

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JUNE 4, 2009 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2009-00040 (Subdivision)**  
**Winston's Dees Road Subdivision**  
West side of Dees Road (private road), 175'± South of D.K. Road.  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County
  
2. **Case #SUB2009-00054**  
**Ferguson's Addition to Firetower Road Subdivision**  
North and West sides of Firetower Road, extending to the East terminus of Willedee Circle South.  
**Number of Lots / Acres:** 2 Lots / 83.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc. County
  
3. **Case #SUB2009-00061**  
**Woodside Subdivision, Resubdivision of a Portion of Unit Nine Phase I**  
South side of Foxwood Drive, extending from its East terminus to Barneswood Drive; Southwest corner of Foxwood Drive and Barneswood Drive; and West side of Barneswood Drive, 180'± South of Foxwood Drive.  
**Number of Lots / Acres:** 11 Lots / 3.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc. County
  
4. **Case #SUB2009-00050 (Subdivision)**  
(**& 5**) **Josephine Allen Subdivision**  
Area bounded by Dr. Thomas Avenue North, Herman Drive, extending to the South side of Chin Street.  
**Number of Lots / Acres:** 3 Lots / 43.8± Acres  
**Engineer / Surveyor:** Speaks and Associates Consulting Engineers, Inc. Council District 2

**PLANNING COMMISSION**

**JUNE 4, 2009**

**PAGE 2**

- 5. Case #ZON2009-01025 (Planned Unit Development)**  
**(& 4) Josephine Allen Subdivision**  
Northwest corner of Dr. Thomas Avenue North and Bishop Avenue.  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2
- 6. Case #ZON2009-01102 (Planned Unit Development)**  
**(&7) United Rentals**  
1413 Montlimar Court  
(Northeast corner of Montlimar Court and Montlimar Drive, extending to the Southeast corner of Montlimar Drive and Pleasant Valley Road).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 5
- 7. Case #ZON2009-01101 (Planning Approval)**  
**(& 6) United Rentals**  
1413 Montlimar Court  
(Northeast corner of Montlimar Court and Montlimar Drive, extending to the Southeast corner of Montlimar Drive and Pleasant Valley Road).  
Planning Approval to amend a previously approved Planning Approval to allow an equipment rental yard in a B-3, Community Business District.  
Council District 5
- 8. Case #SUB2009-00051 (Subdivision)**  
**Lena Estates Subdivision, 1st Addition**  
North side of Lena Road North (private street) at its West terminus.  
**Number of Lots / Acres:** 1 Lot / 2.0± Acres  
**Engineer / Surveyor:** Baskerville Donovan, Inc.  
County
- 9. Case #SUB2007-00036 (Subdivision)**  
**(& 10) The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27**  
North side of Rue Royal, 1250'± North of Rue Preserve.  
**Number of Lots / Acres:** 1 Lot / 0.1± Acre  
**Engineer / Surveyor:** Engineering Development Services, Inc.  
Council District 6

10. Case #ZON2007-00632 (Planned Unit Development)  
( & 9.) **The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27**  
North side of Rue Royal, 1250'+ North of Rue Preserve.  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow increased site coverage.  
Council District 6

**EXTENSIONS:**

11. Case #SUB2007-00060 (Subdivision)  
**Southern Oaks 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
12. 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
13. 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
14. Case #SUB2008-00057 (Subdivision)  
( & 15) **South Schillinger Commercial Park Subdivision, Phase Two**  
880 and 930 Schillinger Road South  
(West side of Schillinger Road South, 835'+ North of the West terminus of Hitt  
Road).  
**Number of Lots / Acres:** 4 Lots / 30.5+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7

15. **Case #ZON2008-01444 (Planned Unit Development)**  
(**& 14**) **South Schillinger Commercial Park Subdivision, Phase Two**  
880 and 930 Schillinger Road South  
(West side of Schillinger Road South, 835'+ North of the West terminus of Hitt Road).  
Planned Unit Development Approval to allow a private street commercial subdivision.  
Council District 7
16. **Case #SUB2008-00122 (Subdivision)**  
(**& 17**) **Rochester Place Subdivision**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.  
**Number of Lots / Acres:** 10 Lots / 3.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
17. **Case #ZON2008-01382 (Planned Unit Development)**  
(**& 16**) **Rochester Place Subdivision**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.  
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.  
Council District 5

**NEW SUBDIVISION APPLICATIONS:**

18. **Case #SUB2009-00075**  
**Atchison Estate Highway 90 West Subdivision**  
5989 U. S. Highway 90 West  
(South side of U. S. Highway 90 West, 4/10 mile South of Swedetown Road).  
**Number of Lots / Acres:** 1 Lot / 1.6± Acre  
**Engineer / Surveyor:** Polysurveying Engineering- Land Surveying  
Council District 4
19. **Case #SUB2009-00070**  
**Stair Depot Subdivision**  
1059 Elmira Street  
(South side of Elmira Street, 100'± East of George Street).  
**Number of Lots / Acres:** 2 Lots / 0.1± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2

20. **Case #SUB2009-00071**  
**Holland Hills, Resubdivision of Lot 1**  
3600 Hardeman Road  
(East side of Hardeman Road, 2/10 mile North of Wulff Road South).  
**Number of Lots / Acres:** 2 Lots / 19.5± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
21. **Case #SUB2009-00072**  
**Jerry Poole Subdivision, Resubdivision of Lot 1**  
North side of Half Mile Road, 150'± West of Farnell Road.  
**Number of Lots / Acres:** 2 Lots / 2.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering- Land Surveying  
County
  
22. **Case #SUB2009-00073**  
**Joseph Parker Subdivision**  
11061 Windsor Road West  
(East side of Windsor Road West, 244'± South of Fowl River Road, extending to the Southwest corner of Fowl River Road and Dolphin Drive).  
**Number of Lots / Acres:** 2 Lots / 10.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
23. **Case #SUB2009-00077**  
**St. Teresa's Court Subdivision, Resubdivision of Lots 6, 7, and 8, Block 1**  
2213 Airport Boulevard  
(Southeast corner of Airport Boulevard and Westwood Street).  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
24. **Case #SUB2009-00078**  
**Downtown West Subdivision, Resubdivision of Lots 6-10, Unit One**  
3787 Airport Boulevard  
(Southeast corner of Airport Boulevard and Downtowner Boulevard West, extending Southward to the East terminus of Downtowner Loop North).  
**Number of Lots / Acres:** 2 Lots / 2.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5

**NEW SIDEWALK WAIVER APPLICATIONS:**

25. **Case #ZON2009-01300**  
**Jaye Hoffman**  
319 Morgan Avenue  
(Northeast corner of Morgan Avenue and Creek Street).  
Request to waive construction of a sidewalk along Morgan Avenue and Creek Street.  
Council District 5

**NEW ZONING APPLICATIONS:**

26. **Case #ZON2009-01303**  
**William Youngblood**  
3964 Airport Boulevard  
(North side of Airport Boulevard, 490'± West of McGregor Avenue South).  
Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.  
Council District 5

**GROUP APPLICATIONS:**

27. **Case #SUB2009-00074 (Subdivision)**  
(& 28) **Executive Plaza Subdivision, Resubdivision of Lot 1**  
3812 Springhill Avenue  
(North side of Springhill Avenue at the South terminus of McGregor Avenue North).  
**Number of Lots / Acres:** 1 Lot / 1.3± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 7
28. **Case #ZON2009-01301 (Planned Unit Development)**  
(& 27) **Executive Plaza Subdivision, Resubdivision of Lot 1**  
3812 Springhill Avenue  
(North side of Springhill Avenue at the South terminus of McGregor Avenue North).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 7

**PLANNING COMMISSION**

**JUNE 4, 2009**

**PAGE 7**

- 29. Case #SUB2009-00076 (Subdivision)**  
**(& 30) South China Subdivision**  
3831 Airport Boulevard  
(South side of Airport Boulevard, 625'± East of Downtowner Loop West).  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
- 30. Case #ZON2009-01304 (Planned Unit Development)**  
**(& 29) South China Subdivision**  
3831 Airport Boulevard  
(South side of Airport Boulevard, 625'± East of Downtowner Loop West).  
Planned Unit Development Approval to allow shared access and parking.  
Council District 5
- 31. Case #ZON2009-01298 (Planned Unit Development)**  
**(& 32) First Baptist Church of Carver Homes**  
659 Whitney Street  
(North side of Whitney Street, 100'± East of Moton Street).  
Planned Unit Development Approval to allow offsite parking.  
Council District 2
- 32. Case #ZON2009-01299 (Planning Approval)**  
**(& 31) First Baptist Church of Carver Homes**  
659 Whitney Street  
(North side of Whitney Street, 100'± East of Moton Street).  
Planning Approval to allow a church in an R-1, Single-Family Residential District.  
Council District 2
- 33. Case #ZON2009-01269 (Planned Unit Development)**  
**(& 34) Mobile Carnival Association, Inc.**  
561 Stuart Circle  
(South side of Stuart Circle at its West terminus).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 2
- 34. Case #ZON2009-01268 (Planning Approval)**  
**(& 33) Mobile Carnival Association, Inc.**  
561 Stuart Circle  
(South side of Stuart Circle at its West terminus).  
Planning Approval to allow a float Barn in a B-4, General Business District.  
Council District 2

**PLANNING COMMISSION**

**JUNE 4, 2009**

**PAGE 8**

- 35. Case #ZON2009-01353 (Planned Unit Development)**  
**(& 36) ICM Foundation**  
1007 Government Street  
(Southeast corner of Government Street and Chatham Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
**Council District 2**
- 36. Case #ZON2009-00227 (Planning Approval) (Holdover)**  
**(& 35) ICM Foundation**  
1007 Government Street  
(Southeast corner of Government Street and Chatham Street).  
Planning Approval to allow a church in an R-1, Single-Family Residential District.  
**Council District 2**

**OTHER BUSINESS:**