

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 21, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2005-00669

The Mitchell Company, Inc.

West side of Du Rhu Drive, 235'± North of Dauphin Street.

Rezoning from B-1, Buffer Business, to B-2, Neighborhood Business, to allow a retail shopping center and offices.

Council District 7

EXTENSIONS:

Case #SUB2004-00077 (Subdivision)

Bullitt Park Subdivision

West side of Schillinger Road, 4/10 mile± North of Three Notch Road.

Number of Lots / Acres: 16 Lots / 8.8± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

GROUP APPLICATIONS:

1. **Case #ZON2005-00486 (Rezoning) (Holdover)**
(& 2 **Betbeze Realty Co., Inc. (Joseph G. Betbeze, Jr., Agent)**
& 3) East side of Magnolia Road, 160'± South of Government Boulevard.
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

2. **Case #ZON2005-00790 (Planned Unit Development)**
(& 1 **Hartung Subdivision**
& 3) 2869 Government Boulevard (Southwest corner of Government Boulevard and Thompson Drive, extending to the East side of Magnolia Road, 160'± South of Government Boulevard).
Planned Unit Development Approval to allow shared access and parking between multiple building sites.
Council District 4

PLANNING COMMISSION

APRIL 21, 2005

PAGE 2

3. **Case #SUB2005-00063 (Subdivision)**
(**& 1** **Hartung Subdivision**
& 2) East side of Magnolia Road, 160'± South of Government Boulevard.
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

4. **Case #ZON2005-00768 (Rezoning)**
(**& 5** **John F. Loupe**
& 6 & 7) Landlocked property 4/10 mile± North of Girby Road and ¼ mile± East of Lloyds Lane, adjacent to the South side of Scenic West Place Subdivision.
Rezoning from R-2, Two-Family Residential, to R-3, Multi-Family Residential, to allow a single-family and garden home residential subdivision.
Council District 6

5. **Case #ZON2005-00765 (Rezoning)**
(**& 4** **John F. Loupe**
& 6 & 7) North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600'± North of Girby Road.
Rezoning from B-2, Neighborhood Business, to R-3, Multi-Family Residential, to allow a single-family and garden home residential subdivision.
Council District 6

6. **Case #ZON2005-00801 (Planned Unit Development)**
(**& 4** **The Preserve Subdivision, Phase Two**
& 5 & 7) North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600'± North of Girby Road, and extending North to the South side of Scenic West Place Subdivision.
Planned Unit Development Approval to allow a single-family residential and garden home subdivision with reduced lot sizes and setbacks.
Council District 6

7. **Case #SUB2005-00061 (Subdivision)**
(**& 4** **The Preserve Subdivision, Phase Two**
& 5 & 6) North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600'± North of Girby Road, and extending North to the South side of Scenic West Place Subdivision.
Number of Lots / Acres: 222 Lots / 82.7± Acres
Engineer / Surveyor: SBJ Engineering Group
Council District 6

8. **Case #ZON2005-00809 (Rezoning)**
(**& 9** **James Barnes (Rester & Coleman Engineers, Inc., Agent)**
& 10) West side of Twelve Mile Creek, 200'± West of Long Street (unopened public right-of-way).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow apartments.
Council District 6
9. **Case #ZON2005-00810 (Planned Unit Development)**
(**& 8** **University Club Apartments Subdivision**
& 10) 139 East Drive (East side of East Drive, 900'± South of Old Shell Road, extending to the West side of Long Street, 600'± South of Old Shell Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6
10. **Case #SUB2005-00071 (Subdivision)**
(**& 8** **University Club Apartments Subdivision**
& 9) 139 East Drive (East side of East Drive, 900'± South of Old Shell Road, extending to the West side of Long Street, 600'± South of Old Shell Road).
Number of Lots / Acres: 1 Lot / 10.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
11. **Case #ZON2005-00789 (Rezoning)**
(**& 12** **N T G – C Investments**
& 13) 2200 Airport Boulevard (Northwest corner of Airport Boulevard and Crenshaw Street).
Rezoning from B-1, Buffer Business, to B-2, Neighborhood Business, to allow a parking lot expansion for an existing retail shopping center.
Council District 5
12. **Case #ZON2005-00796 (Planned Unit Development)**
(**& 11** **Westwood-Airport Subdivision, Addition to**
& 13) 2200, 2202, and 2206 Airport Boulevard (North side of Airport Boulevard, extending from Crenshaw Street to Westwood Street).
Planned Unit Development Approval to expand a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 5

PLANNING COMMISSION

APRIL 21, 2005

PAGE 4

- 13. Case #SUB2005-00062 (Subdivision)**
(& 11 Westwood-Airport Subdivision, Addition to
& 12) 2200, 2202, and 2206 Airport Boulevard (North side of Airport Boulevard, extending from Crenshaw Street to Westwood Street).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
- 14. Case #ZON2005-00787 (Planning Approval)**
(& 15) Port City Church of Christ
2901 Hillcrest Road (East side of Hillcrest Road, 125'± South of Medearis Court).
Planning Approval to allow a parking lot expansion at an existing church in an R-1, Single-Family Residential district.
Council District 6
- 15. Case #ZON2005-00846 (Planned Unit Development)**
(& 14) Port City Church of Christ
2901 Hillcrest Road (East side of Hillcrest Road, 125'± South of Medearis Court).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6

NEW PLANNING APPROVAL APPLICATIONS:

- 16. Case #ZON2005-00807**
Dauphin Way United Methodist Church
1507 Dauphin Street (South side of Dauphin Street extending from Catherine Street to Lee Street).
Planning Approval to allow an additional playground for a child day care center at an existing church in an R-1, Single-Family Residential district.
Council District 2
- 17. Case #ZON2005-00813**
NL Cottage Hill LP (John Toomey & Co., Inc., Agent)
2970 Cottage Hill Road (Northeast corner of Cottage Hill Road and Broadcast Drive).
Planning Approval to allow a business college in a B-1, Buffer Business district.
Council District 5

PLANNING COMMISSION

APRIL 21, 2005

PAGE 5

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

18. **Case #ZON2005-00811**
BankTrust Subdivision
Southeast corner of Old Shell Road and South McGregor Avenue.
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking.
Council District 7

NEW SUBDIVISION APPLICATIONS:

19. **Case #SUB2005-00070**
Equipment Sales Subdivision
516 Western Drive (East side of Western Drive, 180'± North of Mill Street, extending to the North side of Mill Street, 915'± East of Western Drive).
Number of Lots / Acres: 1 Lot / 5.7± Acres
Engineer / Surveyor: Lawler and Company
Council District 1
20. **Case #SUB2005-00068**
Greenwood Estates Subdivision, Phase I & II
West side of McCrary Road, ¼ mile± North of Stone Road.
Number of Lots / Acres: 45 Lots / 17.0± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
21. **Case #SUB2005-00072**
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
22. **Case #SUB2005-00067**
McCrary Road Estates Subdivision
West side of McCrary Road, 2/10 mile± South of Corley Lane.
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Austin Engineering Company, Inc.
23. **Case #SUB2005-00064**
Montlimar Plaza Subdivision, Unit Two, Resubdivision of Lots 6 & 7
West terminus of Montlimar Plaza Drive.
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

24. **Case #SUB2005-00073**
Pine Valley Subdivision, Second Addition
East side of Schillinger Road South, 550'± South of Adobe Ridge Road South, extending to the East terminus of Adobe Ridge Road South.
Number of Lots / Acres: 10 Lots / 53.2 ± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
25. **Case #SUB2005-00059**
Quinnelly Addition Subdivision
3751 Sheeps Lane (South side of Sheeps Lane, 680'± East of McGregor Avenue).
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Erdman Surveying LLC
Council District 7
26. **Case #SUB2005-00066**
L. P. Thompson Subdivision
3506 Club House Road (Southwest corner of Club House Road and Wyndham Road).
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4
27. **Case #SUB2005-00069**
Virginia Street Subdivision
Northwest corner of Virginia Street and Conception Street, extending to the East side of Franklin Street, 155'± North of Virginia Street.
Number of Lots / Acres: 4 Lots / 2.6± Acres
Engineer / Surveyor: Lawler and Company
Council District 3

NEW SIDEWALK WAIVER APPLICATIONS:

28. **Case #ZON2005-00785**
Pipeline Realty Mobile, Ltd (dba Texas Pipe & Supply)
2200-A Wolf Ridge Road (Southeast corner of Wolf Ridge Road and Laidlaw Lane [private street]).
Request to waive construction of a sidewalk along Wolf Ridge Road.
Council District 1