MOBILE CITY PLANNING COMMISSION AGENDA

JULY 2, 2009 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #ZON2009-01102 (Planned Unit Development)
   (1) 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

2. Case #ZON2009-01101 (Planning Approval)
   (1) 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

3. Case #SUB2009-00075 (Subdivision)
   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

4. Case #SUB2009-00074 (Subdivision)
   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
   Council District 7
5. Case #ZON2009-01301 (Planned Unit Development) & 4) 
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

6. Case #SUB2009-00076 (Subdivision) & 7) 
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

7. Case #ZON2009-01304 (Planned Unit Development) & 6) 
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

8. Case #ZON2009-01298 (Planned Unit Development) & 9) 
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

9. Case #ZON2009-01299 (Planning Approval) & 8) 
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
EXTENSIONS:

10. Case #SUB2008-00110 (Subdivision)
    Coleman Lakes Estates Subdivision
    East side of Dawes Lake Road East, 300’± North of Private Road 442.
    Number of Lots / Acres:  1 Lot / 23.2 Acres
    Engineer / Surveyor:  Speaks and Associates, Consulting Engineers, Inc.
    County

11. Case #SUB2008-00111 (Subdivision)
    Pine Trace Subdivision, Resubdivision of Lot 3
    8561 Dawes Lake Road
    (North and South sides of Private Road 442, 390’± East of Dawes Lake Road East).
    Number of Lots / Acres:  1 Lot / 7.6 Acres
    County

NEW SUBDIVISION APPLICATIONS:

12. Case #SUB2009-00090
    Raymond and Sandra Williams Subdivision
    10262 Broughton Road
    (North side of Broughton Road, 1/4± mile East of Hardeman Road).
    Number of Lots / Acres:  1 Lot / 5.0± Acres
    Engineer / Surveyor:  Polysurveying Engineering – Land Surveying
    County

13. Case #SUB2009-00094
    Orchard Assembly of God Subdivision
    10244 Howells Ferry Road
    (North side of Howells Ferry Road, 1/2± mile West of Snow Road).
    Number of Lots / Acres:  1 Lot / 14.5± Acres
    Engineer / Surveyor:  Byrd Surveying, Inc.
    County

14. Case #SUB2009-00091
    Georgia’s Place Subdivision
    North side of Howells Ferry Road, 3/10± mile West of Snow Road.
    Number of Lots / Acres:  2 Lots / 57.3± Acres
    Engineer / Surveyor:  Speaks & Associates Consulting Engineers, Inc.
    County
15. Case #SUB2009-00092
   **Hogan-Gunter Subdivision**
   2117 Hillwood Drive West
   (East side of Hillwood Drive West, 410’± North of Ellen Drive, extending to
   the West side of Barron Place, 550’± South of Old Military Road).
   **Number of Lots / Acres:** 2 Lots / 0.9± Acre
   **Engineer / Surveyor:** Byrd Surveying, Inc
   Council District 4

16. Case #SUB2009-00089
   **Bizjak Subdivision, Resubdivision of Lots 2, 3 and 4**
   5880 Plantation Road
   (Northwest corner of Plantation Road and Middle Road).
   **Number of Lots / Acres:** 3 Lots / 3.5± Acres
   **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
   County

17. Case #SUB2009-00093
   **Headwaters Subdivision, Unit One & Unit Two**
   2850 Diberville Drive
   (West terminus of Dutchman Woods Drive, extending to the North termini of
   Silver Maple Drive and Dawes Lake Road East, and extending to the West side
   of an unopened, unnamed public right-of-way at the West terminus of Nugget
   Drive).
   **Number of Lots / Acres:** 50 Lots / 108.2± Acres
   **Engineer / Surveyor:** Byrd Surveying, Inc.
   County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

18. Case #ZON2009-01357
   **St Augustine LLC**
   3901 Springhill Avenue
   (Southwest corner of Springhill Avenue and Mcgregor Avenue North).
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow shared access and parking.
   Council District 7
NEW ZONING APPLICATIONS:

19. Case #ZON2009-01485  
   Mobile Housing Board  
   558 Davidson Street  
   (Area generally extending from the North side of Martin Luther King, Jr. Avenue extending between Marmotte Street and Monday Street, extending to the South side of Chinquapin Street).  
   Rezoning from R-3, Multi-Family Residential District to R-2, Two-Family Residential District, to allow the construction of single family detached homes and single family attached townhouses.  
   Council District 2

20. Case #ZON2009-01488  
   Parkway LLC  
   2334 Dauphin Island Parkway  
   (South side of Dauphin Island Parkway, 70’± East of Willowdale Street).  
   Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.  
   Council District 4

GROUP APPLICATIONS:

21. Case #SUB2009-00095 (Subdivision)  
   (&22 Hill Forest Subdivision, Lot 1  
   &23) 1900 Shelton Beach Road Extension  
   (East side of Shelton Beach Road, 1/2± mile North of Moffett Road).  
   Number of Lots / Acres: 1 Lot / 15.8± Acres  
   Engineer / Surveyor: McCrory Williams Engineers - Surveyors  
   Council District 1

22. Case #ZON2009-01494 (Planned Unit Development)  
   (&21 Hill Forest Subdivision, Lot 1  
   &23) 1900 Shelton Beach Road Extension  
   (East side of Shelton Beach Road, 1/2± mile North of Moffett Road).  
   Planned Unit Development Approval to allow twelve multi-story apartment buildings having a total of 128 dwelling units, clubhouse, swimming pool, playground, picnic area and above ground detention pond on a single building site.  
   Council District 1
23. Case #ZON2009-01515 (Sidewalk Waiver)
   LGE-Shelton, LLC
   1900 Shelton Beach Road Extension
   (East side of Shelton Beach Road, 1/2± mile North of Moffett Road).
   Request to waive construction of a sidewalk along Shelton Beach Road.
   Council District 1

24. Case #ZON2009-01497 (Planned Unit Development Approval)
    Kingdom Coach LLC
    5182 Willis Road
    (South side of Willis Road, 620’± East of Middle Road).
    Planned Unit Development Approval to allow multiple buildings on a single
    building site.
    Council District 4

25. Case #ZON2009-01496 (Rezoning)
    Kingdom Coach LLC
    5182 Willis Road
    (South side of Willis Road, 620’± East of Middle Road).
    Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry
    District, to allow a bus washing facility.
    Council District 4

26. Case #ZON2009-01460 (Planning Approval)
    Ashbury Manor, Inc.
    6552 Old Shell Road
    (North side of Old Shell Road, 140’± West of Dickens Ferry Road).
    Planning Approval to amend a previous Planning Approval to allow the
    addition of an emergency evacuation holding area and a walking area for
    residents to an assisted living/hospice facility in an R-3, Multiple-Family
    Residential District.
    Council District 7

27. Case #ZON2009-01459 (Rezoning)
    Ashbury Manor, Inc.
    6552 Old Shell Road
    (North side of Old Shell Road, 140’± West of Dickens Ferry Road).
    Rezoning from R-1, Single-Family Residential District and R-3, Multiple-
    Family Residential, to R-3, Multiple-Family Residential District to eliminate
    split zoning.
    Council District 7

OTHER BUSINESS: