

**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)  
(&2) **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)  
(&1) **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)  
(&4 **Frazier Park Subdivision**  
&5) 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  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 1
  
4. Case #ZON2008-02186 (Planned Unit Development)  
(&3 **Frazier Park Subdivision**  
&5) 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

**PLANNING COMMISSION**

**NOVEMBER 6, 2008**

**PAGE 2**

- 5. Case #ZON2008-02185 (Rezoning)**  
**(&3 Ashland Park LLC**  
**&4) 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 McCrary 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)**  
(&22) **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)**  
(&21) **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

**PLANNING COMMISSION**

**NOVEMBER 6, 2008**

**PAGE 6**

- 23. Case #SUB2008-00228 (Subdivision)**  
**(&24 Frascati Subdivision**  
**&25)** 1120 Paper Mill Road  
(100'± North of Paper Mill Road, 660'± East of Woodland Avenue).  
**Number of Lots / Acres:** 1 Lot / 13.3± Acres  
**Engineer / Surveyor:** Volkert & Associates, Inc.  
Council District 2
- 24. Case #ZON2008-02519 (Sidewalk Waiver)**  
**(&23 Frascati Subdivision**  
**&25)** 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)**  
**(&23 Frascati Subdivision**  
**&24)** 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)**  
**(&27) 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)**  
**(&26) 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

**PLANNING COMMISSION**

**NOVEMBER 6, 2008**

**PAGE 7**

- 28. Case #SUB2008-00234 (Subdivision)**  
**(&29) 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)**  
**(&28) 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)**  
**(&31) 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)**  
**(&30) 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)**  
**(&33) 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

**PLANNING COMMISSION**

**NOVEMBER 6, 2008**

**PAGE 8**

- 33. Case #ZON2008-02533 (Planned Unit Development)**  
**(&32) 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 foot print into compliance and allow the construction of a screened pool structure.  
Council District 4
- 34. Case #SUB2008-00225 (Subdivision)**  
**(&35 Napolean McCovery**  
**&36) 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)**  
**(&34 Napolean McCovery**  
**&36) 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)**  
**(&34 Napolean McCovery**  
**&35) 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)**  
**(&38) 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



**PLANNING COMMISSION**

**NOVEMBER 6, 2008**

**PAGE 9**

**38. Case #ZON2008-02512 (Planned Unit Development  
(&37) 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:**