

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 7, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

March 15, 2007; March 11, 2007; April 19, 2007; May 3, 2005; May 17, 2007

HOLDOVERS:

1. **Case #SUB2007-00091 (Subdivision)**
Augusta Subdivision, Unit Seven
West side of Vassar Court, 265'± North of Augusta Drive North.
Number of Lots / Acres: 16 Lots / 13.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
2. **Case #SUB2007-00090 (Subdivision)**
WMSHC Subdivision
227 Hillcrest Road
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).
Number of Lots / Acres: 1 Lot / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
3. **Case #ZON2007-01164 (Planned Unit Development)**
Weinacker's Montessori School, Inc.
227 Hillcrest Road
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5
4. **Case #ZON2007-01165 (Planning Approval)**
Weinacker's Montessori School, Inc.
227 Hillcrest Road
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).
Planning Approval to allow a school in an R-1, Single-Family Residential District.
Council District 5

EXTENSIONS:

5. **Case #SUB2006-00114**
Peake Place Subdivision, Resubdivision of
South side of Wimbledon Drive East, extending from South McGregor Avenue to Croydon Road.
Number of Lots / Acres: 4 Lots / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2007-00106**
Government/Airport Subdivision
1862 Government Street
(North side of Government Street, 165'± West of Ellis Avenue, and extending North to Airport Boulevard).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
7. **Case #SUB2007-00108**
Park Terrace Subdivision, Resubdivision of Lot 4
253 Park Terrace
(East side of Park Terrace, 135'± South of Government Street).
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Joseph T. Reagan, PLS
Council District 3
8. **Case #SUB2007-00111**
Downtowner and Michael Joint Venture Subdivision
(North side of Michael Boulevard, 180'± West of Downtowner Boulevard, and extending North to Downtowner Boulevard, 176'± North of Michael Boulevard).
Number of Lots / Acres: 1 Lot / 3.2± Acres
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 5

9. **Case #SUB2007-00114**
New Horizons Credit Union Commercial Subdivision
1610 Government Street
(North side of Government Street, 270'± East of South Monterey Street).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.
Council District 2

10. **Case #SUB2007-00121**
Dawes Lakes Estates Subdivision, Resubdivision of the Resubdivision of Lot 29
East side of Dawes Lakes Road South at the East terminus of Dawes Lake Boulevard).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

11. **Case #SUB2007-00107**
Paulk Subdivision
2051 West I-65 Service Road North
(West side of West I-65 Service Road North, 855'± North of Brookdale Drive North).
Number of Lots / Acres: 2 Lots / 10.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

12. **Case #SUB2007-00110**
Ellis Estates
3557 Firetower Road
(West side of Firetower Road, 722'± South of Maple Street).
Number of Lots / Acres: 2 Lots / 3.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

13. **Case #SUB2007-00119**
Glen Acres Subdivision, Resubdivision of Lots 1 and 32
9051 Glen Acres Drive North
(Southeast corner of Glen Acres Drive North and Riley Street).
Number of Lots / Acres: 2 Lots / 1.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

14. **Case #SUB2007-00120**
Landmark Industrial Park Subdivision, Unit 3, Resubdivision of Lots 4 and 5
South side of Halls Mill Road, 820'± West of Riviere Du Chien Road.
Number of Lots / Acres: 2 Lots / 13.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

15. **Case #SUB2007-00123**
DLM Subdivision, Resubdivision of Lots 2 and 3
2410 Dawes Road
(West side of Dawes Road, 180'± North of Cottage Hill Road, and extending West and South to Cottage Hill Road).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

16. **Case #SUB2007-00124**
F & S Subdivision, Resubdivision of Lot 2
Northeast corner of Demetropolis Road and Executive Park Drive.
Number of Lots / Acres: 2 Lots / 5.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

17. **Case #SUB2007-00115**
Petersen Pointe Subdivision
3709 Riviere Du Chien Road
(East side of the South terminus of Riviere Du Chien Road).
Number of Lots / Acres: 3 Lots / 2.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

18. **Case #SUB2007-00128**
Bellingrath Country Club Estates Subdivision, Willard Drive Addition Phase Two
North side of Willard Drive North, 156'± East of Willard Drive West; and South side of Willard Drive North, 156'± East of Willard Drive West; and South side of Willard Drive North, 125'± East of Bracklyn Court.
Number of Lots / Acres: 4 Lots / 1.9± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc.
County

19. **Case #SUB2007-00109**
Oyler Court Subdivision
East side of Oyler Road, 1000'± South of Jeff Hamilton Road.
Number of Lots / Acres: 29 Lots / 20.0± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

20. **Case #SUB2007-00103**
Torrington Place Subdivision
9737 and 9891 Nursery Road
(Southeast corner of Nursery Road and Snow Road North).
Number of Lots / Acres: 55 Lots / 18.5± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

21. **Case #SUB2007-00112**
Magnolia Springs Subdivision, Phase One
North side of Silver Pine Road, ½ mile ± West of Schillinger Road North.
Number of Lots / Acres: 172 Lots / 88.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County

22. **Case #SUB2007-00118**
Kings Branch Subdivision, Phase Two
North termini of Kings Gate Drive West, Kings Branch Drive East, and La
Coste Road; and extending to the West terminus of Royalty Way, and to the
North terminus of Meadow Lane.
Number of Lots / Acres: 175 Lots / 101.8± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

23. **Case #SUB2007-00117**
Winchester Subdivision, Units Two and Three
East termini of Winchester Drive North and Winchester Drive South.
Number of Lots / Acres: 234 Lots / 84.8± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

24. **Case #ZON2007-01458**
Stone Ridge at Somerby Park
West side of Somerby Drive, 135'± North of Grelot Road.
Planned Unit Development Approval to allow a 24-building, 317-unit apartment complex on a single building site.
Council District 6
25. **Case #ZON2007-01466**
Charles Steeg
Southwest corner of North Jackson Street and State Street
Planned Unit Development Approval to allow two single-family residential buildings on a single building site.
Council District 2
26. **Case #ZON2007-01467**
Lot 119, Phase 2, Corrected Heron Lakes Subdivision
South side of Blue Heron Ridge, 1270'± East of Skywood Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow for increased site coverage.
Council District 4

GROUP APPLICATIONS:

27. **Case #SUB2007-00104 (Subdivision)**
(& 28) **Knippers First Addition to Mobile Subdivision, Resubdivision of Lots 7 & 8**
2600 and 2602 St. Stephens Road
(Northeast corner of St. Stephens Road and Reynolds Avenue).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Byrd Surveying Inc.
Council District 1
28. **Case #ZON2007-01389 (Rezoning)**
(& 27) **Garland Montgomery**
2600 and 2602 St. Stephens Road
(Northeast corner of St. Stephens Road and Reynolds Avenue).
Rezoning from R-1, Single Family Residential, to LB-2, Limited Neighborhood Business District, to allow a beauty shop.
Council District 1

- 29. Case #SUB2007-00105 (Subdivision)**
(& 30) Southeast Corner Commercial Park Subdivision, Resubdivision of Lots 1 & 2
South side of Zeigler Boulevard, 660'± East of Cody Road North.
Number of Lots / Acres: 2 Lots / 19.5± Acres
Engineer / Surveyor: Byrd Surveying Inc.
Council District 7
- 30. Case #ZON2007-01390 (Rezoning)**
(& 29) JDE Investments, LLC
South side of Zeigler Boulevard, 660'± East of Cody Road North.
Rezoning from R-3, Multiple-Family Residential, and B-3, Community Business District, to B-3, Community Business District, to allow a landscaping business office and warehouse.
Council District 7
- 31. Case #ZON2007-01451 (Planned Unit Development)**
(& 32) Johnny Randall Cotton and Angela K. Cotton
4800 Tufts Road
(West side of Tufts Road, 50'± North of Furman Drive).
Planned Unit Development Approval to allow seven single-family residential and two common area/utility buildings on a single-building site.
Council District 4
- 32. Case #ZON2007-01452 (Rezoning)**
(& 31) Johnny Randall Cotton and Angela K. Cotton
4800 Tufts Road
(West side of Tufts Road, 50'± North of Furman Drive).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential, to allow seven single-family residential and two common area/utility buildings on a single-building site.
Council District 4
- 33. Case #SUB2007-00113 (Subdivision)**
(& 34 & 35) McGill-Toolen Athletic Complex Subdivision
3610 Michael Boulevard
(Northeast corner of Michael Boulevard and Marion Beckham Drive).
Number of Lots / Acres: 1 Lot / 20.4± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 5

- 34. Case #ZON2007-01453 (Planning Approval)**
(& 33 & 35) Archbishop of Mobile – Father William Farmer
3610 Michael Boulevard
(Northeast corner of Michael Boulevard and Marion Beckham Drive).
Planning Approval to allow a private school athletic complex in an R-1, Single-Family Residential District.
Council District 5
- 35. Case #ZON2007-01454 (Planned Unit Development)**
(& 33 & 34) Archbishop of Mobile – Father William Farmer
3610 Michael Boulevard
(Northeast corner of Michael Boulevard and Marion Beckham Drive).
Planned Unit Development Approval to allow a stadium complex with multiple buildings on a single building site.
Council District 5
- 36. Case #SUB2007-00116 (Subdivision)**
(& 37) Myers at General Bullard Subdivision
4686 Airport Boulevard
(Northeast corner of Airport Boulevard and General Bullard Avenue).
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Clark , Geer, Latham & Associates, Inc.
Council District 5
- 37. Case #ZON2007-01460 (Planned Unit Development)**
(& 36) Myers at General Bullard Subdivision
4686 Airport Boulevard
(Northeast corner of Airport Boulevard and General Bullard Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5
- 38. Case #SUB2007-00122 (Subdivision)**
(& 39 & 40) Olsson Motel Subdivision
4137 Government Boulevard
(South side of Government Boulevard, 1750'± East of Crestview Drive).
Number of Lots / Acres: 1 Lot / 3.2± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
Council District 4

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- 39. Case #ZON2007-01461 (Rezoning)**
(& 38 Rashimiben S. Patel
& 40) 4137 Government Boulevard
(South side of Government Boulevard, 1750'± East of Crestview Drive).
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood
Business District, to allow a motel.
Council District 4
- 40. Case #ZON2007-01462 (Planned Unit Development)**
(& 38 Olsson Motel Subdivision
& 39) 4137 Government Boulevard
(South side of Government Boulevard, 1750'± East of Crestview Drive).
Planned Unit Development Approval to allow multiple buildings on a single
building site.
Council District 4
- 41. Case #SUB2007-00125 (Subdivision)**
(& 42 Woodcreek Subdivision
& 43) West side of Sollie Road, 215'± South of Cambridge Drive).
Number of Lots / Acres: 260 Lots / 66.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
- 42. Case #SUB2007-00126 (Subdivision)**
(& 41 Hidden Lakes Subdivision
& 43) 7600 and 7601 Lesley Court
(East terminus of Lesley Court).
Number of Lots / Acres: 60 Lots / 62.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
- 43. Case #SUB2007-00127 (Subdivision)**
(& 41 Sweetwater Subdivision
& 42) (250'± South of Tara Drive North, abutting the proposed Hidden Lakes
Subdivision).
Number of Lots / Acres: 51 Lots / 9.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

OTHER BUSINESS: