

**MOBILE CITY PLANNING COMMISSION AGENDA**

**DECEMBER 4, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**HOLDOVERS:**

- 1. Case #SUB2008-00214 (Subdivision)**  
**(&2 Elijah House Subdivision**  
**&3) 1867 Duval Street**  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Patrick Land Surveying  
Council District 3
- 2. Case #ZON2008-02282 (Planned Unit Development)**  
**(&1 Elijah House Subdivision**  
**&3) 1867 Duval Street**  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 3
- 3. Case #ZON2008-02283 (Planning Approval)**  
**(&1 Elijah House Subdivision**  
**&2) 1867 Duval Street**  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planning Approval to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.  
Council District 3
- 4. Case #SUB2008-00235 (Subdivision)**  
**Ruth Powell, A Family Division Subdivision**  
West side of McCrary Road, 410'± North of Stone Street.  
**Number of Lots / Acres:** 2 Lots / 19.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineers- Land Surveying  
County

5. **Case #ZON2008-02530 (Planned Unit Development)**  
**Neptunes Daughter**  
**951 South Lawrence Street**  
(Southeast corner of South Lawrence Street and South Carolina Street).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 3
  
6. **Case #SUB2008-00232 (Subdivision)**  
(&7) **Grant Street East Subdivision**  
Southeast corner of Grant Street and Airport Boulevard.  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Patrick Land Surveying  
Council District 5
  
7. **Case #ZON2008-02526 (Rezoning)**  
(&6) **Joseph Payne**  
Southeast corner of Grant Street and Airport Boulevard.  
Rezoning from R-1, Single-Family Residential, to T-B, Transitional-Business, to allow a financial office building.  
Council District 5
  
8. **Case #ZON2008-02566 (Rezoning)**  
**Derrick Marks Subdivision**  
77 North Sage Avenue  
(West side of North Sage Avenue, 120' ± North of Heather Street).  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.  
Council District 1
  
9. **Case #SUB2008-00237 (Subdivision)**  
(&10) **Sheffield Court Subdivision, Resubdivision of Lot 9**  
**2131 Sheffield Court**  
(South terminus of Sheffield Court).  
Number of Lots / Acres: 1 Lot / 0.2± Acre  
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.  
Council District 4

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**10. Case #ZON2008-02533 (Planned Unit Development)  
(& 9) Sheffield Court Subdivision, Resubdivision of Lot 9  
2131 Sheffield Court**

(South terminus of Sheffield Court).

Planned Unit Development Approval to amend the setbacks of a previously approved innovative subdivision (no associated PUD) to bring the existing building foot print into compliance and allow the construction of a screened pool structure.

Council District 4

**EXTENSIONS:**

**11. Case #SUB2005-00248 (Subdivision)**

**Stein Resubdivision Subdivision**

North side of Airport Boulevard, 380'± East of Pierce Road.

**Number of Lots / Acres:** 2 Lots / 17.6± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**12. Case #SUB2006-00271 (Subdivision)**

**Oak Forest Place Subdivision**

South side of Clarke Road, 160'± East of Dawes Road, extending to the South side of Clarke Road, 160'± West of Willow Oak Drive.

**Number of Lots / Acres:** 15 Lots / 9.5+ Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**13. Case #SUB2007-00284 (Subdivision)**

**Bellingrath Road Country Club Estates Subdivision, Second Addition to**

8031 Bellingrath Road

(East side of Bellingrath Road, 545'+ South of the East terminus of Mardanne Drive).

**Number of Lots / Acres:** 33 Lots / 25.3± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW SUBDIVISION APPLICATIONS:**

**14. Case #SUB2008-00245**

**Parkway Place Subdivision**

2338 Dauphin Island Parkway

(South side of Dauphin Island Parkway, 70'± East of Willowdale Street).

**Number of Lots / Acres:** 1 Lot / 0.7± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

15. **Case #SUB2008-00248**  
**Commuters Farm Subdivision, Resubdivision of Lot 1**  
4166 Dozer Lane  
(Northwest corner of Dozer Lane and U. S. Highway 90 West Service Road).  
**Number of Lots / Acres:** 1 Lot 1.3± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
16. **Case #SUB2008-00244**  
**Tillmans Square Subdivision, Resubdivision of Lot 1**  
5441 U.S. Highway 90 West  
(East side of Highway U. S. 90 West, 200'± North of Coca Cola Road).  
**Number of Lots / Acres:** 2 Lots / 11.1± Acres  
**Engineer / Surveyor:** Rester & Coleman Engineers, Inc.  
County
  
17. **Case #SUB2008-00247**  
**Raphael & Angela Holloway Subdivision**  
7631 Smith Road  
(South side of Smith Road at the South terminus of Rylee Road).  
**Number of Lots / Acres:** 2 Lots / 1.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
18. **Case #SUB2008-00249**  
**Tides Inn Subdivision, Resubdivision of Lot 1**  
3960 Hamilton Boulevard  
(North side of Hamilton Boulevard, 2100'± West of Rangeline Road).  
**Number of Lots / Acres:** 2 Lots / 5.6± Acres  
**Engineer / Surveyor:** Patrick Land Surveying  
County
  
19. **Case #SUB2008-00251**  
**J. Turner's Place Subdivision**  
5412 Travis Road  
(West side of Travis Road at the West terminus of Whitehall Drive).  
**Number of Lots / Acres:** 2 Lots / 8.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

20. **Case #SUB2008-00246**  
**Heron Landing Subdivision, Unit One & Unit Two**  
2454 Doyle Street  
(South side of Dauphin Island Parkway, 230'± East of Willowdale Street, extending to the South side of Dauphin Island Parkway, 340'± West of Doyle Street, and extending to the West side of Doyle Street, 600'± South of Dauphin Island Parkway).  
**Number of Lots / Acres:** 20 Lots / 21.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

21. **Case #ZON2008-02724**  
**Hillcrest Commons, Inc.**  
North side of Johnston Lane, 150'± West of Dickenson Avenue.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two office buildings and a storage building on a single building site and shared access between building sites.  
Council District 6

**GROUP APPLICATIONS:**

22. **Case #SUB2008-00241 (Subdivision)**  
(**&23** **Chippewa Lakes Blakeley Island Subdivision**  
**&24** (West side of Cochrane Causeway, 500'± South of the South terminus of the  
**&25** Cochran-Africatown Bridge)  
**Number of Lots / Acres:** 1 Lot / 9.5± Acres  
**Engineer / Surveyor:** Lawler and Company  
Council District 2
23. **Case #ZON2008-02675 (Sidewalk Waiver)**  
(**&22** **Cowles, Murphy, Glover & Associates**  
**&24** (West side of Cochrane Causeway, 500'± South of the South terminus of the  
**&25** Cochran-Africatown Bridge)  
Request to waive construction of a sidewalk along Cochrane Causeway  
Council District 2

24. **Case #ZON2008-02674 (Planned Unit Development)**  
(&22 **Chippewa Lakes Blakeley Island Subdivision**  
&23 (West side of Cochrane Causeway, 500'± South of the South terminus of the  
&25) Cochran-Africatown Bridge)  
Planned Unit Development Approval to allow multiple buildings, storage tanks  
and material handling facilities on a single building site.  
Council District 2
25. **Case #ZON2008-02673 (Planning Approval)**  
(&22 **Cowles, Murphy, Glover & Associates**  
&23 (West side of Cochrane Causeway, 500'± South of the South terminus of the  
&24) Cochran-Africatown Bridge)  
Planning Approval to allow a limestone crushing facility in an I-2, Heavy  
Industry District.  
Council District 2
26. **Case #SUB2008-00242 (Subdivision)**  
(&27 **The Madison Subdivision, LLC**  
&28) Southeast corner of Old Shell Road and Shepards Lane.  
**Number of Lots / Acres:** 1 Lot / 1.2± Acres  
**Engineer / Surveyor:** Clarke, Geer, Latham & Associates, Inc.  
Council District 5
27. **Case #ZON2008-02678 (Planned Unit Development)**  
(&26 **The Madison Subdivision, LLC**  
&28) Southeast corner of Old Shell Road and Shepards Lane.  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow three buildings on a single building site with  
reduced setbacks for an eight unit single-family residential townhome  
development.  
Council District 5
28. **Case #ZON2008-02677 (Rezoning)**  
(&26 **The Madison Subdivision, LLC**  
&27) Southeast corner of Old Shell Road and Shepards Lane.  
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family  
Residential District, to allow an eight unit single-family residential townhome  
development.  
Council District 5

- 29. Case #SUB2008-00250 (Subdivision)**  
**(&30 Russell School Lofts Subdivision**  
**&31) 304 South Broad Street**  
(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130'± West of South Broad Street).  
**Number of Lots / Acres:** 2 Lots / 1.4± Acres  
**Engineer / Surveyor:** Gulf States Engineering  
Council District 2
- 30. Case #ZON2008-02725 (Planned Unit Development)**  
**(&29 Russell School Lofts Subdivision**  
**&31) 304 South Broad Street**  
(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130'± West of South Broad Street).  
Planned Unit Development Approval to allow two buildings on a single building site and reduced side yard setbacks.  
Council District 2
- 31. Case #ZON2008-02726 (Rezoning)**  
**(&29 Gulf States Engineering**  
**&30) 304 South Broad Street**  
(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130'± West of South Broad Street, and 190'± East of Marine Street).  
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple Family District, to allow a single-family residential condominium complex.  
Council District 2
- 32. Case #SUB2008-00243 (Subdivision)**  
**(&33 Pinehurst Subdivision, Delaney's Addition to Springhill, Block 10,**  
**&34) Resubdivision of and Addition to Lots 9, 10 and 11**  
Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).  
**Number of Lots / Acres:** 4 Lots / 0.6± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 33. Case #ZON2008-02706 (Planned Unit Development)**  
**(&32 Pinehurst Subdivision, Delaney's Addition to Springhill, Block 10,**  
**&34) Resubdivision of and Addition to Lots 9, 10 and 11**  
Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).  
Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front and side yard setbacks, and increased site coverage in a single-family residential subdivision.  
Council District 6

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- 34. Case #ZON2008-02705 (Rezoning)**  
**(&32 Elite Homes, Inc.**  
**&33)** Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).  
Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, to allow a single-family residential patio home subdivision.  
Council District 6

**OTHER BUSINESS:**