

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 16, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00241

Summer Woods Subdivision, Phase I, Resubdivision of Lot 20

South side of Thresher Court, 70'± East of its West terminus.

Number of Lots / Acres: 1 Lot / 0.2± Acre

Engineer / Surveyor: Thompson Engineering
County

EXTENSIONS:

Case #SUB2004-00231 (Subdivision)

Audubon Cove Subdivision

Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

Number of Lots / Acres: 57 Lots / 58.0± Acres

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

Case #SUB2003-00256 (Subdivision)

The Bluffs at Cypress Creek Subdivision

350'± North of the North terminus of Cypress Business Park Drive, extending East along the North side of the proposed extension of Cypress Business Park Drive to the L & N Railroad right-of-way.

Number of Lots / Acres: 53 Lots / 53.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

Case #SUB2005-00216 (Subdivision)

Hartsfield Station Subdivision

West side of McFarland Road, 900'± North of Scott Dairy Lop Road South.

Number of Lots / Acres: 40 Lots / 11.9± Acres

Engineer / Surveyor: Polysurveying Engineering _ Land Surveying
County

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00251**
Jemison Subdivision
7895 and 8011 Zeigler Boulevard
(South side of Zeigler Boulevard, ¼ mile± West of Zeigler Boulevard).
Number of Lots / Acres: 1 Lot / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

2. **Case #SUB2006-00257**
Mt Zion Baptist Church Subdivision
West side of I-10 Service Road, extending from Nellie Street to Duval Street.
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Frank A. Dagley and Associates, Inc.
Council District 3

3. **Case #SUB2006-00265**
Standard Concrete Mobile Plant Subdivision
East side of Mitsubishi Drive (under construction), surrounding the West
terminus of the Theodore Industrial Canal.
Number of Lots / Acres: 1 Lot / 130.0± Acres
Engineer / Surveyor: Gulf State Engineering, Inc.
County

4. **Case #SUB2006-00259**
Wood's Addition to Ryan Avenue Subdivision
110 Ryan Avenue
(East side of Ryan Avenue, 320'± North of Old Shell Road).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1

5. **Case #SUB2006-00252**
Daniel Dinkins Subdivision
West side of Demetropolis Road, 245'± South of an unopened, unnamed public
right-of-way.
Number of Lots / Acres: 2 Lots / 1.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

6. **Case #SUB2006-00253**
Purnell Subdivision
East side of Wilkins Road, 485'± North of Moffett Road.
Number of Lots / Acres: 2 Lots / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

7. **Case #SUB2006-00263**
Sullivan Place Subdivision, Resubdivision of Lot 16
852 Sullivan Avenue
(West side of Sullivan Avenue, 340'± North of Pleasant Valley Road).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: McCrory & Williams, Inc.
Council District 5

8. **Case #SUB2006-00261**
Tillman's Corner Medical Park Subdivision
5320 US Highway 90 West
(North side of Nevius Road, extending from US Highway 90 West to Dozier Lane).
Number of Lots / Acres: 2 Lots / 2.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

9. **Case #SUB2006-00256**
West Mobile Terrace Subdivision, Block 21, Resubdivision of Lots 31 - 50
302 Schillinger Road North
(East side of Schillinger Road North, extending from McKinley Avenue to Avenue F).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

10. **Case #SUB2006-00258**
Foster Estates Subdivision
10555, 10575 and 10585 Tanner Williams Road, and 950 Eliza Jordan Road North.
(Southeast corner of Tanner Williams Road and Eliza Jordan Road North).
Number of Lots / Acres: 3 Lots / 2.3± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

11. **Case #SUB2006-00255**
Raphael Court Subdivision
South side of Nursery Road, ¼ mile± East of Snow Road.
Number of Lots / Acres: 35 Lots / 15.8± Acres
Engineer / Surveyor: Thompson Engineering
County

12. **Case #SUB2006-00250**
Holley Branch Subdivision
West side of Snow Road South, 245'± North of Autumn Leaf Drive North.
Number of Lots / Acres: 48 Lots / 75.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

NEW PLANNING APPROVAL APPLICATIONS:

13. **Case #ZON2006-02339**
Coast Architects, Inc (William T. Partridge, Jr., Agent)
358 Dauphin Street
(North side of Dauphin Street, 83'± West of North Claiborne Street).
Planning Approval to allow dwellings on the ground floor within the Dauphin Street Overlay District.
Council District 2

14. **Case #ZON2006-02340**
Coast Architects, Inc (William T. Partridge, Jr., Agent)
360 Dauphin Street
(North side of Dauphin Street, 45'+ East of North Franklin Street).
Planning Approval to allow dwellings on the ground floor within the Dauphin Street Overlay District.
Council District 2

GROUP APPLICATIONS:

15. **Case #SUB2006-00262 (Subdivision)**
(**&16** **Bay Yacht Sales Subdivision**
&17& 4700 Dauphin Island Parkway
18) (West side of Dauphin Island Parkway, 1,000'± South of Alba Avenue).
Number of Lots / Acres: 2 Lots / 11.0± Acres
Engineer / Surveyor: Driven Engineering
Council District 4

PLANNING COMMISSION

NOVEMBER 16, 2006

PAGE 5

- 16. Case # ZON2006-02344 (Planned Unit Development)**
(&15 Bay Yacht Condominiums
&17& 4700 Dauphin Island Parkway
18) (West side of Dauphin Island Parkway, 1,220'± South of Alba Avenue).
Planned Unit Development to allow four single-family residential
condominium buildings on a single building site.
Council District 4
- 17. Case # ZON2006-02345 (Rezoning)**
(&15 Gerald T. Still
&16& 4700 Dauphin Island Parkway
18) (West side of Dauphin Island Parkway, 1,220'± South of Alba Avenue).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family
Residential, to allow four single-family residential condominium units.
Council District 4
- 18. Case # ZON2006-02346 (Rezoning)**
(&15 Gerald T. Still
&16& 4700 Dauphin Island Parkway
17) (West side of Dauphin Island Parkway, 1,000'± South of Alba Avenue).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to
bring the zoning at an existing marina into compliance.
Council District 4
- 19. Case # ZON2006-02335 (Planned Unit Development)**
(&20) Hillcrest Self Storage, LLC
2262 Hillcrest Road
(West side of Hillcrest Road, 2/10 mile± North of Cottage Hill Road).
Planned Unit Development Approval to allow a total of 17 buildings on a single
building site.
Council District 6
- 20. Case # ZON2006-02343 (Planning Approval)**
(&19) Hillcrest Self Storage, LLC
2262 Hillcrest Road
(West side of Hillcrest Road, 2/10 mile± North of Cottage Hill Road).
Planning Approval to allow a two-building expansion at an existing mini self-
storage facility in a B-2, Neighborhood Business District.
Council District 6

PLANNING COMMISSION

NOVEMBER 16, 2006

PAGE 6

- 21. Case #SUB2006-00254 (Subdivision)**
(&22) P & E Subdivision
&23) 4210 and 4218 Halls Mill Road
(West side of Halls Mill Road, 465'± North of the West terminus of Alden Drive).
Number of Lots / Acres: 1 Lot / 4.8± Acres
Engineer / Surveyor: Jehle-Halstead, Inc.
Council District 4
- 22. Case #ZON2006-02306 (Sidewalk Waiver)**
(&21) Terhaar & Cronley Investment Partnership
&23) 4210 and 4218 Halls Mill Road
(West side of Halls Mill Road, 465'± North of the West terminus of Alden Drive).
Request to waive construction of a sidewalk along Halls Mill Road.
Council District 4
- 23. Case #ZON2006-02307 (Rezoning)**
(&21) Terhaar & Cronley Investment Partnership
&22) 4210 and 4218 Halls Mill Road
(West side of Halls Mill Road, 465'± North of the West terminus of Alden Drive).
Rezoning from R-1, Single-Family Residential, and B-3, Community Business, to B-3, Community Business, to eliminate split zoning in a proposed one-lot subdivision for a piping supplies distributor.
Council District 4
- 24. Case #SUB2006-00260 (Subdivision)**
(&25) White Smith Subdivision
Block bounded by Dauphin Street, South Washington Avenue, Conti Street, and South Scott Street.
Number of Lots / Acres: 3 Lots / 0.8± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 2
- 25. Case #ZON2006-02336 (Planned Unit Development)**
(&24) White Smith Subdivision
Southwest corner of Dauphin Street and South Washington Avenue.
Planned Unit Development Approval to allow two single-family residential condominium buildings on a single building site.
Council District 2

**PLANNING COMMISSION
NOVEMBER 16, 2006
PAGE 7**

OTHER BUSINESS: