MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 17, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #ZON2007-02563 (Rezoning)
   Charles C. Weems, Jr.
   64 Tacon Street
   (East side of Tacon Street, 250’+ North of Cameron Street).
   Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to
   allow a contractor’s office.
   Council District 1

2. Case #SUB2007-00286 (Subdivision)
   Briar Grove Subdivision
   West side of Jeff Hamilton Road, 850’+ South of Repoll Road.
   Number of Lots / Acres:  271 Lots / 84.4+ Acres
   Engineer / Surveyor:  Engineering Development Services, LLC
   County

3. Case #ZON2007-02383 (Planned Unit Development)
   Orchard Baptist Church Subdivision
   6960 Overlook Road
   (Southeast corner of Overlook Road and Howells Ferry Road).
   Planned Unit Development Approval to allow four buildings on a single
   building site.
   Council District 7

4. Case #ZON2007-02734 (Sidewalk Waiver)
   David Hickman
   1360 Conception Street Road
   (North side of Conception Street Road at Three Mile Creek).
   Request to waive construction of a sidewalk along Conception Street Road.
   Council District 2
5. Case #SUB2007-00304 (Subdivision)
Perch Creek Preserve Subdivision
North side of Winston Road, 1100’+ West of Dauphin Island Parkway, extending West and South to Perch Creek.
**Number of Lots / Acres:** 116 Lots / 85.1+ Acres
**Engineer / Surveyor:** Engineering Development Services, LLC
Council District 4

6. Case #ZON2007-02787 (Planned Unit Development)
Perch Creek Preserve Subdivision
North side of Winston Road, 1100’+ West of Dauphin Island Parkway, extending West and South to Perch Creek.
Planned Unit Development Approval to allow a gated, 18’-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.
Council District 4

**EXTENSIONS:**

7. Case #SUB2007-00020 (Subdivision)
Emerald Oaks Subdivision
West side of Demetropolis Road, 400’+ North of Brookfield Drive North.
**Number of Lots / Acres:** 31 Lots / 12.5+ Acres
**Engineer / Surveyor:** Driven Engineering, Inc.
Council District 4

8. Case #SUB2006-00223 (Subdivision)
Livingstone Lane Subdivision
South side of Jeff Hamilton Road, 440’+ West of McFarland Road, extending to the West side of McFarland Road, 930’+ South of Jeff Hamilton Road.
**Number of Lots / Acres:** 39 Lots / 12.2+ Acres
**Engineer / Surveyor:** Byrd Surveying, Inc.
County

9. Case #SUB2006-00316 (Subdivision)
Woodland Glen Subdivision
East side of Schillinger Road South, 815’+ North of Meadows Boulevard, extending to the North termini of Meadow Heights Drive, Meadow Drive North, Meadow Dale Drive, Meadow Green Drive, and Meadow Run Drive.
**Number of Lots / Acres:** 198 Lots / 86.3+ Acres
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
County
NEW SUBDIVISION APPLICATIONS:

10. Case #SUB2007-00324
    Tower Park Subdivision
    2350 Schillinger Road South
    (West side of Schillinger Road South, 675’± North of Cottage Hill Road).
    Number of Lots / Acres: 2 Lots / 4.7± Acres
    Engineer / Surveyor: Hutchison, Moore, & Rauch LLC
    County

11. Case #SUB2007-00327
    Moore Place Subdivision
    9451 Cottage Hill Road
    (South side of Cottage Hill Road, 140’± East of Burlington Drive East,
    extending to the East terminus of Whittemore Drive).
    Number of Lots / Acres: 2 Lots / 16.3± Acres
    Engineer / Surveyor: Byrd Surveying, Inc.
    County

12. Case #SUB2007-00331
    Mainstay Suites Subdivision
    Southwest corner of Springdale Boulevard and Emogene Street.
    Number of Lots / Acres: 2 Lots / 5.2± Acres
    Council District 5

13. Case #SUB2007-00332
    Schillinger-Water Tower Subdivision
    North side of Cottage Hill Road, 480’± West of Schillinger Road, extending to
    the West side of Schillinger Road South, 350’± North of Cottage Hill Road.
    Number of Lots / Acres: 2 Lots / 8.9± Acres
    County

14. Case #SUB2007-00333
    Myers at Cody Subdivision
    1420 Cody Road South
    (Southwest corner of Cody Road South and Grelot Road).
    Number of Lots / Acres: 2 Lots / 2.1± Acres
    County
15. Case #SUB2007-00338  
Winford Oaks Subdivision, Resubdivision of Lot 1A  
West side of Dawes Lake Road East, 355’+ South of Dawes Trace Lane, extending to the South terminus of Red Oak Circle.  
**Number of Lots / Acres:** 2 Lots / 7.5+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

16. Case #SUB2007-00342  
AHEPA IX Subdivision, Resubdivision of the Resubdivision of Lot 1  
North side of Old Pascagoula Road, ¼ mile+ West of Theodore-Dawes Road.  
**Number of Lots / Acres:** 2 Lots / 2.7+ Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County

17. Case #SUB2007-00343  
Ridgetop Subdivision, Resubdivision of Lots 10 & 11, Resubdivision of Lots 10A & 11A  
West terminus of Ridgetop Drive.  
**Number of Lots / Acres:** 2 Lots / 1.7+ Acres  
**Engineer / Surveyor:** McCrory and Williams, Inc.  
County

18. Case #SUB2007-00325  
Aloyis Park Subdivision, Resubdivision of Lots 24 & 25  
5930 Harmon Lane  
(Southwest corner of Harmon Lane and Aloyis Drive).  
**Number of Lots / Acres:** 4 Lots / 1.7+ Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

19. Case #SUB2007-00330  
Noble Drive East Subdivision  
5265 Noble Drive North  
(Southwest corner of Noble Drive North and Noble Drive East).  
**Number of Lots / Acres:** 5 Lots / 2.0+ Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
20. Case #SUB2007-00329
   **Harmony Plaza Subdivision**
   South side of Moffett Road, 420’+ East of Snow Road North, extending to the
   East side of Snow Road North, 360’+ South of Moffett Road, and extending to
   the North side of Blackwell Nursery Road South (vacated right-of-way).
   **Number of Lots / Acres:** 12 Lots / 42.1+ Acres
   **Engineer / Surveyor:** Gonzalez – Strength & Associates, Inc.
   County

21. Case #SUB2007-00326
   **Heron Landing Subdivision**
   South side of Dauphin Island Parkway, 70’+ East of Willowdale Street,
   extending to the South side of Dauphin Island Parkway, 340’+ West of Doyle
   Street, and extending to the West side of Doyle Street, 600’+ South of Dauphin
   Island Parkway.
   **Number of Lots / Acres:** 20 Lots / 20.7+ Acres
   **Engineer / Surveyor:** Byrd Surveying, Inc.
   Council District 4

22. Case #SUB2007-00336
   **Whitestone Estates Subdivision**
   North terminus of Whitestone Drive.
   **Number of Lots / Acres:** 41 Lots / 33.1+ Acres
   **Engineer / Surveyor:** Austin Engineering Co., Inc.
   County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

23. Case #ZON2007-02934
   **Paul Persons**
   4474 Halls Mill Road
   (North side of Halls Mill Road, 4/10 mile+ West of the North terminus of
   Riviere du Chien Road).
   Planned Unit Development Approval to amend the site plan of a previously
   approved Planned Unit Development to allow an additional parking lot.
   Council District 4
NEW ZONING APPLICATIONS:

24. Case #ZON2007-02936

   Dennis J. Langan
   West side of Hillcrest Road at the West terminus of Girby Road.
   Rezoning from B-3, Community Business, to B-3, Community Business, to add
   further conditions to the previous rezoning.
   Council District 6

GROUP APPLICATIONS:

25. Case #SUB2007-00328 (Subdivision)

   Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12
   Southeast corner of Hillcrest Road and Hillcrest Trace Drive.
   Number of Lots / Acres: 1 Lot / 0.2+ Acre
   Engineer / Surveyor: Polysurveying Engineering – Land surveying
   Council District 6

26. Case #ZON2007-02932 (Planned Unit Development)

   Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12
   Southeast corner of Hillcrest Road and Hillcrest Trace Drive.
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow a further reduced side street setback.
   Council District 6

27. Case #SUB2007-00337 (Subdivision)

   Trax Tires Subdivision
   Southeast corner of Old Shell Road and East Drive.
   Number of Lots / Acres: 1 Lot / 0.7+ Acre
   Council District 5

28. Case #ZON2007-02935 (Rezoning)

   Steven F. Weller
   Southeast corner of Old Shell Road and East Drive.
   Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to
   allow a retail tire store.
   Council District 5
29. Case #SUB2007-00340 (Subdivision)
(Montecito Subdivision)
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the
East side of Government Boulevard at the West terminus of Lansdowne Drive.
Number of Lots / Acres:  1 Lot / 18.7± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 4

30. Case #ZON2007-02939 (Planned Unit Development)
(Montecito Subdivision)
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the
East side of Government Boulevard at the West terminus of Lansdowne Drive.
Planned Unit Development Approval to allow 14 apartment buildings (366 total
units) and a clubhouse on a single building site.
Council District 4

31. Case #SUB2007-00341 (Subdivision)
(Gates at the Palms Subdivision)
South side of Southland Drive, 800’± West of Knollwood Drive, extending to
the West terminus of Southland Drive.
Number of Lots / Acres:  1 Lot / 10.8± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

32. Case #ZON2007-02941 (Planned Unit Development)
(Gates at the Palms Subdivision)
South side of Southland Drive, 800’± West of Knollwood Drive, extending to
the West terminus of Southland Drive.
Planned Unit Development Approval to allow seven apartment buildings (183
total units) and a clubhouse on a single building site.
Council District 6

33. Case #SUB2007-00339 (Subdivision)
(Grande Oaks at Hillcrest Subdivision)
2709 Hillcrest Road
(East side of Hillcrest Road, 340’± North of Shady Lane).
Number of Lots / Acres:  19 Lots / 6.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
34. Case #ZON2007-02937 (Planned Unit Development) (&33)

Grande Oaks at Hillcrest Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 340’± North of Shady Lane).
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.
Council District 6

OTHER BUSINESS: