

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 6, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2007-00157
Addition to Bellingrath Road Country Club Estates Subdivision
8031 Bellingrath Road
(East side of Bellingrath Road, 585'± South of Mardanne Drive).
Number of Lots / Acres: 26 Lots / 10.2± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
County

2. Case #SUB2007-00179
James L. Odom Subdivision, First Addition
9110 Howells Ferry Road
(East side of Howells Ferry Road, 1220'± South of Firetower Road).
Number of Lots / Acres: 1 Lot / .86 ± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
County

3. Case #SUB2007-00182 (Subdivision)
(&4& **University Crossing Subdivision**
5) West side of South University Boulevard, 750'± South of Old Shell Road,
extending to the North termini of Barbara Mitchell Drive East, General Bullard
Avenue, and Westfield Avenue, and extending to the East side of Long Street,
900'± South of Old Shell Road.
Number of Lots / Acres: 5 Lots / 17.5± Acres
Engineer / Surveyor: Ragan-Smith-Associates, Inc.
Council District 5

4. **Case #ZON2007-01868 (Planned Unit Development)**
(&3& **University Crossing Subdivision**
 - 5) West side of South University Boulevard, ¼ mile ± South of Old Shell Road, extending to the North termini of General Bullard Avenue and Westfield Avenue, and extending to the East side of Long Street, 900' ± South of Old Shell Road.
Planned Unit Development Approval for multiple buildings on a single building site.
Council District 5

5. **Case #ZON2007-01867 (Rezoning)**
(&3& **Sierra Development**
 - 4) West side of South University Boulevard, 750' ± South of Old Shell Road, extending to the North termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, and extending to the East side of Long Street, 900' ± South of Old Shell Road.
Rezoning from B-1, Buffer Business District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-1, Buffer Business District and B-3, Community Business District, to eliminate split zoning in a commercial subdivision and to allow an apartment complex, and unspecified commercial use.
Council District 5

6. **Case #SUB2007-00196**
Law Subdivision
Northwest corner of Byrnes Boulevard and Jordan Lane.
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

NEW SUBDIVISION APPLICATIONS:

7. **Case #SUB2007-00205**
Tricon Subdivision
3464 Spring Hill Avenue
(North side of Spring Hill Avenue, 205' ± West of Spring Hill Plaza Court).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7

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8. **Case #SUB2007-00207**
Viking Park Subdivision
Northeast corner of Snow Road and Wulff Road.
Number of Lots / Acres: 1 Lot / 3.1± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

9. **Case #SUB2007-00208**
Riverwood Cove Subdivision
5620 Gulf Creek Circle
(North side of Gulf Creek Circle [North], 485'± West of Rabbit Creek Drive).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.
County

10. **Case #SUB2007-00215**
Golden Glow Farm Subdivision, Resubdivision of Lots 41 & 42
South side of Halls Mill Road, 350'± West of Halls Mill Service Road.
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Baskerville-Donovan, Inc.
Council District 4

11. **Case #SUB2007-00204**
Highcrest Subdivision, Unit 1, Resubdivision of Lots 88 & 89
Northeast corner of Wentworth Court and Longleaf Drive.
Number of Lots / Acres: 2 Lots / 1.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 6

12. **Case #SUB2007-00206**
C. Sons Subdivision
256 & 258 North Franklin Street
(East side of North Franklin Street, 120'± South of Congress Street).
Number of Lots / Acres: 2 Lots / 0.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

13. **Case #SUB2007-00214**
Meyer Sanders Subdivision
5400 and 5500 Travis Road
(West side of Travis Road, ¼ mile± North of Wigfield Road).
Number of Lots / Acres: 2 Lots / 12.8± Acres
Engineer / Surveyor: Gerald A. Smith
County

14. **Case #SUB2007-00213**
Tolbert Estates Subdivision
North side of Richmond Pearson Road, extending from Repoll Road to Alderway.
Number of Lots / Acres: 9 Lots / 16.4± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
County
15. **Case #SUB2007-00203**
Alabama West Subdivision Additions
Southeast corner of McVay Drive North and Halls Mill Road, and Northwest corner of McVay Drive North and Bolton Branch.
Number of Lots / Acres: 10 Lots / 14.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

NEW SIDEWALK WAIVER REQUESTS:

16. **Case #ZON2007-02035**
Crown Products
3107 Halls Mill Road
(East side of Halls Mill Road, 300'± North of Fleetwood Drive North).
Request to waive construction of a sidewalk along Halls Mill Road.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

- 17 **Case #ZON2007-01808**
Clearwire Technologies, Inc.
50 North Lawrence Street
(North side of St. Francis Street, extending from North Lawrence Street to North Hamilton Street).
Planning Approval to allow two cellular communications antennae in a B-4, General Business District.
Council District 2

GROUP APPLICATIONS:

18. **Case #SUB2007-00212 (Subdivision)**
(**& 19**) **Anez Subdivision**
3752 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Boykin Boulevard).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 4

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- 19. Case #ZON2007-02105 (Rezoning)**
(& 18) Mark A. Anez
3752 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Boykin Boulevard).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow auto sales.
Council District 4
- 20. Case #SUB2007-00210 (Subdivision)**
(& 21) Lynwood Subdivision
4164 Halls Mill Road
(West side of Halls Mill Road, 775'± South of Azalea Road).
Number of Lots / Acres: 1 Lot / 9.4± Acres
Engineer / Surveyor: Warnat Engineering, Inc.
Council District 4
- 21. Case #ZON2007-02099 (Planning Approval)**
(& 20) Lynwood Nursing Home
4164 Halls Mill Road
(West side of Halls Mill Road, 775'± South of Azalea Road).
Planning Approval to allow an expansion of an existing nursing home in an R-3, Multi-Family Residential District.
Council District 4
- 22. Case #SUB2007-00216 (Subdivision)**
(& 23) Cottage Hill Gardens Subdivision, Resubdivision of Lots 11 & 12
& 24 631 and 633 Azalea Road
& 25) (North side of Azalea Road, 290'± West of Village Green Drive).
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Baskerville-Donovan, Inc.
Council District 5
- 23. Case #ZON2007-02111 (Planning Approval)**
(& 22) Cindy Carter
& 24 631 Azalea Road
& 25) (North side of Azalea Road 390'± West of Village Green Drive).
Planning Approval to allow a dog day care facility with outside runs in a B-2, Neighborhood Business District.
Council District 5

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- 24. Case #ZON2007-02112 (Rezoning)**
(& 22 Cindy Carter
& 23 631 Azalea Road
& 25) (North side of Azalea Road 390'± West of Village Green Drive).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a dog day care facility and retail sales.
Council District 5
- 25. Case #ZON2007-02113 (Rezoning)**
(& 22 Cindy Carter
& 23 633 Azalea Road
& 24) (North side of Azalea Road 290'± West of Village Green Drive).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow offices.
Council District 5
- 26. Case #SUB2007-00217 (Subdivision)**
(& 27) Laughlin Industrial Park Subdivision
South side of Halls Mill Road, ¼ mile± West of Halls Mill Service Road.
Number of Lots / Acres: 14 Lots / 45.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4
- 27. Case #ZON2007-02114 (Rezoning)**
(& 26) TSS, LLC
South side of Halls Mill Road, ¼ mile± West of Halls Mill Service Road.
Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow a light industrial subdivision.
Council District 4
- 28. Case #SUB2007-00209 (Subdivision)**
(& 29) The Oaks at Wolf Ridge Subdivision
1503 and 1529 Wolf Ridge Road
(West side of Wolf Ridge Road, 450'± North of Moffett Road, extending to the East terminus of Bristol Avenue and the South terminus of La Pine Drive).
Number of Lots / Acres: 72 Lots / 22.7± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 1

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29. Case #ZON2007-02098 (Planned Unit Development)

(& 28) The Oaks at Wolf Ridge Subdivision

1503 and 1529 Wolf Ridge Road

(West side of Wolf Ridge Road, 450'± North of Moffett Road, extending to the East terminus of Bristol Avenue and the South terminus of La Pine Drive).

Planned Unit Development Approval to allow reduced lot sizes and reduced side yard setbacks in a single-family residential subdivision.

Council District 1

OTHER BUSINESS:

Public Hearing to consider an amendment to the Zoning Ordinance to provide regulations for the allowance of sandwich board signs citywide. Currently sandwich board signs are allowed only within the Henry Aaron Loop and the Loop Business District.