

MOBILE CITY PLANNING COMMISSION AGENDA

MAY 18, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00060 (Subdivision)

L. Gordon Place Subdivision

4500 and 4528 Harvest Boulevard East

(East side of Harvest Boulevard East, 610'± North of Harvest Boulevard South).

Number of Lots / Acres: 3 Lots / 6.3± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

EXTENSIONS:

Case #ZON2005-00998 (Planned Unit Development)

Forest Cove Subdivision, Unit Three and Unit Four

South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

Council District 7

Case #SUB2005-00095 (Subdivision)

Forest Cove Subdivision, Unit Three and Unit Four

South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.

Number of Lots / Acres: 137 Lots / 44.4± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 7

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00079**
JaLin Estates Subdivision
8600 Dawes Lake Road
(Northwest corner of Dawes Lake Road and Dawes Lake Road East).
Number of Lots / Acres: 2 Lot / 17.0± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.

2. **Case #SUB2006-00081**
New Country Club Estates Subdivision, Fifth Unit, Resubdivision of Lot 13
49 Jordan Lane
(South side of Jordan Lane, 260'± West of Byrnes Boulevard).
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 5

3. **Case #SUB2006-00078**
Glen Acres Subdivision, 1st Addition, Block A, Resubdivision of Lots 4, 5, 6, 7, 8, & 9
9074, 9100, and 9145 Glen Acres Drive North
(North side of Glen Acres Drive North, 320'+ East of Hubert Pierce Road).
Number of Lots / Acres: 3 Lots / 6.2+ Acres
Engineer / Surveyor: Sims Surveying Services, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

4. **Case #ZON2006-00888**
Paul Pham
1395 North University Boulevard
(Southwest corner of North University Boulevard and Overlook Road).
Request to waive construction of a sidewalk along a portion of Overlook Road.
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

5. **Case #ZON2006-00908**
The Courtyards at Magnolia Grove Subdivision, Revised Lot 22
6447 Clear Pointe Court
(South side of Clear Pointe Court, 360'± West of its East terminus).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow 40% maximum site coverage.
Council District 7

GROUP APPLICATIONS:

6. **Case #ZON2006-00872 (Planned Unit Development)**
(&7) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 15**
1232 Heron Lakes Circle
(East side of Heron Lakes Circle, 240'± North of Yellow Heron Lane).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to adjust side yard setbacks, and to allow reduced front and rear yard setbacks and allow 37% maximum site coverage.
Council District 4
7. **Case #SUB2006-00077 (Subdivision)**
(&6) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 15**
1232 Heron Lakes Circle
(East side of Heron Lakes Circle, 240'± North of Yellow Heron Lane).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 4
8. **Case #ZON2006-00901 (Rezoning)**
(&9&
10) **Lee Olander**
South side of Overlook Road, 215'± West of Moffett Road.
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a mini self-storage facility.
Council District 7
9. **Case #ZON2006-00910 (Planning Approval)**
(&8&
10) **Lee Olander**
South side of Overlook Road, 215'± West of Moffett Road.
Planning Approval to allow a mini self-storage facility in a B-2, Neighborhood Business District.
Council District 7

PLANNING COMMISSION

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- 10. Case #ZON2006-00909 (Planned Unit Development)**
(**&8&** **Lee Olander**
9) South side of Overlook Road, 215'± West of Moffett Road.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 7
- 11. Case #ZON2006-00904 (Planning Approval)**
(**&12** **St. Luke Baptist Church**
&13) 751 Texas Street
(Southeast corner of Texas Street and South Bayou Street).
Planning Approval to allow the expansion of an existing church in an R-3, Multi-Family Residential District to include new restroom facilities and a fellowship hall.
Council District 2
- 12. Case #ZON2006-00903 (Planned Unit Development)**
(**&11** **St. Luke Subdivision**
&13) 751 Texas Street
(Southeast corner of Texas Street and South Bayou Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 13. Case #SUB2006-00080 (Subdivision)**
(**&11** **St. Luke Subdivision**
&12) 751 Texas Street
(Southeast corner of Texas Street and South Bayou Street).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2

OTHER BUSINESS: