

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 16, 2009 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

June 19, 2008 and July 10, 2008 meetings.

HOLDOVERS:

1. **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
2. **Case #SUB2009-00069 (Subdivision)**
RPM Subdivision
2852 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Levene Road).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 3
3. **Case #SUB2009-00086**
Crest View Subdivision, First Additon, Resubdivision of Lot 16, Block A
4300 Coalesway Drive
(Northwest corner of Coalesway Drive and Belvedere Street).
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
4. **Case #SUB2009-00082**
T. E. Houston Subdivision
5644 Three Notch Road
(North side of Three Notch Road, 430'± East of Calhoun Road, extending to the South side of Jackson Road, 300'± East of Calhoun Road).
Number of Lots / Acres: 6 Lots / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

EXTENSIONS:

5. **Case #SUB2008-00166**
Wellsville Farms Subdivision, Resubdivision of Lot 12
East side of Schillinger Road South, 1015'± North of Cottage Hill Road
Number of Lots / Acres: 2 Lots / 9.3± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.
County

6. **Case #SUB2008-00132**
Horton Hills Subdivision
7001 Wigfield Road
(South side of Wigfield Road, 685'± East of Aljon Drive, extends to the West terminus of Ray Drive [unopened public right-of-way]).
Number of Lots / Acres: 3 Lots / 8.1± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.
County

7. **Case #SUB2008-00121 (Subdivision)**
(&8) **ZPM Subdivision**
South side of Grelot Road, 520'± East of Knollwood Drive.
Number of Lots / Acres: 5 Lots / 3.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

8. **Case #ZON2008-01383 (Planned Unit Development)**
(&7) **ZPM Subdivision**
South side of Grelot Road, 520'± East of Knollwood Drive.
Planned Unit Development Approval to allow multiple buildings on a single building site in a private street commercial subdivision.
Council District 6

9. **Case #SUB2006-00180**
Labrador Run Subdivision
West terminus of Belmont Park Drive, extending to the South side of Ben Hamilton Road at the South terminus of Mose Circle (private street).
Number of Lots / Acres: 427 Lots / 229.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2009-00096**
Pugh Subdivision
11735 Tanner Williams Road
(South side of Tanner Williams Road, 750'± East of Old Tanner Williams Road East).
Number of Lots / Acres: 1 Lot / 1.9± Acres
Engineer / Surveyor: McCrory & Williams Inc.
County

11. **Case #SUB2009-00100**
McKeever Place Subdivision
2717 Riverside Drive
(South side of Riverside Drive, 110'± East of Valley Road).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Baskerville Donovan Inc.
Council District 3

12. **Case #SUB2009-00101**
Broad – Elmira Subdivision
412 South Broad Street
(Northwest corner of South Broad Street and Elmira Street).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

13. **Case #SUB2009-00102**
Carver Homes Subdivision, Addition to, Resubdivision of Lots 10 & 12
659 Whitney Street
(North side of Whitney Street, 100'± East of Moton Street).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

14. **Case #SUB2009-00106**
Serenity Gardens Funeral Home Subdivision
8691 Old Pascagoula Road
(South side of Old Pascagoula Road, 675'± East of Serenity Gardens Road).
Number of Lots / Acres: 1 Lot / 54.0± Acres
Engineer / Surveyor: Don Williams Engineering
County

15. **Case #SUB2009-00097**
Miller Creek Estates Subdivision, Resubdivision of Lot 1
North terminus of Foxgate Road, adjacent to the North side of Alderbrook Subdivision, extending to the South terminus of Sasser Lane.
Number of Lots / Acres: 2 Lots / 38.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

16. **Case #SUB2009-00098**
Maritime Science Center Subdivision
200 Addsko Road
(Southeast corner of Addsko Road and Battleship Parkway).
Number of Lots / Acres: 2 Lots / 23.5± Acres
Engineer / Surveyor: Goodwyn, Mills & Cawood, Inc.
Council District 2

17. **Case #SUB2009-00104**
Riverview Subdivision, Resubdivision of Lots 6-9 Block 1
3614 Riviere Du Chien Road
(West side of Riviere Du Chien Road, 250'± South of Riviere Du Chien Court).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

18. **Case #SUB2009-00108**
White Estates Subdivision
2001 Point Legere Road
(South side of Point Legere Road, 330'± East of Canal Lane).
Number of Lots / Acres: 2 Lots / 3.3± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 4

NEW SIDEWALK WAIVER APPLICATIONS:

19. **Case #ZON2009-01593**
St. Luke's Episcopal Upper School
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
Request to waive construction of a sidewalk along University Boulevard.
Council District 6

20. **Case #ZON2009-01575**
Billy Courtney
723 Zeigler Circle East
(West side of Zeigler Circle East, 525'± South of Zeigler Boulevard).
Request to waive construction of a sidewalk along Zeigler Circle East.
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

21. **Case #ZON2009-01543**
Tower LLC
1120 Paper Mill Road
(100'± North of Paper Mill Road, 660'± East of Woodland Avenue).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.
Council District 2

NEW ZONING APPLICATIONS:

22. **Case #ZON2009-01604**
Karen and Kelly Douglas
5272 Noble Drive North
(Southwest corner of Noble Drive and Noble Drive East).
Rezoning from B-3, Community Business District, to R-2, Two-Family
Residential District to allow construction of a duplex apartment home and allow
an existing duplex.
Council District 4

GROUP APPLICATIONS:

23. **Case #SUB2009-00103 (Subdivision)**
(&24) **The Madison, LLC**
4809 & 4813 Old Shell Road
(Southeast corner of Old Shell Road and Shephards Lane).
Number of Lots / Acres: 6 Lots / 1.2± Acres
Engineer / Surveyor: Clarke Geer, Latham & Associate, Inc.
Council District 5
24. **Case #ZON2009-01601 (Planned Unit Development)**
(&23) **The Madison, LLC**
4809 & 4813 Old Shell Road
(Southeast corner of Old Shell Road and Shephards Lane).
Planned Unit Development Approval to allow a gated private street subdivision.
Council District 5

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- 25. Case #SUB2009-00099 (Subdivision)**
(&26) Revised Springhill Place Subdivision
West side of Bishop Lane North, 100'± North of Broadway Street (not open).
Number of Lots / Acres: 8 Lots / 2.8± Acres
Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.
Council District 7
- 26. Case #ZON2009-01597 (Planned Unit Development)**
(&25) Revised Springhill Place Subdivision
West side of Bishop Lane North, 100'± North of Broadway Street (not open).
Planned Unit Development Approval to allow reduced side yard setbacks.
Council District 7
- 27. Case #SUB2009-00107 (Subdivision)**
(&28) Heron Lakes Subdivision, Revision of Lot 93, Phase I
4183 Heron Lakes Drive
(South side of Heron Lakes Drive, 385'± East of Skywood Drive).
Number of Lots / Acres: 1 Lot / 0.2 ± Acre
Engineer / Surveyor: Don Williams Engineering
Council District 4
- 28. Case #ZON2009-01605 (Planned Unit Development)**
(&27) Heron Lakes Subdivision, Revision of Lot 93, Phase I
4183 Heron Lakes Drive
(South side of Heron Lakes Drive, 385'± East of Skywood Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow construction of a single family residential home with 40.6% site coverage.
Council District 4
- 29. Case #ZON2009-01677 (Planned Unit Development)**
(&30) Mobile Christian School
5900 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a new press box, 2 dugouts and allow multiple buildings on a single building site.
Council District 6

- 30. Case #ZON2009-01676 (Planning Approval)**
(&29) Mobile Christian School
5900 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).
Planning Approval to amend a previously approved Planning Approval to allow a new press box, 2 dug outs at an existing private school in an R-1, Single-Family Residential District.
Council District 6

OTHER BUSINESS:

Approval of meeting and deadline schedule for 2009-2010.