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)
   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)
   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)  
Uniport Subdivision, Resubdivision of and Addition to Lot 2  
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)  
Hillcrest South LLC  
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)  
Uniport Subdivision, Resubdivision of and Addition to Lot 2  
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)
   **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)
   **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)
   **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)
   **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:**