MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 1, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00272
_Creekwood Subdivision, Unit III_
South terminus of Ridgeline Drive.
Number of Lots / Acres: 27 Lots / 36.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Case #SUB2006-00318 (Subdivision)
_JSMM, LLC Subdivision_
754 Government Street
(North side of Government Street, 56’± East of South Bayou Street, extending to Conti
Street).
Number of Lots / Acres: 2 Lots / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 2

Case #ZON2006-02756 (Planned Unit Development)
_JSMM, LLC Subdivision_
754 Government Street
(North side of Government Street, 56’± East of South Bayou Street, extending to Conti
Street).
Planned Unit Development Approval to allow shared access and parking between two
building sites.
Council District 2

EXTENSIONS:

Case #SUB2006-00012 (Subdivision)
_Breydon Square Subdivision_
South side of Old Shell Road, 270’± East of Wilroh Drive East.
Number of Lots / Acres: 15 Lots / 3.3± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 7
Case #ZON2006-00188 (Planned Unit Development)
Breydon Square Subdivision
South side of Old Shell Road, 270’ ± East of Wilroh Drive East.
Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks in a
single-family residential subdivision.
Council District 7

Case #SUB2002-00030 (Subdivision)
Hamilton Bridges Subdivision (formerly Terrell Estates Subdivision)
South side of Airport Boulevard, 600’ ± East of the South terminus of Flave Pierce Road,
extending to the West side of Lowry Road.
Number of Lots / Acres: 207 Lots / 75.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Case #SUB2002-00151 (Subdivision)
Blackwell Oaks Subdivision
South side of Blackwell Nursery Road South, ½ mile ± West of Snow Road.
Number of Lots / Acres: 65 Lots / 23.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

NEW SUBDIVISION APPLICATIONS:

1. Case #SUB2007-00029
Chen Subdivision
162 Mobile Street, 2667 and 2663 Springhill Avenue
(Northeast corner of Mobile Street and Springhill Avenue).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 1

2. Case #SUB2007-00031
Holladay Subdivision
3316 Scenic Place
(North side of Scenic Place at its West terminus).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 4
3. Case #SUB2007-00022  
**Law Estates Subdivision**  
North side of Fordham Road, ¼ mile+ West of Schillinger Road.  
**Number of Lots / Acres:** 2 Lots / 6.1+ Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
**County**

4. Case #SUB2007-00026  
**Tillman’s Corner Medical Park Subdivision**  
5320 U.S. Highway 90 West  
(Northwest corner of U.S. Highway 90 West and Dozier Lane).  
**Number of Lots / Acres:** 2 Lots / 2.3+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
**County**

5. Case #SUB2007-00027  
**Hancock Addition to Highland Park Subdivision**  
50 Holly Street South  
(Southeast corner of Cedar Street and Holly Street South).  
**Number of Lots / Acres:** 2 Lots / 0.4+ Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
**County**

6. Case #SUB2007-00028  
**Sunset Ranch Subdivision, VOA Addition to**  
1400 Azalea Road  
(West side of Azalea Road, 730’+ North of Halls Mill Road).  
**Number of Lots / Acres:** 1 Lot / 4.1+ Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
**Council District 4**

7. Case #SUB2007-00023  
**Braceland Subdivision**  
1451 Harvey Hill Road  
(West side of Harvey Hill Road, 105’+ North of Howells Ferry Road, and 
extending to the North terminus of Harvey Hill Road).  
**Number of Lots / Acres:** 3 Lots / 20.0+ Acres  
**Engineer / Surveyor:** Polysurveying Engineering and Land Surveying  
**County**
8. **Case #SUB2007-00024**  
*Coffman Estates Subdivision*  
6915 Dauphin Island Parkway  
(East side of Dauphin Island Parkway, 390’+ North of Hammock Road).  
**Number of Lots / Acres:** 3 Lots / 5.0+ Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  

**NEW SIDEWALK WAIVER APPLICATIONS:**

9. **Case #ZON2007-00213**  
*Palisades Apartments (M. Don Williams, Agent)*  
151 Foreman Road  
(East side of Foreman Road at the East terminus of Reichleiu Drive).  
Request to waive construction of a sidewalk along Foreman Road.  
Council District 7

10. **Case #ZON2007-00214**  
*Tony Cooper (M. Don Williams, Agent)*  
900 Hillcrest Road  
(Northwest corner of Hillcrest Road and Timbers Drive).  
Request to waive construction of a sidewalk along Hillcrest Road and Timbers Drive.  
Council District 6

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

11. **Case #ZON2007-00398**  
*Paul Persons*  
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 for multiple buildings on a single building site.  
Council District 4
12. Case #ZON2007-00408
American Tennis Courts
West side of Bolton’s Branch Drive, 620’+ South of Halls Mill Road.
Planned Unit Development Approval to allow an office/warehouse building,
above-ground fuel tanks, and four containerized storage units on a single
building site.
Council District 4

13. Case #ZON2007-00410
Clearbrook, LLC
4071 Halls Mill Road, 1521 and 1525 Azalea Road
East side of Azalea Road, 300’+ South of Halls Mill Road.
Planned Unit Development Approval to allow an office building, light
manufacturing building, equipment storage, vehicle storage, guard house, and
model unit displays on a single building site, to be developed in phases.
Council District 4

NEW ZONING APPLICATIONS:

14. Case #ZON2007-00324
M.Y.M.S. Inc.
(Northwest corner of Dauphin Island Parkway and Webb Avenue).
Rezoning from B-1, Buffer Business District to B-2, Neighborhood Business
District, to allow a multi-tenant retail shopping center.
Council District 3

GROUP APPLICATIONS:

15. Case #SUB2007-00006 (Subdivision)
& 16 Hillcrest Commons Subdivision, Phase Two
& 17) Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-
of-way to be vacated).
   Number of Lots / Acres: 1 Lot / 1.1+ Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   Council District 6

16. Case #ZON2007-00057 (Rezoning)
& 15 Hillcrest Commons, Inc.
& 17) Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-
of-way to be vacated).
Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood
Business District, to B-2, Neighborhood Business District, to allow a parking
lot.
Council District 6
17. Case #ZON2007-00405 (Planned Unit Development)  
   (& 15 Hillcrest Commons, Inc.  
   & 16) Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, and shared access and parking between multiple building sites.  
   Council District 6

18. Case #SUB2007-00032 (Subdivision)  
   (& 19) 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

19. Case #ZON2007-00425 (Planned Unit Development)  
   (& 18) 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

20. Case #SUB2007-00033 (Subdivision)  
   (& 21) The Woodlands at the Preserve Subdivision, Resubdivision of Lot 34  
   3532 Rue Royal  
   (West side of Rue Royal, 945’+ North of Rue Preserve).  
   Number of Lots / Acres: 1 Lot / 0.1+ Acre  
   Engineer / Surveyor: M. Don Williams Engineering  
   Council District 6

21. Case #ZON2007-00426 (Planned Unit Development)  
   (& 20) The Woodlands at the Preserve Subdivision, Resubdivision of Lot 34  
   3532 Rue Royal  
   (West side of Rue Royal, 945’+ North of Rue Preserve).  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front yard setbacks.  
   Council District 6
22. **Case #SUB2007-00030 (Subdivision)**
   **Heron Lakes Subdivision, Phase 1, Lot 80, Resubdivision of**
   4106 Yellow Heron Lane  
   (West side of Yellow Heron Lane, 125’+ South of Heron Lakes Circle).  
   **Number of Lots / Acres:** 1 Lot / 0.3+ Acre  
   **Engineer / Surveyor:** M. Don Williams Engineering  
   Council District 4

23. **Case #ZON2007-00409 (Planned Unit Development)**
   **Heron Lakes Subdivision, Phase 1, Lot 80, Resubdivision of**
   4106 Yellow Heron Lane  
   (West side of Yellow Heron Lane, 125’+ South of Heron Lakes Circle).  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced rear yard setbacks and increased site coverage.  
   Council District 4

24. **Case #SUB2007-00025 (Subdivision)**
   **West Airport Boulevard Center Subdivision**
   6575 Airport Boulevard  
   (South side of Airport Boulevard, 675’+ East of Providence Hospital Drive).  
   **Number of Lots / Acres:** 3 Lots / 19.8+ Acres  
   **Engineer / Surveyor:** Kimley-Horn and Associates Inc.  
   Council District 6

25. **Case #ZON2007-00402 (Planned Unit Development)**
   **West Airport Boulevard Center Subdivision**
   6575 Airport Boulevard  
   (South side of Airport Boulevard, 675’+ East of Providence Hospital Drive).  
   Planned Unit Development Approval to allow shared access between three building sites.  
   Council District 6

26. **Case #ZON2007-00401 (Rezoning)**
   **Greeno Properties North II, Ltd.**
   6575 Airport Boulevard  
   (South side of Airport Boulevard, 675’+ East of Providence Hospital Drive).  
   Rezoning from B-3, Community Business District (with conditions) to B-3, Community Business District, to allow a retail shopping center.  
   Council District 6

**OTHER BUSINESS:**