MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 2, 2010 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2010-00106 (Subdivision)
   (&2) Theodore Knights of Columbus Subdivision
   5800 Swedetown Road North
   (North side of Swedetown Road North, 300’± West of U. S. Highway 90 West).
   Number of Lots / Acres: 2 Lots / 10.0± Acres
   Engineer / Surveyor: Polysurveying Engineering – Land Surveying
   Council District 4

2. Case #ZON2010-02307 (Rezoning)
   (&1) John Swan
   5800 Swedetown Road North
   (North side of Swedetown Road North, 300’± West of U. S. Highway 90 West).
   Rezoning from R-1, Single-Family Residential District, and B-3, Community
   Business District, to B-3, Community Business District, to eliminate split
   zoning.
   Council District 4

EXTENSIONS:

3. Case #SUB2007-00284 (Subdivision)
   Bellingrath Road Country Club Estates Subdivision, Second Addition to
   8031 Bellingrath Road
   (East side of Bellingrath Road, 545’± South of the East terminus of Mardanne
   Drive).
   Number of Lots / Acres: 33 Lots / 25.3± Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   County

4. Case #ZON2009-02782 (Planned Unit Development)
   Dominion Senior Living of West Mobile, LLC
   901 Somerby Drive
   (Northeast corner of Somerby Drive and Somerby Way [private street]).
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow the expansion of an existing assisted living facility.
   Council District 6
NEW SUBDIVISION APPLICATIONS:

5. Case #SUB2010-00124  
Doris Place Subdivision, Resubdivision of Lot 1  
8307 Lake Louise Drive  
(Southeast corner of Lake Louise Drive and Lake Louise Drive East).  
**Number of Lots / Acres:** 2 Lots / 4.2± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

6. Case #SUB2010-00127  
Theodore Oaks Shopping Center Subdivision  
5796, 5808, 5810 and 5812 US Highway 90 West  
(Northwest corner of US Highway 90 West and Theodore Dawes Road).  
**Number of Lots / Acres:** 5 Lots / 13.8± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County  
Council District 4

7. Case #SUB2010-00128  
Mobile Terrace Christian Center Subdivision  
7154 Ninth Street  
(North side of Ninth Street, 200‘± East of Lincoln Boulevard).  
**Number of Lots / Acres:** 1 Lot / 0.1± Acre  
**Engineer / Surveyor:** John Farrior Crenshaw  
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

8. Case #ZON2010-02640  
Hutchison, Moore, and Rauch LLC  
Southeast corner of Dauphin Street and Sage Avenue, and East side of Sage Avenue, ¼ mile± South of Dauphin Street, extending to the West termini of Exeter Drive and South Sherwood Drive.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between three building sites.  
Council District 1
9. **Case #ZON2010-02642**  
**WRC Properties, LLC**  
3333 Cottage Hill Road and 800 Executive Park Drive.  
(East side of Cottage Hill Road, 180’+ West of Executive Park Drive, extending  
to the West side of Executive Park Drive, 30’+ South of the West terminus of  
Executive Park Circle.  
Planned Unit Development Approval to allow shared access and over-flow  
parking between two building sites and an off-site inflatable equipment lay-  
down yard.  
Council District 5

**NEW PLANNING APPROVAL APPLICATIONS:**

10. **Case #ZON2010-02634**  
**Joyce Nelson**  
6901 Simpson Road  
(East terminus of Simpson Road [private street]).  
Planning Approval to allow a mobile home as a primary dwelling in an R-1,  
Single-Family Residential District.  
Council District 4

**NEW ZONING APPLICATIONS:**

11. **Case #ZON2010-02639**  
**Sea-N-Sea, LLC**  
3350 Hurricane Bay Drive  
(North side of Hurricane Bay Drive at its East terminus).  
Rezoning from B-5, Office-Distribution District, to I-1, Light Industry District,  
to allow a machine shop for tool cutting and grinding.  
Council District 4

**GROUP APPLICATIONS:**

12. **Case #SUB2010-00126 (Subdivision)**  
(&13 **McGill-Toolen High School Subdivision, Phase 2**  
&14 100 and 106 North Catherine Street, and 1506 Old Shell Road  
&15 (Northeast corner of North Catherine Street and Old Shell Road).  
&16) **Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 2
13. Case #ZON2010-02622 (Planned Unit Development)
McGill-Toolen High School Subdivision, Phase 2
1501 Old Shell Road
(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 695½').
Planned Unit Development Approval to amend the Master Plan to allow a new student parking lot.
Council District 2

14. Case #ZON2010-02621 (Planning Approval)
McGill-Toolen High School
1501 Old Shell Road
(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 695½').
Planning Approval to allow a student parking lot expansion for a private church school in an R-1, Single-Family Residential District.
Council District 2

15. Case #ZON2010-02619 (Rezoning)
McGill-Toolen High School
100 North Catherine Street
(Northeast corner of North Catherine Street and Old Shell Road).
Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning in a proposed one-lot subdivision.
Council District 2

16. Case #ZON2010-02620 (Rezoning)
McGill-Toolen High School
106 North Catherine Street
(East side of North Catherine Street, 100’½ North of Old Shell Road).
Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning in a proposed one-lot subdivision.
Council District 2
17. Case #SUB2010-00129 (Subdivision)
Hillcrest Plaza Outparcel Subdivision
6153 and 6169 Airport Boulevard
(South side of Airport Boulevard, 300’+ East of Hillcrest Road).
Number of Lots / Acres: 1 Lot / 0.7+ Acre
Council District 6

18. Case #ZON2010-02641 (Planned Unit Development)
Hillcrest Plaza Outparcel Subdivision
Southeast corner of Airport Boulevard and Hillcrest Road.
Planned Unit Development Approval to allow multiple buildings on a single
building site with shared access and parking between multiple building sites.
Council District 6

19. Case #SUB2010-00125 (Subdivision)
Alvin Subdivision, Resubdivision of Lots 1 & 2
3060 and 3150 Dauphin Street
(North side of Dauphin Street, 700’+ West of North Sage Avenue).
Number of Lots / Acres: 2 Lots / 9.6+ Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1

20. Case #ZON2010-02614 (Planned Unit Development)
Alvin Subdivision, Resubdivision of Lots 1 & 2
3060 and 3150 Dauphin Street
(North side of Dauphin Street, 700’+ West of North Sage Avenue).
Planned Unit Development Approval to Amend a previously approved Planned
Unit Development to allow a showroom expansion and allow multiple buildings
on two building sites with shared access and parking between the two building
sites.
Council District 1

OTHER BUSINESS: