

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 5, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00272 (Subdivision)

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

Case #ZON2007-00214 (Sidewalk Waiver)

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

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Case #ZON2007-00410 (Planned Unit Development)

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

Case #SUB2007-00006 (Subdivision)

Hillcrest Commons Subdivision, Phase Two

Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).

Number of Lots / Acres: 1 Lot / 1.4± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

Case #ZON2007-00057 (Rezoning)

Hillcrest Commons, Inc.

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-1, Buffer Business District, to allow a parking lot.

Council District 6

Case #ZON2007-00405 (Planned Unit Development)

Hillcrest Commons, Inc.

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

Case #SUB2007-00050 (Subdivision)

Pull-A-Part Subdivision

West terminus of Desirrah Drive South, extending West to Wilkins Road and South to the North terminus of Poates Place.

Number of Lots / Acres: 1 Lot / 66.0± Acres

Engineer / Surveyor: Marshall A. McLeod, PLS, LLC

Council District 1

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Case #ZON2007-00651 (Rezoning)

Pull-A-Part

West terminus of Desirrah Drive South, extending West to Wilkins Road and South to the North terminus of Poates Place.

Rezoning from I-1, Light Industry District, to I-2, Heavy Industry District, to allow an automotive wrecking, dismantling, and salvage operation.

Case #ZON2007-00650 (Planning Approval)

Pull-A-Part Subdivision

West terminus of Desirrah Drive South, extending West to Wilkins Road and South to the North terminus of Poates Place.

Planning Approval to allow an automotive wrecking, dismantling, and salvage operation in an I-2, Heavy Industry District.

Council District 1

Case #ZON2007-00652 (Planned Unit Development)

Pull-A-Part Subdivision

West terminus of Desirrah Drive South, extending West to Wilkins Road and South to the North terminus of Poates Place.

Planned Unit Development Approval to allow two buildings on a single building site, three automobile processing pads, an automobile crusher, an automobile process yard, and an automobile display yard.

Council District 1

EXTENSIONS:

Case #SUB2006-00052 (Subdivision)

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Number of Lots / Acres: 1 Lot / 12.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

Case #ZON2006-00616 (Planned Unit Development)

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

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

Council District 6

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2007-00052**
Los Tres Amigos Number One Subdivision
5805 U.S. Highway 90 West
(Southeast corner of U.S. Highway 90 West and Fore Road).
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

2. **Case #SUB2007-00053**
Los Tres Amigos Number Two Subdivision
7960 Moffett Road
(North side of Moffett Road, 555'± West of Oaktree Drive).
Number of Lots / Acres: 1 Lot / 3.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

3. **Case #SUB2007-00057**
Webb Commercial Subdivision
Northwest corner of Dauphin Island Parkway and Webb Avenue.
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

4. **Case #SUB2007-00058**
Beltline Park Subdivision, Resubdivision of Lots 7, 8, & 9
Northwest corner of Beltline Park Drive South and Beltline Park Drive East.
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Austin Engineering Company, Inc.
Council District 1

5. **Case #SUB2007-00054**
Jean's Way Subdivision, Resubdivision of Lots 1 & 2
7007 and 7011 Old Shell Road
(South side of Old Shell Road, 65'± East of Wilroh Drive East).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7

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6. **Case #SUB2007-00056**
Revised Hawthorne Place Subdivision, Resubdivision of Lot 21
56 Hawthorne Place North
(West side of Hawthorne Place North, 320'± North of Hawthorne Place).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

7. **Case #SUB2007-00062**
Palmer Cleland Subdivision
7941 Airport Boulevard, 455 Dawes Road, and 515 Dawes Road
(East side of Dawes Road at Airport Boulevard).
Number of Lots / Acres: 2 Lots / 9.3± Acres
Engineer / Surveyor: Lawler and Company
County

8. **Case #SUB2007-00063**
Unity Christ Church of Truth Subdivision, Resubdivision of Lot 2
5859 and 5867 Cottage Hill Road
(South side of Cottage Hill Road, between Pavan Drive and West Drive).
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 6

9. **Case #SUB2007-00066**
Robert Alston Subdivision
7123 Smith Street
(East side of Smith Street, 160'± South of Stegall Street).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

10. **Case #SUB2007-00069**
Daniel Dinkins Subdivision
2162 North Demetropolis Road
(West side of North Demetropolis Road, 365'± South of Dinkins Drive).
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

11. **Case #SUB2007-00055**
Bel Air Executive Park Subdivision, Second Unit, Resubdivision of Lots 27, 28, and 29
Northwest corner of Pleasant Valley Road and Executive Park Drive.
Number of Lots / Acres: 3 Lots / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 5

12. **Case #SUB2007-00061**
Cottage Oaks Subdivision
Southeast corner of Brookfield Drive North and Brookfield Drive West.
Number of Lots / Acres: 3 Lots / 0.7± Acre
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 4

13. **Case #SUB2007-00064**
Spencers Place Subdivision
South side of Club House Road, 900'± West of Short Van Liew Road.
Number of Lots / Acres: 3 Lots / 1.5± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 4

14. **Case #SUB2007-00065**
Springhill Place Subdivision
601 Bishop Lane North
(West side of Bishop Lane North, 350'± South of Spring Hill Avenue).
Number of Lots / Acres: 8 Lots / 2.7± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 7

15. **Case #SUB2007-00060**
Southern Oaks Subdivision, Unit Six, Part B
Northwest side of Wear Road, ½ mile± South of Dawes Road.
Number of Lots / Acres: 11 Lots / 5.6± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

16. **Case #SUB2007-00051**
Heaven's Way Subdivision
10403 and 10453 Broughton Road
(South side of Broughton Road, 1000'± East of Hardeman Road).
Number of Lots / Acres: 22 Lots / 10.0± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

17. **Case #SUB2007-00059**
Palmer Woods Subdivision, Phase III
West side of Oakhill Drive, ½ mile± North of Moffett Road.
Number of Lots / Acres: 48 Lots / 20.7± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

18. **Case #ZON2007-00863**
Twilley-Chatham Properties
6353 Piccadilly Square Drive
(South side of Piccadilly Square Drive, 600'± East of Hillcrest Road).
Planned Unit Development Approval to allow two buildings on a single commercial building site.
Council District 6
19. **Case #ZON2007-00864**
Spectronics Addition
1206 Montlimar Drive
(West side of Montlimar Drive, 320'± South of Montlimar Plaza Drive).
Planned Unit Development Approval to allow shared access and parking between two commercial building sites.
Council District 5

NEW PLANNING APPROVAL APPLICATIONS:

20. **Case #ZON2007-00858**
Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agent)
1557 Sans Souci Road
(South terminus of Sans Souci Road, extending South to I-10).
Planning Approval to allow a water or sewage pumping station and water storage in an R-1, Single-Family Residential District.
Council District 4

NEW ZONING APPLICATIONS:

21. **Case #ZON2007-00861**
Martha Williams
355 Bay Shore Avenue
(West side of Bay Shore Avenue, 125'± North of Frederick Street).
Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to R-1, Single-Family Residential District, to eliminate split zoning and allow for a single-family dwelling.
Council District 1
22. **Case #ZON2007-00862**
Airport Properties, LLC
(Southeast corner of Riviere Du Chien Road and MacKinnon Industrial Parkway).
Rezoning from B-3, Community Business District, to I-1, Light Industry District, to allow construction of a warehouse and office for a commercial supply business.
Council District 4

GROUP APPLICATIONS:

23. **Case #SUB2007-00067 (Subdivision)**
(& 24) **Grande Oaks at Hillcrest Subdivision**
2709 Hillcrest Road
(East side of Hillcrest Road, 340'± North of Shady Lane).
Number of Lots / Acres: 12 Lots / 5.2± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
24. **Case #ZON2007-00865 (Planned Unit Development)**
(& 23) **Grande Oaks at Hillcrest Subdivision**
2709 Hillcrest Road
(East side of Hillcrest Road, 340'± North of Shady Lane).
Planned Unit Development Approval to allow a residential subdivision with a gated private road.
Council District 6

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- 25. Case #SUB2007-00068 (Subdivision)**
(& 26) Lot A of the Oaks Subdivision
Landlocked parcel located 140'± North of the right-of-way of Weddington Court, and 520'± East of the right-of-line of Hillcrest Road.
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 26. Case #ZON2007-00866 (Planned Unit Development)**
(& 25) Lot A of the Oaks Subdivision
Landlocked parcel located 140'± North of the right-of-way of Weddington Court, and 520'± East of the right-of-line of Hillcrest Road.
Planned Unit Development Approval to allow a residential subdivision with a gated private road.
Council District 6

OTHER BUSINESS: