

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 7, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00296 (Subdivision)**
The Christian Bible Teaching Church Subdivision
1805 Duncan Street
(South side of Duncan Street, 70'+ East of Houston Street).
Number of Lots / Acres: 1 Lot / 0.3+ Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

2. **Case #ZON2007-02714 (Rezoning)**
Rollie Steele
East side of East Drive, 240'+ North of Eastridge Place.
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to allow a duplex residence.
Council District 5

3. **Case #SUB2007-00311 (Subdivision)**
Nautical Pointe Subdivision
East side of Dauphin Island Parkway, 770'+ North of Dog River.
Number of Lots / Acres: 1 Lot / 0.7+ Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

4. **Case #SUB2007-00319 (Subdivision)**
R & C Leasing Subdivision
7535 Theodore Dawes Road
(West side of Theodore Dawes Road, 140'+ South of the West terminus of Helton Road).
Number of Lots / Acres: 1 Lot / 4.7+ Acres
Engineer / Surveyor: Lawler and Company
County

5. **Case #SUB2007-00316 (Subdivision)**
Alabaster Subdivision
North side of Howells Ferry Road, ¼ mile ± East of the North terminus of Havens Road.
Number of Lots / Acres: 9 Lots / 11.5 ± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

6. **Case #SUB2007-00317 (Subdivision)**
Creekwood Subdivision, Unit III
South terminus of Ridgeline Drive.
Number of Lots / Acres: 26 Lots / 36.0 ± Acres
Engineer / Surveyor: Rester and Colman Engineers, Inc.
County

7. **Case #SUB2007-00286 (Subdivision)**
Briar Grove Subdivision
West side of Jeff Hamilton Road, 850'+ South of Repoll Road.
Number of Lots / Acres: 271 Lots / 84.4+ Acres
Engineer / Surveyor: Engineering Development Services, LLC
County

8. **Case #SUB2007-00328 (Subdivision)**
(&9) **Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Polysurveying Engineering – Land surveying
Council District 6

9. **Case #ZON2007-02932 (Planned Unit Development)**
(&8) **Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a further reduced side street setback.
Council District 6

10. **Montecito Subdivision (Subdivision)**
(&11) Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the East termini of Lansdowne Drive and Drexel Drive.
Number of Lots / Acres: 3 Lots / 28.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 4

11. **Case #ZON2007-02939 (Planned Unit Development)**
(**&10**) **Montecito Subdivision**
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive. Planned Unit Development Approval to allow 14 apartment buildings (366 total units) and a clubhouse on a single building site.
Council District 4
12. **Case #SUB2007-00341 (Subdivision)**
(**&13**) **Gates at the Palms Subdivision**
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.
Number of Lots / Acres: 1 Lot / 10.8± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6
13. **Case #ZON2007-02941 (Planned Unit Development)**
(**&12**) **Gates at the Palms Subdivision**
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.
Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.
Council District 6

EXTENSIONS:

14. **Case #SUB2007-00079 (Subdivision)**
Overlook Station Subdivision
1408 Cody Road North and 6960 Overlook Road
(Southeast corner of Overlook Road and Howells Ferry Road extending West to Cody Road, and South to Victor Road).
Number of Lots / Acres: 62 Lots / 17.6± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7
15. **Case #SUB2007-00034 (Subdivision)**
(**&16**) **Donham Place Subdivision, Unit Three**
West terminus of Donham Court, extending West along the Illinois Central Gulf Railroad right of way to the unopened Middle Ring Road Extension prescriptive right of way and North to the South terminus of Thistlewaite Drive.
Number of Lots / Acres: 17 Lots / 4.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7

16. **Case #ZON2007-00596 (Planned Unit Development)**
(**&15**) **Donham Place Subdivision, Unit Three**
West terminus of Donham Court, extending West along the Illinois Central Gulf Railroad right of way to the unopened Middle Ring Road Extension prescriptive right of way and North to the South terminus of Thistlewaite Drive.
Planned Unit Development Approval to allow reduced front yard and side yard setbacks.
Council District 7

NEW SUBDIVISION APPLICATIONS:

17. **Case #SUB2008-00002**
Old Shell & McGregor Subdivision
Southwest corner of Old Shell Road and South McGregor Avenue.
Number of Lots / Acres: 1 Lot / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
18. **Case #SUB2008-00005**
Liberty Subdivision
7271 Grelot Road
(South side of Grelot Road, 420'± East of Westchester Lane).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
County
19. **Case #SUB2007-00346**
Harold L. Moseley Subdivision, Resubdivision of Lot 2
5801 Creel Road
(East side of Creel Road, 800'± South of Theodore Dawes Road).
Number of Lots / Acres: 2 Lots / 3.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
20. **Case #SUB2007-00345**
Bay Subdivision
4151 Bay Front Road
(East side of Bay Front Road, 550'± North of Terrell Road).
Number of Lots / Acres: 3 Lots / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

21. **Case #SUB2007-00344**
Hunter's Park Subdivision, Unit IV
East side of Dykes Road, 230'± North of Hunter's Trace.
Number of Lots / Acres: 19 Lots / 9.9± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

22. **Case #SUB2008-00009**
Taylor Pointe Subdivision, Unit Two
West terminus of Taylor Pointe Drive.
Number of Lots / Acres: 50 Lots / 20.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

23. **Case #SUB2008-00012**
Woodberry Forest Subdivision Additions
West side of Wilson Road West at its South terminus, extending to the North terminus of Selby Phillips Drive.
Number of Lots / Acres: 78 Lots / 47.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

24. **Case #ZON2008-00036**
Clear Channel Radio
1435 Telegraph Road
(100'± West of Telegraph Road, 1,000'± South of Three Mile Creek).
Request to waive construction of a sidewalk along Telegraph Road.
Council District 2

NEW PLANNING APPROVAL APPLICATIONS:

25. **Case #ZON2008-00048**
Greater Macedonia Baptist Church
1350 Chinquapin Street
(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).
Planning Approval to amend the site plan of a previously approved Planning Approval to allow a new fellowship hall and parking lot expansion at an existing church in an R-1, Single-Family Residential District.
Council District 2

GROUP APPLICATIONS:

- 26. Case #SUB2008-00006 (Subdivision)**
(&27) Kentwood Subdivision
4181 Alden Drive
(South side of Alden Drive, 215'± East of McCurry Lane).
Number of Lots / Acres: 1 Lot / 2.0± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 4
- 27. Case #ZON2008-00045 (Planned Unit Development)**
(&26) Kentwood Subdivision
4181 Alden Drive
(South side of Alden Drive, 215'± East of McCurry Lane).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 4
- 28. Case #SUB2008-00008 (Subdivision)**
(&29) Congress Street Subdivision
254 Congress Street
(North side of Congress Street, 60'± West of North Joachim Street, extending to the West side of North Joachim Street, 78'± North of Congress Street).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
- 29. Case #ZON2008-00052 (Planned Unit Development)**
(&28) Congress Street Subdivision
254 Congress Street
(North side of Congress Street, 60'± West of North Joachim Street, extending to the West side of North Joachim Street, 78'± North of Congress Street).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 2
- 30. Case #SUB2008-00013 (Subdivision)**
(&31) Boyd Properties Subdivision
Southwest corner of Paper Mill Road and McKinley Street.
Number of Lots / Acres: 1 Lot / 18.8± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2

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- 31. Case #ZON2008-00061 (Rezoning)**
(&30) Boyd Brothers Transportation, Inc.
Southwest corner of Paper Mill Road and McKinley Street.
Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow a trucking facility.
Council District 2
- 32. Case #SUB2008-00003 (Subdivision)**
(&33) Hutson-Key Subdivision, Unit Two, Resubdivision of Lot 3
Northwest corner of West I-65 Service Road South and Pleasant Valley Road, extending to the Northeast corner of Michael Boulevard and Hutson Drive, and extending to the South side of Key Street, 490'± West of West I-65 Service Road South.
Number of Lots / Acres: 2 Lots / 13.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 33. Case #ZON2008-00041 (Rezoning)**
(&32) Blackwood, Inc., et al (Blacksher White-Spinner, Agent)
Northwest corner of West I-65 Service Road South and Pleasant Valley Road.
Rezoning from I-1, Light Industry, to B-3, Community Business, to allow a hotel.
Council District 5
- 34. Case #SUB2008-00007 (Subdivision)**
(&35) Country Club of Mobile Subdivision
&36 4101 Wimbledon Drive West
&37) (North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Number of Lots / Acres: 2 Lots / 189.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 35. Case #ZON2008-00051 (Sidewalk Waiver)**
(&34) Country Club of Mobile Subdivision
&36 4101 Wimbledon Drive West
&37) (North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Request to waive construction of a sidewalk along Airport Boulevard.
Council District 5

- 36. Case #ZON2008-00049 (Planned Unit Development)**
(&34) Country Club of Mobile Subdivision
&35 4101 Wimbledon Drive West
&37) (North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites.
Council District 5
- 37. Case #ZON2008-00050 (Planning Approval)**
(&34) Country Club of Mobile Subdivision
&35 4101 Wimbledon Drive West
&36) (North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Planning Approval to amend a previously approved Planning Approval to allow a golf course maintenance facility at an existing country club in an R-1, Single-Family Residential District.
Council District 5
- 38. Case #SUB2008-00011 (Subdivision)**
(&39) Somerby Subdivision, Resubdivision of Lots 1 &2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49 – 57, Resubdivision of Lot 1
North side of Somerby Lane (private street), 460'± East of Somerby Drive.
Number of Lots / Acres: 4 Lots / 0.6± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 39. Case #ZON2008-00054 (Planned Unit Development)**
(&38) Somerby Subdivision, Resubdivision of Lots 1 &2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49 – 57, Resubdivision of Lot 1
North side of Somerby Lane (private street), 460'± East of Somerby Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths at the building setback line, and zero lot lines in a private street single-family residential townhouse subdivision.
Council District 6
- 40. Case #SUB2007-00323 (Subdivision)**
(&41) Idlewood Village Subdivision
Southeast corner of Old Military Road and River Bend Drive (private street), extending to the West termini of Vaughan Drive North and Convy Street.
Number of Lots / Acres: 30 Lots / 7.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

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- 41. Case #ZON2008-00040 (Planned Unit Development)**
(&40) Idlewood Village Subdivision
Southeast corner of Old Military Road and River Bend Drive (private street), extending to the West termini of Vaughan Drive North and Convy Street.
Planned Unit Development Approval to allow reduced lot widths and sizes in a single-family residential subdivision.
Council District 4
- 42. Case #SUB2008-00001 (Subdivision)**
(&43) Forest Cove Subdivision, Unit Three
South side of Tulane Drive, 125'± East of Belle Wood Drive East.
Number of Lots / Acres: 74 Lots / 17.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7
- 43. Case #ZON2008-00055 (Planned Unit Development)**
(&42) Forest Cove Subdivision, Unit Three
South side of Tulane Drive, 125'± East of Belle Wood Drive East.
Planned Unit Development Approval to remove a condition of approval of a previously approved Planned Unit Development.
Council District 7
- 44. Case #SUB2008-00010 (Subdivision)**
(&45) Falling Leaf Subdivision
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
Number of Lots / Acres: 133 Lots / 70.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 45. Case #ZON2008-00053 (Planned Unit Development)**
(&44) Falling Leaf Subdivision
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.
Council District 6

OTHER BUSINESS: