

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 17, 2007 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2007-00061 (Subdivision)**  
**Cottage Oaks Subdivision**  
Southeast corner of Brookfield Drive North and Brookfield Drive West.  
**Number of Lots / Acres:** 3 Lots / 0.7± Acre  
**Engineer / Surveyor:** Polysurveying Engineering and Land Surveying  
Council District 4
  
2. **Case #SUB2007-00072 (Subdivision)**  
**The Old Finch Place Subdivision**  
4600 Schillinger Road South  
(West side of Schillinger Road South, 175'± South of Bullitt Drive, and  
extending Westward to Clearview Drive).  
**Number of Lots / Acres:** 3 Lots / 6.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
3. **Case #ZON2007-00924 (Rezoning)**  
**Horace L. Long, Jr.**  
Northeast corner of Old Shell Road and Parkway East, and extending East to  
Border Drive East, and North to an unnamed city right-of way.  
Rezoning from R-1, Single Family Residential, to B-1, Buffer Business District,  
to allow a business office for a cable television company (no service provided  
from this location).  
Council District 7
  
4. **Case #SUB2007-00070 (Subdivision)**  
(**& 5**) **University Oaks Office Park Subdivision**  
(West side of University Boulevard, 300'± South of Boulevard Park South).  
**Number of Lots / Acres:** 1 Lot / 2.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 6

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5. **Case #ZON2007-00972 (Rezoning)**  
(**& 4**) **N & K, Inc. and Vidmon & Cordelia M. Betts**  
(West side of University Boulevard, 300'± South of Boulevard Park South).  
Rezoning from R-1, Single Family Residential, to B-1, Buffer Business District,  
to allow an office building.  
Council District 6
  
6. **Case #SUB2007-00052**  
**Los Tres Amigos Number One Subdivision**  
5805 U.S. Highway 90 West  
(Southeast corner of U.S. Highway 90 West and Fore Road [private drive]).  
**Number of Lots / Acres:** 1 Lot / 1.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

**EXTENSIONS:**

7. **Case #ZON2005-00998 (Planned Unit Development)**  
(**& 8**) **Forest Cove Subdivision, Unit Three and Unit Four**  
South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to  
the West side of Forest Dell Road, 725'± North of its South terminus.  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow reduced lot widths and sizes, reduced building  
setbacks, and increased site coverage in a single-family residential subdivision.  
Council District 7
  
8. **Case #SUB2005-00095 (Subdivision)**  
(**& 7**) **Forest Cove Subdivision, Unit Three and Unit Four**  
South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to  
the West side of Forest Dell Road, 725'± North of its South terminus.  
**Number of Lots / Acres:** 137 Lots / 44.4± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
  
9. **Case #SUB2006-00057 (Subdivision)**  
**Burlington Place Subdivision Additions**  
South terminus of Burlington Drive East.  
**Number of Lots / Acres:** 37 Lots / 36.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

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10. **Case #SUB2006-00108 (Subdivision)**  
**Hunter's Cove Subdivision, Unit Two, Phase Three**  
135' ± East of Gamepoint Drive West, at the East terminus of Vane Court street stub.  
**Number of Lots / Acres:** 12 Lots / 4.3± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.  
County
  
11. **Case #SUB2006-00109 (Subdivision)**  
**Hunter's Cove Subdivision, Unit One, Phase Two**  
East terminus of Beretta Drive.  
**Number of Lots / Acres:** 35 Lots / 9.5± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.  
County
  
12. **Case #SUB2006-00110 (Subdivision)**  
**Hunter's Cove Subdivision, Unit Two, Phase Two**  
South terminus of Mackenzie Drive, extending to the West terminus of Hooper Street, the East terminus of Cheyenne Street South, and the North terminus of Gamepoint Drive West.  
**Number of Lots / Acres:** 66 Lots / 35.2± Acres  
**Engineer / Surveyor:** Engineering Development Services, L.L.C.  
County

**NEW SUBDIVISION APPLICATIONS:**

13. **Case #SUB2007-00093**  
**Tillman's Corner Office Park Subdivision**  
East side of Dozier Lane, 412' ± North of U. S. Highway 90 West Service Road, and extending East to U. S. Highway 90 West Service Road.  
**Number of Lots / Acres:** 1 Lot / 2.3± Acres  
**Engineer / Surveyor:** Driven Engineering, Inc.  
County
  
14. **Case #SUB2007-00097**  
**Theodore Highland Estates Subdivision, 10<sup>th</sup> Addition, Revised Lot 4**  
North side of Austin Avenue, 286' ± North of Browder Avenue.  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering and Land Surveying  
County

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15. **Case #SUB2007-00094**  
**Parkers Place Subdivision**  
8971 & 8291 Pinebough Avenue  
(South side of Pinebough Avenue, 175'± East of Leroy Stevens Road).  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Marshall A. McLeod, PLS, LLC  
County
16. **Case #SUB2007-00098**  
**Hebden Subdivision**  
2800 Lees Lane  
(West side of Lees Lane, 370'± South of Halls Mill Road).  
**Number of Lots / Acres:** 2 Lots / 2.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

**NEW SIDEWALK WAIVER APPLICATIONS:**

17. **Case #ZON2007-01224**  
**Larry Oberkirch**  
Northwest corner of Beltline Park Drive South and Beltline Park Drive East.  
Request to waive construction of a sidewalk along Beltline Park Drive South  
and Beltline Park Drive East.  
Council District 1
18. **Case #ZON2007-01251**  
**Motors Acceptance Corporation**  
South side of Government Boulevard, 285'± East of MacMae Drive.  
Request to waive construction of a sidewalk along Government Boulevard.  
Council District 4

**GROUP APPLICATIONS:**

19. **Case #SUB2007-00096 (Subdivision)**  
(**& 20**) **Mobile Central Subdivision**  
2570, 2590, & 2598 Government Boulevard  
(Northeast corner of Kreitner Street and Government Boulevard Service Road).  
**Number of Lots / Acres:** 1 Lot / 14.6± Acres  
**Engineer / Surveyor:** Kimley-Horn and Associates, Inc.  
Council District 5

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- 20. Case #ZON2007-01270 (Rezoning)**  
**(& 19) Christopher J. Nix, Agent**  
2570, 2590, & 2598 Government Boulevard  
(Northeast corner of Kreitner Street and Government Boulevard Service Road).  
Rezoning from R-1, Single-family Residential, B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split-zoning and allow a retail store.  
Council District 5
- 21. Case #SUB2007-00099 (Subdivision)**  
**(& 22) Mt. Zion Subdivision, Unit One & Two**  
1001, 1007, 1009, & 1012 Adams Street and 263 North Pine Street  
(Southwest corner of Adams Street and North Pine Street & North side of Adams Street, 120'± West of North Pine Street, extending West to Kennedy Street and North to Basil Street).  
**Number of Lots / Acres:** 2 Lots / 1.8± Acres  
**Engineer / Surveyor:** Cummings and Associates  
Council District 2
- 22. Case #ZON2007-01284 (Planning Approval)**  
**(& 21) Mt. Zion Baptist Church (Ben Cummings, Agent)**  
1012 Adams Street  
(North side of Adams Street, 120'± West of North Pine Street, extending West to Kennedy Street and North to Basil Street).  
Planning Approval to allow expansion of an existing church in an R-2, Two-Family Residential District.  
Council District 2
- 23. Case #SUB2007-00100 (Subdivision)**  
**(& 24) Toulminville Subdivision**  
517 and 518 Dixie Street  
(Southeast corner of Dixie Street and Schwarz Street, and extending South to Clement Street & Northeast corner of Dixie Street and Clement Street, and extending North to the corner of Hathcox Street and Schwarz Street).  
**Number of Lots / Acres:** 30 Lots / 5.7± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 1

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- 24. Case #ZON2007-01285 (Planned Unit Development)**  
**(& 23) Toulminville Subdivision**  
517 and 518 Dixie Street  
(Southeast corner of Dixie Street and Schwarz Street, and extending South to Clement Street & Northeast corner of Dixie Street and Clement Street, and extending North to the corner of Hathcox Street and Schwarz Street).  
Planned Unit Development Approval to allow reduced lot widths, reduced lot sizes, reduced side-yard setbacks, and increased site coverage.  
Council District 1
- 25. Case #SUB2007-00101 (Subdivision)**  
**(& 26 Regal Investments, LLC Subdivision**  
**& 27)** (North side of Government Boulevard Service Road, 560'± West of West I-65 Service Road South, and extending Northwest to Lakeside Drive).  
**Number of Lots / Acres:** 2 Lots / 9.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
- 26. Case #ZON2007-01278 (Rezoning)**  
**(& 25 Regal Investments, LLC**  
**& 27)** (North side of Government Boulevard Service Road, 560'± West of West I-65 Service Road South, and extending Northwest to Lakeside Drive).  
Rezoning from B-3, Community Business District, to I-1, Light Industry District, to allow an office, laboratory, and equipment storage for a geotechnical firm.  
Council District 4
- 27. Case #ZON2007-01286 (Planned Unit Development)**  
**(& 25 Regal Investments, LLC**  
**& 26)** (North side of Government Boulevard Service Road, 560'± West of West I-65 Service Road South, and extending Northwest to Lakeside Drive).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4
- 28. Case #ZON2007-01272 (Planning Approval)**  
**(& 29) Gates of Praise Church**  
2251 Webb Avenue  
(West terminus of Webb Avenue and extending South to McVay Drive North).  
Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District.  
Council District 3

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- 29. Case #ZON2007-01274 (Planned Unit Development)**  
**(& 28) Gates of Praise Church**  
2251 Webb Avenue  
(West terminus of Webb Avenue and extending South to McVay Drive North).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 3
- 30. Case #ZON2007-01277 (Planned Unit Development)**  
**(& 31) Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agent)**  
1557 Sans Souci Road  
(South terminus of Sans Souci Road, extending South to I-10).  
Planned Unit Development Approval to amend a previously approved planned unit development to allow multiple buildings on a single building site, including a severe weather attenuation tank, lift station, and auxiliary equipment to fill and withdraw wastewater from the tank.  
Council District 4
- 31. Case #ZON2007-01279 (Planning Approval)**  
**(& 30) Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agent)**  
1557 Sans Souci Road  
(South terminus of Sans Souci Road, extending South to I-10).  
Planning Approval to amend a previously approved planning approval to allow a water or sewage pumping station and water storage in an R-1, Single-Family Residential District.  
Council District 4

**OTHER BUSINESS:**