MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 7, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00240 (Subdivision)
Southern Oaks Estates Subdivision, Unit 6
Northwest corner of Wear Road (paved) and Wear Road (unpaved).
Number of Lots / Acres: 29 Lots / 14.3± Acres
Engineer / Surveyor: Austin Engineering Co., LLC
County

Case #SUB2006-00239 (Subdivision)
Chesterfield Place Subdivision
North side of Wulff Road South, 200’± West of Winston Drive West.
Number of Lots / Acres: 41 Lots / 16.6± Acres
Engineer / Surveyor: Austin Engineering Co., LLC
County

Case #SUB2006-00246 (Subdivision)
Ashland Place United Methodist Church Subdivision
5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285’± West of Wisteria Avenue).
Number of Lots / Acres: 1 Lot / 3.8± Acres
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 1

Case #ZON2006-02231 (Planned Unit Development)
Ashland Place United Methodist Church Subdivision
5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285’± West of Wisteria Avenue).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 1
Case #ZON2006-02247 (Planning Approval)
**Ashland Place United Methodist Church Subdivision**
5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285’+ West of Wisteria Avenue).
Planning Approval to allow expanded parking, an administrative and choir building, chapel transept additions, a new fellowship hall, new courtyard, and playground relocation at an existing church in an R-1, Single-Family Residential district.
Council District 1

Case #SUB2006-00245 (Subdivision)
**Rochester Place Subdivision, Resubdivision of Lots 1, 2, 12, and 13**
Northeast and Northwest corners of Rochester Place and Airport Boulevard Service Road.
Number of Lots / Acres: 2 Lots / 0.7+ Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 5

Case #ZON2006-02227 (Rezoning)
**Rochester Place, LLC (Matthew Walker, Agent)**
Northeast and Northwest corners of Rochester Place and Airport Boulevard Service Road.
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow two five-unit multi-family town homes.
Council District 5

**EXTENSIONS:**

Case #SUB2001-00290 (Subdivision)
**Raleigh Subdivision**
West side of Cody Road, 870’+ South of Wynnfield Boulevard, and extending to the East terminus of Longview Drive.
Number of Lots / Acres: 165 Lots / 110.0+ Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

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
NEW SUBDIVISION APPLICATIONS:

1. Case #SUB2006-00267
   **Elizabeth Gardens Subdivision, Block B, Resubdivision of Lots 3, 4 & 17**
   2409 Bunch Road
   (South side of Bunche Road, 145’± West of Stanton Road, extending to the
   North side of Yerby Drive, 150’± West of Stanton Road).
   **Number of Lots / Acres:** 1 Lot / 0.5± Acre
   **Engineer / Surveyor:** Byrd Surveying, Inc.
   Council District 1

2. Case #SUB2006-00270
   **Country Breeze Subdivision, Resubdivision of Lots 1, 2 and 5,**
   **Resubdivision of Lots 1 and 5**
   West side of McCrary Road, 325’± South of Stone Road, extending to the
   South side of Stone Road, 200’± West of McCrary Road.
   **Number of Lots / Acres:** 2 Lots / 2.8± Acres
   **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
   County

3. Case #SUB2006-00276
   **Dave’s First Addition Subdivision**
   4056 Lloyd Station Road
   (North side of Lloyd Station Road, 275’± East of Interstate 10, extending to the
   South side of Interstate 10, 450’± North of Lloyd Station Road).
   **Number of Lots / Acres:** 2 Lots / 0.9± Acre
   **Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.
   Council District 4

4. Case #SUB2006-00264
   **Island Farms, Hollinger’s Island Subdivision, Jakubowski’s Addition to**
   2187 and 2201 Island Road
   (South side of Island Road, ¼ mile± West of Bay Road).
   **Number of Lots / Acres:** 2 Lots / 3.2± Acres
   **Engineer / Surveyor:** Hutchison, Moore & Rauch, LLC
   County

5. Case #SUB2006-00279
   **R. D. Lowe’s Painting Subdivision**
   3221 Halls Mill Road
   (South side of Halls Mill Road, 120’± West of Darwood Drive).
   **Number of Lots / Acres:** 2 Lots / 3.0± Acres
   **Engineer / Surveyor:** M. Don Williams Engineering
   Council District 4
6.  Case #SUB2006-00268
   Wesley Station Subdivision
   Southeast corner of Airport Boulevard and Wesley Avenue, extending through Henkley Avenue (unopened right-of-way, to be vacated), to the West terminus of Old Government Street (unopened right-of-way, to be vacated), 150’+ West of Wildwood Avenue.
   Number of Lots / Acres: 2 Lots / 4.3+ Acres
   Council District 6

7.  Case #SUB2006-00273
   Betty J. Williamson Subdivision
   1754 Staples Road and 3901 Alta Vista Drive
   (North side of Staples Road, 205’+ East of Alta Vista Drive, extending to the East side of Alta Vista Drive, 280’+ North of Staples Road).
   Number of Lots / Acres: 2 Lots / 1.4+ Acres
   Engineer / Surveyor: Robert B. Moseley, PLS
   Council District 4

8.  Case #SUB2006-00269
    Woodberry Forest Subdivision, Unit One, Phase Two
    North side of Woodberry Drive, 165’+ West of Dawes Road.
    Number of Lots / Acres: 2 Lots / 0.6+ Acre
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.
    County

9.  Case #SUB2006-00277
    Greer and Steiner Subdivision
    3509, 3511, and 3515 Riviere du Chien Court
    (South side of Riviere du Chien Court, 125’+ West of Riviere du Chien Road).
    Number of Lots / Acres: 5 Lots / 7.6+ Acres
    Engineer / Surveyor: Gregory C. Spies, Esq. Surveyor
    Council District 4

10. Case #SUB2006-00275
    West Church Street Community Development Map No. 31 Subdivision
    West side of South Scott Street, extending from Monroe Street to Canal Street, and Southeast corner of Monroe Street and South Scott Street.
    Number of Lots / Acres: 6 Lots / 0.7+ Acre
    Engineer / Surveyor: Thompson Engineering
    Council District 2
11. Case #SUB2006-00271  
**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

12. Case #SUB2006-00272  
**Creekwood Subdivision, Unit III**  
South terminus of Ridgeline Drive.  
**Number of Lots / Acres:** 27 Lots / 36.0+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS

13. Case #ZON2006-02448  
**Old Shell Road Apartments**  
6109 Old Shell Road  
(South side of Old Shell Road, 214’+ West of Center Drive).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow a five-building, 20-unit multi-family residential development on a single building site.  
Council District 5

GROUP APPLICATIONS:

14. Case #SUB2006-00278 (Subdivision)  
(&15) **American Tennis Courts Subdivision**  
West side of Bolton’s Branch Drive, 620’+ South of Halls Mill Road.  
**Number of Lots / Acres:** 1 Lot / 1.4+ Acres  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 4

15. Case #ZON2006-02449 (Planned Unit Development)  
(&14) **American Tennis Courts Subdivision**  
West side of Bolton’s Branch Drive, 620’+ South of Halls Mill Road.  
Planned Unit Development Approval to allow an office/warehouse building, above-ground fuel tanks, and four containerized storage units on a single building site.  
Council District 4
16. Case #SUB2006-00280 (Subdivision)

Carlisle Medical Subdivision
505 Boulevard Park East
(East side of Boulevard Park East, 75’+ North of Boulevard Park South).
Number of Lots / Acres: 1 Lot / 1.9+ Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 5

17. Case #ZON2006-02433 (Rezoning)

Carlisle Properties, LLC
505 Boulevard Park East
(East side of Boulevard Park East, 75’± North of Boulevard Park South).
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 5

OTHER BUSINESS: