

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 3, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1.
(&2
&3) **Case #SUB2007-00249 (Subdivision)**
McMurray Place Subdivision
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston Lane.
Number of Lots / Acres: 58 Lots / 12.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

2. **Case #ZON2007-02464 (Planned Unit Development)**
(&1
&3) **McMurray Place Subdivision**
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'+ South of Johnston Lane.
Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.
Council District 6

3. **Case #ZON2007-02709 (Rezoning)**
(&1
&2) **McMurray Place, LLC**
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'+ South of Johnston Lane.
Rezoning from R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to remove a condition of the previous rezoning.
Council District 6

4. **Case #SUB2007-00282 (Subdivision)**
Conception-New Jersey Subdivision
857 South Conception Street
(Southeast corner of Conception Street and New Jersey Street).
Number of Lots / Acres: 1 Lot / 8.3+ Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

5. **Case #SUB2007-00296 (Subdivision)**
The Christian Bible Teaching Church Subdivision
1805 Duncan Street
(South side of Duncan Street, 70'+ East of Houston Street).
Number of Lots / Acres: 1 Lot / 0.3+ Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

6. **Case #ZON2007-02714 (Rezoning)**
Rollie Steele
East side of East Drive, 240'+ North of Eastridge Place.
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to allow a duplex residence.
Council District 5

7. **Case #SUB2007-00274 (Subdivision)**
(**&8** **St. Dominic Catholic Church Subdivision**
(**&9**) 4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Number of Lots / Acres: 1 Lot 13.0+ Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

8. **Case #ZON2007-02598 (Planned Unit Development)**
(**&7** **St. Dominic Catholic Church Subdivision**
(**&9**) 4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planned Unit Development Approval for the Master Plan of an existing church to allow multiple buildings on a single building site.
Council District 4

- 9. Case #ZON2007-02611 (Planning Approval)**
(&7 St. Dominic Catholic Church
&8) 4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planning Approval to allow the expansion of a parking lot at an existing church in an R-1, Single-Family Residential district.
Council District 4
- 10. Case #SUB2007-00279 (Subdivision)**
(&11 Apostolic Faith Church Subdivision
&12) 969 Weinacker Avenue
(West side of Weinacker Avenue, 100'+ North of Dublin Street, extending to the North side of Dublin Street, 95'+ East of Weinacker Avenue).
Number of Lots / Acres: 1 Lot / 0.4+ Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 3
- 11. Case #ZON2007-02695 (Planned Unit Development)**
(&10 Apostolic Faith Church Subdivision
&12) 969 Weinacker Avenue
(West side of Weinacker Avenue, 100'+ North of Dublin Street, extending to the North side of Dublin Street, 95'+ East of Weinacker Avenue).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 3
- 12. Case #ZON2007-02696 (Planning Approval)**
(&10 Apostolic Faith Church Subdivision
&11) 969 Weinacker Avenue
(West side of Weinacker Avenue, 100'+ North of Dublin Street, extending to the North side of Dublin Street, 95'+ East of Weinacker Avenue).
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district, for a storage shed.
Council District 3
- 13. Case #SUB2007-00293 (Subdivision)**
(&14) Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2, Resubdivision of Lot 2B
Northeast corner of Hillcrest Road and Omni Park Drive.
Number of Lots / Acres: 1 Lot / 1.7+ Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 6

14. Case #ZON2007-02725 (Planned Unit Development)
(&13) **Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2, Resubdivision of Lot 2B**

Northeast corner of Hillcrest Road and Omni Park Drive.

Planned Unit Development Approval to allow two buildings on a single building site.

Council District 6

EXTENSIONS:

15. Case #SUB2001-00177 (Subdivision)
Bellingrath Road Country Club Estates Subdivision, Addition to
East terminus of Country Club Boulevard and extending through to the Southwest corner of Old Military Road and Section Line Road.

Number of Lots / Acres: 569 Lots / 243.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

16. Case #SUB2004-00268 (Subdivision)
Timberlane Woods

At the North terminus of Cross Creek Drive and the West terminus of Larchmont Drive and the West terminus of Timberline Ridge Drive.

Number of Lots / Acres: 33 Lots / 15.67 ± Acres

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

17. Case #SUB2004-00272 (Subdivision)
Spring Grove Subdivision, Unit Two

West terminus of Spring Grove South, extending to the North terminus of Summer Crossings and the West terminus of Spring Grove North; and the West side of Dawes Road extending to the North terminus of Spring Grove Court.

Number of Lots / Acres: 173 Lots / 36.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc
County

NEW SUBDIVISION APPLICATIONS:

18. Case #SUB2007-00309
Hillport Commercial Subdivision

6401 Airport Boulevard

(Southwest corner of Airport Boulevard and Hillcrest Road).

Number of Lots / Acres: 1 Lot / 1.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.
Council District 6

PLANNING COMMISSION

JANUARY 3, 2008

PAGE 5

- 19. Case #SUB2007-00310**
Bethel Place Subdivision
1825 Snow Road North
(West side of Snow Road North, 4/10 mile \pm South of Whip Poor Will Drive).
Number of Lots / Acres: 1 Lot / 1.5 \pm Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
- 20. Case #SUB2007-00311**
Nautical Pointe Subdivision
East side of Dauphin Island Parkway, 770' \pm North of Dog River.
Number of Lots / Acres: 1 Lot / 0.7 \pm Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3
- 21. Case #SUB2007-00319**
R & C Leasing Subdivision
7535 Theodore Dawes Road
(West side of Theodore Dawes Road, 140' \pm South of the West terminus of
Helton Road).
Number of Lots / Acres: 1 Lot / 4.7 \pm Acres
Engineer / Surveyor: Lawler and Company
County
- 22. Case #SUB2007-00320**
Stone Hedge Subdivision, Unit Five, Resubdivision of Lots 14 and 15
North side of Oakbrook Court at its West terminus.
Number of Lots / Acres: 1 Lot / 1.0 \pm Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
- 23. Case #SUB2007-00312**
Madison-Law Subdivision
11050 Tanner Williams Road
(North side of Tanner Williams Road, 325' \pm East of Pumping Station Road).
Number of Lots / Acres: 2 Lots / 2.0 \pm Acres
Engineer / Surveyor: Wattier Surveying, Inc.
County
- 24. Case #SUB2007-00314**
Highcrest Subdivision, Unit One, Resubdivision of Lot 63
South side of Yorkwood Road South, 250 \pm West of Brookline Drive West.
Number of Lots / Acres: 2 Lots / 1.1 \pm Acres
Engineer / Surveyor: Rowe Surveying and Engineering, Inc.
Council District 6

25. **Case #SUB2007-00321**
The Mobile Commerce Park Subdivision, Phase I, The Resubdivision of Lot 4, Resubdivision of Lot 3, and Lot 4-B
East side of Commerce Boulevard East, 270' ± South of Todd Acres Road.
Number of Lots / Acres: 2 Lots / 8.5 ± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

26. **Case #SUB2007-00322**
Wildlife Preservation LLC Subdivision
10090 McLeod Road
(North side of McLeod Road, 640' ± East of Oyler Road).
Number of Lots / Acres: 2 Lots / 9.7 ± Acres
Engineer / Surveyor: Lawler and Company
County

27. **Case #SUB2007-00308**
Huff Family Division Subdivision
6451 Maurice Poiroux Road
(East side of Maurice Poiroux Road, 990' ± South of Leytham Road).
Number of Lots / Acres: 3 Lots / 10.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

28. **Case #SUB2007-00315**
Abba Temple Subdivision
7701 Hitt Road
(Southeast Corner of Schillinger and Hitt Road).
Number of Lots / Acres: 4 Lots / 39.3 ± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

29. **Case #SUB2007-00316**
Alabaster Subdivision
North side of Howells Ferry Road, ¼ mile ± East of the North terminus of Havens Road.
Number of Lots / Acres: 9 Lots / 11.5 ± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

30. **Case #SUB2007-00318**
Harmony Ridge Subdivision, Unit 4
East terminus of Harmony Ridge Circle South, extending to the East terminus of Harmony Ridge Circle North.
Number of Lots / Acres: 20 Lots / 9.4 ± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County
31. **Case #SUB2007-00317**
Creekwood Subdivision, Unit III
South terminus of Ridgeline Drive.
Number of Lots / Acres: 26 Lots / 36.0 ± Acres
Engineer / Surveyor: Rester and Colman Engineers, Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

32. **Case #ZON2007-02848**
Global Tel Link
2607 and 2609 Cameron Street, and 51, 53, and 55 Alexander Street.
(South side of Cameron Street 150' ± West of Alexander Street, extending to the West side of Alexander Street 100' ± South of Cameron Street).
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between building sites.
Council District 1

GROUP APPLICATIONS:

33. **Case #ZON2007-02809 (Sidewalk Waiver)**
(**&34** **Moffett Road Assembly of God**
&**35**) 6159 Moffett Road
(South side of Moffett Road, ¾ mile± West of Powell Drive).
Request to waive construction of a sidewalk along Moffett Road.
Council District 7
34. **Case #ZON2007-02808 (Planned Unit Development)**
(**&33** **Moffett Road Assembly of God**
&**35**) 6159 Moffett Road
(South side of Moffett Road, ¾ mile± West of Powell Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 7

35. **Case #ZON2007-02807 (Planning Approval)**
(**&33** **Moffett Road Assembly of God**
&34) 6159 Moffett Road
(South side of Moffett Road, $\frac{3}{4}$ mile \pm West of Powell Drive).
Planning Approval to allow the expansion of an existing church in an R-1,
Single-Family Residential District, to include a maintenance storage/workshop
building and additional parking.
Council District 7
36. **Case #SUB2007-00313**
(**&37**) **Bradford Place Townhomes, Resubdivision of, Resubdivision of**
East side of West Drive at the East terminus of Northwoods Court, extending to
the West side of Center Drive.
Number of Lots / Acres: 40 Lots / 3.9 \pm Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District: 5
37. **Case #ZON2007-02843 (Planned Unit Development)**
(**&36**) **Bradford Place Townhomes, Resubdivision of, Resubdivision of**
East side of West Drive at the East terminus of Northwoods Court, extending to
the West side of Center Drive.
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow a gated private street single-family residential
subdivision with a 6' high wood fence and brick wall within the front 25'
minimum building setback line.
Council District 5

OTHER BUSINESS: