MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 7, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

EXTENSIONS:

Case #SUB2000-00052 (Subdivision)
Hawthorne Place Subdivision, Resubdivision of Lot 18
North side of Hawthorne Place, 400'+ West of Hawthorne Place North.
Number of Lots / Acres: 2 Lots / 0.5+ Acre
Engineer / Surveyor: Marshall A. McLeod P.L.S., Inc.

Case #SUB2001-00045
Hillcrest Trace Subdivision
East side of Hillcrest Road, 125'+ South of Western Hills Avenue.
Number of Lots / Acres: 12 Lots / 2.5+ Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

GROUP APPLICATIONS:

1. **Case #ZON2002-00430 (Planned Unit Development)**
(& 2) **Azalea Heights Subdivision, Resubdivision of Lots 23, 24, 25 & 26**
615 Skyline Drive West (North side of Skyline Drive South, extending from Skyline Drive West to Skyline Drive East).
Planned Unit Development Approval to allow reduced lot widths in a single-family residential subdivision.

2. **Case #SUB2002-00029 (Subdivision)**
(& 1) **Azalea Heights Subdivision, Resubdivision of Lots 23, 24, 25 & 26**
615 Skyline Drive West (North side of Skyline Drive South, extending from Skyline Drive West to Skyline Drive East).
Number of Lots / Acres: 17 Lots / 4.1+ Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

   3.   **Case #ZON2002-00429 (Planned Unit Development)**
(& 4)   **Azalea Heights Subdivision, Resubdivision of Lots 9 & 10**
          608 Skyline Drive West (West side of Skyline Drive West at the West terminus
          of Skyline Drive South).
          Planned Unit Development Approval to allow reduced lot widths in a single-
          family residential subdivision.

   4.   **Case #SUB2002-00028**
(& 3)   **Azalea Heights Subdivision, Resubdivision of Lots 9 & 10**
          608 Skyline Drive West (West side of Skyline Drive West at the West terminus
          of Skyline Drive South).
          Number of Lots / Acres: 8 Lots / 2.0+ Acres
          Engineer / Surveyor: Rester and Coleman Engineers, Inc.

   5.   **Case #ZON2002-00436 (Planned Unit Development)**
(& 6)   **McGregor Square Subdivision, Resubdivision of Lot 1**
          3930 Airport Boulevard (Northeast corner of Airport Boulevard and McGregor
          Avenue).
          Planned Unit Development Approval to allow shared access and shared parking
          between two building sites.

   6.   **Case #SUB2002-00036 (Subdivision)**
(& 5)   **McGregor Square Subdivision, Resubdivision of Lot 1**
          3930 Airport Boulevard (Northeast corner of Airport Boulevard and McGregor
          Avenue).
          Number of Lots / Acres: 2 Lots / 11.4+ Acres
          Engineer / Surveyor: Rester and Coleman Engineers, Inc.

   7.   **Case #ZON2002-00426 (Rezoning)**
(& 8   **Van Rusling**
& 9)   4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).
          Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,
          to bring the zoning into compliance with the current use as a coffee shop.

   8.   **Case #ZON2002-00427 (Planned Unit Development)**
(& 7   **Carpe Diem Subdivision**
& 9)   4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).
          Planned Unit Development Approval to allow multiple buildings on a single
          building site at an existing coffee shop.

9. **Case #SUB2002-00022 (Subdivision)**
(& 7 **Carpe Diem Subdivision**
& 8) 4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).
Number of Lots / Acres: 1 Lot / 0.4+ Acre
Engineer / Surveyor: Byrd Surveying, Inc.

10. **Case #ZON2002-00435 (Rezoning)**
(& 11) **Kirby Properties, L.L.C. (John Kirby, Agent)**
7061 Dickens Ferry Road (330'+ South of Dickens Ferry Road, 250'+ East of
Cody Road).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business,
for the parking expansion of an existing automotive paint and body shop.

11. **Case #SUB2002-00027 (Subdivision)**
(& 10) **Spectrum Subdivision**
7060 and 7068 Airport Boulevard, and 7061 Dickens Ferry Road (North side of
Airport Boulevard, 400'+ East of Cody Road, extending to the South side of
Dickens Ferry Road, 250'+ East of Cody Road).
Number of Lots / Acres: 2 Lots / 3.1+ Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW ZONING APPLICATIONS:

12. **Case #ZON2002-00425**
Natalie Drennen, LLC
4068 Old Shell Road (North side of Old Shell Road, 90'+ East of Dilston
Street).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,
to bring the zoning into compliance for an existing dress shop.

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2002-00032**
Argain Subdivision
West side of Cochrane Causeway, 1,000'+ South of the South terminus of the
Cochrane-Africatown Bridge.
Number of Lots / Acres: 2 Lots / 28.3+ Acres
Engineer / Surveyor: ADB Surveying Co.

14. **Case #SUB2002-00037**
    Dix Subdivision, Unit Two, Resubdivision of & Addition to Lot 2
    South side of Cottage Hill Road, 250'+ West of Dawes Road, extending to the
    West side of Dawes Road, 200'+ South of Cottage Hill Road.
    Number of Lots / Acres: 3 Lots / 5.7+ Acres
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.

15. **Case #SUB2002-00023**
    Downtowner Apartments Subdivision
    North side of Downtowner Loop North, 180'+ East of Downtowner Loop West.
    Number of Lots / Acres: 1 Lot / 1.0+ Acre
    Engineer / Surveyor: M. Don Williams Engineering

16. **Case #SUB2002-00035**
    Foster Properties Subdivision
    East side of Bellingrath Road, 950'+ South of Degusa Industrial Road,
    extending to the West side of Brasfield Road (not open).
    Number of Lots / Acres: 1 Lot / 13.6+ Acres
    Engineer / Surveyor: Polysurveying Engineering – Land Surveying

17. **Case #SUB2002-00033**
    Loftin Subdivision
    North side of Jeff Hamilton Road, 950'+ East of McKinnell Road.
    Number of Lots / Acres: 2 Lot / 0.6+ Acre
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.

18. **Case #SUB2002-00031**
    Ollinger-Mostellar Subdivision, Revised
    507 & 2859 Mill Street (South and West side of Mill Street, 550'+ West of Bay
    Shore Avenue).
    Number of Lots / Acres: 2 Lots / 1.1+ Acres
    Engineer / Surveyor: Polysurveying Engineering – Land Surveying

19. **Case #SUB2002-00024**
    Pinewood Subdivision, Block 1,Resubdivision of Lot 3
    233 South McGregor Avenue (West side of McGregor Avenue, 600'+ North of
    Pinebrook South).
    Number of Lots / Acres: 3 Lots / 2.0+ Acres
    Engineer / Surveyor: M. Don Williams Engineering

20. **Case #SUB2002-00034**
    Raleigh Subdivision, Unit One, Resubdivision of & Addition to Lot 1
    Northeast corner of Raleigh Boulevard and Raleigh Way.
    Number of Lots / Acres: 1 Lot / 0.5+ Acre
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.

21. **Case #SUB2002-00026**
    Southland Acres Subdivision
    Northeast corner of Snow Road and Nursery Road.
    Number of Lots / Acres: 3 Lots / 77.0+ Acres
    Engineer / Surveyor: Polysurveying Engineering – Land Surveying

22. **Case #SUB2002-00025**
    Minchew Subdivision, Resubdivision of Lot 1, and Summerville
    Subdivision, Sutton Tract, Resubdivision of Lot 1 of the Resubdivision of
    Lot 2
    2201 Barretts Lane (Southwest corner of Summerville Street and Barretts
    Lane).
    Number of Lots / Acres: 2 Lots / 0.5+ Acre
    Engineer / Surveyor: Polysurveying Engineering – Land Surveying

23. **Case #SUB2002-00030**
    Terrell Estates Subdivision
    South side of Airport Boulevard, 600'+ East of the South terminus of Flave
    Pierce Road, extending to the West side of Lowry Road.
    Number of Lots / Acres: 207 Lots / 75.0+ Acres
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.

24. **Case #SUB2002-00039**
    Walker Wood Subdivision, Resubdivision of Lot 4
    North side of Avrill Court, 60'+ North of Sunset Drive North, extending to the
    West side of General Perhsing Avenue (not open).
    Number of Lots / Acres: 1 Lot / 0.2+ Acre
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.

OTHER BUSINESS:

Public Hearing

To consider a proposed amendment to the Zoning Ordinance regarding: the Definition Section; site coverage requirements in R-B; maximum height in B-4; residential parking exempt area within Hank Aaron Loop; parking surfaces within the Hank Aaron Loop; and residential uses in B-4 districts.

Public Hearing

To consider a proposed amendment to the Subdivision Regulations regarding buffer requirements.