

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 2, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: June 7, 2007 and June 21, 2007

HOLDOVERS:

1. **Case #SUB2007-00150**
Junior Subdivision
7326 Three Notch Road
(North side of Three Notch Road at Travis Road, and extending North to the West terminus of Balsawood Drive)
Number of Lots / Acres: 1 Lot / 42.1± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

2. **Case #SUB2007-00156**
Todd Manor Subdivision, Second Sector
North side of Downey Drive, 145'± West of Todd Acres Drive.
Number of Lots / Acres: 7 Lots / 2.7± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 4

3. **Case #SUB2007-00157**
Addition to Bellingrath Road Country Club Estates Subdivision
8031 Bellingrath Road
(East side of Bellingrath Road, 585'± South of Mardanne Drive).
Number of Lots / Acres: 26 Lots / 10.2± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
County

4. **Case #ZON2007-01589 (Sidewalk Waiver)**
Alabama Power Company
249 Yeend Street
(South side of Yeend Street, 700'± East of South Lawrence Street).
Request to waive construction of a sidewalk along Yeend Street.
Council District 3

EXTENSIONS:

5. **Case #SUB2006-00111 (Subdivision)**
D. J.'s Subdivision
1736 and 1870 Schillinger Road South
(West side of Schillinger Road South, 100'± South of Terry Drive).
Number of Lots / Acres: 3 Lots / 2.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2007-00179**
James L. Odom Subdivision, First Addition
9110 Howells Ferry Road
(East side of Howells Ferry Road, 1220'± South of Firetower Road).
Number of Lots / Acres: 1 Lot / .86 ± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
County
7. **Case #SUB2007-00176**
B. & J. Subdivision
8361 Silver Pine Road
(South side of Silver Pine Road, 250'± West of Maple Valley Road).
Number of Lots / Acres: 2 Lots / 5.1± Acres
Engineer / Surveyor: Moseley Surveying Company
County
8. **Case #SUB2007-00183**
Lathan Subdivision
6650 Rester Road
(North side of Rester Road, 1490'± East of Sperry Road, and extending East to I-10).
Number of Lots / Acres: 2 Lots / 25.5± Acres
Engineer / Surveyor: Wattier Surveying, Inc
County
9. **Case #SUB2007-00185**
Tanner Subdivision, Resubdivision of Lot 4
3004 Arc Road
(North side of Arc Road, 125'± East of Inerarity Road).
Number of Lots / Acres: 2 Lots / 1.4± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

10. **Case #SUB2007-00175**
Riverwood Estates Subdivision, Phase One B
East termini of Riverwood Landing and Riverwood Court.
Number of Lots / Acres: 3 Lots / 0.84± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.
County

11. **Case #SUB2007-00177**
Resubdivision of Dream Place Subdivision
East side of Harvest Boulevard East at the East terminus of Harvest Boulevard South.
Number of Lots / Acres: 3 Lots / 5.0± Acres
Engineer / Surveyor: Moseley Surveying Company
County

12. **Case #SUB2007-00181**
Rangeline Business Park Subdivision
East terminus of Abigail Drive (to be constructed).
Number of Lots / Acres: 20 Lots / 21.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

13. **Case #SUB2007-00186**
Timberlane Woods Subdivision
East termini of Larchmont Drive, Cross Creek Drive, and Timberline Ridge.
Number of Lots / Acres: 31 Lots / 15.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW SIDEWALK WAIVER APPLICATIONS:

14. **Case #ZON2007-01865**
Gerald Still
2350 Demetropolis Road
(West side of Demetropolis Road, 400' ± North of Brookfield Drive North).
Request to waive construction of a sidewalk along Demetropolis Road.
Council District 4

GROUP APPLICATIONS:

15. Case #SUB2007-00178 (Subdivision)
(& 16 **Hillcrest & Girby Plaza Subdivision**
& 17) 3456 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Girby Road).
Number of Lots / Acres: 2 Lots / 1.8± Acres
Engineer / Surveyor: Julius Emile Barrett
Council District 6
16. Case #ZON2007-01863 (Planned Unit Development)
(& 15 **Hillcrest & Girby Plaza Subdivision**
& 17) 3450 and 3456 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Girby Road).
Planned Unit Development Approval to allow shared access and parking
between two building sites.
Council District 6
17. Case #ZON2007-01862 (Rezoning)
(& 15 **Dennis J. Langan**
& 16) 3450 and 3456 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Girby Road).
Rezoning from R-1, Single-Family Residential District, to B-3 Community
Business District, to eliminate split zoning.
Council District 6
18. Case #SUB2007-00180 (Subdivision)
(& 19) **JME Cottage Knoll Subdivision**
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Caldwell & Associates
Council District 6
19. Case #ZON2007-01866 (Rezoning)
(& 18) **JME Realty, Inc.**
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business
District, to allow professional offices.
Council District 6
20. Case #SUB2007-00182 (Subdivision)
(& 21 **University Crossing Subdivision**
& 22) West side of South University Boulevard, 750'± South of Old Shell Road,
extending to the North termini of Barbara Mitchell Drive East, General Bullard

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Avenue, and Westfield Avenue, and extending to the East side of Long Street, 900'± South of Old Shell Road.

Number of Lots / Acres: 5 Lots / 17.5± Acres

Engineer / Surveyor: Ragan-Smith-Associates, Inc.
Council District 5

21. Case #ZON2007-01868 (Planned Unit Development)
(& 20 University Crossing Subdivision

& 22) West side of South University Boulevard, ¼ mile ± South of Old Shell Road, extending to the North termini of General Bullard Avenue and Westfield Avenue, and extending to the East side of Long Street, 900'± South of Old Shell Road.

Planned Unit Development Approval for multiple buildings on a single building site.

Council District 5

22. Case #ZON2007-01867 (Rezoning)
(& 20 Sierra Development

& 21) West side of South University Boulevard, 750'± South of Old Shell Road, extending to the North termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, and extending to the East side of Long Street, 900'± South of Old Shell Road.

Rezoning from B-1, Buffer Business District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-1, Buffer Business District and B-3, Community Business District, to eliminate split zoning in a commercial subdivision and to allow an apartment complex, and unspecified commercial use.

Council District 5

23. Case #SUB2007-00184 (Subdivision)
(& 24) Resubdivision of Lot 1, Pesnell Subdivision

2260 Pesnell Court

(Northwest corner of Pesnell Court and Cottage Hill Road).

Number of Lots / Acres: 1 Lot / 6.0± Acres

Engineer / Surveyor: Don Rowe Engineering
Council District 6

24. Case #ZON2007-01870 (Planned Unit Development)
(& 23) Resubdivision of Lot 1, Pesnell Subdivision

2260 Pesnell Court

(Northwest corner of Pesnell Court and Cottage Hill Road).

Planned Unit Development Approval to allow multiple buildings on a single building site and a reduced front-yard setback.

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- 25. Case #ZON2007-01769 (Planned Unit Development – Holdover)**
(& 26) Paul Persons
4474 Halls Mill Road
(North side of Halls Mill Road, 1825'± West of Riviere Du Chien Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4
- 26. Case #ZON2007-01875 (Rezoning)**
(& 25) Paul Persons
4474 Halls Mill Road
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere du Chien Road).
Rezoning from B-3, Community Business District, to B-3, Community Business District, to amend certain conditions.
Council District 4

OTHER BUSINESS:

Call for Public Hearing September 6, 2007 to consider an amendment to the Zoning Ordinance to provide regulations for the allowance of sandwich board signs citywide. Currently sandwich board signs are allowed only within the Henry Aaron Loop and the Loop Business District.

Assent to vacation of right-of-way along Dawes Road at McLeod Road.