning from B-3, Community Business District, to B-3, Community Business District, to amend a previously approved rezoning to allow a non-visitation funeral home with a crematorium.
Council District 6

2. **Case #ZON2005-01950 (Planned Unit Development)**
(&1) **JHA Air Three, LLC**
1016 Hillcrest Road
(West side of Hillcrest Road, 560'± South of Wall Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6

3. **Case #ZON2005-01923 (Rezoning)**
(&4) **White-Spunner & Associates (Nancy Stone, Agent)**
South side of Kreitner Street at its West terminus.
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to eliminate split zoning in a proposed commercial subdivision.
Council District 5

4. **Case #SUB2005-00209 (Subdivision)**
(&3) **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

5. **Case #ZON2005-01921 (Planned Unit Development)**
(&6) **Corrected Plat, Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Resubdivision of Lots 58 – 65**
North side of Somerby Lane (private street) at its West terminus.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6

6. Case #SUB2005-00208 (Subdivision)
(&5) **Corrected Plat, Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Resubdivision of Lots 58 – 65**
North side of Somerby Lane (private street) at its West terminus.
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW ZONING APPLICATIONS:

7. Case #ZON2005-01922
J. A. Lankford & Co. (Jean Lankford, Agent)
51 Kenneth Street
(West side of Kenneth Street, 190'± South of Old Shell Road).
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to eliminate split zoning within a proposed commercial subdivision lot.
Council District 1

NEW SUBDIVISION APPLICATIONS:

8. Case #SUB2005-00205
Brandy Subdivision, Resubdivision of Lots 2 & 3
1175 Dawes Road
(East side of Dawes Road, 2/10 mile± South of Leroy Stevens Road, extending to the West side of Leroy Stevens Road, 2/10 mile± South of Dawes Road).
Number of Lots / Acres: 3 Lots / 3.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
9. Case #SUB2005-00207
Jordan Place Subdivision
West terminus of Schillinger Heights Drive.
Number of Lots / Acres: 52 Lots / 29.2± Acres
Engineer / Surveyor: Harris Engineers, LLC
10. Case #SUB2005-00206
Mobile South Business Park Subdivision, Unit One, Resubdivision of Lot 13
West side of Business Parkway at the West terminus of Mobile South Street.
Number of Lots / Acres: 2 Lots / 2.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

OTHER BUSINESS:

Public Hearing

Amendment to Zoning Ordinance to allow residential uses above the first or ground floor in LB-2, B-2 and B-3 districts.