

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 15, 2011 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2011-00117 (Subdivision)**
Provision Pointe Subdivision
East terminus of Janita Drive
Number of Lots / Acres: 1 Lot / 1.4 Acres±
Engineer / Surveyor: Haidt Land Surveying
County

2. **Case #SUB2011-00093 (Subdivision)**
(**&3** **La Belle Subdivision, Re-subdivision and Addition to Lot 1**
&4) 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive)
Number of Lots / Acres: 1 Lot / 1.3 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 6

3. **Case #ZON2011-02055 (Planned Unit Development)**
(**&2** **La Belle Subdivision, Re-subdivision and Addition to Lot 1**
&4) 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive)
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.
Council District 6

4. **Case #ZON2011-02057 (Rezoning)**
(**&2** **La Belle LLC.**
&3) 14 East Drive
(West side of East Drive, 100'± South of Old Shell Road)
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood
Business District, to B-2, Neighborhood Business District to eliminate split
zoning in a proposed Subdivision and allow construction of a parking lot.
Council District 6

PLANNING COMMISSION

DECEMBER 15, 2011

PAGE 2

- 5. Case #SUB2011-00092 (Subdivision)**
(&6 Mr Rooter Subdivision
&7) 2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Number of Lots / Acres: 1 Lot / 3.4 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 1

- 6. Case #ZON2011-02054 (Planned Unit Development)**
(&5 Mr Rooter Subdivision
&7) 2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.
Council District 1

- 7. Case #ZON2011-02056 (Rezoning)**
(&5 Mr. Rooter Plumbing
&6) 2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a commercial plumbing business.
Council District 1

- 8. Case #SUB2011-00121 (Subdivision)**
Gulfpark Subdivision, 2nd Addition, Re-subdivision of Lots 2 & 3
South terminus of Gulf Park Drive
Number of Lots / Acres: 2 Lots / 3.0 Acres±
Engineer / Surveyor: Paul Stewart Surveying
County

- 9. Case #SUB2011-00122 (Subdivision)**
(&10 Zion Baptist Church Subdivision
&11 2514 Halls Mill Road
&12) (Northwest corner of Halls Mill Road and Pollard Lane)
Number of Lots / Acres: 2 Lots / 5.6 Acres±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

- 10. Case #ZON2011-02614 (Planned Unit Development)**
(&9 Zion Baptist Church Subdivision)
&11 2514 Halls Mill Road
&12) (Northwest corner of Halls Mill Road and Pollard Lane)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4
- 11. Case #ZON2011-02676 (Planning Approval)**
(&9 Zion Baptist Church Subdivision)
&10 2514 Halls Mill Road
&12) (Northwest corner of Halls Mill Road and Pollard Lane)
Planning Approval to allow an existing church in an R-1, Single-Family Residential District.
Council District 4
- 12. Case #ZON2011-02615 (Rezoning)**
(&9 Zion Baptist Church Subdivision)
&10 2514 Halls Mill Road
&11) (Northwest corner of Halls Mill Road and Pollard Lane)
Rezoning from R-1, Single-Family Residential District and B-3, Community Business District, to R-1, Single-Family Residential District and to eliminate split zoning in a proposed subdivision.
Council District 4
- 13. Case #SUB2011-00125 (Subdivision)**
(&14 New Hope Baptist Church Subdivision)
&15) 1270 &1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263 Persimmon Street
(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street; and West side of Live Oak Street, 120'± South of Persimmon Street)
Number of Lots / Acres: 2 Lots / 1.1 Acre±
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 2

- 14. Case #ZON2011-02682 (Planned Unit Development)**
(&13 New Hope Baptist Church Subdivision
&15) 1270 &1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263
Persimmon Street
(Northeast corner of Pecan Street and Live Oak Street extending to the
Southeast corner of Pecan Street and Persimmon Street; and West side of Live
Oak Street, 120'± South of Persimmon Street)
Planned Unit Development Approval to allow reduced side-street side yard
setbacks and off-site parking.
Council District 2
- 15. Case #ZON2011-02683 (Planning Approval)**
(&13 New Hope Baptist Church Subdivision
&14) 1270 &1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263
Persimmon Street
(Northeast corner of Pecan Street and Live Oak Street extending to the
Southeast corner of Pecan Street and Persimmon Street; and West side of Live
Oak Street, 120'± South of Persimmon Street)
Planning Approval to allow the expansion of a church and construction of an
off-site parking for church use in an R-2, Two-Family Residential District.
Council District 2

NEW SUBDIVISION APPLICATIONS:

- 16. Case #SUB2011-00135**
Liberty Subdivision
East side of Schillinger Road, 730'± North of Meadows Boulevard extending to
the Northern termini of Meadow Drive North, Meadow Dale Drive, Meadow
Run Drive, Meadow Height Drive and to the Western terminus of Augustine
Drive.
Number of Lots / Acres: 262 Lots / 120.2 Acres±
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

- 17. Case #ZON2011-02993**
Gulf Equipment Corporation
5152 Willis Road
(South side of Willis Road, 100'± East of Middle Road)
Request to waive construction of a sidewalk along Willis Road.
Council District 4

18. **Case #ZON2011-02991**

Zion Baptist Church, Pastor Bruce Moseley

2514 Halls Mill Road

(Northwest corner of Halls Mill Road and Pollard Lane)

Request to waive construction of a sidewalk along Halls Mill Road and Pollard Lane.

Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

19. **Case #ZON2011-02995**

DAA Acquisition of Alabama

3030 McVay Drive North

(East side of McVay Drive North, 810'± South of Government Boulevard, and extending to the South side of Macmae Drive).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, and a reduction in front landscaping requirements.

Council District 4

GROUP APPLICATIONS:

20. **Case #SUB2011-00134 (Subdivision)**

(&21) A New Day Subdivision

808 Cody Road North

(East side of Cody Road North, 75'± North of Felhorn Road North)

Number of Lots / Acres: 1 Lot / 7.9 Acres±

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 7

21. **Case #ZON2011-02988 (Rezoning)**

(&20) New Day Christian Ministries, Inc.

808 Cody Road North

(East side of Cody Road North, 75'± North of Felhorn Road North)

Rezoning from R-1, Single-Family Residential District, and R-3, Multi-Family Residential District, to B-1, Buffer Business District, to eliminate split zoning in a proposed subdivision and allow the construction of a church.

Council District 7

22. **Case #SUB2011-00136 (Subdivision)**
(**&23**) **The Oaks of Westlake Subdivision, Phase One, Revised Lot 19**
10692 Middle Oak Drive
(North side of Middle Oak Drive, 75'± West of Knobbly Drive)
Number of Lots / Acres: 1 Lot / 0.3 Acre±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
23. **Case #ZON2011-02992 (Vacation Request)**
(**&22**) **Phillip Knudsen**
10692 Middle Oak Drive
(North side of Middle Oak Drive, 75'± West of Knobbly Drive)
Vacation Request for the East 5' of a 15' drainage easement.
County
24. **Case #SUB2011-00137 (Subdivision)**
(**&25**) **Sunset Point Subdivision**
(**&26**) 4640, 4628, 4616, 4612, 4608, 4600 Airport Boulevard, 200, 204, 208 April
(**&27**) Street, 4609, 4613, 4617, 4621, 4625, 4629 Sunset Drive South, 201 & 205
University Boulevard South
(Northeast corner of Airport Boulevard and South University Boulevard
extending North to Sunset Drive South, and East to April Street)
Number of Lots / Acres: 1 Lot / 6.8 Acres±
Engineer / Surveyor: Haines, Gipson & Associates, Inc.
Council District 5
25. **Case #ZON2011-02997 (Planned Unit Development)**
(**&24**) **Sunset Point Subdivision**
(**&26**) 4640, 4628, 4616, 4612, 4608, 4600 Airport Boulevard, 200, 204, 208 April
(**&27**) Street, 4609, 4613, 4617, 4621, 4625, 4629 Sunset Drive South, 201 & 205
University Boulevard South
(Northeast corner of Airport Boulevard and South University Boulevard
extending North to Sunset Drive South, and East to April Street)
Planned Unit Development Approval to allow shared access and parking
between two building sites.
Council District 5

PLANNING COMMISSION

DECEMBER 15, 2011

PAGE 7

26. Case #ZON2011-02996 (Rezoning)
(&24 Ladas Development Company, Inc.
&25 4640, 4628, 4616, 4612, 4608, 4600 Airport Boulevard, 200, 204, 208 April
&27) Street, 4609, 4613, 4617, 4621, 4625, 4629 Sunset Drive South, 201 & 205
University Boulevard South
(Northeast corner of Airport Boulevard and South University Boulevard
extending North to Sunset Drive South, and East to April Street)
Rezoning from R-1, Single-Family Residential District, B-1, Buffer-Business
District, B-2, Neighborhood Business District, to B-2, Neighborhood Business
District, to eliminate split zoning in a proposed subdivision and allow
construction of a grocery store.
Council District 5

27. Case #ZON2011-02994 (Sidewalk Waiver)
(&24 Ladas Development Company, Inc.
&25 4640, 4628, 4616, 4612, 4608, 4600 Airport Boulevard, 200, 204, 208 April
&26) Street, 4609, 4613, 4617, 4621, 4625, 4629 Sunset Drive South, 201 & 205
University Boulevard South
(Northeast corner of Airport Boulevard and South University Boulevard
extending North to Sunset Drive South, and East to April Street)
Request to waive construction of a sidewalk along a portion of Airport
Boulevard).
Council District 5

OTHER BUSINESS: