

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 15, 2007 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**Case #SUB2007-00004 (Subdivision)**

**Snowden Place Subdivision**

6106 Cottage Hill Road

(North side of Cottage Hill Road, 110'± East Christopher Drive East)

**Number of Lots / Acres:** 16 Lots / 13.3± Acres

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

Council District 6

**Case #ZON2007-00054 (Planned Unit Development)**

**Snowden Place Subdivision**

6106 Cottage Hill Road

(North side of Cottage Hill Road, 110'± East Christopher Drive East).

Planned Unit Development Approval to allow a 36-unit condominium complex consisting of 9 buildings, a pool, and two wooden piers on a single building site.

Council District 6

**Case #ZON2007-00055 (Rezoning)**

**Reid Cummings**

6106 Cottage Hill Road

(North side of Cottage Hill Road, 110'± East Christopher Drive East).

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a 36-unit condominium complex.

Council District 6

**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

**Case #SUB2007-00032 (Subdivision)**

**The Woodlands at the Preserve Subdivision, Resubdivision of Lot 59**

3545 Rue Royal

(East side of Rue Royal, 800'± North of Rue Preserve)

**Number of Lots / Acres:** 1 Lot / 0.1± Acre

**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 6

**Case #ZON2007-00425 (Planned Unit Development)**

**The Woodlands at the Preserve Subdivision, Resubdivision of Lot 59**

3545 Rue Royal

(East side of Rue Royal, 800'± North of Rue Preserve)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks.

Council District 6

**EXTENSIONS:**

**Case #SUB2004-00044 (Subdivision)**

**Treadwell Ford Subdivision**

East side of East I-65 Service Road South, 1,680'± North of International Drive.

**Number of Lots / Acres:** 3 Lots / 7.7+ Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

**Case #ZON2004-00554 (Planned Unit Development)**

**Treadwell Ford Subdivision**

901 East I-65 Service Road South (East side of East I-65 Service Road South, 1,840'± North of International Drive)

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between multiple building sites.

Council District 5

**Case #SUB2006-00028 (Subdivision)**

**Dixon Estates Subdivision, Unit One**

152 Tuthill Lane

(Northeast corner of Tuthill Lane and Stein Avenue)

**Number of Lots / Acres:** 3 Lots / 2.6± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7

**NEW SUBDIVISION APPLICATIONS:**

1. **Case #SUB2007-00038**  
**Pinehurst Subdivision, Resubdivision of Lots 12, 13, and 14, Block 23**  
811 Louise Avenue  
(East side of Louise Avenue, 105'± North of Adkins Street.  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 6
  
2. **Case #SUB2007-00042**  
**River Forest Subdivision, Resubdivision of Lot 35**  
2201 River Forest Road  
(South side of River Forest Road, 8/10 mile± East of Alba Club Road).  
**Number of Lots / Acres:** 2 Lots / 1.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
  
3. **Case #SUB2007-00049**  
**Pruitt Subdivision**  
7345 Old Military Road  
(Northwest corner of Old Military Road and Bowers Lane).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rowe Surveying and Engineering Co., Inc.  
County
  
4. **Case #SUB2007-00040**  
**McGowin Interstate Subdivision, Resubdivision of Lot 2**  
West side of West I-65 Service Road South, ¼ mile± North of Halls Mill Road.  
**Number of Lots / Acres:** 8 Lots / 25.0± Acres  
**Engineer / Surveyor:** Richard L. Patrick, PLS  
Council District 4
  
5. **Case #SUB2007-00043**  
**Pecan Pointe Part B Subdivision**  
South side of Howell's Ferry Road, 4/10 mile± West of Raymond Tanner Road.  
**Number of Lots / Acres:** 9 Lots / 3.9± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
County

6. **Case #SUB2007-00048**  
**Legacy Subdivision**  
West side of Eliza Jordan Road, 1000'± North of Ray's Lane.  
**Number of Lots / Acres:** 46 Lots / 26.7± Acres  
**Engineer / Surveyor:** Speaks and Associates Consulting Engineers, Inc.  
County
  
7. **Case #SUB2007-00045**  
**Overlook Station Subdivision**  
1408 Cody Road North and 6960 Overlook Road  
(Southeast corner of Overlook Road and Howells Ferry Road extending West to Cody Road, and South to Victor Road).  
**Number of Lots / Acres:** 61 Lots / 17.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering and Land Surveying  
Council District 7

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

8. **Case #ZON2007-00643**  
**Mobile Branch Partnership**  
1915 West I-65 Service Road North  
(Southwest corner of West I-65 Service Road North and Brookdale Drive North).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 1
  
9. **Case #ZON2007-00653**  
**Pericles, LLC**  
2032 Airport Boulevard  
(Northwest corner of Airport Boulevard and Williams Street, and extending Northwest along the Illinois Central Railroad right of way to Glenwood Street).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 2

**NEW ZONING APPLICATIONS:**

10. **Case #ZON2007-00636**  
**Austal USA, LLC**  
(Southeast corner of Addesco Road and Dunlap Drive).  
Rezoning from R-1, Single-Family Residential District, and I-2, Heavy Industry District, to I-2, Heavy Industry District, to allow for an expansion of existing shipbuilding facilities.  
Council District 2

**GROUP APPLICATIONS:**

11. **Case #SUB2007-00050 (Subdivision)**  
(**& 12,** **Pull-A-Part Subdivision**  
**13, &** West terminus of Desirrah Drive South, extending West to Wilkins Road and  
**14)** South to the North terminus of Poates Place.  
**Number of Lots / Acres:** 1 Lot / 66.0± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, PLS, LLC  
Council District 1
12. **Case #ZON2007-00651 (Rezoning)**  
(**& 11,** **Pull-A-Part**  
**13, &** West terminus of Desirrah Drive South, extending West to Wilkins Road and  
**14)** South to the North terminus of Poates Place.  
Rezoning from I-1, Light Industry District, to I-2, Heavy Industry District, to allow an automotive wrecking, dismantling, and salvage operation.  
Council District 1
13. **Case #ZON2007-00650 (Planning Approval)**  
(**& 11,** **Pull-A-Part Subdivision**  
**12, &** West terminus of Desirrah Drive South, extending West to Wilkins Road and  
**14)** South to the North terminus of Poates Place.  
Planning Approval to allow an automotive wrecking, dismantling, and salvage operation in an I-2, Heavy Industry District.  
Council District 1
14. **Case #ZON2007-00652 (Planned Unit Development)**  
(**& 11,** **Pull-A-Part Subdivision**  
**12, &** West terminus of Desirrah Drive South, extending West to Wilkins Road and  
**13)** South to the North terminus of Poates Place.  
Planned Unit Development Approval to allow two buildings on a single building site, three automobile processing pads, an automobile crusher, an automobile process yard, and an automobile display yard.  
Council District 1

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- 15. Case #SUB2007-00035 (Subdivision)**  
**(& 16 Mobile Rosin Oil Subdivision**  
**& 17)** 2469 Bragdon Avenue  
(Northwest corner of Burden Lane and Mobile Street, extending West to the Illinois Central Gulf Railroad right of way and North to Bragdon Avenue).  
**Number of Lots / Acres:** 1 Lot / 9.3± Acres  
**Engineer / Surveyor:** Gulf States Engineering  
Council District 1
- 16. Case #ZON2007-00609 (Rezoning)**  
**(& 15 Mikell Taylor**  
**& 17)** South side of Bragdon Avenue, 580'± West of Mobile Street, and extended to the Illinois Central Gulf Railroad right of way.  
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to allow expansion of an existing rosin oil production plant.  
Council District 1
- 17. Case #ZON2007-00610 (Planned Unit Development)**  
**(& 15 Mobile Rosin Oil Subdivision**  
**& 16)** 2469 Bragdon Avenue  
(Northwest corner of Burden Lane and Mobile Street, extending West to the Illinois Central Gulf Railroad right of way and North to Bragdon Avenue).  
Planned Unit Development Approval to allow multiple buildings on an existing industrial single building site.  
Council District 1
- 18. Case #SUB2007-00039 (Subdivision)**  
**(& 19 MAWSS Eslava Creek Facilities Subdivision**  
**& 20)** 1557 Sans Souci Road  
(South terminus of Sans Souci Road, extending South to I-10).  
**Number of Lots / Acres:** 1 Lot / 16.6± Acres  
**Engineer / Surveyor:** Volkert & Associates, Inc.  
Council District 4
- 19. Case #ZON2007-00639 (Planned Unit Development)**  
**(& 18 MAWSS Eslava Creek Facilities Subdivision**  
**& 20)** 1557 Sans Souci Road  
(South terminus of Sans Souci Road, extending South to I-10).  
Planned Unit Development Approval to allow multiple buildings on a single building site, including a severe weather attenuation tank, lift station, and auxiliary equipment to fill and withdraw wastewater from the tank.  
Council District 4

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- 20. Case #ZON2007-00640 (Sidewalk Waiver)**  
**(& 18) Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agent)**  
**& 19)** 1557 Sans Souci Road  
(South terminus of Sans Souci Road, extending South to I-10).  
Request to waive construction of a sidewalk along Sans Souci Road.  
Council District 4
- 21. Case #SUB2007-00034 (Subdivision)**  
**(& 22) Donham Place, Unit Three Subdivision**  
West terminus of Donham Court, extending West along the Illinois Central Gulf Railroad right of way to the unopened Middle Ring Road Extension prescriptive right of way and North to the South terminus of Thistlewaite Drive.  
**Number of Lots / Acres:** 17 Lots / 4.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 7
- 22. Case #ZON2007-00596 (Planned Unit Development)**  
**(& 21) Donham Place, Unit Three Subdivision**  
West terminus of Donham Court, extending West along the Illinois Central Gulf Railroad right of way to the unopened Middle Ring Road Extension prescriptive right of way and North to the South terminus of Thistlewaite Drive.  
Planned Unit Development Approval to allow reduced front yard and side yard setbacks.  
Council District 7
- 23. Case #SUB2007-00047 (Subdivision)**  
**(& 24) Mount Island Place Subdivision**  
251 Mount Island Drive East and 2401 Old Government Street  
(West terminus of Old Government Street extending West to Mount Island Drive East).  
**Number of Lots / Acres:** 10 Lots / 3.9± Acres  
**Engineer / Surveyor:** Speaks and Associates Consulting Engineers, Inc.  
Council District 5
- 24. Case #ZON2007-00649 (Planned Unit Development)**  
**(& 23) Mount Island Place Subdivision**  
251 Mount Island Drive East and 2401 Old Government Street  
(West terminus of Old Government Street extending West to Mount Island Drive East).  
Planned Unit Development Approval to allow a new subdivision with a private road and reduced front yard and side yard setbacks.  
Council District 5

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25. **Case #SUB2007-00036 (Subdivision)**  
(& 26) **The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27**  
North side of Rue Royal, 1250'± North of Rue Preserve  
**Number of Lots / Acres:** 1 Lot / 0.1± Acre  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 6
26. **Case #ZON2007-00632 (Planned Unit Development)**  
(& 25) **The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27**  
North side of Rue Royal, 1250'± North of Rue Preserve  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage.  
Council District 6
27. **Case #SUB2007-00037 (Subdivision)**  
(& 28) **The Woodlands at the Preserve Subdivision, Resubdivision of Lot 26**  
3500 Rue Royal  
(North side of Rue Royal, 1300'± North of Rue Preserve)  
**Number of Lots / Acres:** 1 Lot / 0.1± Acre  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 6
28. **Case #ZON2007-00633 (Planned Unit Development)**  
(& 27) **The Woodlands at the Preserve Subdivision, Resubdivision of Lot 26**  
3500 Rue Royal  
(North side of Rue Royal, 1300'± North of Rue Preserve)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage.  
Council District 6
29. **Case #SUB2007-00044 (Subdivision)**  
(& 30) **Robert Moore Park Subdivision**  
4213 Halls Mill Road  
(East side of Halls Mill Road, 185'± North of Alden Drive).  
**Number of Lots / Acres:** 1 Lot / 2.3± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 4
30. **Case #ZON2007-00642 (Planned Unit Development)**  
(& 29) **Robert Moore Park Subdivision**  
4213 Halls Mill Road  
(East side of Halls Mill Road, 185'± North of Alden Drive).  
Planned Unit Development Approval to allow eight buildings on a single building site.  
Council District 4



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- 31. Case #SUB2007-00046 (Subdivision)**  
**(& 32) Motormax Subdivision**  
2917 and 2929 Government Boulevard  
(South side of Government Boulevard, 300'± East of Macmae Drive).  
**Number of Lots / Acres:** 2 Lots / 2.1± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 4
- 32. Case #ZON2007-00644 (Planned Unit Development)**  
**(& 31) Motormax Subdivision**  
2929 Government Boulevard  
(South side of Government Boulevard, 300'± East of Macmae Drive).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4
- 33. Case #SUB2007-00041 (Subdivision)**  
**(& 34) Golden Glow Farm Subdivision, Resubdivision of Lots 5, 6, and the North Half of Lot 4**  
3512 and 3514 Halls Mill Road  
(North side of Halls Mill Road, 530'± West of West I-65 Service Road South).  
**Number of Lots / Acres:** 2 Lots / 2.9± Acres  
**Engineer / Surveyor:** Richard L. Patrick, PLS  
Council District 4
- 34. Case #ZON2007-00641 (Rezoning)**  
**(& 33) Larry M. Tew**  
3512 and 3514 Halls Mill Road  
(North side of Halls Mill Road, 530'± West of West I-65 Service Road South).  
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to allow light industrial uses.  
Council District 4

**OTHER BUSINESS:**