

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 20, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2008-00023 (Subdivision)**  
**Townsite of Semmes Subdivision, Block 1, Resubdivision of and Addition to Lots 20, 21, 22, and a Portion of Lots 23 and 24**  
Northwest corner of Illinois Street and Michigan Avenue (unopened public right-of-way), extending to the South side of Church Street, 200'± West of Illinois Street.  
**Number of Lots / Acres:** 3 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
2. **Case #SUB2008-00016 (Subdivision)**  
(**&3** **Mramor's Addition to Weinacker Avenue Subdivision**  
(**&4**) 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3
  
3. **Case #ZON2008-00220 (Planned Unit Development)**  
(**&1** **Mramor's Addition to Weinacker Avenue Subdivision**  
(**&4**) 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 3

4. **Case #ZON2008-00221 (Rezoning)**  
(**&2** **Joseph Mramor**  
&3) 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow light warehousing.  
Council District 3

**EXTENSIONS:**

5. **Case #SUB2002-00153 (Subdivision)**  
**Summit Hills Subdivision (formerly Summit Subdivision)**  
Eastern terminus of O'Hara Drive, 650'± East of Twelve Oaks Drive.  
**Number of Lots / Acres:** 99 Lot / 41.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
6. **Case #SUB2007-00021 (Subdivision)**  
**Silver Pines Subdivision**  
South side of Silver Pine Road, ¼ mile± West of Schillinger Road North.  
**Number of Lots / Acres:** 153 Lots / 39.4± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
County

**NEW SUBDIVISION APPLICATIONS:**

7. **Case #SUB2008-00043**  
**Michael & Diane Hall Family Division Subdivision**  
11551 Calvert Road North  
(South side of Calvert Road North, 740'± East of its West terminus).  
**Number of Lots / Acres:** 2 Lots / 9.8± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
8. **Case #SUB2008-00044**  
**Sollie Oaks Subdivision, Nguyen Addition to**  
Southwest corner of Sollie Road and Halls Mill Creek.  
**Number of Lots / Acres:** 2 Lots / 6.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

9. **Case #SUB2008-00047**  
**Wild Wood Beach Subdivision**  
2840 and 2860 Lawrence Steiner Road  
(North side of Lawrence Steiner Road at the North terminus of Lawrence Steiner Road East).  
**Number of Lots / Acres:** 5 Lots / 9.2± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County
  
10. **Case #SUB2008-00042**  
**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

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

11. **Case #ZON2008-00555**  
**Pericles, LLC**  
2032 Airport Boulevard  
(Northwest corner of Airport Boulevard and Williams Street, and extending Northwest along the Illinois Central Gulf Railroad right-of-way to Glenwood Street).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to remove a 6' wooden privacy fence condition.  
Council District 2
  
12. **Case #ZON2008-00556**  
**Pintail Properties, LLC**  
1206 Montlimar Drive  
(West side of Montlimar Drive, 300'± South of Montlimar Plaza Drive).  
Planned Unit Development Approval to allow shared access between three building sites.  
Council District 5

**NEW ZONING APPLICATIONS:**

13. **Case #ZON2008-00524**  
**Tara Cox**  
9 Upham Street  
(West side of Upham Street, 125'± North of Dauphin Street).  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a real estate office.  
Council District 1

**GROUP APPLICATIONS:**

14. **Case #SUB2008-00040 (Subdivision)**  
(**&15** **Graf Dairy Subdivision**  
**&16** Southeast corner of Dauphin Street and Sage Avenue, extending to the West  
**&17)** termini of Hilburn Drive, Exter Drive, and South Sherwood Drive.  
**Number of Lots / Acres:** 4 Lots / 38.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 1
15. **Case #ZON2008-00390 (Planned Unit Development)**  
(**&14** **Graf Dairy Subdivision**  
**&16** Southeast corner of Dauphin Street and Sage Avenue, and East side of Sage  
**&17)** Avenue, ¼ mile± South of Dauphin Street, extending to the West termini of  
Exter Drive and South Sherwood Drive.  
Planned Unit Development Approval to allow shared access between two  
building sites, and to allow multiple buildings on a single building site.  
Council District 1
16. **Case #ZON2008-00387 (Rezoning)**  
(**&14** **Graf Dairy, LLC**  
**&15** East side of Sage Avenue, ¼ mile± South of Dauphin Street, extending to the  
**&17)** West termini of Exter Drive and South Sherwood Drive.  
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family  
Residential, to allow a 76-unit residential condominium complex.  
Council District 1
17. **Case #ZON2008-00388 (Rezoning)**  
(**&14** **Graf Dairy, LLC**  
**&15** Southeast corner of Dauphin Street and Sage Avenue, extending to the West  
**&16)** terminus of Hilburn Drive.  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,  
to allow a bank, drug store, and unspecified commercial uses.  
Council District 1

- 18. Case #SUB2008-00041 (Subdivision)**  
**(&19 Point Logistics Subdivision**  
**&20** Block bounded by Paper Mill Road, Bay Bridge Road, Peace Lane, and Paper  
**&21** Mill Road Extension; block bounded by Paper Mill Road, Paper Mill Road  
**&22)** Extension, Tin Top Alley, and Shelby Street; and Northwest corner of Paper  
Mill Road and Shelby Street extending along the West side of Paper Mill Road  
to the East terminus of Edwards Street (unopened public right-of-way) and the  
South side of Wiley Lane (unopened public right-of-way).  
**Number of Lots / Acres:** 3 Lots / 10.4± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 2
- 19. Case #ZON2008-00528 (Planned Unit Development)**  
**(&18 Point Logistics Subdivision**  
**&20** Northwest corner of Paper Mill Road and Shelby Street extending along the  
**&21** West side of Paper Mill Road to the East terminus of Edwards Street (unopened  
**&22)** public right-of-way) and the South side of Wiley Lane (unopened public right-  
of-way).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site.  
Council District 2
- 20. Case #ZON2008-00529 (Rezoning)**  
**(&18 Clark, Geer, Latham & Associates, Inc.**  
**&19** Northwest corner of Paper Mill Road and Shelby Street extending along the  
**&21** West side of Paper Mill Road to the East terminus of Edwards Street (unopened  
**&22)** public right-of-way) and the South side of Wiley Lane (unopened public right-  
of-way).  
Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow  
offices and a parking and staging area for a trucking facility.  
Council District 2
- 21. Case #ZON2008-00530 (Rezoning)**  
**(&18 Clark, Geer, Latham & Associates, Inc.**  
**&19** Block bounded by Paper Mill Road, Bay Bridge Road, Peace Lane, and Paper  
**&20** Mill Road Extension.  
**&22)** Rezoning from R-2, Two-Family Residential, and B-2, Buffer Business, to I-2,  
Heavy Industry, to allow a parking and staging area for a trucking facility.  
Council District 2

22. **Case #ZON2008-00531 (Rezoning)**  
(**&18**) **Clark, Geer, Latham & Associates, Inc.**  
(**&19**) Block bounded by Paper Mill Road, Paper Mill Road Extension, Tin Top Alley,  
(**&20**) and Shelby Street.  
(**&21**) Rezoning from R-2, Two-Family Residential, to I-2, Heavy Industry, to allow a  
lay-down yard for a trucking facility.  
Council District 2
23. **Case #SUB2008-00046 (Subdivision)**  
(**&24**) **Forest Hill Subdivision, Resubdivision of Lot 4**  
South side of Overlook Road, 215'± West of Moffett Road.  
**Number of Lots / Acres:** 1 Lot / 3.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
24. **Case #ZON2008-00554 (Rezoning)**  
(**&23**) **Cellular South Real Estate, Inc.**  
South side of Overlook Road, 215'± West of Moffett Road.  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,  
to allow a telephone switching facility.  
Council District 7
25. **Case #SUB2008-00048 (Subdivision)**  
(**&26**) **Wolf Ridge Properties Subdivision**  
West terminus of Stanford Road.  
**Number of Lots / Acres:** 1 Lot / 77.9± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 1
26. **Case #ZON2008-00557 (Rezoning)**  
(**&25**) **Wolf Ridge Properties, LLP**  
West terminus of Stanford Road.  
Rezoning from R-1, Single-Family Residential, to B-5, Office-Distribution, to  
allow an earth borrow pit.  
Council District 1

**PLANNING COMMISSION**

**MARCH 20, 2008**

**PAGE 7**

- 27. Case #ZON2008-00553 (Planned Unit Development)**  
**(&28) St. Paul's Episcopal School**  
161 Dogwood Lane  
(Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [vacated], South Avenue, Spring Hill College, and Provident Lane).  
Planned Unit Development Approval to amend a previously approved Master Plan for an existing school in an R-1, Single-Family Residential District (to allow a covered baseball batting cage facility).  
Council District 7
- 28. Case #ZON2008-00552 (Planning Approval)**  
**(&27) St. Paul's Episcopal School**  
161 Dogwood Lane  
(Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [vacated], South Avenue, Spring Hill College, and Provident Lane).  
Planning Approval to allow a covered baseball batting cage facility at an existing school in an R-1, Single-Family Residential District.  
Council District 7

**OTHER BUSINESS:**

Call For Public Hearing on April 17, 2008 to consider amending the Zoning Ordinance, creating an overlay district for the Village of Spring Hill.