

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

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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

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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

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- 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.
County

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

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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

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- 22. Case #SUB2007-00030 (Subdivision)**
(& 23) 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)**
(& 22) 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)**
(& 25) West Airport Boulevard Center Subdivision
& 26) 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)**
(& 24) West Airport Boulevard Center Subdivision
& 26) 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)**
(& 24) Greeno Properties North II, Ltd.
& 25) 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: