

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 5, 2005 - 2:00 P.M.**

## **AUDITORIUM, MOBILE GOVERNMENT PLAZA**

### **HOLDOVERS:**

**Case #ZON2005-00665**

**Parkway Storage LLC**

2410 Dauphin Island Parkway

(Southeast corner of Dauphin Island Parkway and Daniels Road West).

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow expanded outdoor boat and RV storage at an existing mini storage facility.

Council District 4

### **EXTENSIONS:**

**Case #ZON2004-00970 (Planned Unit Development)**

**Spring Hill College**

4000 Dauphin Street

(North side of Dauphin Street, 1800'± West of Interstate 65).

Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential district.

Council Districts 5 & 7

**Case #SUB2003-00086 (Subdivision)**

**Oak Pointe Place Subdivision, Unit Two**

Northeast corner of Dawes Road and Oak Pointe Court, extending to the South side of proposed Grelot Road extension.

**Number of Lots / Acres:** 2 Lots / 6.4± Acres

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

**Case #SUB2004-00069 (Subdivision)**

**Rangeline-Hamilton Commercial Park Subdivision**

North side of Hamilton Boulevard, 700'± West of Rangeline Road.

**Number of Lots / Acres:** 12 Lots / 19.1± Acres

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

**Case #SUB2001-00207 (File #S2000-80) (Subdivision)**

**Richmond Subdivision**

North side of Johnson Road at the North terminus of Scott Dairy Loop Road West.

**Number of Lots / Acres:** 136 Lots / 62.7± Acres

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

**GROUP APPLICATIONS:**

1. **Case #ZON2005-00959**  
(& 2) **Heron Lakes Subdivision, Phase Two, Corrected Plat, Resubdivision of and Addition to Lot 123**  
Northeast terminus of Blue Heron Ridge.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow reduced side yard setbacks on all lots 65 wide or less.  
Council District 4
  
2. **Case #SUB2005-00072 (Subdivision) (Holdover)**  
(& 1) **Heron Lakes Subdivision, Phase Two, Corrected Plat, Resubdivision of and Addition to Lot 123**  
Northeast terminus of Blue Heron Ridge.  
**Number of Lots / Acres:** 3 Lots / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
  
3. **Case #ZON2005-00946 (Planned Unit Development)**  
(& 4) **D. E. C. Subdivision**  
Northwest corner of Television Avenue and Broadcast Drive.  
Planned Unit Development Approval to allow a reduced street front building setback.  
Council District 5
  
4. **Case #SUB2005-00080 (Subdivision)**  
(& 3) **D. E. C. Subdivision**  
Northwest corner of Television Avenue and Broadcast Drive.  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

5. **Case #ZON2005-00774 (Rezoning)**  
(**& 6** **John F. Loupe**  
& 7) North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.  
Rezoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to allow a town home and single-family residential subdivision.  
Council District 4
6. **Case #ZON2005-00803 (Planned Unit Development)**  
(**& 5** **The Quarters at Heron Lakes Subdivision**  
& 7) North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.  
Planned Unit Development Approval to allow a gated, private street town home and single-family residential subdivision with reduced lot widths and sizes, reduced building setbacks, increased site coverage, alleyway access, and on-street parking.  
Council District 4
7. **Case #SUB2005-00065 (Subdivision)**  
(**& 5** **The Quarters at Heron Lakes Subdivision**  
& 6) North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.  
**Number of Lots / Acres:** 85 Lots / 18.3± Acres  
**Engineer / Surveyor:** SJB Group, Inc.  
Council District 4

**NEW PLANNING APPROVAL APPLICATIONS:**

8. **Case #ZON2005-00843**  
**City of Mobile – Transportation Services**  
Mobile Municipal Park (Area bounded by Illinois Central Gulf Railroad on the North; Gaillard Drive on the West; Azalea City Golf Course and Mobile Botanical Gardens and Municipal Park Ball Fields on the South; and Museum Drive, Spring Hill Connector and Twelve Mile Creek on the East).  
Planning Approval to allow the addition of a pedestrian bridge across the lake in a public park in an R-1, Single-Family Residential district.  
Council District 7

**NEW SUBDIVISION APPLICATIONS:**

9. Case #SUB2005-00077  
**Clay Subdivision**  
Northwest corner of Jordan Lane and Byrnes Boulevard.  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 5
  
10. Case #SUB2005-00082  
**Fairfields Re-Subdivision, Resubdivision of a Portion of Lots 13 and 14, Block 2**  
3308 Fairfield Road (West side of Fairfield Road, 120'± South of Gill Road).  
**Number of Lots / Acres:** 2 Lots / 1.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
  
11. Case #SUB2005-00074  
**Island Farms, Hollingers Island, Resubdivision of Lot 8 Block 6**  
6915 Dauphin Island Parkway (East side of Dauphin Island Parkway, 400'± North of Hammock Road).  
**Number of Lots / Acres:** 2 Lots / 5.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  
12. Case #SUB2005-00075  
**Nicholson's Place Subdivision**  
1252 St. Madar Street (Northwest corner of St. Madar Street and Hickory Street).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Sims Surveying Services, Inc.  
Council District 2
  
13. Case #SUB2005-00078  
**Oakstone Subdivision**  
Southeast corner of Laurendine Road and Lancaster Road.  
**Number of Lots / Acres:** 49 Lots / 32.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.

14. **Case #SUB2005-00081**  
**Peake Place Subdivision**  
South side of Wimbledon Drive East, extending from South McGregor Avenue to Croydon Road.  
**Number of Lots / Acres:** 5 Lots / 1.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
15. **Case #SUB2005-00079**  
**Rangeline Park Subdivision, Eighth Addition, Resubdivision of Lots 1 & 2**  
South side of Rabbit Creek Drive, 500'± East of Rangeline Road.  
**Number of Lots / Acres:** 3 Lots / 2.2± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**NEW SIDEWALK WAIVER APPLICATIONS:**

16. **Case #ZON2005-00866**  
**Syble Watson**  
4175 Halls Mill Road (East side of Halls Mill Road, 930'± North of Alden Drive).  
Request to waive construction of a sidewalk along Halls Mill Road.  
Council District 4