

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 17, 2005 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **HOLDOVERS:**

**Case #SUB2005-00007 (Subdivision)**

**Kirkland Estates Subdivision**

5962 Lundy Road (West side of Lundy Road, 160'± South of Aloyis Drive).

**Number of Lots / Acres:** 4 Lots / 2.8± Acres

**Engineer / Surveyor:** Julian F. Smith Land Surveyor

**Case #ZON2005-00230 (Planned Unit Development)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

Council District 6

**AND**

**Case #SUB2005-00018 (Subdivision)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

**Number of Lots / Acres:** 60 Lots / 12.8± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

Council District 6

### **EXTENSIONS:**

**Case #SUB2004-00041 (Subdivision)**

**Cambridge Place Subdivision**

West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road.

**Number of Lots / Acres:** 137 Lots / 61.4± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**Case #SUB2004-00047 (Subdivision)**

**Collins Subdivision, First Addition**

West side of U.S. Highway 90 West, at the West terminus of Kooiman Road.

**Number of Lots / Acres:** 23 Lots / 12.9± Acres

**Engineer / Surveyor:** Polysurveying Engineering \_ Land Surveying

**Case #SUB2004-00048 (Subdivision)**

**Kensington Place Subdivision, First Addition**

North side of Moffett Road, 150'± West of Kensington Place, extending to the West termini of Turnbridge Wells Drive North and Turnbridge Wells Drive South.

**Number of Lots / Acres:** 18 Lots / 11.0± Acres

**Engineer / Surveyor:** Austin Engineering Co., Inc.

**Case #SUB2001-00074 (Subdivision)**

**Rangeline Road Commercial and Industrial Park Subdivision, Revised Preliminary Plat of**

East side of Rangeline Road, 880'± North of Old Rangeline Road, extending Northeastwardly to the West side of Old Rangeline Road, 770'± South of the West terminus of Riverview Pointe Drive.

**Number of Lots / Acres:** 3 Lots / 32.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Case #ZON2004-00554 (Planned Unit Development)**

**Treadwell Ford Subdivision**

901 East I-65 Service Road South (East side of East I-65 Service Road South, 1,840'± North of International Drive).

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between multiple building sites.

**Case #SUB2004-00044 (Subdivision)**

**Treadwell Ford Subdivision**

East side of East I-65 Service Road South, 1,680'± North of International Drive.

**Number of Lots / Acres:** 3 Lots / 7.7± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**GROUP APPLICATIONS:**

1. **Case #ZON2005-00229 (Rezoning)**  
(& 2) **Willie Shipman, Jr.**  
950 Baltimore Street and 1008 Marine Street (Northwest corner of Baltimore Street and Marine Street).  
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to bring the zoning into compliance for an existing residential duplex and to allow an addition residential duplex.  
Council District 3
  
2. **Case #ZON2005-00233 (Planned Unit Development)**  
(& 1) **Willie Shipman, Jr.**  
950 Baltimore Street and 1008 Marine Street (Northwest corner of Baltimore Street and Marine Street).  
Planned Unit Development Approval to allow shared access and parking between multiple building sites.  
Council District 3
  
3. **Case #ZON2005-00484 (Rezoning)**  
(& 4 **Ronald D. Yeager, Sr.**  
& 5) 5651 Cottage Hill Road (Southwest corner of Cottage Hill Road and Granada Avenue).  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow dental equipment sales and service.  
Council District 4
  
4. **Case #ZON2005-00485 (Planned Unit Development)**  
(& 3 **Ronald Yeager Subdivision**  
& 5) 5651 Cottage Hill Road (Southwest corner of Cottage Hill Road and Granada Avenue).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4
  
5. **Case #SUB2005-00037 (Subdivision)**  
(& 3 **Ronald Yeager Subdivision**  
& 4) 5651 Cottage Hill Road (Southwest corner of Cottage Hill Road and Granada Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 4

6. **Case #ZON2005-00516 (Planned Unit Development)**  
(**& 7**) **Forrest Cove Subdivision**  
South side of Moffett Road at the South terminus of Northview Drive.  
Planned Unit Development Approval to allow reduced lots widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.  
Council District 7
7. **Case #SUB2005-00039 (Subdivision)**  
(**& 6**) **Forrest Cove Subdivision**  
South side of Moffett Road at the South terminus of Northview Drive.  
**Number of Lots / Acres:** 221 Lots / 66.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7

**NEW ZONING APPLICATIONS:**

8. **Case #ZON2005-00482**  
**Ricky Bacon**  
97 Center Drive (East side of Center Drive, 690'± South of Old Shell Road).  
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow apartments.  
Council District 6
9. **Case #ZON2005-00486**  
**Betbeze Realty Co., Inc. (Joseph G. Betbeze, Jr., Agent)**  
East side of Magnolia Road at its South terminus.  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow work-completed parking expansion at an existing automotive paint and body shop.  
Council District 4

**NEW SUBDIVISION APPLICATIONS:**

10. **Case #SUB2005-00035**  
**Alba Point Subdivision, Resubdivision of Lot 27 and a Part of Lot 28**  
North terminus of Alba Avenue.  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 4

11. **Case #SUB2005-00028**  
**Brewer Homes Subdivision**  
West side of Carroll Plantation Road, at the West termini of Sunny Side Drive and Lazy Lane.  
**Number of Lots / Acres:** 51 Lots / 19.6± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.
12. **Case #SUB2005-00034**  
**East Church Street Area Subdivision, First Addition, Block 2, Resubdivision of Lot 1**  
North side of Church Street, extending from Joachim Street to Jackson Street.  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying Council District 2
13. **Case #SUB2005-00031**  
**Guess Subdivision**  
6562 Bay Road (West side of Bay Road, 2/10 mile± North of Hollingers Drive, extending to the East side of Gaywood Drive, 200'± South of its North terminus).  
**Number of Lots / Acres:** 3 Lots / 5.5± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
14. **Case #SUB2005-00033**  
**Historic Mobile Addition to Palmetto Street Subdivision**  
1113 and 1115 Palmetto Street, and 300 Oakleigh Place (South side of Palmetto Street, 120'± West of Augusta Street, extending to the North terminus of Oakleigh Place).  
**Number of Lots / Acres:** 2 Lots / 1.1+ Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 2
15. **Case #SUB2005-00030**  
**Carl Maddox Subdivision**  
Northwest corner of McCrary Road and Stone Road.  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
16. **Case #SUB2005-00029**  
**Southland Park Subdivision, First Addition (proposed to be changed to Pecan Point Subdivision, First Addition)**  
Northwest corner of Howells Ferry Road and Raymond Tanner Road.  
**Number of Lots / Acres:** 9 Lots / 4.3± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.

**17. Case #SUB2005-00032**

**Stone Gate Subdivision, 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Additions**

North side of Stone Road South, 500'± East of Stone Road West, extending to the East side of Stone Road West, 950'± North of Stone Road South.

**Number of Lots / Acres:** 54 Lots / 28.7± Acres

**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.

**18. Case #SUB2005-00036**

**Wynnfield Subdivision Unit Five**

West terminus of Wynngate Way, extending North and West to the South terminus of Widgeon Drive.

**Number of Lots / Acres:** 58 Lots / 32.8± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

Council District 6

**NEW SIDEWALK WAIVER APPLICATION:**

**19. Case #ZON2005-00480**

**K. V. Properties**

1601 Gash Lane (West side of Gash Lane, 500'± North of Moffett Road ).

Request to waive construction of a sidewalk along Gash Lane.

Council District 1