

**MOBILE CITY PLANNING COMMISSION AGENDA**

**DECEMBER 7, 2006 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**Case #SUB2006-00240 (Subdivision)**

**Southern Oaks Estates Subdivision, Unit 6**

Northwest corner of Wear Road (paved) and Wear Road (unpaved).

**Number of Lots / Acres:** 29 Lots / 14.3± Acres

**Engineer / Surveyor:** Austin Engineering Co., LLC  
County

**Case #SUB2006-00239 (Subdivision)**

**Chesterfield Place Subdivision**

North side of Wulff Road South, 200'± West of Winston Drive West.

**Number of Lots / Acres:** 41 Lots / 16.6± Acres

**Engineer / Surveyor:** Austin Engineering Co., LLC  
County

**Case #SUB2006-00246 (Subdivision)**

**Ashland Place United Methodist Church Subdivision**

5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road

(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285'± West of Wisteria Avenue).

**Number of Lots / Acres:** 1 Lot / 3.8± Acres

**Engineer / Surveyor:** Cowles, Murphy, Glover & Associates  
Council District 1

**Case #ZON2006-02231 (Planned Unit Development)**

**Ashland Place United Methodist Church Subdivision**

5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road

(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285'± West of Wisteria Avenue).

Planned Unit Development Approval to allow two buildings on a single building site.

Council District 1

**Case #ZON2006-02247 (Planning Approval)**

**Ashland Place United Methodist Church Subdivision**

5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of  
Dauphin Street, 285'± West of Wisteria Avenue).

Planning Approval to allow expanded parking, an administrative and choir building,  
chapel transept additions, a new fellowship hall, new courtyard, and playground  
relocation at an existing church in an R-1, Single-Family Residential district.

Council District 1

**Case #SUB2006-00245 (Subdivision)**

**Rochester Place Subdivision, Resubdivision of Lots 1, 2, 12, and 13**

Northeast and Northwest corners of Rochester Place and Airport Boulevard Service  
Road.

**Number of Lots / Acres:** 2 Lots / 0.7± Acre

**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.

Council District 5

**Case #ZON2006-02227 (Rezoning)**

**Rochester Place, LLC (Matthew Walker, Agent)**

Northeast and Northwest corners of Rochester Place and Airport Boulevard Service  
Road.

Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to  
allow two five-unit multi-family town homes.

Council District 5

**EXTENSIONS:**

**Case #SUB2001-00290 (Subdivision)**

**Raleigh Subdivision**

West side of Cody Road, 870'± South of Wynnfield Boulevard, and extending to the East  
terminus of Longview Drive.

**Number of Lots / Acres:** 165 Lots / 110.0± Acres

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

County

**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

**NEW SUBDIVISION APPLICATIONS:**

1. **Case #SUB2006-00267**  
**Elizabeth Gardens Subdivision, Block B, Resubdivision of Lots 3, 4 & 17**  
2409 Bunch Road  
(South side of Bunche Road, 145'± West of Stanton Road, extending to the North side of Yerby Drive, 150'± West of Stanton Road).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 1
  
2. **Case #SUB2006-00270**  
**Country Breeze Subdivision, Resubdivision of Lots 1, 2 and 5, Resubdivision of Lots 1 and 5**  
West side of McCrary Road, 325'± South of Stone Road, extending to the South side of Stone Road, 200'± West of McCrary Road.  
**Number of Lots / Acres:** 2 Lots / 2.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
3. **Case #SUB2006-00276**  
**Dave's First Addition Subdivision**  
4056 Lloyd Station Road  
(North side of Lloyd Station Road, 275'± East of Interstate 10, extending to the South side of Interstate 10, 450'± North of Lloyd Station Road).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
  
4. **Case #SUB2006-00264**  
**Island Farms, Hollinger's Island Subdivision, Jakubowski's Addition to 2187 and 2201 Island Road**  
(South side of Island Road, ¼ mile± West of Bay Road).  
**Number of Lots / Acres:** 2 Lots / 3.2± Acres  
**Engineer / Surveyor:** Hutchison, Moore & Rauch, LLC  
County
  
5. **Case #SUB2006-00279**  
**R. D. Lowe's Painting Subdivision**  
3221 Halls Mill Road  
(South side of Halls Mill Road, 120'± West of Darwood Drive).  
**Number of Lots / Acres:** 2 Lots / 3.0± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 4

6. **Case #SUB2006-00268**  
**Wesley Station Subdivision**  
Southeast corner of Airport Boulevard and Wesley Avenue, extending through Henkley Avenue (unopened right-of-way, to be vacated), to the West terminus of Old Government Street (unopened right-of-way, to be vacated), 150'± West of Wildwood Avenue.  
**Number of Lots / Acres:** 2 Lots / 4.3± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 6
  
7. **Case #SUB2006-00273**  
**Betty J. Williamson Subdivision**  
1754 Staples Road and 3901 Alta Vista Drive  
(North side of Staples Road, 205'± East of Alta Vista Drive, extending to the East side of Alta Vista Drive, 280'± North of Staples Road).  
**Number of Lots / Acres:** 2 Lots / 1.4± Acres  
**Engineer / Surveyor:** Robert B. Moseley, PLS  
Council District 4
  
8. **Case #SUB2006-00269**  
**Woodberry Forest Subdivision, Unit One, Phase Two**  
North side of Woodberry Drive, 165'± West of Dawes Road.  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
9. **Case #SUB2006-00277**  
**Greer and Steiner Subdivision**  
3509, 3511, and 3515 Riviere du Chien Court  
(South side of Riviere du Chien Court, 125'± West of Riviere du Chien Road).  
**Number of Lots / Acres:** 5 Lots / 7.6± Acres  
**Engineer / Surveyor:** Gregory C. Spies, Esq. Surveyor  
Council District 4
  
10. **Case #SUB2006-00275**  
**West Church Street Community Development Map No. 31 Subdivision**  
West side of South Scott Street, extending from Monroe Street to Canal Street, and Southeast corner of Monroe Street and South Scott Street.  
**Number of Lots / Acres:** 6 Lots / 0.7± Acre  
**Engineer / Surveyor:** Thompson Engineering  
Council District 2

11. **Case #SUB2006-00271**  
**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
  
12. **Case #SUB2006-00272**  
**Creekwood Subdivision, Unit III**  
South terminus of Ridgeline Drive.  
**Number of Lots / Acres:** 27 Lots / 36.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS**

13. **Case #ZON2006-02448**  
**Old Shell Road Apartments**  
6109 Old Shell Road  
(South side of Old Shell Road, 214'± West of Center Drive).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow a five-building, 20-unit multi-family residential development on a single building site.  
Council District 5

**GROUP APPLICATIONS:**

14. **Case #SUB2006-00278 (Subdivision)**  
(&15) **American Tennis Courts Subdivision**  
West side of Bolton's Branch Drive, 620'± South of Halls Mill Road.  
**Number of Lots / Acres:** 1 Lot / 1.4± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 4
  
15. **Case #ZON2006-02449 (Planned Unit Development)**  
(&14) **American Tennis Courts Subdivision**  
West side of Bolton's Branch Drive, 620'± South of Halls Mill Road.  
Planned Unit Development Approval to allow an office/warehouse building, above-ground fuel tanks, and four containerized storage units on a single building site.  
Council District 4

**PLANNING COMMISSION**

**DECEMBER 7, 2006**

**PAGE 6**

- 16. Case #SUB2006-00280 (Subdivision)**  
**(&17) Carlisle Medical Subdivision**  
505 Boulevard Park East  
(East side of Boulevard Park East, 75'± North of Boulevard Park South).  
**Number of Lots / Acres:** 1 Lot / 1.9± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 5
- 17. Case #ZON2006-02433 (Rezoning)**  
**(&16) Carlisle Properties, LLC**  
505 Boulevard Park East  
(East side of Boulevard Park East, 75'± North of Boulevard Park South).  
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood  
Business, to B-2, Neighborhood Business, to eliminate split zoning in a  
commercial subdivision.  
Council District 5

**OTHER BUSINESS:**