

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JUNE 15, 2006 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**Case #ZON2006-00904 (Planning Approval)**

**St. Luke Baptist Church**

751 Texas Street

(Southeast corner of Texas Street and South Bayou Street).

Planning Approval to allow the expansion of an existing church in an R-3, Multi-Family Residential District to include new restroom facilities and a fellowship hall.

Council District 2

**Case #ZON2006-00903 (Planned Unit Development)**

**St. Luke Subdivision**

751 Texas Street

(Southeast corner of Texas Street and South Bayou Street).

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

Council District 2

**Case #SUB2006-00080 (Subdivision)**

**St. Luke Subdivision**

751 Texas Street

(Southeast corner of Texas Street and South Bayou Street).

**Number of Lots / Acres:** 1 Lot / 1.2± Acres

**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.

Council District 2

**Case #SUB2006-00104 (Subdivision)**

**Mobile South Business Park, Unit Two, Phase One, Resubdivision of Lots 5 & 6 and Addition to**

South and East sides of Mobile South Street at its East terminus.

**Number of Lots / Acres:** 2 Lots / 42.7± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

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**Case #ZON2006-01028 (Rezoning)**

**River 4 Properties L.L.C.**

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

Rezoning from R-1, Single-Family Residential district, to R-3, Multi-Family Residential district, to allow residential condominiums.

Council District 4

**Case #ZON2006-01031 (Planned Unit Development)**

**Wisteria Trace Subdivision**

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

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

Council District 4

**Case #SUB2006-00101 (Subdivision)**

**Wisteria Trace Subdivision**

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

**Number of Lots / Acres:** 1 Lot / 3.6± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

Council District 4

**EXTENSIONS:**

**Case #SUB2005-00133 (Subdivision)**

**Bainbridge Subdivision**

3650 McFarland Road

(West side of McFarland Road, 140'± South of McFarland Way).

**Number of Lots / Acres:** 32 Lots / 10.0± Acres

**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County

**Case #SUB2005-00089 (Subdivision)**

**Graceland Court Subdivision**

South side of Jeff Hamilton Road, 1,000'± East of Snow Road.

**Number of Lots / Acres:** 23 Lots / 11.0± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

County

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**Case #SUB2003-00114 (Subdivision)**

**Forest Cove Park Subdivision (formerly Forrest Cove Park Subdivision)**

South side of Moffett Road, ¼ mile± East of Forest Hill Drive.

**Number of Lots / Acres:** 1 Lot / 4.5± Acres

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

Council District 7

**Case #SUB2005-00128 (Subdivision)**

**Pine Valley Subdivision, Second Addition**

East side of Schillinger Road, 530'± South of Adobe Ridge Road South, extending to the South terminus of Ridgeline Drive.

**Number of Lots / Acres:** 2 Lots / 53.2± Acres

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

County

**Case #SUB2005-00121 (Subdivision)**

**Rangeline 90 Subdivision, Unit One (Revised), Resubdivision of Parcel 6,**

**Resubdivision of Parcel 6A**

Northwest corner of Halls Mill Road and Lowe's Drive, extending through to the East side of U.S. Highway 90 West, 250'± North of Lowe's Drive.

**Number of Lots / Acres:** 2 Lots / 11.4± Acres

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

County

**Case #ZON2004-01339 (Planned Unit Development)**

**Country Club of Mobile (W. Kennon Drew, Agent)**

4101 Wimbledon Drive West (South side of Wimbledon Drive West, 200'± West of Turnin Lane).

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

Council District 5

**Case #ZON2001-01582 (Planned Unit Development)**

**Mobile Infirmary Association (Mark Nix, Agent)**

East side of Infirmary Drive, 1030'± North of Spring Hill Avenue.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow construction of a ground-level parking lot instead of a parking building.

Council District 2

**NEW SUBDIVISION APPLICATIONS:**

1. **Case #SUB2006-00107**  
**Kirkpatrick-Airport Subdivision**  
8681 Airport Boulevard  
(Southeast corner of Airport Boulevard and Hamilton Bridges Drive West).  
**Number of Lots / Acres:** 1 Lot / 4.1± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
County
  
2. **Case #SUB2006-00112**  
**Carwie Subdivision, Resubdivision of Lot 2**  
8965 Moffett Road  
(South side of Moffett Road, 325'± East of Illinois Street and running through to the East side of Illinois Street, 240'± South of Moffett Road).  
**Number of Lots / Acres:** 2 Lots / 4.7± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
3. **Case #SUB2006-00106**  
**Alta Subdivision**  
East side of Schillinger Road North, extending from Old Shell Road to Avenue G.  
**Number of Lots / Acres:** 3 Lots / 3.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
4. **Case #SUB2006-00111**  
**D. J.'s Subdivision**  
1736 and 1870 Schillinger Road South  
(West side of Schillinger Road South, 100'± South of Terry Drive).  
**Number of Lots / Acres:** 3 Lots / 2.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
5. **Case #SUB2006-00114**  
**Peake Place Subdivision, Resubdivision of**  
South side of Wimbledon Drive East, extending from South McGregor Avenue to Croydon Road.  
**Number of Lots / Acres:** 4 Lots / 1.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

6. **Case #SUB2006-00117**  
**Wade Business Park Subdivision**  
Northwest corner of Government Boulevard and Montlimar Creek, extending to the East side of Lakeside Drive, at the East terminus of Joy Springs Drive.  
**Number of Lots / Acres:** 4 Lots / 9.5± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
Council District 4
  
7. **Case #SUB2006-00118**  
**Oak Hill Subdivision**  
8490 Oak Hill Drive  
(North side of Oak Hill Drive, ½ mile± North of Moffett Road).  
**Number of Lots / Acres:** 48 Lots / 19.3± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County
  
8. **Case #SUB2006-00108**  
**Hunter's Cove Subdivision, Unit Two, Phase Three**  
135'± East of Gamepoint Drive West, at the East terminus of Vane Court street stub.  
**Number of Lots / Acres:** 12 Lots / 4.3± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.  
County
  
9. **Case #SUB2006-00109**  
**Hunter's Cove Subdivision, Unit One, Phase Two**  
East terminus of Beretta Drive.  
**Number of Lots / Acres:** 35 Lots / 9.5± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.  
County
  
10. **Case #SUB2006-00110**  
**Hunter's Cove Subdivision, Unit Two, Phase Two**  
South terminus of Mackenzie Drive, extending to the West terminus of Hooper Street, the East terminus of Cheyenne Street South, and the North terminus of Gamepoint Drive West.  
**Number of Lots / Acres:** 66 Lots / 35.2± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.  
County

**NEW PLANNING APPROVAL APPLICATIONS:**

11. Case #ZON2006-01136  
**Over Flow Ministries, Inc. (Wilbert Hardy, Pastor)**  
1201 North Drive  
(Southwest corner of North Drive and an unopened, unnamed public right-of-way).  
Planning Approval to allow a church with child day care activities in an R-1, Single-Family Residential District.  
Council District 3

**NEW ZONING APPLICATIONS:**

12. Case #ZON2006-01125  
**Jay Eubanks**  
South side of Zeigler Boulevard, 645'± East of Cody Road North.  
Rezoning from R-3, Multi-Family Residential, to B-3, Community Business, for a landscaping and lawn maintenance business with office/warehouse facilities.  
Council District 7

**GROUP APPLICATIONS:**

13. Case #ZON2006-01135 (Planned Unit Development)  
(&14) **BankTrust Subdivision, Resubdivision of Lot 2**  
Southeast corner of Old Shell Road and South McGregor Avenue.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking.  
Council District 7
14. Case #SUB2006-00116 (Subdivision)  
(&13) **BankTrust Subdivision, Resubdivision of Lot 2**  
South side of Old Shell Road, 180'± East of South McGregor Avenue.  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 7
15. Case #ZON2006-01164 (Planned Unit Development)  
(&16) **Grant Park Subdivision, Resubdivision of Lots 47 & 48**  
West side of Grant Park Drive, 75'± South of Grant Street.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow reduced lot sizes, reduced building

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setbacks, and increased site coverage in a residential subdivision.  
Council District 5

- 16. Case #SUB2006-00115 (Subdivision)**  
**(&15) Grant Park Subdivision, Resubdivision of Lots 47 & 48**  
West side of Grant Park Drive, 75'± South of Grant Street.  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
- 17. Case #ZON2006-01165 (Planned Unit Development)**  
**(&18) Providence Park, P.O.B. West Subdivision, Resubdivision of**  
610 Providence Park Drive East (private street)  
(West side of Providence Park Drive East, ¼ mile± South of Airport  
Boulevard).  
Planned Unit Development Approval to allow shared access and parking  
between multiple building sites.  
Council District 6
- 18. Case #SUB2006-00113 (Subdivision)**  
**(&17) Providence Park, P.O.B. West Subdivision, Resubdivision of**  
West side of Providence Park Drive East, 925'± South of Airport Boulevard.  
**Number of Lots / Acres:** 3 Lots / 13.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 19. Case #ZON2006-01167 (Planned Unit Development)**  
**(&20) St. Paul's Episcopal School**  
161 Dogwood Lane  
(Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane,  
Myrtlewood Lane [vacated], South Avenue, Spring Hill College, Provident  
Lane, and College Lane South).  
Planned Unit Development Approval to amend the previously approved Master  
Plan for an existing private school in an R-1, Single-Family Residential district.  
Council District 7
- 20. Case #ZON2006-01166 (Planning Approval)**  
**(&19) St. Paul's Episcopal School**  
161 Dogwood Lane  
(Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane,  
Myrtlewood Lane [vacated], South Avenue, Spring Hill College, Provident  
Lane, and College Lane South).  
Planning Approval to allow a new softball field and parking lot expansion at a  
private school in an R-1, Single-Family Residential district.  
Council District 7

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- 21. Case #ZON2006-01023 (Sidewalk Waiver)**  
**(&22) Joel Ridley (Burt Williams Construction, Agent)**  
3700 Demetropolis Road  
(West side of Demetropolis Road, 2/10 mile± South of Government Boulevard).  
Request to waive construction of a sidewalk along Demetropolis Road.  
Council District 4
- 22. Case #ZON2006-01171 (Planned Unit Development)**  
**(&21) Joel Ridley (Burt Williams Construction, Agent)**  
3700 Demetropolis Road  
(West side of Demetropolis Road, 2/10 mile± South of Government Boulevard).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site.  
Council District 4

**OTHER BUSINESS:**

**Alter Scrap Processing**

101 Hardwood Lane

(East side of Hardwood Lane (private street), 540'± East of North Craft Highway).

Consider addition of conditions as part of settlement between applicant and appellant, at request of City Council.