

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 18, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00219 (Subdivision)**
Hopkinton Estates Subdivision
West terminus of Redstone Drive South, extending to the East terminus of Roberts Lane East.
Number of Lots / Acres: 523 Lots / 226.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

2. **Case #ZON2007-02120 (Planned Unit Development)**
Bob Rogers
Southeast corner of Congress Street and North Washington Avenue.
Planned Unit Development Approval to allow five buildings on a single building site.
Council District 2

3. **Case #ZON2007-02219 (Rezoning)**
Christopher C. Knowles III
650 Palm Street
(Northeast corner of Palm Street and Cotton Street).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a cabinet shop.
Council District 1

4. **Case #SUB2007-00227 (Subdivision)**
(&5& UNO Subdivision)
6) East side of Sollie Road, 800'± South of Shadow Creek Drive.
Number of Lots / Acres: 1 Lot / 34.4± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

PLANNING COMMISSION

OCTOBER 18, 2007

PAGE 2

- 5. Case #ZON2007-02209 (Planned Unit Development)**
(&4& UNO Subdivision)
6) East side of Sollie Road, 800'± South of Shadow Creek Drive.
Planned Unit Development Approval to allow twenty buildings on a single building site for a residential apartment complex.
Council District 6
- 6. Case #ZON2007-02210 (Rezoning)**
(&4& Crossroads, LLC)
5) East side of Sollie Road, 800'± South of Shadow Creek Drive.
Rezoning from B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a one-lot subdivision to allow a 384-unit residential apartment complex.
Council District 6
- 7. Case #SUB2007-00235 (Subdivision)**
(&8& Shiloh Missionary Baptist Church)
9) 2756 Old Shell Road
(Northwest corner of Old Shell Road and Bay Shore Avenue).
Number of Lots / Acres: 1 Lot / 2.7± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 1
- 8. Case #ZON2007-02227 (Planned Unit Development)**
(&7& Shiloh Missionary Baptist Church)
9) 2756 Old Shell Road
(Northwest corner of Old Shell Road and Bay Shore Avenue).
Planned Unit Development Approval to allow three buildings on a single building site for a church.
Council District 1
- 9. Case #ZON2007-02228 (Planning Approval)**
(&7& Shiloh Missionary Baptist Church)
8) 2756 Old Shell Road
(Northwest corner of Old Shell Road and Bay Shore Avenue).
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a new sanctuary, educational building, and parking lot expansion.
Council District 1

- 10. Case #SUB2007-00231 (Subdivision)**
(&11) Balloon Park Subdivision
4658 Airport Boulevard
(North side of Airport Boulevard, 200'± West of South University Boulevard).
Number of Lots / Acres: 2 Lots / 1.5± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
- 11. Case #ZON2007-02218 (Planned Unit Development)**
(&10) Balloon Park Subdivision
4658 Airport Boulevard
(North side of Airport Boulevard, 200'± West of South University Boulevard).
Planned Unit Development Approval to allow two buildings on a single building site with shared access and parking between two building sites.
Council District 5
- 12. Case #SUB2007-00224 (Subdivision)**
(&13 Graf Dairy Subdivision
&14& 15) 2955 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue, extending to the West termini of Hilburn Drive, Exter Drive, and South Sherwood Drive).
Number of Lots / Acres: 6 Lots / 38.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1
- 13. Case #ZON2007-02214 (Planned Unit Development)**
(&12 Graf Dairy Subdivision
&14& 15) 2955 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue, extending to the West termini of Hilburn Drive, Exter Drive, and South Sherwood Drive).
Planned Unit Development to allow multiple buildings on a single building site, with shared access and parking between multiple building sites, in a private street subdivision.
Council District 1
- 14. Case #ZON2007-02211 (Rezoning)**
(& Graf Dairy, LLC
12&13 &15) 2955 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue, extending to the West terminus of Hilburn Drive).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a drug store, bank, and other unspecified commercial uses.
Council District 1

15. **Case #ZON2007-02215 (Rezoning)**
(**&12** **Graf Dairy, LLC**
&**13**&
14) East side of South Sage Avenue, ¼ mile± South of Dauphin Street, extending to the West termini of Exter Drive and South Sherwood Drive.
Rezoning From R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a 96-unit residential condominium complex.
Council District 1
16. **Case #ZON2007-02212 (Planned Unit Development)**
(**&17**) **McGill-Toolen High School (Fr. Bry Shields)**
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 696'±).
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
17. **Case #ZON2007-02213 (Planning Approval)**
(**&16**) **McGill-Toolen High School (Fr. Bry Shields)**
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 696'±).
Planning Approval to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district to allow its expansion to include existing parking and entrance drive reconfigurations, a covered walkway between across-street sites, new science classroom buildings, a new student center, and a new classroom building
Council District 2

EXTENSIONS:

18. Case #SUB2006-00228 (Subdivision)
Rebecca Hills Subdivision
East terminus of Charmingdale Drive South and the West terminus of Thorman Drive.
Number of Lots / Acres: 61 Lots / 14.9± Acres
Engineer / Surveyor: Austin Engineering Company, LLC
County
19. Case #SUB2006-00225 (Subdivision)
(&20) **Belle Isle Subdivision, Resubdivision of Lots 1-6**
4710 Belle Isle Lane
(North terminus of Belle Isle Lane).
Number of Lots / Acres: 6 Lots / 3.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
20. Case #ZON2006-01868 (Planned Unit Development)
(&19) **Belle Isle Subdivision, Resubdivision of Lots 1-6**
4710 Belle Isle Lane
(North terminus of Belle Isle Lane).
Planned Unit Development Approval to allow a private street single-family residential subdivision.
Council District 4

NEW SUBDIVISION APPLICATIONS:

21. Case #SUB2007-00242
Bristol Subdivision, First Addition and Addition
3695 Hardeman Road
(West side of Hardeman Road, 1000'± South of Broughton Drive).
Number of Lots / Acres: 1 Lot / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
22. Case #SUB2007-00253
Lee Vella Subdivision
West side of South University Boulevard, 500'± North of Bit and Spur Road.
Number of Lots / Acres: 1 Lot / 3.8± Acres
Engineer / Surveyor: McCrory and Williams, Inc.
Council District 5

23. **Case #SUB2007-00252**
GUCOM Lodge Subdivision
2069 Point Legere Road
(West side of Point Legere Road, 275'± South of Venetia Road).
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

24. **Case #SUB2007-00251**
Batson Estates Subdivision
9625 Moffett Road
(South side of Moffett Road, 1/3 mile± East of Snow Road).
Number of Lots / Acres: 2 Lots / 6.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

25. **Case #SUB2007-00250**
Safety Source Subdivision, Resubdivision of
East side of Rangeline Road, 300'± South of Rabbit Creek Drive.
Number of Lots / Acres: 2 Lots / 9.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

26. **Case #SUB2007-00247**
Lynda Corrie Estates Subdivision, Resubdivision of
(West side of McCrary Road, 500'± North of Calhoun Road).
Number of Lots / Acres: 3 Lots / 6.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

27. **Case #SUB2007-00254**
Juanita B. Wilson Estate Subdivision
8135 Tanner Williams Road
(South side of Tanner Williams Road, 800'± West of Tanner Williams Court).
Number of Lots / Acres: 5 Lots / 11.0± Acres
Engineer / Surveyor: Gregory C. Spies, Esq.
County

28. **Case #SUB2007-00246**
Winford Oaks Subdivision, Resubdivision of Lot 1A, Resubdivision of
West side of Dawes Lake Road East, 390'± North of Vintage Woods Drive.
Number of Lots / Acres: 12 Lots / 7.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

29. **Case #SUB2007-00248**
Ramer Creek Estates Subdivision
Southeast corner of Repoll Road and Repoll Boulevard (private road).
Number of Lots / Acres: 25 Lots / 9.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County
30. **Case #SUB2007-00243**
Colleton Place Subdivision
8101 Howells Ferry Road
(South side of Howells Ferry Road at Harvey Hill Road).
Number of Lots / Acres: 141 Lots / 47.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

GROUP APPLICATIONS:

31. **Case #SUB2007-00244 (Subdivision)**
(**&32** **Orchard Baptist Church Subdivision**
&**33**) 6960 Overlook Road
34) (Southeast corner of Overlook Road and Howells Ferry Road).
Number of Lots / Acres: 1 Lot / 7.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7
32. **Case #ZON2007-02381 (Sidewalk Waiver)**
(**&31** **Orchard Baptist Church**
&**33**) 6960 Overlook Road
34) (Southeast corner of Overlook Road and Howells Ferry Road).
Request to waive construction of a sidewalk along Overlook Road and Howells
Ferry Road.
Council District 7
33. **Case #ZON2007-02383 (Planned Unit Development)**
(**&31** **Orchard Baptist Church Subdivision**
&**32**) 6960 Overlook Road
34) (Southeast corner of Overlook Road and Howells Ferry Road).
Planned Unit Development Approval to allow four buildings on a single
building site.
Council District 7

- 34. Case #ZON2007-02382 (Rezoning)**
(&31 Orchard Baptist Church
&32& 6960 Overlook Road
33) (Southeast corner of Overlook Road and Howells Ferry Road).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood
Business, to B-1, Buffer Business, to eliminate split zoning in a proposed one-
lot subdivision for a church.
Council District 7
- 35. Case #SUB2007-00257 (Subdivision)**
(&36 J & D Subdivision
&37) 3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline
Street).
Number of Lots / Acres: 1 Lot / 1.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
- 36. Case #ZON2007-02388 (Planned Unit Development)**
(&35 J & D Subdivision
&37) 3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline
Street).
Planned Unit Development Approval to allow increased site coverage in a one-
lot commercial subdivision.
Council District 1
- 37. Case #ZON2007-02387 (Rezoning)**
(&35 James S. McAleer
&36) 3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline
Street).
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-3
Community Business, to eliminate split zoning in a proposed commercial
subdivision.
Council District 1
- 38. Case #SUB2007-00245 (Subdivision)**
(&39) Cornell Subdivision, Resubdivision of Lots 1 & 2
1751 and 1757 Old Shell Road
(Southwest corner of Old Shell Road and Semmes Avenue).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

**39. Case #ZON2007-02380 (Rezoning)
(&38) Cornell Family Properties, LTD.**

1757 Old Shell Road

(South side of Old Shell Road, 145'± West of Semmes Avenue).

Rezoning from R-1, Single-Family Residential, and B-2, Buffer Business, to R-1, Single-Family Residential, to eliminate split zoning on a single-family residential lot.

Council District 2

OTHER BUSINESS:

Call For Public Hearing

November 15, 2007

Call for Public Hearing to consider a Zoning Plan for the recently annexed "Area A"