

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 1, 2011 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

August 4, 2011, and, August 18, 2011

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 #ZON2011-02547 (Sidewalk Waiver)**
Board of Water and Sewer Commissioners
(Northwest corner of Moffett Road and Shelton Beach Road Extension
extending to the East side of Woodley Road, 420'± North of Moffett Road,
extending to the East terminus of Mercedes Road extending to the South side of
Le Ruth Road, 440± North of Mercedes Road).
Request to waive construction of a sidewalk along Shelton Beach Road,
Mercedes Road, Le Ruth Road and a portion of Moffett Road.
Council District 1

NEW SUBDIVISION APPLICATIONS:

3. **Case #SUB2011-00128**
International Longshoremens' Associations Place Subdivision
505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton
Street, and 256 North Lawrence Street.
(Northeast corner of North Lawrence and State Street and extending East to
North Hamilton Street and North to Dr. Martin Luther King Jr. Avenue)
Number of Lots / Acres: 1 Lot / 0.9 Acre±
Engineer / Surveyor: Erdman Surveying LLC
Council District 2

4. **Case #SUB2011-00131**
Revised Rangeline Business Park Subdivision, Unit One, Re-subdivision of Lots 1 & 2
3841 Abigail Drive
(South side of Abigail Drive, 495' East of Rangeline Road)
Number of Lots / Acres: 2 Lots / 2.1 Acres±
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

5. **Case #SUB2011-00132**
Marston Place Subdivision, Re-subdivision of Lot 5 & Part of Lot 6
10 Oakland Avenue
(East side of Oakland Avenue, 200'± North of Old Shell Road).
Number of Lots / Acres: 2 Lots / 1.3 Acres±
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 7

6. **Case #SUB2011-00129**
Cromer Place Subdivision
5891 Carol Plantation Road
(East side of Carol Plantation Road, 435'± North of Bourne Drive)
Number of Lots / Acres: 3 Lots / 5.5 Acres±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

7. **Case #SUB2011-00130**
Plantation North Subdivision
10700 Jeff Hamilton Road
(North side of Jeff Hamilton Road, 595'± West of Johnson Road West, and extending to the South side of Sheffield Road)
Number of Lots / Acres: 23 Lots / 6.0 Acres±
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

8. **Case #ZON2011-02837**
Christ United Methodist Church
6101 & 6301 and Grelot Road and 1401 Hillcrest Road
(Southeast corner of Grelot Road and Hillcrest Road)
Planned Unit Development Approval to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site and cross-access between building sites to allow construction of a new ball field and a new picnic pavilion.
Council District 6

GROUP APPLICATIONS:

- 9. Case #ZON2011-02808 (Planned Unit Development)**
(&10) St. Ignatius Parish
3650, 3704, 3708 and 3758 Springhill Avenue
(Northwest corner of Springhill Avenue and Tuthill Lane and extending to the
Northeast corner of Springhill Avenue and Knowles Street)
Planned Unit Development Approval to amend a previously approved Planned
Unit Development allowing multiple buildings on a single building site to
include a future outdoor plaza, classrooms, parish hall, kitchen, cafeteria and
parking facilities.
Council District 7
- 10. Case #ZON2011-02810 (Planning Approval)**
(&9) St. Ignatius Parish
3650, 3704, 3708 and 3758 Springhill Avenue
(Northwest corner of Springhill Avenue and Tuthill Lane and extending to the
Northeast corner of Springhill Avenue and Knowles Street)
Planning Approval to amend a previously approved Planning Approval
allowing an existing church and school in an R-1, Single-Family Residential
District.
Council District 7
- 11. Case #ZON2011-02809 (Planned Unit Development)**
(&12) McGill-Toolen High School
60 & 64 North Catherine Street and 1501 Old Shell Road
(South side of Old Shell Road extending from the West side of Lafayette Street
to the East side of Catherine Street; Northwest corner of Old Shell Road and
Kilmarnock Street, and North side of Old Shell Road between Kilmarnock
Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette
Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast
corner of Old Shell Road and Lafayette Street and extending South along the
East side of Lafayette Street 695'±)
Planned Unit Development Approval to amend a previously approved Planned
Unit Development Master Plan to modify a previously approved parking lot
addition.
Council District 2

- 12. Case #ZON2011-02811 (Planning Approval)**
(&11) McGill-Toolen High School
60 & 64 North Catherine Street and 1501 Old Shell Road
(South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'±)
Planning Approval to amend a previously approved Planning Approval Master Plan to modify a previously approved parking lot addition and allow an existing private church school in an R-1, Single-Family Residential District.
Council District 2
- 13. Case #ZON2011-02822 (Planned Unit Development)**
(&14) Waterfront Rescue Mission, Inc.
254 & 260 North Scott Street, 279 North Washington Avenue
(Southeast corner of Congress Street and North Scott Street, Southwest corner of Congress Street and North Washington Avenue, Northwest corner of State Street and North Washington Avenue)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 14. Case #ZON2011-02823 (Planning Approval)**
(&13) Waterfront Rescue Mission, Inc.
254 & 260 North Scott Street, 279 North Washington Avenue
(Southeast corner of Congress Street and North Scott Street, Southwest corner of Congress Street and North Washington Avenue, Northwest corner of State Street and North Washington Avenue)
Planning Approval to allow an emergency shelter in a B-4, General Business District.
Council District 2
- 15. Case #SUB2011-00133 (Subdivision)**
(&16) Midtown Mobile Subdivision, First Addition
1729 & 1733 Springhill Avenue
(Southeast corner of Springhill Avenue and Mobile Infirmary Boulevard)
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 2

16. Case #ZON2011-02857 (Rezoning)
(&15) Infirmiry Health System, Inc.
1729 & 1733 Springhill Avenue
(Southeast corner of Springhill Avenue and Mobile Infirmiry Boulevard)
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business
District to allow a pharmacy.
Council District 2

OTHER BUSINESS:

Public Hearings:

1. Public Hearing to consider adoption of *The New Plan for Mobile*, an amendment to the Comprehensive Plan.
2. Public Hearing to consider adoption of an amendment to the PUD Section of the Zoning Ordinance.