MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLODOVERS:

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
5. Case #ZON2007-00972 (Rezoning) 
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.

EXTENSIONS:

7. Case #ZON2005-00998 (Planned Unit Development)
( 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)
( 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
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, 10th 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
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
20. Case #ZON2007-01270 (Rezoning)  
 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)  
 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)  
 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)  
 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
24. Case #ZON2007-01285 (Planned Unit Development)
   **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)
   **Regal Investments, LLC Subdivision**
   (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)
   **Regal Investments, LLC**
   (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)
   **Regal Investments, LLC**
   (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)
   **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
29. Case #ZON2007-01274 (Planned Unit Development)  
   (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)  
   (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)  
   (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: