

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 18, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

- 1. Case #SUB2008-00157 (Subdivision)**
(&2 Suite 5400 Subdivision
&3) 5400 Old Shell Road
(North side of Old Shell Road, 460' ± East of Cosgrove Drive).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Lawler and Company
Council District 7

- 2. Case #ZON2008-01844 (Planned Unit Development)**
(&1 Suite 5400 Subdivision
&3) 5400 Old Shell Road
(North side of Old Shell Road, 460' ± East Cosgrove Drive).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 7

- 3. Case#ZON2008-01843 (Rezoning)**
(&1 Cowles, Murphy, Glover & Associates
&2) 5400 Old Shell Road
(North side of Old Shell Road, 460' ± East Cosgrove Drive).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow professional offices.
Council District 7

- 4. Case #SUB2008-00170 (Subdivision)**
(&5) Renwick Burroughs Subdivision
2700 and 2702 Springhill Avenue
(Northwest corner of Springhill Avenue and Mobile Street).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering - Land Surveying
Council District 1

5. **Case #ZON2008-01965 (Planned Unit Development)**
(& 4) **Renwick Burroughs Subdivision**
2700 and 2702 Springhill Avenue
(Northwest corner of Springhill Avenue and Mobile Street).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 1

6. **Case #SUB2008-00175 (Subdivision)**
(&7) **Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2**
3730 Halls Mill Road
(North side of Halls Mill Road, 130'± West of Varner Drive).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 4

7. **Case #ZON2008-01983 (Planned Unit Development)**
(&6) **Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2**
3730 Halls Mill Road
(North side of Halls Mill Road, 130'± West of Varner Drive).
Planned Unit Development Approval to allow shared access and parking between two building sites.
Council District 4

8. **Case #SUB2008-00176 (Subdivision)**
New Horizons Credit Union Subdivision
622 Azalea Road
(South side of Azalea Road, 375'± West of Village Green Drive).
Number of Lots / Acres: 1 Lot / 4.5± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 5

9. **Case #ZON2008-02059 (Planned Unit Development)**
Robert S. Moore
4213 Halls Mill Road
(East side of Halls Mill Road, 185'± North of Alden Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 4

EXTENSIONS:

10. **Case #SUB2006-00192 (Subdivision)**
Springhill Estates Subdivision, Unit Number One, Resubdivision of a Portion of Lots 14 & 15
510 and 522 Evergreen Road
(West side of Evergreen Road, 715'± North of Airport Boulevard).
Number of Lots / Acres: 3 Lots / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

11. **Case #SUB2007-00218 (Subdivision)**
Center-Cox Subdivision
North side of Center Street, 85'± West of Lambert Street, extending to the West side of Lambert Street, 150'± North of Center Street.
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2

12. **Case #SUB2007-00227 (Subdivision)**
UNO Subdivision
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

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2008-00197**
Pettway Place Subdivision
South side of Ridge Road, 206'± East of Stanton Road.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Lovitte Surveying Inc.
Council District 1

14. **Case #SUB2008-00193**
Ezell Walker's Family Division Subdivision
South side of Helton Road, 530'± West of Hillview Road.
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying County

15. **Case #SUB2008-00194**
Packingham Place Subdivision
4212 Packingham Drive
(North side of Packingham Drive, 200'± East of Tatum Avenue).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering-Land Surveying
Council District 5

16. **Case #SUB2008-00195**
Thomas & Janetta Autrey Family Division Subdivision
890 Carol Street
(East side of Carol Street, 900'± South of Crowell Street).
Number of Lots / Acres: 2 Lots / 2.1± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying
County

17. **Case #SUB2008-00196**
Charlie Hilburn & Rusty Goff Addition Subdivision
6646 Creel Road
(West side of Creel Road at the West terminus of Marie Road).
Number of Lots / Acres: 2 Lots / 5.4± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying
County

18. **Case #SUB2008-00199**
Mobile South Business Park Subdivision, Unit One, Resubdivision of Lots 2, 3, & 4 of the Resubdivision of Lots 4 & 12
5520 Business Parkway
(West side of Business Parkway, 300'± North of Kooiman Road).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Patrick Land Surveying
County

NEW SIDEWALK WAIVER APPLICATIONS:

19. **Case #ZON2008-02136**
Center Pointe Assembly of God
1375 West I-65 Service Road North
(West side of West I-65 Service Road North, 232'± North of Desirrah Drive South).
Request to waive construction of a sidewalk along a portion of West I-65 Service Road North.
Council District 1

GROUP APPLICATIONS:

- 20.** Case #SUB2008-00198 (Subdivision)
(&21 **Frazier Park Subdivision**
&22) 2165 Old Shell Road
(South side of Old Shell Road at the South terminus of Frazier Court).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 1
- 21.** Case #ZON2008-02186 (Planned Unit Development)
(&20 **Frazier Park Subdivision**
&22) 2165 Old Shell Road
(South side of Old Shell Road at the South terminus of Frazier Court).
Planned Unit Development Approval to allow reduced side yard setbacks for a
three unit residential condominium complex.
Council District 1
- 22.** Case #ZON2008-02185 (Rezoning)
(&20 **Ashland Park LLC**
&21) 2165 Old Shell Road
(South side of Old Shell Road at the South terminus of Frazier Court).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family
Residential, to allow the construction of three residential town home
condominiums.
Council District 1
- 23.** Case #SUB2008-00200 (Subdivision)
(&24 **Uniport Subdivision, Resubdivision of and Addition to Lot 2**
&25) 4616 and 4628 Airport Boulevard
(North side of Airport Boulevard, 125'± East of South University Boulevard,
extending to the East side of South University Boulevard 118'± North of
Airport Boulevard).
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

24. **Case #ZON2008-02189 (Rezoning)**
(&23 **Hillcrest South LLC**
&25) 4616 and 4628 Airport Boulevard
(North side of Airport Boulevard, 125'± East of South University Boulevard, extending to the East side of South University Boulevard 118'± North of Airport Boulevard).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning and allow retail sales in a proposed commercial subdivision.
Council District 5
25. **Case #ZON2008-02188 (Planned Unit Development)**
(&23 **Uniport Subdivision, Resubdivision of and Addition to Lot 2**
&24) 4616, 4628 and 4640 Airport Boulevard
(Northeast corner of Airport Boulevard and South University Boulevard)
Planned Unit Development Approval to allow shared access and parking between two building sites.
Council District 5
26. **Case #ZON2008-01866 (Sidewalk Waiver)**
(&27 **Rochester Place, LLC**
&28) Northwest corner of Airport Boulevard and General Pershing Avenue (not open); extending North and West to the South side of Sunset Drive South.
Request to waive construction of a sidewalk along the Airport Boulevard Service Road.
Council District 5
27. **Case #ZON2008-02192 (Planned Unit Development)**
(&26 **Rochester Place Subdivision**
&28) Northwest corner of Airport Boulevard and General Pershing Avenue (not open); extending North and West to the South side of Sunset Drive South.
Planned Unit Development Approval to amend the site plan of a previously approved Planned Unit Development.
Council District 5
28. **Case #ZON2008-02190 (Rezoning)**
(&26 **WD Development LLC.**
&27) Northwest corner of Airport Boulevard and General Pershing Avenue (not open); extending North and West to the South side of Sunset Drive South.
Rezoning from R-3, Multi Family Residential, to R-3, Multi Family Residential, to amend the site plan of a previously approved Rezoning.
Council District 5

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29. Case #ZON2008-02183 (Planned Unit Development)

(&30 Community Worship Ministries

1251 Navco Road

(East side of Navco Road, 275'± South of Buena Drive North).

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

Council District 4

30. Case #ZON2008-02166 (Planning Approval)

(&29 Community Worship Ministries

1251 Navco Road

(East side of Navco Road, 275'± South of Buena Drive North).

Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, to include a new sanctuary and parking lot expansion.

Council District 4

OTHER BUSINESS:

REGULATION TO AMEND THE SUBDIVISION REGULATIONS FOR THE CITY OF MOBILE, ALBAMA CODES TO CREATE NEW WALKABLE STREET STANDARDS THAT ENABLES TRADITIONAL, WALKABLE VILLAGE AND NEIGHBORHOOD CENTERS WITHIN THE CITY OF MOBILE

Previously laid over until applicable zoning amendments and amendment to comprehensive plan adopted by City Council. Amendments and Plan have been adopted by City Council. Vote on proposed amendments.