

**MOBILE CITY PLANNING COMMISSION AGENDA**

**APRIL 17, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2008-00023 (Subdivision)**  
**Townsite of Semmes Subdivision, Block 1, Resubdivision of and Addition to Lots 20, 21, 22, and a Portion of Lots 23 and 24**  
Northwest corner of Illinois Street and Michigan Avenue (unopened public right-of-way), extending to the South side of Church Street, 200'± West of Illinois Street.  
**Number of Lots / Acres:** 3 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
2. **Case #SUB2008-00016 (Subdivision)**  
(**&3** **Mramor's Addition to Weinacker Avenue Subdivision**  
&4) 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
**Number of Lots / Acres:** Lot / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3
  
3. **Case #ZON2008-00220 (Planned Unit Development)**  
(**&2** **Mramor's Addition to Weinacker Avenue Subdivision**  
&4) 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 3

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- 4. Case #ZON2008-00221 (Rezoning)**  
**(&2 Joseph Mramor**  
**&3)** 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow light warehousing.  
Council District 3
- 5. Case #SUB2008-00044 (Subdivision)**  
**Sollie Oaks Subdivision, Nguyen Addition to**  
Southwest corner of Sollie Road and Halls Mill Creek.  
**Number of Lots / Acres:** 3 Lots / 6.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
- 6. Case #SUB2008-00047 (Subdivision)**  
**Wild Wood Beach Subdivision**  
2840 and 2860 Lawrence Steiner Road  
(North side of Lawrence Steiner Road at the North terminus of Lawrence Steiner Road East).  
**Number of Lots / Acres:** 5 Lots / 9.2± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County
- 7. Case #SUB2008-00042 (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
- 8. Case #ZON2008-00555 (Planned Unit Development)**  
**Pericles, LLC**  
2032 Airport Boulevard  
(Northwest corner of Airport Boulevard and Williams Street, and extending Northwest along the Illinois Central Gulf Railroad right-of-way to Glenwood Street).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to remove a 6' wooden privacy fence condition.  
Council District 2

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9. **Case #ZON2008-00524 (Rezoning)**  
**Tara Cox**  
9 Upham Street  
(West side of Upham Street, 125'+ North of Dauphin Street).  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a real estate office.  
Council District 1
10. **Case #SUB2008-00046 (Subdivision)**  
(&11) **Forest Hill Subdivision, Resubdivision of Lot 4**  
South side of Overlook Road, 215'+ West of Moffett Road.  
**Number of Lots / Acres:** 1 Lot / 3.2+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
11. **Case #ZON2008-00554 (Rezoning)**  
(&10) **Cellular South Real Estate, Inc.**  
South side of Overlook Road, 215'+ West of Moffett Road.  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a telephone switching facility.  
Council District 7
12. **Case #SUB2008-00048 (Subdivision)**  
(&13) **Wolf Ridge Properties Subdivision**  
West terminus of Stanford Road.  
**Number of Lots / Acres:** 1 Lot / 77.9± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 1
13. **Case #ZON2008-00557 (Rezoning)**  
(&12) **Wolf Ridge Properties, LLP**  
West terminus of Stanford Road.  
Rezoning from R-1, Single-Family Residential, to B-5, Office-Distribution, to allow an earth borrow pit.  
Council District 1

**EXTENSIONS:**

14. **Case #SUB2007-00036 (Subdivision)**  
(&15) **The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27**  
North side of Rue Royal, 1250'± North of Rue Preserve.  
**Number of Lots / Acres:** 1 Lot / 0.1± Acre  
**Engineer / Surveyor:** Engineering Development Services, Inc.  
Council District 6

15. **Case #ZON2007-00632 (Planned Unit Development)**  
**(&14) The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27**  
North side of Rue Royal, 1250'± North of Rue Preserve.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

16. **Case #SUB2008-00067**  
**Elizabeth Platt Estates Subdivision**  
North side of Colonial Circle North, 400'± East of Colonial Oaks Drive East.  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7
17. **Case #SUB2008-00068**  
**D.E.C. Subdivision, Resubdivision of and Addition to Lot 1**  
3000 Television Avenue  
(Northwest corner of Television Avenue and Broadcast Drive).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
18. **Case #SUB2008-00072**  
**Maintenance and Storage Building Subdivision**  
Southeast corner of Waringwood Drive South and Planton Lane, extending along the East side of Waringwood Drive East to the Southeast corner of Waringwood Drive East and Dutch Road (to be vacated), and extending to the East terminus of Moore Road (to be vacated).  
**Number of Lots / Acres:** 1 Lot / 11.5± Acres  
**Engineer / Surveyor:** Driven Engineering, Inc.  
Council District 7
19. **Case #SUB2008-00075**  
**Church of the Redeemer Subdivision**  
1100 Cody Road South  
(Southwest corner of Cody Road South and Hitt Road).  
**Number of Lots / Acres:** 1 Lot / 7.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering co., Inc.  
County

20. **Case #SUB2008-00064**  
**Holley Branch Subdivision, Resubdivision of Lots 14 & 15**  
East side of Holley Branch Court at its South terminus.  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County
  
21. **Case #SUB2008-00065**  
**Ellsworth Heights Subdivision, Resubdivision of Lots B & C**  
951 Wildwood Avenue  
(East side of Wildwood Avenue at the East terminus of Hofner Street [unopened public right-of-way]).  
**Number of Lots / Acres:** 2 Lots / 0.3± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 6
  
22. **Case #SUB2008-00073**  
**Joshua Subdivision**  
2618 Lloyds Lane  
(Southwest corner of Lloyds Lane and Rose Court, extending to the South terminus of Rose Court).  
**Number of Lots / Acres:** 2 Lots / 1.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 6
  
23. **Case #SUB2008-00076**  
**Wondrous Works Subdivision**  
1480 Steve Street West  
(North terminus of Steve Street West).  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 6
  
24. **Case #SUB2008-00070**  
**USA Health Systems Subdivision**  
East and West sides of USA Children's and Women's Parkway, extending from Spring Hill Avenue through Center Street (to be vacated), to the South side of Three Mile Creek and the West side of Cox Street, 110'± South of St. Stephens Road.  
**Number of Lots / Acres:** 3 Lots / 40.4± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 2

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25. **Case #SUB2008-00074**  
**Christopher Nigzhel Place Subdivision**  
North side of Gill Road, 380'± East of Center Road.  
**Number of Lots / Acres:** 3 Lots / 2.3± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
26. **Case #SUB2008-00077**  
**Knowles Addition to Temonia Subdivision**  
East side of Dauphin Island Parkway, extending from Tallahassee Drive to Cedar Crescent.  
**Number of Lots / Acres:** 4 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 3

**NEW SIDEWALK WAIVER APPLICATIONS:**

27. **Case #ZON2008-00885**  
**Jody Johnston**  
3405 Beltline Park Drive North  
(South side of Beltline Park Drive North, 305'± East of East I-65 Service Road North).  
Request to waive construction of a sidewalk along Beltline Park Drive North.  
Council District 1
28. **Case #ZON2008-00895**  
**Rick Twilley**  
East side of Schaub Avenue, 420'± South of Airport Boulevard, extending to the Northeast corner of Schaub Avenue and Howard Street (vacated public right-of-way).  
Request to waive construction of a sidewalk along Schaub Avenue.  
Council District 6

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

29. **Case #ZON2008-00888**  
**UNO Subdivision**  
East side of Sollie Road, 800'± South of Shadow Creek Drive.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow garage parking structures and parking reconfigurations for a twenty building residential apartment complex.  
Council District 6

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30. **Case #ZON2008-00898**  
**Downtown Investment Properties (Watson Realty, Agent)**  
3741, 3751, and 3761 Joy Springs Drive  
(South side of Joy Springs Drive, 225'± West of Lakeside Drive).  
Planned Unit Development Approval to allow shared access between three  
building sites.  
Council District 4

**GROUP APPLICATIONS:**

- 31 **Case #SUB2008-00069 (Subdivision)**  
(& 32) **Downtown West Subdivision, Unit Six, Resubdivision of Lots 34, 35, 36 & 37, Resubdivision of Lots 1 & 2**  
4344 Downtowner Loop South  
(North side of Downtowner Loop South, 300'± East of Downtowner Loop West).  
**Number of Lots / Acres:** 1 Lot / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
32. **Case #ZON2008-00890 (Planned Unit Development)**  
(& 31) **Downtown West Subdivision, Unit Six, Resubdivision of Lots 34, 35, 36 & 37, Resubdivision of Lots 1 & 2**  
4344 Downtowner Loop South  
(North side of Downtowner Loop South, 300'± East of Downtowner Loop West).  
Planned Unit Development Approval to allow two buildings on a single  
building site.  
Council District 5
33. **Case #SUB2008-00034 (Subdivision) (Holdover)**  
(& 34) **Providence Park, P.O.B. West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1**  
Northeast corner of Cody Road and Providence Park Drive South, extending to  
the West side of Providence Park Drive East (private street), 890'± South of  
Airport Boulevard.  
**Number of Lots / Acres:** 11 Lots / 11.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

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- 34. Case #ZON2008-00767 (Planned Unit Development)**  
**(& 33) Providence Hospital**  
West side of Providence Park Drive East (private street), 890'± South of Airport Boulevard.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for Providence Park to allow an 11-lot office complex private street subdivision.  
Council District 6
- 35. Case #SUB2008-00066 (Subdivision)**  
**(& 36) Perch Creek Preserve Subdivision**  
North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending West and South to Perch Creek.  
**Number of Lots / Acres:** 116 Lots / 85.1± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 4
- 36. Case #ZON2008-00889 (Planned Unit Development)**  
**(& 35) Perch Creek Preserve Subdivision**  
North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending West and South to Perch Creek.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a gated, 20'-wide, aggregate-surfaced private street single-family residential subdivision with increased cul-de-sac lengths, reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.  
Council District 4

**OTHER BUSINESS:**

Public Hearing to consider amending the Subdivision Regulations, creating an overlay district for the Village of Spring Hill.