

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 21, 2009 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:** Feb. 21, 2008, and March 6, 2008.

**HOLDOVERS:**

1. **Case #SUB2009-00027 (Subdivision)**  
**The Bluffs at Cypress Creek Subdivision, Phase One**  
4450 Cypress Business Park Drive  
(North terminus of Cypress Business Park Drive extending to the West side of Shipyard Road).  
**Number of Lots / Acres:** 43 Lots / 52.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
  
2. **Case #SUB2009-00051 (Subdivision)**  
**Lena Estates Subdivision, 1st Addition**  
North side of Lena Road North (private street) at its West terminus.  
**Number of Lots / Acres:** 1 Lot / 2.0± Acres  
**Engineer / Surveyor:** Baskerville Donovan, Inc.  
County
  
3. **Case #SUB2009-00059 (Subdivision)**  
**Napoleon Subdivision**  
208 North Lafayette Street  
(Southeast and Northeast corners of North Lafayette Street and St. Stephens Road).  
**Number of Lots / Acres:** 2 Lots / 0.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2
  
4. **Case #ZON2009-01097 (Planned Unit Development)**  
**SME Airport, LLC**  
**4013 Airport Boulevard**  
(South side of Airport Boulevard, 230'± West of Azalea Road, extending to the West side of Azalea Road, 230'± South of Airport Boulevard).  
Planned Unit Development Approval to allow a truck unloading and trash pickup service yard in an existing parking lot in a B-2, Neighborhood Business District.  
Council District 5

**EXTENSIONS:**

5. **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
  
6. **Case #SUB2007-00036 (Subdivision)**  
**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
  
7. **Case #ZON2007-00632 (Planned Unit Development)**  
**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
  
8. **Case #SUB2008-00066 (Subdivision)**  
**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
  
9. **Case #ZON2008-00889 (Planned Unit Development)**  
**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

**NEW SUBDIVISION APPLICATIONS:**

10. **Case #SUB2009-00062**  
**Riverwood Estates Subdivision, Phase Three, Lot 50**  
East side of Riverwood Circle East at the East terminus of Riverwood Drive.  
**Number of Lots / Acres:** 1 Lot / 2.1± Acres  
**Engineer / Surveyor:** Austin Engineering Co. Inc.  
County
  
11. **Case #SUB2009-00063**  
**Smithco Subdivision, Resubdivision Lot B**  
1020 Oakland Drive  
(Southeast corner of Oakland Drive).  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Haidt Land Surveying  
Council District 6
  
12. **Case #SUB2009-00069**  
**RPM Subdivision**  
2852 Dauphin Island Parkway  
(Southwest corner of Dauphin Island Parkway and Levene Road).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 3
  
13. **Case #SUB2009-00064**  
**Hill Top Estates Subdivision**  
9240 Old Pascagoula Road  
(North side of Old Pascagoula Road, 215'± West of Deb Busby Road).  
**Number of Lots / Acres:** 2 Lots / 1.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
14. **Case #SUB2009-00065**  
**Taylor Estates Subdivision, Resubdivision and Addition to Lot 1**  
28 Hillwood Road  
(West side of Hillwood Road at the West terminus of Vickers Place).  
**Number of Lots / Acres:** 2 Lots / 2.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

15. **Case #SUB2009-00066**  
**Revised West Moffett Commercial Park Subdivision, Resubdivision of Lot 4**  
7851 Moffett Road  
(South side of Moffett Road, 145'± West of Schillinger Road).  
**Number of Lots / Acres:** 2 Lots / 2.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
16. **Case #SUB2009-00067**  
**Regency Executive Park Subdivision, Unit Three, Resubdivision of Lot 2**  
South side of Grelot Road, 225'± West of University Boulevard.  
**Number of Lots / Acres:** 2 Lots / 14.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
  
17. **Case #SUB2009-00068**  
**Brennerdom Subdivision, Resubdivision of Lot A**  
81 Eliza Jordan Road  
(West side of Eliza Jordan Road, 380'± North of the West terminus of Pete Sents Road).  
**Number of Lots / Acres:** 2 Lots / 7.3± Acres  
**Engineer / Surveyor:** Baskerville Donovan, Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

18. **Case #ZON2009-01211**  
**Cowart Hospitality Services, LLC**  
Southwest corner of St Louis Street and Royal Street extending to the East side of St Joseph Street.  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 2

**GROUP APPLICATIONS:**

(19. Case #ZON2009-01209 (Planned Unit Development)  
& 20.) **Regions Financial Corporation**  
3950 Airport Boulevard  
(Northwest corner of Airport Boulevard and McGregor Avenue South).  
Planned Unit Development Approval to allow shared access and parking  
between two building sites.  
Council District 5

(20. Case #ZON2009-01210 (Sidewalk Waiver)  
& 19.) **Regions Financial Corporation**  
3950 Airport Boulevard  
(Northwest corner of Airport Boulevard and McGregor Avenue South).  
Request to waive construction of a sidewalk along Airport Boulevard and  
McGregor Avenue South.  
Council District 5

**OTHER BUSINESS:**