MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 4, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

1. Case #SUB2008-00214 (Subdivision)
   (&2 Elijah House Subdivision
   &3) 1867 Duval Street
        (South side of Duval Street, at the South terminus of Murray Hill Court [private street]).
        Number of Lots / Acres: 1 Lot / 0.5± Acre
        Engineer / Surveyor: Patrick Land Surveying
        Council District 3

2. Case #ZON2008-02282 (Planned Unit Development)
   (&1 Elijah House Subdivision
   &3) 1867 Duval Street
        (South side of Duval Street, at the South terminus of Murray Hill Court [private street]).
        Planned Unit Development Approval to allow multiple buildings on a single building site.
        Council District 3

3. Case #ZON2008-02283 (Planning Approval)
   (&1 Elijah House Subdivision
   &2) 1867 Duval Street
        (South side of Duval Street, at the South terminus of Murray Hill Court [private street]).
        Planning Approval to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.
        Council District 3

4. Case #SUB2008-00235 (Subdivision)
   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
5. Case #ZON2008-02530 (Planned Unit Development)
   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

6. Case #SUB2008-00232 (Subdivision)
   (&7) 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

7. Case #ZON2008-02526 (Rezoning)
   (&6) Joseph Payne
   Southeast corner of Grant Street and Airport Boulevard.
   Rezoning from R-1, Single-Family Residential, to T-B, Transitional-Business,
   to allow a financial office building.
   Council District 5

8. 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

9. Case #SUB2008-00237 (Subdivision)
   (&10) 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
10. 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

EXTENSIONS:

11. Case #SUB2005-00248 (Subdivision)  
    Stein Resubdivision Subdivision  
    North side of Airport Boulevard, 380’± East of Pierce Road.  
    Number of Lots / Acres: 2 Lots / 17.6± Acres  
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
    County

12. Case #SUB2006-00271 (Subdivision)  
    Oak Forest Place Subdivision  
    South side of Clarke Road, 160’± East of Dawes Road, extending to the South  
    side of Clarke Road, 160’± West of Willow Oak Drive.  
    Number of Lots / Acres: 15 Lots / 9.5± Acres  
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
    County

13. Case #SUB2007-00284 (Subdivision)  
    Bellingrath Road Country Club Estates Subdivision, Second Addition to  
    8031 Bellingrath Road  
    (East side of Bellingrath Road, 545’± South of the East terminus of Mardanne  
    Drive).  
    Number of Lots / Acres: 33 Lots / 25.3± Acres  
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
    County

NEW SUBDIVISION APPLICATIONS:

14. Case #SUB2008-00245  
    Parkway Place Subdivision  
    2338 Dauphin Island Parkway  
    (South side of Dauphin Island Parkway, 70’± East of Willowdale Street).  
    Number of Lots / Acres: 1 Lot / 0.7± Acre  
    Engineer / Surveyor: Byrd Surveying, Inc.  
    Council District 4
15. Case #SUB2008-00248
Commuters Farm Subdivision, Resubdivision of Lot 1
4166 Dozer Lane
(Northwest corner of Dozer Lane and U. S. Highway 90 West Service Road).
**Number of Lots / Acres:** 1 Lot 1.3± Acres
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

16. Case #SUB2008-00244
Tillmans Square Subdivision, Resubdivision of Lot 1
5441 U.S. Highway 90 West
(East side of Highway U. S. 90 West, 200’± North of Coca Cola Road).
**Number of Lots / Acres:** 2 Lots / 11.1± Acres
**Engineer / Surveyor:** Rester & Coleman Engineers, Inc.
County

17. Case #SUB2008-00247
Ralphael & Angela Holloway Subdivision
7631 Smith Road
(South side of Smith Road at the South terminus of Rylee Road).
**Number of Lots / Acres:** 2 Lots / 1.4± Acres
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

18. Case #SUB2008-00249
Tides Inn Subdivision, Resubdivision of Lot 1
3960 Hamilton Boulevard
(North side of Hamilton Boulevard, 2100’± West of Rangeline Road).
**Number of Lots / Acres:** 2 Lots / 5.6± Acres
**Engineer / Surveyor:** Patrick Land Surveying County

19. Case #SUB2008-00251
J. Turner’s Place Subdivision
5412 Travis Road
(West side of Travis Road at the West terminus of Whitehall Drive).
**Number of Lots / Acres:** 2 Lots / 8.0± Acres
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County
20. Case #SUB2008-00246  
**Heron Landing Subdivision, Unit One & Unit Two**  
2454 Doyle Street  
(South side of Dauphin Island Parkway, 230’± 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 / 21.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

21. Case #ZON2008-02724  
**Hillcrest Commons, Inc.**  
North side of Johnston Lane, 150’± West of Dickenson Avenue.  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow two office buildings and a storage building on a  
single building site and shared access between building sites.  
Council District 6

GROUP APPLICATIONS:

22. Case #SUB2008-00241 (Subdivision)  
(&23 **Chippewa Lakes Blakeley Island Subdivision**  
&24 (West side of Cochrane Causeway, 500’± South of the South terminus of the  
&25) Cochrane-Africatown Bridge)  
**Number of Lots / Acres:** 1 Lot / 9.5± Acres  
**Engineer / Surveyor:** Lawler and Company  
Council District 2

23. Case #ZON2008-02675 (Sidewalk Waiver)  
(&22 **Cowles, Murphy, Glover & Associates**  
&24 (West side of Cochrane Causeway, 500’± South of the South terminus of the  
&25) Cochrane-Africatown Bridge)  
Request to waive construction of a sidewalk along Cochrane Causeway  
Council District 2
24. Case #ZON2008-02674 (Planned Unit Development)
   Chippewa Lakes Blakeley Island Subdivision
   (West side of Cochrane Causeway, 500’± South of the South terminus of the
   Cochran-Africatown Bridge)
   Planned Unit Development Approval to allow multiple buildings, storage tanks
   and material handling facilities on a single building site.
   Council District 2

25. Case #ZON2008-02673 (Planning Approval)
   Cowles, Murphy, Glover & Associates
   (West side of Cochrane Causeway, 500’± South of the South terminus of the
   Cochran-Africatown Bridge)
   Planning Approval to allow a limestone crushing facility in an I-2, Heavy
   Industry District.
   Council District 2

26. Case #SUB2008-00242 (Subdivision)
   The Madison Subdivision, LLC
   Southeast corner of Old Shell Road and Shepards Lane.
   Number of Lots / Acres: 1 Lot / 1.2± Acres
   Council District 5

27. Case #ZON2008-02678 (Planned Unit Development)
   The Madison Subdivision, LLC
   Southeast corner of Old Shell Road and Shepards Lane.
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow three buildings on a single building site with
   reduced setbacks for an eight unit single-family residential townhome
   development.
   Council District 5

28. Case #ZON2008-02677 (Rezoning)
   The Madison Subdivision, LLC
   Southeast corner of Old Shell Road and Shepards Lane.
   Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family
   Residential District, to allow an eight unit single-family residential townhome
   development.
   Council District 5
29. Case #SUB2008-00250 (Subdivision)
Russell School Lofts Subdivision
304 South Broad Street
(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130’± West of South Broad Street).
Number of Lots / Acres: 2 Lots / 1.4± Acres
Engineer / Surveyor: Gulf States Engineering
Council District 2

30. Case #ZON2008-02725 (Planned Unit Development)
Russell School Lofts Subdivision
304 South Broad Street
(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130’± West of South Broad Street).
Planned Unit Development Approval to allow two buildings on a single building site and reduced side yard setbacks.
Council District 2

31. Case #ZON2008-02726 (Rezoning)
Gulf States Engineering
304 South Broad Street
(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130’± West of South Broad Street, and 190’± East of Marine Street).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple Family District, to allow a single-family residential condominium complex.
Council District 2

32. Case #SUB2008-00243 (Subdivision)
Pinehurst Subdivision, Delaney’s Addition to Springhill, Block 10,
Resubdivision of and Addition to Lots 9, 10 and 11
Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).
Number of Lots / Acres: 4 Lots / 0.6± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

33. Case #ZON2008-02706 (Planned Unit Development)
Pinehurst Subdivision, Delaney’s Addition to Springhill, Block 10,
Resubdivision of and Addition to Lots 9, 10 and 11
Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).
Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front and side yard setbacks, and increased site coverage in a single-family residential subdivision.
Council District 6
34. Case #ZON2008-02705 (Rezoning) 

(&32 Elite Homes, Inc. &33) Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).
Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, to allow a single-family residential patio home subdivision.
Council District 6

OTHER BUSINESS: