

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 15, 2011 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

1. **Case #SUB2011-00070 (Subdivision)**
(&2) **Gulf Coast Federal Credit Union Commercial Subdivision, Re-subdivision of**
1001 Springhill Avenue and 970 Oak Street
(South side of Springhill Avenue, 150'± East of North Pine Street extending to the Eastern terminus of Oak Street).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: John Farrior Crenshaw
Council District 2

2. **Case #ZON2011-01563 (Rezoning)**
(&1) **Gulf Coast Federal Credit Union Commercial Subdivision, Re-subdivision of**
1001 Springhill Avenue and 970 Oak Street
(South side of Springhill Avenue, 150'± East of North Pine Street extending to the Eastern terminus of Oak Street).
Rezoning from R-1, Single-Family Residential District, and B-4, General Business District, to B-4, General Business District, to eliminate split zoning.
Council District 2

3. **Case #SUB2011-00079**
Dawes-Hamilton Subdivision
8620 Clarke Road
(Northeast corner of Clarke Road and Dawes Road).
Number of Lots / Acres: 1 Lot / 3.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

4. **Case #ZON2011-01699 (Planning Approval)**
The Wooden Boat Ministry
360 Rapier Street
(Northwest corner of Rapier Avenue and Texas Street).
Planning Approval to allow a Boat Building Apprenticeship Christian Ministry in an R-1, Single-Family Residential District of the Oakleigh Garden Historic District.
Council District 2

- 5. Case #SUB2011-00073 (Subdivision)**
(& 6 Midtown Mobile Subdivision
& 7) 1753 & 1763 Springhill Avenue, 117 & 125 Mobile Infirmary Boulevard and 1810, 1812 and 1814 Old Shell Road
(Southwest corner of Springhill Avenue and Mobile Infirmary Boulevard extending to the North side of Old Shell Road 200'± West of Mobile Infirmary Boulevard
Number of Lots / Acres: 5 Lots / 9.2± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 1
- 6. Case #ZON2011-001724 (Planned Unit Development)**
(& 5 Midtown Mobile Subdivision
& 7) 1753 & 1763 Springhill Avenue, 117 & 125 Mobile Infirmary Boulevard and 1810, 1812 and 1814 Old Shell Road
(Southwest corner of Springhill Avenue and Mobile Infirmary Boulevard extending to the North side of Old Shell Road, 80'± West of Mobile Infirmary Boulevard).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites
Council District 1
- 7. Case #ZON2011-001682 (Rezoning)**
(& 5 Aronov Realty, Inc.
& 6) 1753 & 1763 Springhill Avenue, 117 & 125 Mobile Infirmary Boulevard (Southwest corner of Springhill Avenue and Mobile Infirmary Boulevard).
Rezoning from R-1, Single-Family Residential District, B-1, Buffer Business District, LB-2, Limited-Neighborhood Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning and allow a retail store.
Council District 1
- 8. Case #SUB2011-00087 (Subdivision)**
(& 9) Zeigler-Athey Re-subdivision Subdivision
6500 & 6502 Zeigler Boulevard
(Northeast corner of Zeigler Boulevard and Athey Road).
Number of Lots / Acres: 2 Lots / 6.2 Acres ±
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 7

9. Case #ZON2011-01944 (Planned Unit Development)
(& 8) **Zeigler-Athey Re-subdivision Subdivision**
6500 & 6502 Zeigler Boulevard
(Northeast corner of Zeigler Boulevard and Athey Road).
Planned Unit Development Approval to allow shared access between two
building sites.
Council District 7

NEW SUBDIVISION APPLICATIONS:

10. Case #SUB2011-00096
Ladnier Place Subdivision
West side of Pioneer Road, 910'± South of Bay Road.
Number of Lots / Acres: 1 Lot / 8.1 Acres±
Engineer / Surveyor: Stewart Surveying
County
11. Case #SUB2011-00094
Cherry Hill Subdivision
3958 & 4028 Oyler Road
(Northwest corner of Oyler Road and Oyler Lane [public right-of-way not
maintained by the County]).
Number of Lots / Acres: 2 Lots / 17.0 Acres±
Engineer / Surveyor: Stewart Surveying
County
12. Case #SUB2011-00095
Jefferson Acres Subdivision, Re-subdivision of Lots 1, 2 & 3
5529 McDonald Road
(Southeast corner of McDonald Road and Robert Jefferson Drive South).
Number of Lots / Acres: 2 Lots / 1.1 Acre±
Engineer / Surveyor: Stewart Surveying
County
13. Case #SUB2011-00099
**Miramar Heights Subdivision, Re-subdivision of Lot 4, Block 2, & North
Half of Lot 3, Block 2**
4167 & 4171 Burma Road
(South side of Burma Road, at the Southern terminus of Carriage Drive).
Number of Lots / Acres: 2 Lots / 1.4 Acre±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

PLANNING COMMISSION

SEPTEMBER 15, 2011

PAGE 4

14. **Case #SUB2011-00101**
Sunset Hills Subdivision, First Addition, Re-subdivision of Lot 3, Block D
4662 Cottonwood Drive
(North side of Cottonwood Drive, 150'± East of Ideal Avenue).
Number of Lots / Acres: 2 Lots / 0.5 Acre±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6

15. **Case #SUB2011-00102**
Fowler-Newman Subdivision
1501 & 1503 Government Street
(Southwest corner of Government Street and Dexter Street, extending to the
North side of Church street, 140'± West of Dexter).
Number of Lots / Acres: 2 Lots / 1.0 Acres±
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 2

16. **Case #SUB2011-00091**
Howells Ferry Subdivision
7116 & 7170 Howells Ferry Road
(North side of Howells Ferry Road, 440'± West of Cody Road)
Number of Lots / Acres: 3 Lots / 3.9 Acres±
Engineer / Surveyor: Haidt Land Surveying
County

17. **Case #SUB2011-00098**
Ladd Subdivision, Resubdivision of and Addition to Lots 2 & 3
East side of McGregor Avenue, 710'± South of Dauphin Street
Number of Lots / Acres: 3 Lots / 5.6 Acres±
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

NEW PLANNING APPROVAL APPLICATIONS:

18. **Case #ZON2011-01991**
New Cingular Wireless LLC.
42 South Hamilton Street
(Southwest corner of South Hamilton Street and Conti Street).
Planning Approval to amend a previously approved Planning Approval to
remove an existing condition of approval.
Council District 2

GROUP APPLICATIONS:

- 19. Case #SUB2011-00093 (Subdivision)**
(&20 &21) La Belle Subdivision, Re-subdivision and Addition to Lot 1
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Number of Lots / Acres: 1 Lot / 1.3 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 6
- 20. Case #ZON2011-02055 (Planned Unit Development)**
(&19 &21) La Belle Subdivision, Re-subdivision and Addition to Lot 1
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 6
- 21. Case #ZON2011-02057 (Rezoning)**
(&19 &20) La Belle LLC.
14 East Drive
(West side of East Drive, 100'± South of Old Shell Road).
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning in a proposed Subdivision and allow construction of a parking lot.
Council District 6
- 22. Case #SUB2011-00104 (Subdivision)**
(&23) Blue Bird Subdivision
104 & 106 Bay Shore Avenue and 2724 Old Shell Road
(Northeast corner of Old Shell Road and Bay Shore Avenue)
Number of Lots / Acres: 1 Lot / 1.0 Acre±
Engineer / Surveyor: Frank Dagley & Associates, Inc.
Council District 1
- 23. Case #ZON2011-02070 (Rezoning)**
(&22) Harkness Properties, Inc.
104 & 106 Bay Shore Avenue and 2724 Old Shell Road
(Northeast corner of Old Shell Road and Bay Shore Avenue)
Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed Subdivision and allow a medical rehabilitation facility.
Council District 1

- 24. Case #SUB2011-00100 (Subdivision)**
(&25 Grelot Office Park Subdivision
&26) 6740 Grelot Road
(North side of Grelot Road, 475'± East of Somerby Drive).
Number of Lots / Acres: 3 Lots / 5.6 Acres±
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 25. Case #ZON2011-02068 (Planned Unit Development)**
(&24 Grelot Office Park Subdivision
&26) 6740 Grelot Road
(North side of Grelot Road, 475'± East of Somerby Drive).
Planned Unit Development Approval to allow shared access between three
building sites.
Council District 6
- 26. Case #ZON2011-02069 (Rezoning)**
(&24 Stratford, LLC
&25) 6740 Grelot Road
(North side of Grelot Road, 475'± East of Somerby Drive).
Rezoning from LB-2, Limited Business District, and B-1, Buffer Business
District, to B-1, Buffer Business District to eliminate split zoning in a proposed
Subdivision.
Council District 6
- 27. Case #SUB2011-00092 (Subdivision)**
(&28 Mr Rooter Subdivision
&29) 2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Number of Lots / Acres: 1 Lot / 3.4 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 1
- 28. Case #ZON2011-02054 (Planned Unit Development)**
(&27 Mr Rooter Subdivision
&29) 2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Planned Unit Development Approval to allow multiple buildings on a single
building site and shared access.
Council District 1

29. Case #ZON2011-02056 (Rezoning)
(&27 Mr. Rooter Plumbing
&28) 2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow a commercial plumbing business.
Council District 1

30. Case #SUB2011-00097 (Subdivision)
(&31) Garden Trace Subdivision
250 Tuthill Lane
(East side of Tuthill Lane, 435'± South of Spring Hill Avenue).
Number of Lots / Acres: 9 Lots / 13.3 Acres±
Engineer / Surveyor: Jade Consulting
Council District 7

31. Case #ZON2011-02067 (Planned Unit Development)
(&30) Garden Trace Subdivision
250 Tuthill Lane
(East side of Tuthill Lane, 435'± South of Spring Hill Avenue).
Planned Unit Development Approval to allow a private street Subdivision.
Council District 7

OTHER BUSINESS: