

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 19, 2009 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2009-00140**
Canal Subdivision
1452 Navco Road
(Northwest corner of Navco Road and McLaughlin Drive).
Number of Lots / Acres: 4 Lots / 4.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
2. **Case #SUB2009-00143**
Tuthill Subdivision, Long Addition to
250 Tuthill Lane
(East side of Tuthill Lane, 460'± South of Springhill Avenue).
Number of Lots / Acres: 5 Lots / 10.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7
3. **Case #SUB2009-00149 (Subdivision)**
Ivar Karisson Subdivision
5365 Hamilton Boulevard
(North side of Hamilton Boulevard, 100'± East of the CSX Railroad Right-of-Way).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4
4. **Case #ZON2009-002549 (Planned Unit Development)**
The Family Pharmacy of Springhill
4401, 4413, 4415, 4417, and 4419 Old Shell Road
(Southeast corner of Old Shell Road and McGregor Avenue).
(Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking.
Council District 7

5. **Case #ZON2009-02564 (Rezoning)**
Joe Richardson
5146 Kooiman Road
(North side of Kooiman Road, 1000' East of Business Parkway).
Rezoning from R-A, Residential-Agricultural District, to I-1, Light Industry District, to accommodate existing businesses.
Council District 4

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2009-00162**
Lafayette Heights Subdivision, Resubdivision of Lot 4 and a portion of Lot 3, Block 2
1508 Chatague Avenue
(North side of Chatague Avenue, 125' ± West of Robbins Street).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 2
7. **Case #SUB2009-00161**
Water Street Area Urban Renewal Project R-34 Subdivision, Resubdivision of Blocks 54D & 55D, Resubdivision of and Addition to Lot 1
2 South Water Street
(Southwest corner of South Water Street and Dauphin Street).
Number of Lots / Acres: 2 Lots / 0.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2
8. **Case #SUB2009-00166**
G & J Subdivision
1130, 1150, 1160 and 1200 Walter Smith Road
(West side of Walter Smith Road at the West terminus of Ohara Drive).
Number of Lots / Acres: 4 Lots / 14.6± Acres
Engineer / Surveyor: John Farrior Crenshaw County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

9. **Case #ZON2009-02673**
Pintail Properties LLC
4254 Halls Mill Road
(West side of Halls Mill Road, 80' ± South of the West terminus of Alden Drive).
Planned Unit Development Approval to allow shared access between two building sites.
Council District 4

NEW ZONING APPLICATIONS:

10. **Case #ZON2009-02657**
Thompson Properties
3375, 3405, 3425, 3455, 3465, 3485 and 3495 Hurricane Bay Drive
(South side of Hurricane Bay Drive at the South terminus of Hurricane Bay Lane and extending to the terminus of Hurricane Bay Drive).
Rezoning from B-5, Office-Distribution District, to I-1, Light Industry District to accommodate existing businesses.
Council District 4

GROUP APPLICATIONS:

11. **Case #SUB2009-00160 (Subdivision)**
(**&12** **McGill-Toolen High School Subdivision, Phase 2**
&13 **100 North Catherine Street**
&14 (Northeast corner of North Catherine Street and Old Shell Road).
& 15) **Number of Lots / Acres:** 1 Lot / 0.8± Acre
Engineer / Surveyor: Clark, Geer Latham & Associates, Inc.
Council District 2
12. **Case #ZON2009-02659 (Planned Unit Development)**
(**&11** **McGill-Toolen High School Subdivision, Phase 2**
&13 1501 Old Shell Road
&14 (South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'+).
&15) Planned Unit Development Approval to amend Master Plan to allow new student center and new parking lot.
Council District 2

- 13. Case #ZON2009-02660 (Planning Approval)**
(&11 McGill-Toolen High School Subdivision, Phase 2
&12 1501 Old Shell Road
&14 (South side of Old Shell Road extending from the West side of Lafayette Street
& 15) to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'+).
Planning Approval to modify an existing Planning Approval to allow a new student Center and parking lot expansion at an existing private school in an R-1, Single-Family Residential District.
Council District 2
- 14. Case #ZON2009-02661 (Rezoning)**
(&11 Archbishop of Mobile
&12 106 North Catherine Street
&13 (East side of North Catherine Street, 100'± North of Old Shell Road).
&15) Rezoning from B-2, Buffer Business District, to R-1, Single-Family Residential District, to allow a parking lot expansion at a private school in an R-1, Single-Family Residential District.
Council District 2
- 15. Case #ZON2009-02662 (Rezoning)**
(&11 Archbishop of Mobile
&12 100 North Catherine Street
&13 (Northeast corner of North Catherine Street and Old Shell Road).
&14) Rezoning from B-2, Buffer Business District, to R-1, Single-Family Residential District, to allow a parking lot expansion at a private school in an R-1, Single-Family Residential District.
Council District 2
- 16. Case #SUB2009-00164 (Subdivision)**
(&17 St. Peter Subdivision
&18) 650 South Bayou Street
(Southwest corner of South Bayou Street and New Jersey Street, and extending to the North side of Montgomery Street and to the East side of Jefferson Street).
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2

PLANNING COMMISSION

NOVEMBER 19, 2009

PAGE 5

- 17. Case #ZON2009-02672 (Planned Unit Development)**
(&16 St. Peter Subdivision
&18) 650 South Bayou Street
(Southwest corner of South Bayou Street and New Jersey Street and extending to the North side of Montgomery Street and to the East side of Jefferson Street).
Planned Unit Development Approval to allow multiple buildings on a single building site and offsite parking.
Council District 2
- 18. Case #ZON2009-02671 (Planning Approval)**
(&16 St. Peter Subdivision
&17) 650 South Bayou Street
(Southwest corner of South Bayou Street and New Jersey Street and extending to the North side of Montgomery Street and to the East side of Jefferson Street).
Planning Approval to allow the expansion of a church in an R-2, Two-Family Residential District and offsite parking in an R-1, Single-Family Residential District.
Council District 2
- 19. Case #SUB2009-00163 (Subdivision)**
(&20 D'Olive Place Subdivision
&21) 262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
Number of Lots / Acres: 24 Lots / 4.0 ± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 6
- 20. Case #ZON2009-02669 (Planned Unit Development)**
(&19 D'Olive Place Subdivision
&21) 262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot sizes, reduced lot widths and reduced side yard setbacks.
Council District 6
- 21. Case #ZON2009-02678 (Rezoning)**
(&19 Diana Morgan
&20) 262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District to allow construction of a single family neighborhood with up to 40% site coverage.
Council District 6

**PLANNING COMMISSION
NOVEMBER 19, 2009
PAGE 6**

OTHER BUSINESS: