

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 15, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00318 (Subdivision)

JSMM, LLC Subdivision

754 Government Street

(North side of Government Street, 56'± East of South Bayou Street, extending to Conti Street).

Number of Lots / Acres: 2 Lots / 0.3± Acre

Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 2

Case #ZON2006-02756 (Planned Unit Development)

JSMM, LLC Subdivision

754 Government Street

(North side of Government Street, 56'± East of South Bayou Street, extending to Conti Street).

Planned Unit Development Approval to allow shared access and parking between two building sites.

Council District 2

Case #SUB2006-00302 (Subdivision)

Hadley Subdivision

8125 Fordham Road

(Southeast corner of Leroy Stevens Road and Fordham Road).

Number of Lots / Acres: 3 Lots / 4.2± Acres

Engineer / Surveyor: M. Don Williams Engineering
County

EXTENSIONS:

Case #SUB2004-00041

Cambridge Place Subdivision

West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road.

Number of Lots / Acres: 137 Lots / 61.4± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

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Case #SUB2006-00012

Breydon Square Subdivision

South side of Old Shell Road, 270'± East of Wilroh Drive East.

Number of Lots / Acres: 15 Lots / 3.3± Acres

Engineer / Surveyor: Engineering Development Services, LLC
Council District 7

Case #SUB2006-00011

Springbrook Farms Subdivision, Phase Two and Phase Three, and Springbrook Villas Subdivision, Phase Two

East termini of Estate Drive, Misty Leaf Drive North, and Spring Meadow Drive South; and, South termini of Bloomington Drive and Spring Meadow Drive East.

Number of Lots / Acres: 96 Lots / 33.1± Acres

Engineer / Surveyor: Engineering Development Services, LLC

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2007-00008**
McLeod Subdivision, Resubdivision of
1283 Azalea Road
(East side of Azalea Road, 900'± South of Government Boulevard).
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Erdman Surveying, LLC
Council District 4
2. **Case #SUB2007-00009**
Downtowner Executive Center Subdivision
1020 Downtowner Boulevard
(West side of Downtowner Boulevard, 250'± North of Michael Boulevard).
Number of Lots / Acres: 1 Lot / 4.6± Acres
Engineer / Surveyor: Mark A. Wattier, Land Surveyor
Council District 5
3. **Case #SUB2007-00012**
Cody Road Food Mart Subdivision
950 Cody Road North
(Northeast corner of Cody Road North and Zeigler Boulevard).
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7

4. **Case #SUB2007-00011**
Todd Acres Subdivision, Fifth Unit, Lot 19, Resubdivision of
5235 Todd Acres Drive
(East side of Todd Acres Drive, 430'± North of Todd Boulevard).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

5. **Case #SUB2007-00014**
Thelma Williams Subdivision
10165 McLeod Road
(South side of McLeod Road, 160'± West of McCovery Road Extension).
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

6. **Case #SUB2007-00015**
Dykes Road Farmettes Subdivision, Lot 12, Resubdivision of
Southeast corner of Eliza Jordan Road South and Turmac Drive.
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

7. **Case #SUB2007-00018**
Pinto Island Industrial Park Subdivision
410, 530, and 660 Dunlap Drive
(All property on Dunlap Drive, South of the Pinto Pass Bridge, encompassing
all of Pinto Island).
Number of Lots / Acres: 4 Lots / 545± Acres
Engineer / Surveyor: Lawler and Company
Council District 2

8. **Case #SUB2007-00010**
Howells Ferry Development Subdivision
6055 Howells Ferry Road
(South side of Howells Ferry Road, 450'± West of Hall Rd).
Number of Lots / Acres: 16 Lots / 4.1± Acres
Engineer / Surveyor: McFadden Engineering, Inc.
Council District 7

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9. **Case #SUB2007-00020**
Emerald Oaks Subdivision
West side of Demetropolis Road, 400'± North of Brookfield Drive North.
Number of Lots / Acres: 31 Lots / 12.5± Acres
Engineer / Surveyor: Driven Engineering, Inc.
Council District 4

10. **Case #SUB2007-00016**
Torrington Place Subdivision
9737 and 9891 Nursery Road
(Southeast corner of Nursery Road and Snow Road North).
Number of Lots / Acres: 54 Lots / 18.5± Acres
Engineer / Surveyor: Peacock Land Surveying, Inc.
County

11. **Case #SUB2007-00021**
Silver Pines Subdivision
South side of Silver Pine Road, ¼ mile West of Schillinger Road North.
Number of Lots / Acres: 153 Lots / 39.4± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County

NEW SIDEWALK WAIVER APPLICATIONS:

12. **Case #ZON2007-00193**
Blankenship Enterprises
951 Yeager Court
(Northeast corner of Brossett Street and Yeager Court).
Request to waive construction of a sidewalk along Yeager Court.
Council District 5

GROUP APPLICATIONS:

13. **Case #SUB2007-00013 (Subdivision)**
(& 14) **Old Shell-Sage Subdivision**
3000 and 3006 Old Shell Road
(North Side of Old Shell Road, between North Sage Avenue and Columbia Street and extending Northward to the Illinois Central Railroad right-of-way).
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

- 14. Case #ZON2007-00187 (Rezoning)**
(& 13) Marianna Mobil, LLC
3000 and 3006 Old Shell Road
(North Side of Old Shell Road, between North Sage Avenue and Columbia Street and extending Northward to the Illinois Central Railroad right-of-way).
Rezoning from R-1, Single-Family Residential District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-2, Neighborhood Business District, to allow a convenience store with gas pumps.
Council District 1
- 15. Case #SUB2007-00017 (Subdivision)**
(& 16) Lone Oak Subdivision
& 17) 911 Dauphin Street
(Southeast corner of Lebaron Street and Dauphin Street, extending South to Conti Street).
Number of Lots / Acres: 1 Lot / 2.4± Acres
Engineer / Surveyor: Volkert & Associates, Inc.
Council District 2
- 16. Case #ZON2007-00191 (Planning Approval)**
(& 15) Lone Oak Properties, LLC
& 17) 911 Dauphin Street
(Southeast corner of Lebaron Street and Dauphin Street, extending South to Conti Street).
Planning Approval to allow a dormitory facility for international students conducting internships at the Riverview and Battle House Hotels in a B-1, Buffer Business District.
Council District 2
- 17. Case #ZON2007-00192 (Planned Unit Development)**
(&15) Lone Oak Properties, LLC
& 16) 911 Dauphin Street
(Southeast corner of Lebaron Street and Dauphin Street, extending South to Conti Street).
Planned Unit Development Approval to allow 2 buildings on a single building site.
Council District 2
- 18. Case #SUB2007-00019 (Subdivision)**
(& 19) Elmore Subdivision
3222 Spring Hill Avenue
(North side of Spring Hill Avenue, 280'± West of Western Drive).
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1

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- 19. Case #ZON2007-00194 (Planned Unit Development)**
(& 18) Elmore Family Properties
3222 Spring Hill Avenue
(North side of Spring Hill Avenue, 280'± West of Western Drive).
Planned Unit Development Approval to allow 2 buildings on a single building site.
Council District 1

OTHER BUSINESS: