

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)**
(&2) **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)**
(& 5) **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

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- 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
Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.
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

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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

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- 23. Case #ZON2009-01515 (Sidewalk Waiver)**
(&21) LGE-Shelton, LLC
&22) 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)**
(&25) 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)**
(&24) 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)**
(&27) 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)**
(&26) 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: