MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 6, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2008-00207 (Subdivision)
   Providence Park POB West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1, Phase II
   610 Providence Park Drive
   (North side of Providence Park Drive South, 210’± East of Cody Road South).
   Number of Lots / Acres: 2 Lots / 8.9± Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   Council District 6

2. Case #ZON2008-02279 (Planned Unit Development)
   Providence Park POB West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1, Phase II
   610 Providence Park Drive
   (North side of Providence Park Drive South, 210’± East of Cody Road South).
   Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for Providence Park to allow a cancer treatment facility.
   Council District 6

3. Case #SUB2008-00198 (Subdivision)
   Frazier Park Subdivision
   2165 Old Shell Road
   (South side of Old Shell Road at the South terminus of Frazier Court).
   Number of Lots / Acres: 1 Lot / 0.5± Acre
   Council District 1

4. Case #ZON2008-02186 (Planned Unit Development)
   Frazier Park Subdivision
   2165 Old Shell Road
   (South side of Old Shell Road at the South terminus of Frazier Court).
   Planned Unit Development Approval to allow reduced side yard setbacks for a three unit residential condominium complex.
   Council District 1
5. Case #ZON2008-02185 (Rezoning)  
Ashland Park LLC  
2165 Old Shell Road  
(South side of Old Shell Road at the South terminus of Frazier Court).  
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow the construction of three residential town home condominiums.  
Council District 1  

EXTENSIONS:  

6. Case #SUB2003-00256 (Subdivision)  
The Bluffs at Cypress Creek  
350± North of the North terminus of Cypress Business Park Drive, extending East along the North side of the proposed extension of Cypress Business Park Drive to the L & N Railroad right-of-way.  
Number of Lots / Acres: 53 Lots / 53.0± Acres  
Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
Council District 4  

7. Case #SUB2004-00231 (Subdivision)  
Audubon Cove Subdivision  
Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.  
Number of Lots / Acres: 57 Lots / 58.0± Acres  
Engineer / Surveyor: Polysurveying Engineering – Land Surveying  
Council District 4  

NEW SUBDIVISION APPLICATIONS:  

8. Case #SUB2008-00224  
Mackinnon Subdivision  
1263 Spring Valley Drive East  
(East side of Spring Valley Drive East at the East terminus of Skywood Lane).  
Number of Lots / Acres: 1 Lot / 1.2± Acres  
Engineer / Surveyor: Haidt Land Surveying  
Council District 4
9. Case #SUB2008-00230  
Veterans Subdivision  
6501 Moffett Road  
(South side of Moffett Road at the South terminus of Roland Road).  
**Number of Lots / Acres:** 1 Lot / 10.0± Acres  
**Engineer / Surveyor:** Goodwyn, Mills & Cawood, Inc.  
County

10. Case #SUB2008-00222  
Alderbrook Subdivision, Resubdivision of Lot 37  
9970 Alderway  
(Northwest corner of Alderway and Foxgate Road).  
**Number of Lots / Acres:** 2 Lots / 1.2± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

11. Case #SUB2008-00223  
Island Road Subdivision  
2031 Island Road  
(South side of Island Road, 362’± West of Bay Road).  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

12. Case #SUB2008-00233  
Camellia Trail Subdivision  
1421 Cody Road North  
(West side of Cody Road North, 160’± South of Muscadine Avenue).  
**Number of Lots / Acres:** 2 Lots / 8.4± Acres  
**Engineer / Surveyor:** Barton Engineering, LLC  
County

13. Case #SUB2008-00235  
Ruth Powell, A Family Division Subdivision  
West side of McCrory Road, 410’± North of Stone Street.  
**Number of Lots / Acres:** 2 Lots / 19.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineers- Land Surveying  
County
14. Case #SUB2008-00229  
Halls Mill Crossing Subdivision  
East side of Halls Mill Road, 240’± North of Rangeline Service Road North,  
extending to the North side of Rangeline Service Road North 220’± East of  
Halls Mill Road.  
Number of Lots / Acres:  4 Lots / 7.1± Acres  
Engineer / Surveyor:  Frank A Dagley & Associates, Inc.  
County

NEW SIDEWALK WAIVER APPLICATIONS:

15. Case #ZON2008-02485  
Ben M. Radcliff Contractor, Inc.  
3456 Halls Mill Road  
(Northwest corner of Halls Mill Road and West I-65 Service Road South,  
extending to the East side of Montlimar Creek).  
Request to waive construction of a sidewalk along Halls Mill Road and West  
I-65 Service Road South.  
Council District 4

16. Case #ZON2008-02508  
Springhill Presbyterian Church  
10 Westminster Way  
(Southeast corner of Old Shell Road and Westminster Way, extending through  
to Bit and Spur Road).  
Request to waive construction of a sidewalk along Bit and Spur Road.  
Council District 5

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

17. Case #ZON2008-02520  
Cottage Hill Tenn, LLC  
3920 and 3932 Cottage Hill Road  
(Northeast corner of Cottage Hill Road and Azalea Road).  
Planned Unit Development Approval to allow shared access between two  
building sites.  
Council District 5

18. Case #ZON2008-02530  
Neptunes Daughter  
951 South Lawrence Street  
(Southeast corner of South Lawrence Street and South Carolina Street).  
Planned Unit Development Approval to allow two buildings on a single  
building site.  
Council District 3
NEW PLANNING APPROVAL APPLICATIONS:

19. Case #ZON2008-02412  
   Trung V Phan  
   4126-B Moffett Road  
   (Northwest corner of Moffett Road and Wolf Ridge Road).  
   Planning Approval to allow a seafood store in a B-2, Neighborhood Business District.  
   Council District 1

NEW ZONING APPLICATIONS:

20. Case #ZON2008-02536  
   George White  
   4165 Government Boulevard  
   (South side of Government Boulevard, 1050’± East of Crestview Drive).  
   Rezoning from B-3, Community Business, to B-3, Community Business, to remove a site plan specific condition of a previous rezoning to allow a parking lot expansion at an existing pest control service.  
   Council District 4

GROUP APPLICATIONS:

21. Case #SUB2008-00226 (Subdivision)  
   Grant Park Drive Subdivision, Resubdivision of Lots 16 & 17  
   South side of Grant Park Drive, 565’± East of Grant Street.  
   Number of Lots / Acres: 1 Lot / 0.4± Acre  
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
   Council District 5

22. Case #ZON2008-02511 (Planned Unit Development)  
   Grant Park Drive Subdivision, Resubdivision of Lots 16 & 17  
   South side of Grant Park Drive, 565’± East of Grant Street.  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to combine two lots, to allow the construction of a single family dwelling in a single family residential subdivision with reduced setbacks and increased site coverage.  
   Council District 5
23. Case #SUB2008-00228 (Subdivision)
   Frascati Subdivision
   1120 Paper Mill Road
   (100’± North of Paper Mill Road, 660’± East of Woodland Avenue).
   Number of Lots / Acres: 1 Lot / 13.3± Acres
   Council District 2

24. Case #ZON2008-02519 (Sidewalk Waiver)
   Frascati Subdivision
   1120 Paper Mill Road
   (Northwest corner of International Paper Access Road, (proposed public street)
   and Alabama State Docks Terminal Railroad right-of-way.
   Request to waive construction of a sidewalk along International Paper Access
   Road
   Council District 2

25. Case #ZON2008-02518 (Planned Unit Development)
   Frascati Subdivision
   1120 Paper Mill Road
   (100’± North of Paper Mill Road, 660’± East of Woodland Avenue).
   Planned Unit Development Approval to allow multiple buildings on a single
   building site.
   Council District 2

26. Case #SUB2008-00232 (Subdivision)
   Grant Street East Subdivision
   Southeast corner of Grant Street and Airport Boulevard.
   Number of Lots / Acres: 1 Lot / 0.3± Acre
   Engineer / Surveyor: Patrick Land Surveying
   Council District 5

27. Case #ZON2008-02526 (Rezoning)
   Joseph Payne
   Southeast corner of Grant Street and Airport Boulevard.
   Rezoning from R-1, Single-Family Residential, to R-B, Residential-Business, to
   allow a financial office building.
   Council District 5
28.  Case #SUB2008-00234 (Subdivision)
  The Woodlands at the Preserve Subdivision, Amended, Resubdivision of Lot 18
  3468 Rue Royal
  (East side of Rue Royal, 1000’± East of the Rue Preserve entrance traffic circle).
  Number of Lots / Acres:  1 Lot / 0.1± Acre
  Engineer / Surveyor:  Rester and Coleman Engineers, Inc.
  Council District 6

29.  Case #ZON2008-02527 (Planned Unit Development)
  The Woodlands at the Preserve Subdivision, Amended, Resubdivision of Lot 18
  3468 Rue Royal
  (East side of Rue Royal, 1000’± East of the Rue Preserve entrance traffic circle).
  Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage from 45% to 53% in a single-family residential subdivision.
  Council District 6

30.  Case #SUB2008-00236 (Subdivision)
  Derrick Marks Subdivision
  77 North Sage Avenue
  (West side of North Sage Avenue, 120’± North of Heather Street).
  Number of Lots / Acres:  1 Lot / 0.2± Acre
  Engineer / Surveyor:  Polysurveying Engineers- Land Surveying
  Council District  1

31.  Case #ZON2008-02566 (Rezoning)
  Derrick Marks Subdivision
  77 North Sage Avenue
  (West side of North Sage Avenue, 120’± North of Heather Street).
  Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.
  Council District  1

32.  Case #SUB2008-00237 (Subdivision)
  Sheffield Court Subdivision, Resubdivision of Lot 9
  2131 Sheffield Court
  (South terminus of Sheffield Court).
  Number of Lots / Acres:  1 Lot / 0.2± Acre
  Engineer / Surveyor:  Rowe Surveying and Engineering Company, Inc.
  Council District 4
33. Case #ZON2008-02533 (Planned Unit Development)
Sheffield Court Subdivision, Resubdivision of Lot 9
2131 Sheffield Court
(South terminus of Sheffield Court).
Planned Unit Development Approval to amend the setbacks of a previously approved innovative subdivision (no associated PUD) to bring the existing building footprint into compliance and allow the construction of a screened pool structure.
Council District 4

34. Case #SUB2008-00225 (Subdivision)
Napolean McCovery
208 North Lafayette Street
(Southeast and Northeast corners of North Lafayette Street and St. Stephens Road).
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Ferdinand Williams
Council District 2

35. Case #ZON2008-02523 (Planned Unit Development)
Napolean McCovery
208 North Lafayette Street
(Southeast and Northeast corners of North Lafayette Street and St. Stephens Road).
Planned Unit Development Approval to allow off-site parking in a commercial subdivision.
Council District 2

36. Case #ZON2008-02504 (Rezoning)
Napolean McCovery
208 North Lafayette Street
(Southeast corner of North Lafayette Street and St. Stephens Road).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning in a commercial subdivision.
Council District 2

37. Case #SUB2008-00227 (Subdivision)
Grant Park Subdivision, Resubdivision of Lots 38 & 39
924 Grant Park Drive
(North side of Grant Park Drive, 430’± East of Grant Street).
Number of Lots / Acres: 2 Lots / 0.2± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
38. Case #ZON2008-02512 (Planned Unit Development Grant Park Subdivision, Resubdivision of Lots 38 & 39 924 Grant Park Drive (North side of Grant Park Drive, 430’± East of Grant Street). Planned Unit Development Approval to allow the relocation of an interior lot line for the construction of a single family residential home. Council District 1

OTHER BUSINESS: