

MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00240 (Subdivision)**
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.
County

2. **Case #ZON2007-02285 (Planning Approval)**
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

3. **Case #SUB2007-00241 (Subdivision)**
(**&4&**) **Snowden Place Subdivision**
5) 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

4. **Case #ZON2007-02287 (Planned Unit Development)**
(**&3&**) **Snowden Place Subdivision**
5) 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

5. **Case #ZON2007-02286 (Rezoning)**
(**&3**) **Reid Cummings**
(**&4**) 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

6. **Case #ZON2007-02209 (Planned Unit Development)**
(**&7**) **UNO Subdivision**
East side of Sollie Road, 800'± South of Shadow Creek Drive.
Planned Unit Development Approval to allow twenty buildings on a single building site for a residential apartment complex.
Council District 6

7. **Case #ZON2007-02210 (Rezoning)**
(**&6**) **Crossroads, LLC**
East side of Sollie Road, 800'± South of Shadow Creek Drive.
Rezoning from B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a one-lot subdivision to allow a 384-unit residential apartment complex.
Council District 6

EXTENSIONS:

8. **Case #SUB2006-00248 (Subdivision)**
(**&9**) **PBC Subdivision**
6701 Airport Boulevard
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).
Number of Lots / Acres: 4 Lots / 21.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

9. **Case #ZON2006-02245 (Planned Unit Development)**
(**&8**) **PBC Subdivision**
6701 Airport Boulevard
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).
Planned Unit Development Approval to amend the master plan for Providence Hospital to allow multiple building/lot sites with private drive, shared access and parking.
Council District 6

10. **Case #SUB2006-00242 (Subdivision)**
Wynnfield Subdivision, Unit Five
West terminus of Wynngate Way, extending North and West to the South terminus of Widgeon Drive.
Number of Lots / Acres: 67 Lots / 70.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

11. **Case #SUB2003-00285 (Subdivision)**
Oak Grove Subdivision
South side of Firetower Road, ¼ mile± East of Greenbriar Court.
Number of Lots / Acres: 119 Lots / 75.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

12. **Case #SUB2006-00180 (Subdivision)**
Labrador Run Subdivision (formerly Arcata Woods Subdivision)
West terminus of Belmont Park Drive, extending to the South side of Ben Hamilton Road at the South terminus of Mose Circle (private street).
Number of Lots / Acres: 427 Lots / 229.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2007-00258**
Chateauguay Place Subdivision, McPhillips Addition to
255 Woodlands Avenue
(West side of Woodlands Avenue, 150'± North of Spring Hill Avenue).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

14. **Case #SUB2007-00264**
Bill Fish Subdivision
88 Hillcrest Road
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

15. **Case #SUB2007-00265**
Bethel Place Subdivision
1825 Snow Road North
(West side of Snow Road North, 4/10 mile \pm South of Whip Poor Will Drive).
Number of Lots / Acres: 1 Lot / 1.5 \pm Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

16. **Case #SUB2007-00259**
DIP/HMR Subdivision
Southwest corner of Dauphin Island Parkway and Halls Mill Road.
Number of Lots / Acres: 2 Lot / 1.4 \pm Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

17. **Case #SUB2007-00260**
James Thomas Barnes Subdivision, Resubdivision of
Southeast corner of Old Shell Road and Fairview Street East.
Number of Lots / Acres: 2 Lots / 3.4 \pm Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

18. **Case #SUB2007-00262**
West Moffett Commercial Park Subdivision, Lot 1, Revised Plat
7855 Moffett Road
(West side of North Schillinger Road, 280' \pm South of Moffett Road, extending
to the South side of Moffett Road, 500' \pm West of North Schillinger Road).
Number of Lots / Acres: 2 Lots / 29.4 \pm Acres
Engineer / Surveyor: The RLS Group, LLC
County

19. **Case #SUB2007-00263**
New Springhill Estates Subdivision, Unit No. 2, Resubdivision of Lot 82
245 Woodhill Drive
(West side of Woodhill Drive, 200' \pm South of Ursuline Drive).
Number of Lots / Acres: 2 Lots / 0.8 \pm Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

NEW SIDEWALK WAIVER APPLICATIONS:

20. Case #ZON2007-02486
GHK Developments, Inc.
6395 Airport Boulevard
(Southeast corner of Airport Boulevard and Hillcrest Road).
Request to waive construction of a sidewalk along Hillcrest Road.
Council District 6

21. Case #ZON2007-02487
Dunhill Terminals, LP
1437 Cochrane Causeway
(West side of Cochrane Causeway, 2/10 mile± South of the South end of
Cochrane-Africa Town Bridge).
Request to waive construction of a sidewalk along Cochrane Causeway.
Council District 2

22. Case #ZON2007-02488
Auto Chlor / Orin Parker
1609 Industrial Park Circle
(North side of Industrial Park Circle at its North terminus).
Request to waive construction of a sidewalk along Industrial Park Circle.
Council District 4

NEW ZONING APPLICATIONS:

23. Case #ZON2007-02453
Harry Palmer
4658 Airport Boulevard
(North side of Airport Boulevard, 200'± West of South University Boulevard).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood
Business, to B-2, Neighborhood Business, to eliminate split zoning in a
proposed commercial subdivision.
Council District 5

GROUP APPLICATIONS:

- 24. Case #SUB2007-00249 (Subdivision)**
(&25) McMurray Place Subdivision
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston Lane.
Number of Lots / Acres: 61 Lots / 12.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 25. Case #ZON2007-02464 (Planned Unit Development)**
(&24) McMurray Place Subdivision
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston Lane.
Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.
Council District 6
- 26. Case #ZON2007-02484 (Planned Unit Development)**
(&27) Stewart Memorial CME Church
1252 and 1266 Dr. Martin Luther King, Jr. Avenue
(Block bounded by Dr. Martin Luther King, Jr. Avenue, Hickory Street, Live Oak Street, and Hercules Street).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 2
- 27. Case #ZON2007-02485 (Planning Approval)**
(&26) Stewart Memorial CME Church
1252 and 1266 Dr. Martin Luther King, Jr. Avenue
(Block bounded by Dr. Martin Luther King, Jr. Avenue, Hickory Street, Live Oak Street, and Hercules Street).
Planning Approval to allow a sanctuary entrance expansion to an existing church in an R-2, Two-Family Residential District.
Council District 2

- 28. Case #SUB2007-00256 (Subdivision)**
(&29) Nimit Subdivision
4567 Airport Boulevard
(Southeast corner of Airport Boulevard and Summit Drive).
Number of Lots / Acres: 1 Lot / 0.8+ Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
- 29. Case #ZON2007-02384 (Planning Approval)**
(&28) Sivaporn & Varin Nimityongskul
4567 Airport Boulevard
(Southeast corner of Airport Boulevard and Summit Drive).
Planning Approval to allow a meditation center in an R-1, Single-Family
Residential district.
Council District 5

OTHER BUSINESS: