

MOBILE CITY PLANNING COMMISSION AGENDA

MAY 3, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2007-00059 (Subdivision)

Palmer Woods Subdivision, Phase III

West side of Oakhill Drive, ½ mile± North of Moffett Road.

Number of Lots / Acres: 48 Lots / 20.7± Acres

Engineer / Surveyor: Austin Engineering Co., Inc.
County

Case #SUB2007-00060 (Subdivision)

Southern Oaks Estates Subdivision, Unit Six, Part B

Northwest side of Wear Road, ½ mile± South of Dawes Road.

Number of Lots / Acres: 11 Lots / 5.6± Acres

Engineer / Surveyor: Austin Engineering Co., Inc.
County

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

Case #SUB2007-00066

Robert Alston Subdivision

7123 Smith Street

(East side of Smith Street, 160'± South of Stegall Street).

Number of Lots / Acres: 2 Lots / 2.0± Acres

Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

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Case #SUB2007-00055

Bel Air Executive Park Subdivision, Second Unit, Resubdivision of Lots 27, 28, and 29

Northwest corner of Pleasant Valley Road and Executive Park Drive.

Number of Lots / Acres: 3 Lots / 1.0± Acre

Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 5

Case #ZON2007-00864

Spectronics Addition

1206 Montlimar Drive

(West side of Montlimar Drive, 320'± South of Montlimar Plaza Drive).

Planned Unit Development Approval to allow shared access and parking between two commercial building sites.

Council District 5

Case #SUB2007-00067 (Subdivision)

Grande Oaks at Hillcrest Subdivision

2709 Hillcrest Road

(East side of Hillcrest Road, 340'± North of Shady Lane).

Number of Lots / Acres: 12 Lots / 5.2± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

Case #ZON2007-00865 (Planned Unit Development)

Grande Oaks at Hillcrest Subdivision

2709 Hillcrest Road

(East side of Hillcrest Road, 340'± North of Shady Lane).

Planned Unit Development Approval to allow a residential subdivision with a gated private road.

Council District 6

Case #SUB2007-00068 (Subdivision)

Lot A of the Oaks Subdivision

Landlocked parcel located 140'± North of the right-of-way of Weddington Court, and 520'± East of the right-of-line of Hillcrest Road.

Number of Lots / Acres: 1 Lot / 1.1± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

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Case #ZON2007-00866 (Planned Unit Development)

Lot A of the Oaks Subdivision

Landlocked parcel located 140'± North of the right-of-way of Weddington Court, and 520'± East of the right-of-line of Hillcrest Road.

Planned Unit Development Approval to allow a residential subdivision with a gated private road.

Council District 6

EXTENSIONS:

Case #SUB2006-00070 (Subdivision)

Haverty's Subdivision

7033 Airport Boulevard

(South side of Airport Boulevard, 515'± East of Cody Road South).

Number of Lots / Acres: 1 Lot / 3.8± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

Case #SUB2006-00071 (Subdivision)

Taylor Pointe Subdivision (Formerly Hamilton Woods Subdivision)

9650 Jeff Hamilton Road

(North side of Jeff Hamilton Road, ¼ mile± North of Repoll Road).

Number of Lots / Acres: 98 Lots / 39.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

County

Case #SUB2006-00072 (Subdivision)

Woodland Hills Subdivision, Remainder of

West termini of Woodland Way, Woodstone Drive, and Woodbend Drive, and the North terminus of Woodland Hills Drive West; and the West and South termini of Woodforest Drive.

Number of Lots / Acres: 94 Lots / 40.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

County

Case #SUB2006-00081

New Country Club Estates Subdivision, Fifth Unit, Resubdivision of Lot 13

49 Jordan Lane

(South side of Jordan Lane, 260'± West of Byrnes Boulevard).

Number of Lots / Acres: 2 Lots / 1.0± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Council District 5

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2007-00081**
Brian and Jenn's Place Subdivision
South side of Riverview Pointe Drive [Private Road], 1,768'± East of Old Rangeline Road.
Number of Lots / Acres: 1 Lot / 10.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

2. **Case #SUB2007-00083**
Heather Estates Subdivision
East side of Gold Mine Road, 270'± North of Three Notch Road.
Number of Lots / Acres: 1 Lots / 0.49± Acre
Engineer / Surveyor: Moseley Surveying Company
County

3. **Case #SUB2007-00080**
Willow Glen Subdivision, Resubdivision of Lot 1
3850 Dawes Road
(West side of Dawes Road, 875'± South of Heid Place and extending West to McFarland Road).
Number of Lots / Acres: 2 Lots / 6.98± Acres
Engineer / Surveyor: Peacock Land Surveying, Inc
County

4. **Case #SUB2007-00082**
West Gordon Division of the Favre Tract, Resubdivision of Lot 1, Square 99
350 South Broad Street
(Southwest corner of Broad Street and Savannah Street).
Number of Lots / Acres: 2 Lots / 0.2± Acre
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 2

5. **Case #SUB2007-00088**
Watson Addition to Lakeside Commercial Park Subdivision
780 Lakeside Drive
(West side of Lakeside Drive, 730'± South of Lakeside Drive South, and extending South to the West terminus of Joy Springs Drive, and North to Lakeside Drive West).
Number of Lots / Acres: 2 Lots / 20.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

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6. **Case #SUB2007-00091**
Augusta Subdivision, Unit Seven
West side of Vassar Court, 265'± North of Augusta Drive North.
Number of Lots / Acres: 15 Lots / 8.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

7. **Case #SUB2007-00073**
Stratford Place Subdivision
North side of Grelot Road, 210'± West of Chimney Top Drive West.
Number of Lots / Acres: 19 Lots / 14.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

8. **Case #SUB2007-00079**
Overlook Station Subdivision
1408 Cody Road North and 6960 Overlook Road
(Southeast corner of Overlook Road and Howells Ferry Road extending West to
Cody Road, and South to Victor Road).
Number of Lots / Acres: 62 Lots / 17.6± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 7

9. **Case #SUB2007-00089**
Falling Leaf Subdivision, Unit Two
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms
Drive, extending to the East terminus of Raleigh Boulevard.
Number of Lots / Acres: 84 Lots / 56.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW PLANNING APPROVAL APPLICATIONS:

10. **Case #ZON2007-01143**
New Horizons Credit Union (Ben Cummings, Agent)
1610 Government Street
(North side of Government Street, 270'± East of South Monterey Street).
Planning Approval to allow a credit union in a B-1, Buffer Business District.
Council District 2

GROUP APPLICATIONS:

11. **Case #SUB2007-00084 (Subdivision)**
(& 12) **Berg Pipe Subdivision**
900 Paper Mill Road
(North side of Paper Mill Road at the North terminus of McKinley Street).
Number of Lots / Acres: 1 Lot / 86.0± Acres
Engineer / Surveyor: McCrory-Williams, Inc.
Council District 2
12. **Case #ZON2007-01157 (Rezoning)**
(& 11) **Berg Spiral Pipe Corporation**
900 Paper Mill Road
(North side of Paper Mill Road at the North terminus of McKinley Street).
Rezoning from R-1, Single-Family Residential District and I-2, Heavy Industry District, to I-2, Heavy Industry District, to eliminate split zoning and allow a steel pipe manufacturing facility.
Council District 2
13. **Case #SUB2007-00085 (Subdivision)**
(& 14) **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: Byrd Surveying, Inc.
Council District 6
14. **Case #ZON2007-01158 (Rezoning)**
(& 13) **Tim Nguven**
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive).
Rezoning from R-1, Single-Family Residential District, to LB-2, Limited-Neighborhood Business District, to allow specialty shops in a multiple-tenant building.
Council District 6
15. **Case #SUB2007-00086 (Subdivision)**
(& 16) **Louise Place Subdivision**
1156 Louise Avenue
(South terminus of Louise Avenue, extending East to McNeill Avenue and South to Gulver Street [unopened, prescriptive right-of-way]).
Number of Lots / Acres: 26 Lots / 5.8± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 6

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- 16. Case #ZON2007-01159 (Planned Unit Development)**
(& 15) Louise Place Subdivision
1156 Louise Avenue
(South terminus of Louise Avenue, extending East to McNeill Avenue and South to Gulver Street [unopened, prescriptive right-of-way]).
Planned Unit Development Approval to allow a residential subdivision with reduced lot sizes, reduced minimum front and side-yard setbacks, and increased site coverage.
Council District 6
- 17. Case #SUB2007-00087 (Subdivision)**
(& 18) Annunciation Greek Orthodox Church Subdivision
& 19) 50, 60, & 62 South Ann Street, and 65 Bradford Avenue
(Southwest corner of South Ann Street and Azalea Street, and extending West to Bradford Avenue).
Number of Lots / Acres: 1 Lot / 3.3± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2
- 18. Case #ZON2007-01160 (Planning Approval)**
(& 17) Annunciation Greek Orthodox Church / Greek Orthodox Society
& 19) 50, 60, & 62 South Ann Street, and 65 Bradford Avenue
(Southwest corner of South Ann Street and Azalea Street, and extending West to Bradford Avenue).
Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District.
Council District 2
- 19. Case #ZON2007-01161 (Planned Unit Development)**
(& 17) Annunciation Greek Orthodox Church / Greek Orthodox Society
& 18) 50, 60, & 62 South Ann Street, and 65 Bradford Avenue
(Southwest corner of South Ann Street and Azalea Street, and extending West to Bradford Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 20. Case #SUB2007-00090 (Subdivision)**
(& 21) WMSHC Subdivision
& 22) 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

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- 21. Case #ZON2007-01164 (Planned Unit Development)**
(& 20 Weinacker's Montessori School, Inc.
& 22) 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
- 22. Case #ZON2007-01165 (Planning Approval)**
(& 20 Weinacker's Montessori School, Inc.
& 21) 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
- 23. Case #SUB2007-00092 (Subdivision)**
(& 24, Highland Professional Park Subdivision, Resubdivision of Lots 2 & 3
25, 26, 6140 Airport Boulevard
& 27) (North side of Airport Boulevard, 150'± West of Highland Woods Drive East).
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 24. Case #ZON2007-01171 (Planned Unit Development)**
(& 23, Highland Professional Park Subdivision, Resubdivision of Lots 2 & 3
25, 26, 6140 Airport Boulevard
& 27) (North side of Airport Boulevard, 150'± West of Highland Woods Drive East).
Planned Unit Development Approval to allow shared access between multiple building sites.
Council District 5
- 25. Case #ZON2007-01172 (Rezoning)**
(& 23, TOG Properties, LLC
24, 26, 6140 Airport Boulevard
& 27) (North side of Airport Boulevard, 150'± West of Highland Woods Drive East).
Rezoning from B-1, Buffer Business District, to B-1, Buffer Business District, to remove certain rezoning conditions.
Council District 5

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- 26. Case #ZON2007-01182 (Planning Approval)**
(& 23, TOG Properties, LLC
24, 25, 6140 Airport Boulevard
& 27) (North side of Airport Boulevard, 150' ± West of Highland Woods Drive East).
Planning Approval to allow a bank in a B-1, Buffer Business District.
Council District 5
- 27. Case #ZON2007-01173 (Sidewalk Waiver)**
(& 23, TOG Properties, LLC
24, 25, 6140 Airport Boulevard
& 26) (North side of Airport Boulevard, 150' ± West of Highland Woods Drive East).
Request to waive construction of a sidewalk along Airport Boulevard
Council District 5
- 28. Case #ZON2007-01162 (Planned Unit Development)**
(& 29) MacMae Venture, LLC & Georgetown Partners, LLC
2789 MacMae Drive
(South terminus of MacMae Drive).
Planned Unit Development Approval to allow shared access and parking
between two building sites.
Council District 5
- 29. Case #ZON2007-01163 (Planning Approval)**
(& 28) MacMae Venture, LLC & Georgetown Partners, LLC
2789 MacMae Drive
(South terminus of MacMae Drive).
Planning Approval to allow heavy distribution (gross floor area more than
40,000 square feet) in a B-3, Community Business District.
Council District 5

OTHER BUSINESS:

Brief discussion regarding modifications to agenda numbering system.