

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 18, 2010 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2009-00174 (Subdivision)**
Thorneycroft Subdivision
21 Hillwood Road
(East side of Hillwood Road at the East terminus of Country Club Road).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: C. Michael Arnold
Council District 5

2. **Case #SUB2009-00181 (Subdivision)**
(**& 3**) **Somerby Subdivision, Corrected Plat, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Resubdivision of and Addition to Lot 1**
Northeast corner of Somerby Drive and Somerby Lane (private street), and North side of Somerby Lane (private street) at its West terminus.
Number of Lots / Acres: 3 Lots / 16.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

3. **Case #ZON2009-03024 (Planned Unit Development)**
(**& 2**) **Somerby Subdivision, Corrected Plat, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Resubdivision of and Addition to Lot 1**
Southwest corner of Somerby Lane (East) (private street) and Somerby Lane (North) (private street).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion and addition to an existing domiciliary care facility.
Council District 6

4. **Case #ZON2009-02964 (Planned Unit Development)**
(**& 5**) **Waterfront Rescue Mission**
204, 206, 208 & 210 State Street
(Northeast corner of State Street and North Joachim Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2

5. **Case #ZON2009-02997 (Planning Approval)**
(& 4) **Waterfront Rescue Mission**
204, 206, 208 & 210 State Street
(Northeast corner of State Street and North Joachim Street).
Planning Approval to allow the expansion of an existing domiciliary facility in an R-B, Residence-Business District, and to allow the expansion of a gravel parking surface within the Hank Aaron Loop Area.
Council District 2

EXTENSIONS:

6. **Case #SUB2004-00041 (Subdivision)**
Cambridge Place Subdivision
West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road.
Number of Lots / Acres: 137 Lots / 61.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
7. **Case #SUB2007-00341 (Subdivision)**
(& 8) **Gates at the Palms Subdivision**
South side of Southland Drive, 800'+ West of Knollwood Drive, extending to the West terminus of Southland Drive.
Number of Lots / Acres: 1 Lot / 10.8± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6
8. **Case #ZON2007-02941 (Planned Unit Development)**
(& 7) **Gates at the Palms Subdivision**
South side of Southland Drive, 800'+ West of Knollwood Drive, extending to the West terminus of Southland Drive.
Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.
Council District 6
9. **Case #SUB2007-00340 (Subdivision)**
(& 10) **Montecito Subdivision**
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the East termini of Lansdowne Drive and Drexel Drive.
Number of Lots / Acres: 3 Lots / 28.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 4

10. **Case #ZON2007-02939 (Planned Unit Development)**
(& 9) **Montecito Subdivision**
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive. Planned Unit Development Approval to allow 14 apartment buildings (366 total units) and a clubhouse on a single building site.
Council District 4
11. **Case #SUB2009-00008 (Subdivision)**
(& 12) **Providence/Coley Subdivision, Resubdivision of a Portion of Lot 2**
901 Somerby Drive
(Southeast corner of Somerby Drive and Cody Road South).
Number of Lots / Acres: 3 Lots / 43.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
12. **Case #ZON2009-00216 (Planned Unit Development)**
(& 11) **Providence/Coley Subdivision, Resubdivision of a Portion of Lot 2**
901 Somerby Drive
(Southeast corner of Somerby Drive and Cody Road South).
Planned Unit Development Approval to allow sixteen apartment buildings and a clubhouse, twelve parking garages, and a maintenance building on a single building site.
Council District 6
13. **Case #SUB2005-00095 (Subdivision)**
(& 14) **Forest Cove Subdivision, Unit Three and Unit Four**
South side of Tulane Drive, 125'+ East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.
Number of Lots / Acres: 137 Lots / 44.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7
14. **Case #ZON2005-00998 (Planned Unit Development)**
(& 13) **Forest Cove Subdivision, Unit Three and Unit Four**
South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.
Council District 7

NEW SUBDIVISION APPLICATIONS:

15. **Case #SUB2010-00011**
Alpine Hills Subdivision, Rivas Resubdivision of Lot 1, Block C, Plat 2
5773 Summit Avenue
(Southeast corner of Summit Avenue and Chalet Drive East).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Julian F. Smith
Council District 7

16. **Case #SUB2010-00009**
Jackson Heights Subdivision, Unit 5, Resubdivision of Lots 1 & 2, Resubdivision of Lot 8
430 & 432 Ridge Crest Court
(South terminus of Ridge Crest Court).
Number of Lots / Acres: 2 Lots / 1.5± Acres
Engineer / Surveyor: Marshall A. McLeod
Council District 5

17. **Case #SUB2010-00010**
Bit and Spur Woods Subdivision, Resubdivision of Lot 4
4601 Bit and Spur Road
(South side of Bit and Spur Road, 350'± West of Wilkinson Way).
Number of Lots / Acres: 2 Lots / 1.6± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

18. **Case #SUB2010-00014**
Belwood Subdivision, Resubdivision of Lots 12, 13 & 14 Block 1 Unit 9
6613 & 6629 Bellwood Drive East
(East side of Bellwood Drive East, 235'± South of Huntington Drive).
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

19. **Case #SUB2010-00013**
McMichael Family Division Subdivision
9885 & 9887 Scott Dairy Loop Road South
(Southeast corner of Scott Dairy Loop Road South and Johnson Highway).
Number of Lots / Acres: 3 Lots / 9.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

GROUP APPLICATIONS:

- 20. Case #SUB2010-00008 (Subdivision)**
(&21 White Oaks Subdivision
&22) 328 Dogwood Drive
(Northwest corner of Dogwood Drive and Oak Ridge Road).
Number of Lots / Acres: 6 Lots / 1.0± Acre
Engineer / Surveyor: Goodwyn, Mills & Cawood, Inc.
Council District 5
- 21. Case #ZON2010-00057 (Planned Unit Development)**
(&20 White Oaks Subdivision
&22) 328 Dogwood Drive
(Northwest corner of Dogwood Drive and Oak Ridge Road).
Planned Unit Development Approval to allow reduced lot sizes, increased site coverage and reduced setbacks.
Council District 5
- 22. Case #ZON2010-00058 (Rezoning)**
(&20 White Oaks Subdivision
&21) 328 Dogwood Drive
(Northwest corner of Dogwood Drive and Oak Ridge Road).
Rezoning from R-1, Single-Family Residential District to R-2, Two-Family Residential District to allow the construction of six single family residential homes.
Council District 5
- 23. Case #SUB2010-00012 (Subdivision)**
(&24 Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to
&25) Lot B
1151 Hillcrest Road
(East side of Hillcrest Road, 300'± North of Omni Park Drive).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 24. Case #ZON2010-00145 (Planned Unit Development)**
(&23 Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to
&25) Lot B
1151 Hillcrest Road
(East side of Hillcrest Road, 300'± North of Omni Park Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two building sites.
Council District 6

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- 25. Case #ZON2010-00148 (Rezoning)**
(&23 Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to
&24) Lot B

1151 Hillcrest Road

(East side of Hillcrest Road, 300'± North of Omni Park Drive).

Rezoning from R-3, Multiple Family District to B-2, Neighborhood Business District to accommodate a proposed subdivision.

Council District 6

OTHER BUSINESS: