

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 6, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00086 (Subdivision)

Carol Plantation Subdivision, 5th Unit, Resubdivision of Farm 658 and a Portion of Farm 659

5035 Gunn Road

(East side of Gunn Road, 730'± South of Three Notch Road).

Number of Lots / Acres: 2 Lots / 10.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Case #SUB2006-00088

Quinnie Place Subdivision

7212 and 7228 Bellingrath Road

(West side of Bellingrath Road, 140'± South of Will Casher Lane).

Number of Lots / Acres: 2 Lots / 0.5± Acre

Engineer / Surveyor: Julian F. Smith Land Surveyor
County

Case #SUB2006-00091 (Subdivision)

Turtle Creek Subdivision, Phase Two

East and North termini of Highfield Way, extending South to the East terminus of Turtle Creek Lane South.

Number of Lots / Acres: 59 Lots / 25.6± Acres

Engineer / Surveyor: Engineering Development Services, L.L.C.
County

Case #ZON2006-01032 (Planning Approval)

Jeffery Higginbotham

South side of Old Shell Road, 150'± East of Wilroh Drive East.

Planning Approval to allow a swimming club in an R-1, Single-Family Residential district.

Council District 7

Case #ZON2006-01019 (Planning Approval)

Mike & Daphne Sullivan and Delmas & Sue Whatley

4161 Dauphin Island Parkway

East side of Dauphin Island Parkway, 190'± North of Terrell Road).

Planning Approval to allow a recreational vehicle park in a B-3, Community Business district.

Council District 3

Case #ZON2006-01020 (Planned Unit Development)

Mike & Daphne Sullivan and Delmas & Sue Whatley

4161 Dauphin Island Parkway

East side of Dauphin Island Parkway, 190'± North of Terrell Road).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 3

EXTENSIONS:

Case #SUB2005-00049 (Subdivision)

Cypress Shores Subdivision, Bounds 1st Addition to

East side of Cypress Shores Drive, 200'± North of Canal Drive.

Number of Lots / Acres: 1 Lot / 0.3+ Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Council District 4

Case #SUB2005-00065 (Subdivision)

The Quarters at Heron Lakes Subdivision

North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.

Number of Lots / Acres: 83 Lots / 18.3± Acres

Engineer / Surveyor: SJB Group, Inc.

Council District 4

Case #ZON2005-00803 (Planned Unit Development)

The Quarters at Heron Lakes Subdivision

North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.

Planned Unit Development Approval to allow a gated, private street town home and single-family residential subdivision with reduced lot widths and sizes, reduced building setbacks, increased site coverage, alleyway access, and on-street parking.

Council District 4

Case #SUB2002-00158 (Subdivision)

Ram's Head Addition to Tillman's Corner Subdivision (formerly Head's Addition to Tillman's Corner Subdivision)

South side of Cross Street, 100'± East of Middle Road.

Number of Lots / Acres: 5 Lots / 20.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SUBDIVISION APPLICATIONS:

1. Case #SUB2006-00123

Commonwealth National Bank Subdivision

2214 St. Stephens Road

(East side of St. Stephens Road, 460'± North of the East terminus of Allison Street, extending to the West side of Dr. Martin Luther King, Jr. Avenue, 60'± South of the East terminus of Osage Street).

Number of Lots / Acres: 1 Lot / 1.4± Acres

Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 2

2. Case #SUB2006-00124

I.M.S. Subdivision

4548 Halls Mill Road

(North side of Halls Mill Road, ¼ mile± East of Rochelle Street).

Number of Lots / Acres: 2 Lots / 26.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

3. Case #SUB2006-00128

Storagemax Subdivision, Resubdivision of Lots 4 & 5

1058 Church Street

(North side of Church Street, 130'± East of George Street).

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2

4. **Case #SUB2006-00125**
Beard Subdivision
West side of Monarch Drive West at its South terminus, extending to the West terminus of Wolf Creek Drive North, and extending to the East terminus of Jalama Drive.
Number of Lots / Acres: 2 Lots / 6.4± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 6

5. **Case #SUB2006-00126**
L.M.S. Subdivision
8140 Oak Avenue
(Northeast corner of Oak Avenue and Crestwood Drive).
Number of Lots / Acres: 2 Lots / 16.0± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
County

6. **Case #SUB2006-00119**
Springhill South Subdivision
3451 Spring Hill Avenue
(South side of Spring Hill Avenue, extending from West I-65 Service Road North to Bishop Lane North).
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Thompson Engineering
Council District 7

7. **Case #SUB2006-00120**
Heron Landing Subdivision
South side of Dauphin Island Parkway, 70'± East of Willowdale Street, 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

8. **Case #SUB2006-00121**
Heaven's Way Subdivision
South side of Broughton Road, 980'± East of Hardeman Road.
Number of Lots / Acres: 24 Lots / 9.2± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS

9. Case #ZON2006-01259
TREC, LLC
133 West I-65 Service Road South
(Southwest corner of West I-65 Service Road South and Springhill Business Park).
Request to waive construction of sidewalks along West I-65 Service Road South and Springhill Business Park.
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

10. Case #ZON2006-01276
Grand Self Storage, LLC (Mike Daniels, Agent)
6420 Grelot Road
(North side of Grelot Road, 310'± West of Hillcrest Road).
Planned Unit Development approval to allow multiple buildings on a single building site.
Council District 6
11. Case #ZON2006-01277
Satish Mulekar
3221 Spring Hill Avenue
(South side of Spring Hill Avenue, 200'± East of Durant Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1

GROUP APPLICATIONS:

12. Case #SUB2006-00129 (Subdivision)
(&13) **Eastridge Place Subdivision, Resubdivision of Lots 14 & 15**
5929 and 5933 Eastridge Place
(Southeast corner of Eastridge Place and East Drive).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

13. **Case #ZON2006-01280 (Planned Unit Development)**
(&12) **Eastridge Place Subdivision, Resubdivision of Lots 14 & 15**
5929 and 5933 Eastridge Place
(Southeast corner of Eastridge Place and East Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to remove a side yard setback line.
Council District 5
14. **Case #SUB2006-00127 (Subdivision)**
(&15) **Louise Place Subdivision**
South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.
Number of Lots / Acres: 19 Lots / 4.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
15. **Case #ZON2006-01279 (Planned Unit Development)**
(&14) **Louise Place Subdivision**
South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.
Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front yard and side yard setbacks, and increased site coverage in a single-family residential subdivision.
Council District 6
16. **Case #ZON2006-01286 (Planned Unit Development)**
(&17) **Mobile Christian School**
5900, 5910, and 5916 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Fremont Drive West).
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between sites.
Council District 6
17. **Case #ZON2006-01287 (Planning Approval)**
(&16) **Mobile Christian School**
5900 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Fremont Drive West).
Planning Approval to allow a new press box and bleachers expansion at a football field at an existing school in an R-1, Single-Family Residential district.
Council District 6

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- 18. Case #ZON2006-01281 (Planned Unit Development)**
(&19) Spring Hill College (Dr. Charmaine May, Agent)
4000 Dauphin Street
(North side of Dauphin Street, 1800'± West of Interstate 65)
Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential district.
Council District 7
- 19. Case #ZON2006-01282 (Planning Approval)**
(&18) Spring Hill College (Dr. Charmaine May, Agent)
4000 Dauphin Street
(North side of Dauphin Street, 1800'± West of Interstate 65)
Planning Approval to amend a previously approved Planning Approval to allow dormitory parking, office, athletic field and associated parking expansions at an existing college in an R-1, Single-Family Residential district.
Council District 7

OTHER BUSINESS: