

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 16, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2008-00175 (Subdivision)
(&2) **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

2. Case #ZON2008-01983 (Planned Unit Development)
(&1) **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

3. Case #SUB2008-00197 (Subdivision)
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

4. Case #SUB2008-00193 (Subdivision)
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

5. **Case #SUB2008-00195 (Subdivision)**
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

6. **Case #SUB2008-00200 (Subdivision)**
(**&7** **Uniport Subdivision, Resubdivision of and Addition to Lot 2**
(**&8** 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

7. **Case #ZON2008-02189 (Rezoning)**
(**&6** **Hillcrest South LLC**
(**&8** 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

8. **Case #ZON2008-02188 (Planned Unit Development)**
(**&6** **Uniport Subdivision, Resubdivision of and Addition to Lot 2**
(**&7** 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

EXTENSIONS:

9. **Case #SUB2006-00225 (Subdivision)**
(&10) **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
10. **Case #ZON2006-01868 (Planned Unit Development)**
(&9) **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
11. **Case #SUB2007-00241 (Subdivision)**
(&12) **Snowden Place Subdivision**
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive East).
Number of Lots / Acres: 16 Lots / 13.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
12. **Case #ZON2007-02287 (Planned Unit Development)**
(&11) **Snowden Place Subdivision**
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive East).
Planned Unit Development Approval to allow 15 single-family residential lots with reduced front and side setbacks, reduced lot sizes, and increased site coverage, and a 35-unit townhouse condominium complex with multiple buildings on a single building site, in a gated, private street subdivision.
Council District 6
13. **Case #SUB2007-00278 (Subdivision)**
UNO Subdivision, Phase Two
East side of Sollie Road, 245'± South of Shadow Creek Drive.
Number of Lots / Acres: 16 Lots / 10.3± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

14. **Case #SUB2006-00242 (Subdivision)**
Wynnfield Subdivision, Unit Five
West terminus of Wynngate Way, extending North and West to the South terminus of Widgeon Drive.
Number of Lots / Acres: 67 Lots / 70.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

15. **Case #SUB2003-00285 (Subdivision)**
Oak Grove Subdivision
South side of Firetower Road, ¼ mile± East of Greenbriar Court.
Number of Lots / Acres: 119 Lots / 75.4 ± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

16. **Case #SUB2007-00243 (Subdivision)**
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

NEW SUBDIVISION APPLICATIONS:

17. **Case #SUB2008-00217**
Dix Subdivision, Unit Three
2526 Dawes Road
(West side of Dawes, 200'± South of Cottage Hill Road, extending to the South side of Cottage Hill Road, 250'± West of Dawes Road).
Number of Lots / Acres: 1 Lot / 4.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

18. **Case #SUB2008-00220**
Mahesh Subdivision
8730 Moffett Road
(Northeast corner of Moffett Road and Camellia Drive).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Anil Badve
County

19. **Case #SUB2008-00221**
Old Pascagoula Road Subdivision
Northwest corner of Old Pascagoula Road and Creel Road.
Number of Lots / Acres: 2 Lots / 6.5± Acres
Engineer / Surveyor: Hatch Mott MacDonald
County
20. **Case #SUB2008-00219**
Oakden Estates Subdivision
16 Hillwood Road
(West side of Hillwood Road, 350'± South of Country Club Road).
Number of Lots / Acres: 3 Lots / 1.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5
21. **Case #SUB2008-00216**
Amelia Woods Subdivision, Phase One
West terminus of Old Dobbin Drive North, extending to the South terminus of
Blue Ridge Boulevard.
Number of Lots / Acres: 22 Lots / 11.2± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

NEW SIDEWALK WAIVER APPLICATIONS:

22. **Case #ZON2008-02371**
RSE all Rentals, LLC
1256 Hutson Drive
(West side of Hutson Drive, 50'± North of the West terminus of Key Street).
Request to waive construction of a sidewalk along Hutson Drive.
Council District 5

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

23. **Case #ZON2008-02370**
Volunteers of America Southeast
6460 Zeigler Boulevard
(North side of Zeigler Boulevard, 375'± East of Athey Road).
Planned Unit Development Approval to allow four buildings on a single
building site.
Council District 7

NEW PLANNING APPROVAL APPLICATIONS:

24. **Case #ZON2008-02368**
Miracle Temple of Living God
2504 Third Avenue
(North side of Third Avenue, 340'± East of Jessie Street).
Planning Approval to allow a church in an R-1, Single-Family Residential District.
Council District 1

NEW ZONING APPLICATIONS:

25. **Case #ZON2008-02365**
City of Mobile
West side of Cherokee Street at the West terminus of La Salle Street, extending to the East side of the Illinois Central Gulf Railroad, 240'± West of Cherokee Street.
Rezoning from R-1, Single-Family Residential, and B-3, Community Business, to R-1, Single-Family Residential, to allow the construction of a single-family dwelling.
Council District 3

GROUP APPLICATIONS:

26. **Case #SUB2008-00181 (Subdivision) (Holdover)**
(&27) **Paul Persons Subdivision, Resubdivision of**
4474 Halls Mill Road
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere Du Chien Road).
Number of Lots / Acres: 3 Lots / 5.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
27. **Case #ZON2008-02364 (Planned Unit Development)**
(&26) **Paul Persons Subdivision, Resubdivision of**
4474 Halls Mill Road
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere Du Chien Road).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site and shared access between three building sites.
Council District 4

- 28. Case #SUB2008-00215 (Subdivision)**
(&29) The Village at Midtown Subdivision
2063 Bragg Avenue
(East side of Stanton Road, 270'± South of Pleasant Avenue).
Number of Lots / Acres: 1 Lot / 16.9± Acres
Engineer / Surveyor: Engineering Development Services LLC
Council District 1
- 29. Case #ZON2008-02357 (Planned Unit Development)**
(&28) The Village at Midtown Subdivision
2063 Bragg Avenue
(East side of Stanton Road, 270'± South of Pleasant Avenue).
Planned Unit Development Approval to allow a 15-building, 324-unit apartment complex with associated accessory structures and parking garages on a single building site.
Council District 1
- 30. Case #SUB2008-00218 (Subdivision)**
(&31) St. Francis Place Subdivision, Phase Three
West side of Louise Avenue, 375'± South of Airport Boulevard, extending to the Northwest corner of Louise Avenue and Howard Street (vacated public right-of-way).
Number of Lots / Acres: 7 Lots / 1.0± Acres
Engineer / Surveyor: Patrick Land Surveying
Council District 6
- 31. Case #ZON2008-02363 (Planned Unit Development)**
(&30) St. Francis Place Subdivision, Phase Three
West side of Louise Avenue, 375'± South of Airport Boulevard, extending to the Northwest corner of Louise Avenue and Howard Street (vacated public right-of-way).
Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front and side yard setbacks, and increased site coverage in a single-family residential subdivision.
Council District 6

OTHER BUSINESS: