

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 19, 2009 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #ZON2008-03141 (Planned Unit Development)**
Aubrey Hill
610 South Broad Street
(Northwest corner of South Broad Street and Montgomery Street).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 2

EXTENSIONS:

2. **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
3. **Case #SUB2005-00095 (Subdivision)**
(**& 4**) **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
4. **Case #ZON2005-00998 (Planned Unit Development)**
(**& 3**) **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

5. **Case #SUB2007-00286 (Subdivision)**
Briar Grove Subdivision
West side of Jeff Hamilton Road, 850'±South of Repoll Road.
Number of Lots / Acres: 271 Lots / 84.4± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County

6. **Case #SUB2008-00021 (Subdivision)**
Taylor Pointe Subdivision, Unit One, Resubdivision of Lots 44 – 47
Northeast corner of Jeff Hamilton Road and Taylor Pointe Boulevard,
extending to the South side of Walston Road (private street).
Number of Lots / Acres: 4 Lots / 1.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

7. **Case #SUB2008-00022 (Subdivision)**
North Ridgelawn Subdivision, Resubdivision of and Addition to Lot 13
West side of Ridgelawn Drive East, 330'± South of Woodhill Circle.
Number of Lots / Acres: 2 Lots / 0.8±Acre
Engineer / Surveyor: Rester and Coleman Engineers
Council District 7

8. **Case #SUB2007-00340 (Subdivision)**
(**& 9**) **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

9. **Case #ZON2007-02939 (Planned Unit Development)**
(**& 8**) **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

10. Case #SUB2007-00341 (Subdivision)
(& 11) **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
11. Case #ZON2007-02941 (Planned Unit Development)
(& 10) **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

NEW SUBDIVISION APPLICATIONS:

12. Case #SUB2009-00003
Salvation Army Subdivision, Resubdivision of
3300 Moffett Road
(North side of Moffett Road, 1040'± West of Western Drive).
Number of Lots / Acres: 2 Lots / 2.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1
13. Case #SUB2009-00005
Thistlewaite Place Subdivision
6271 Howells Ferry Road
(South side of Howells Ferry Road, extending from Tew Drive to Thistlewaite Drive).
Number of Lots / Acres: 4 Lots / 2.3± Acres
Engineer / Surveyor: Gerald A. Smith
Council District 7
14. Case #SUB2009-00006
Summer Woods Subdivision, Phase Three
Northwest corner of Westlake Road and Scott Dairy Loop Road West, extending to the East side of Summer Woods Drive.
Number of Lots / Acres: 23 Lots / 7.4± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County

GROUP APPLICATIONS:

- 15. Case #SUB2009-00007 (Subdivision)**
(& 16 & 17) St. Luke's Episcopal Upper School Subdivision
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
Number of Lots / Acres: 1 Lot / 31.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 16. Case #ZON2009-00215 (Planned Unit Development)**
(& 15 & 17) St. Luke's Episcopal Upper School Subdivision
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6
- 17. Case #ZON2009-00250 (Planning Approval)**
(& 15 & 16) St. Luke's Episcopal Upper School
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
Planning Approval (Master Plan) to allow a gymnasium expansion, with future gym, basketball courts, an athletic complex to include a football field with a stadium and bleachers, softball and baseball fields, and tennis courts, at an existing school in a B-1, Buffer Business District.
Council District 6
- 18. Case #SUB2009-00004 (Subdivision)**
(& 19) Government Street Development Subdivision
1007 Government Street
(Southeast corner of Government Street and Chatham Street, extending to the North side of Church Street, 100'± East of Chatham Street).
Number of Lots / Acres: 3 Lots / 1.1± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 2
- 19. Case #ZON2009-00227 (Planning Approval)**
(& 18) 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

- 20. Case #SUB2009-00008 (Subdivision)**
(&21 &22) 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
- 21 Case #ZON2009-00216 (Planned Unit Development)**
(&20 &22) 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
- 22. Case #ZON2009-00217 (Rezoning)**
(&20 &21) Roberts Brothers CPM
901 Somerby Drive
(Southeast corner of Somerby Drive and Cody Road South).
Rezoning from R-1, Single-Family Residential, to R-3, Multiple-Family Residential, to allow the construction of a 384-unit apartment complex).
Council District 6
- 23. Case #ZON2009-00207 (Planned Unit Development)**
(&24) American Red Cross, Gulf Coast Chapter
35 North Sage Avenue
(Southwest corner of North Sage Avenue and Dauphin Square Connector).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites
Council District 1
- 24. Case #ZON2009-00206 (Planning Approval)**
(&23) American Red Cross, Gulf Coast Chapter
35 North Sage Avenue
(Southwest corner of North Sage Avenue and Dauphin Square Connector).
Planning Approval to allow a 140' telecommunications tower in a B-3, Community Business District.
Council District 1

PLANNING COMMISSION

FEBRUARY 19, 2009

PAGE 6

25. Case #ZON2009-00210 (Planned Unit Development)

(&26) 5600SIP LLC

East side of Lakeside Drive at the East terminus of Joy Springs Drive.
Planned Unit Development Approval to allow five buildings on a single
building site.
Council District 4

26. Case #ZON2009-00212 (Planning Approval)

(&25) 5600SIP LLC

East side of Lakeside Drive at the East terminus of Joy Springs Drive.
Planning Approval to allow a total of 50,000 square feet of warehousing in a
B-3, Community Business District.
Council District 4

OTHER BUSINESS: