

**MOBILE CITY PLANNING COMMISSION AGENDA**

**APRIL 21, 2011 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

March 17, 2011

**HOLDOVERS:**

1. **Case #ZON2011-00322 (Rezoning)**  
**Joe Mason Subdivision**  
1412 & 1416 Wolf Ridge Road  
(East side of Wolf Ridge Road, 200'± North of Moffett Road).  
Rezoning from B-2, Neighborhood Business District, to B-3, Community  
Business District, to allow automobile sales.  
Council District 1
  
2. **Case #ZON2011-00122 (Planned Unit Development)**  
(**& 3**) **Whisper Oak Subdivision**  
(**&4**) 4512 Higgins Road  
(North side of Higgins Road, 215'± West of Shipyard Road).  
Planned Unit Development Approval to allow a mobile home park with 22  
mobile home spaces and one apartment building with gravel accessways and  
parking.  
Council District 4
  
3. **Case #ZON2011-00119 (Planning Approval)**  
(**&2**) **Whisper Oak Subdivision**  
(**&4**) 4512 Higgins Road  
(North side of Higgins Road, 215'± West of Shipyard Road).  
Planning Approval to allow a mobile home park in an R-3 Multiple Family  
Residential District.  
Council District 4
  
4. **Case #ZON2011-00121 (Rezoning)**  
(**& 2**) **David L. Pitts**  
(**&3**) 4512 Higgins Road  
(North side of Higgins Road, 215'± West of Shipyard Road).  
Rezoning from R-1, Single-Family Residential District, to R-3 Multiple Family  
Residential District to allow a mobile home park.  
Council District 4

**PLANNING COMMISSION**

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- 5. Case #SUB2011-00021 (Subdivision)**  
**(&6 Summer Subdivision**  
**&7)** 6133 Old Shell Road and 75 & 79 West Drive  
(Southeast corner of Old Shell Road and West Drive).  
**Number of Lots / Acres:** 3 Lots / 4.0± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham and Associates, Inc.  
Council District 6
- 6. Case #ZON2011-00451 (Planned Unit Development)**  
**(&5 University Grande Apartment Complex**  
**&7)** 6133 & 6201 Old Shell Road and 75 & 79 West Drive  
(Southeast and Southwest corners of Old Shell Road and West Drive).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site, off-site parking and shared access.  
Council District 6
- 7. Case #ZON2011-00452 (Rezoning)**  
**(&5 Davis Companies, LLC**  
**&6)** 6133 Old Shell Road  
(Southeast corner of Old Shell Road and West Drive).  
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family  
Residential District, to allow an off-site parking lot for an apartment complex.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

- 8. Case #SUB2011-00026**  
**Woodham Subdivision**  
7501 and 7555 Half Mile Road  
(Southwest corner of Half Mile Road and Padgett Switch Road).  
**Number of Lots / Acres:** 2 Lots / 16.2± Acres  
**Engineer / Surveyor:** Preble-Rish LLC  
County
- 9. Case #SUB2011-00032**  
**Brenda Parker Subdivision**  
3609 Riviere Du Chien Road  
(East side of Riviere Du Chien Road, 500' North of its Southern terminus).  
**Number of Lots / Acres:** 2 Lots / 3.2± Acres  
**Engineer / Surveyor:** Austin Engineering Co. Inc.  
Council District 4

10. **Case #SUB2011-00031**  
**Summer Woods Phase 3 Subdivision, Amended**  
Northwest corner of Westlake Road and Scott Dairy Loop Road West,  
extending to the East termini of Summer Woods Circle South, Summer Woods  
Circle North and Summer Woods Court.  
**Number of Lots / Acres:** 23 Lots / 7.4± Acres  
**Engineer / Surveyor:** Don Williams Engineering  
County
  
11. **Case #SUB2011-00028**  
**Legacy Subdivision, Phase Three**  
Southern terminus of Heritage Circle.  
**Number of Lots / Acres:** 31 Lots / 64.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
12. **Case #SUB2011-00027**  
**Kendall Brook Subdivision**  
9601 Nursery Road  
(South side of Nursery Road, 110'± East of Raphael Court extending to the  
North side of Wulff Road South).  
**Number of Lots / Acres:** 42 Lots / 11.3± Acres  
**Engineer / Surveyor:** Preble-Rish LLC  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

13. **Case #ZON2011-00749**  
**Charter South**  
810 Dauphin Island Parkway  
(Southwest corner of Dauphin Island Parkway and Halls Mill Road).  
Request to waive construction of a sidewalk along Dauphin Island Parkway and  
Halls Mill Road).  
Council District 3

**GROUP APPLICATIONS:**

- 14. Case #SUB2011-00030 (Subdivision)**  
**(&15 Springhill Boat Storage Subdivision**  
**&16)** 115, 201, 203 and 205 Furr Street  
(West side of Furr Street, 370'± North of Old Shell Road).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
- 15. Case #ZON2011-00750 (Planned Unit Development)**  
**(&14 Springhill Boat Storage**  
**&16)** 115, 201, 203 and 205 Furr Street  
(West side of Furr Street, 370'± North of Old Shell Road).  
Planned Unit Development Approval to allow three buildings on a single  
building site.  
Council District 1
- 16. Case #ZON2011-00752 (Rezoning)**  
**(&14 Fallback Fund, LLC, D. B. A. Springhill Boat Storage**  
**&15)** 115, 201, 203 and 205 Furr Street  
(West side of Furr Street, 370'± North of Old Shell Road).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community  
Business District to allow a proposed recreational boat storage facility.  
Council District 1
- 17. Case #ZON2011-00744 (Planned Unit Development)**  
**(&18 MAWSS Stickney Plant**  
**&19)** 4800 and 4900 Moffett Road  
(Northwest corner of Moffett Road and Shelton Beach Road Extension).  
Planned Unit Development Approval to allow the addition on a bulk silo at a  
water treatment facility with multiple buildings on a single building site.  
Council District 1
- 18. Case #ZON2011-00743 (Planning Approval)**  
**(&17 MAWSS Stickney Plant**  
**&19)** 4800 & 4900 Moffett Road  
(Northwest corner of Moffett Road and Shelton Beach Road Extension).  
Planning Approval to allow the operation of a water treatment plant in an R-1,  
Single-Family Residential District.  
Council District 1

- 19. Case #ZON2011-00742 (Rezoning)**  
**(&17 MAWSS**  
**&18) 4900 Moffett Road**  
(North side of Moffett Road 570' ± West of Shelton Beach Road Extension).  
Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District to eliminate split zoning and allow the operation of a water treatment plant.  
Council District 1

**OTHER BUSINESS:**

Public Hearing to consider amendments to the Major Street Plan component of the Comprehensive Plan.

The proposed amendments are intended to correspond with as built routes, as well as following routes on the MATS 2030 plan and as proposed by Mobile County