MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 4, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2007-00208 (Subdivision)
   Riverwood Cove Subdivision
   5620 Gulf Creek Circle
   (North side of Gulf Creek Circle [North], 485’+ West of Rabbit Creek Drive).
   Number of Lots / Acres: 2 Lots / 1.0± Acre
   Engineer / Surveyor: Austin Engineering Co., Inc.

2. Case #SUB2007-00210 (Subdivision)
   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

3. Case #ZON2007-02099 (Planning Approval)
   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

4. Case #SUB2007-00216 (Subdivision)
   (\&5) Cottage Hill Gardens Subdivision, Resubdivision of Lots 11 & 12
   &6 631 and 633 Azalea Road
   &7 (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
5. Case #ZON2007-02111 (Planning Approval)  
   Cindy Carter  
   631 Azalea Road  
   (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

6. Case #ZON2007-02112 (Rezoning)  
   Cindy Carter  
   631 Azalea Road  
   (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

7. Case #ZON2007-02113 (Rezoning)  
   Cindy Carter  
   633 Azalea Road  
   (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

EXTENSIONS:

8. Case #SUB2002-00246 (Subdivision)  
   **Creekline Subdivision**  
   Northwest corner of Higgins Road and Shipyard Road, and running through to  
   Interstate 10.  
   Number of Lots / Acres: 28 Lots / 227.0+ Acres  
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
   Council District 4

9. Case #SUB2005-00195 (Subdivision)  
   **Mobile Medical Group Subdivision**  
   6001 Airport Boulevard  
   (South side of Airport Boulevard, between Wildwood and Pinemont Avenues).  
   Number of Lots / Acres: 1 Lot / 1.4+ Acres  
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
   Council District 6
10. Case #SUB2006-00189 (Subdivision)
    Stone Hedge Subdivision, Unit Five
    South side of Berwick Court, 110' ± West of Stone Hedge Drive, extending to the North terminus of Highwood Drive.
    **Number of Lots / Acres:** 38 Lots / 24.2± Acres
    **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

11. Case #SUB2006-00218 (Subdivision)
    Colonial Hills Subdivision, Unit 6
    South side of Airport Boulevard, 280' ± East of Snow Road South, extending to the North terminus of Colonial Crossing.
    **Number of Lots / Acres:** 34 Lots / 20.9± Acres
    **Engineer / Surveyor:** Austin Engineering Co., Inc.

**NEW SUBDIVISION APPLICATIONS:**

12. Case #SUB2007-00239
    Torrington Place Subdivision, Phase Two, Part One
    9891 Nursery Road
    (Southeast corner of Nursery Road and Snow Road North).
    **Number of Lots / Acres:** 1 Lot / 0.6± Acre
    **Engineer / Surveyor:** Austin Engineering Co., Inc.

13. Case #SUB2007-00240
    Cypress Cove Subdivision
    East side of Schillinger Road South at the East terminus of Candlewood Drive.
    **Number of Lots / Acres:** 1 Lot / 48.9± Acres
    **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

14. Case #SUB2007-00229
    Pinehurst Delaney’s Addition to Springhill Subdivision, Block 72, Resubdivision of Lots 1, 2, 3, & 4
    1000 and 1004 Wildwood Avenue
    (Southwest corner of Wildwood Avenue and Chandler Street).
    **Number of Lots / Acres:** 2 Lots / 0.6± Acres
    **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
    Council District 6
15. Case #SUB2007-00238  
Riviere du Chien Woods Subdivision, Lloyds Station Unit, Phase III-B,  
Resubdivision of Lots 16 and 17  
4093 and 4095 Lloyd Station Road  
(East side of Lloyd Station Road, 240’± North of Riviere du Chien Road).  
**Number of Lots / Acres:** 2 Lots / 1.5± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

**NEW PLANNING APPROVAL APPLICATIONS:**

16. Case #ZON2007-02285  
Nazaree Full Gospel Church  
Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).  
Planning Approval to allow a private school in a B-3, Community Business district.  
Council District 1

**GROUP APPLICATIONS:**

17. Case #SUB2007-00237 (Subdivision)  
(&18 Creekline Subdivision, Twelfth Addition  
&19) Northeast corner of Higgins Road and Shipyard Road, extending Northwardly 3415’± along the East side of Shipyard Road.  
**Number of Lots / Acres:** 12 Lots / 7.3± Acres  
**Engineer / Surveyor:** Richard L. Patrick  
Council District 4

18. Case #ZON2007-02241 (Planned Unit Development)  
(&17 Creekline Subdivision, Twelfth Addition  
&19) Northeast corner of Higgins Road and Shipyard Road, extending Northwardly 3415’± along the East side of Shipyard Road.  
Planned Unit Development Approval to allow reduced building setbacks and increased site coverage in a commercial subdivision.  
Council District 4

19. Case #ZON2007-02242 (Rezoning)  
(&17 Creekline, L.L.C. (W. M. Lyon)  
&18) Northeast corner of Higgins Road and Shipyard Road, extending Northwardly 3415’± along the East side of Shipyard Road.  
Rezoning from B-1, Buffer Business, to B-3, Community Business, to allow light warehousing with offices.  
Council District 4
20. Case #SUB2007-00241 (Subdivision)

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

21. Case #ZON2007-02287 (Planned Unit Development)

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

22. Case #ZON2007-02286 (Rezoning)

Reid Cummings
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110’+ East of Christopher Drive East).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family
Residential, to allow a townhouse condominium complex.
Council District 6

OTHER BUSINESS: