

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 2, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00229 (Subdivision)

Bay Front Subdivision

East side of Bay Front Road at its North terminus.

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

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 3

Case #SUB2006-00213 (Subdivision)

Golden Flame Subdivision

7060 Three Notch Road

(Northeast corner of Three Notch Road and Sollie Road).

Number of Lots / Acres: 1 Lot / 1.4± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.

County

Case #SUB2006-00196 (Subdivision)

Willard Subdivision, First Addition, Resubdivision of Lots 3 & 4, and Resubdivision of Lots "A" & "B" of the Resubdivision of Lots 1 & 2

2760 Macmae Drive

(East and South sides of Macmae Drive at its South terminus).

Number of Lots / Acres: 3 Lots / 9.3± Acres

Engineer / Surveyor: Research and Engineering, Inc.

Council District 4

Case #ZON2006-01758 (Planned Unit Development)

Willard Subdivision, First Addition, Resubdivision of Lots 3 & 4, and Resubdivision of Lots "A" & "B" of the Resubdivision of Lots 1 & 2, Lot 2

East and South sides of Macmae Drive at its South terminus.

Planned Unit Development Approval to allow three warehouse buildings and one office building on a single building site.

Council District 4

Case #ZON2006-01989 (Planning Approval)

Larry M. Tew

East and South sides of MacMae Drive at its South terminus.
Planning Approval to allow warehousing in excess of 40,000 square feet in a B-3,
Community Business District.
Council District 4

Case #SUB2006-00202 (Subdivision)

Brookview at Brookside Subdivision

2251 and 2255 Pesnell Court
(North and East sides of Pesnell Court at its North terminus, extending to the West side
of Inverness Subdivision, Unit Two).
Number of Lots / Acres: 1 Lot / 18.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 6

Case #ZON2006-01870 (Planned Unit Development)

Brookview at Brookside Subdivision

2251 and 2255 Pesnell Court
(North and East sides of Pesnell Court at its North terminus, extending to the West side
of Inverness Subdivision, Unit Two).
Planned Unit Development Approval to amend a previously approved Planned Unit
Development to allow 22 single-family residential dwellings on a single building site
with private street access.
Council District 6

Case #ZON2006-01871 (Rezoning)

O. A. Pesnell, Jr.

2251 and 2255 Pesnell Court
(North and East sides of Pesnell Court at its North terminus, extending to the West side
of Inverness Subdivision, Unit Two).
Rezoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-
3, Multi-Family Residential, to eliminate split zoning in a proposed one-lot single-family
residential subdivision and planned unit development.
Council District 6

Case #SUB2006-00231 (Subdivision)

The Pines at the Preserve Subdivision

North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of
Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of
Campground Branch Creek and the South side of Scenic West Place Subdivision.
Number of Lots / Acres: 184 Lots / 84.2± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 6

Case #ZON2006-02115 (Planned Unit Development)

The Pines at the Preserve Subdivision

North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision. Planned Unit Development approval to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision. Council District 6

EXTENSIONS:

Case #SUB2005-00223 (Subdivision)

Hunters Park Subdivision Units III & IV

East side of Dykes Road, 850'± North of Airport Boulevard.

Number of Lots / Acres: 29 Lots / 17.7± Acres

Engineer / Surveyor: Austin Engineering Co., Inc.
County

Case #SUB2003-00285 (Subdivision)

Oak Grove Subdivision

South side of Firetower Road, ¼ mile± East of Greenbriar Court.

Number of Lots / Acres: 119 Lots / 75.4± Acres

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

NEW SUBDIVISION APPLICATIONS:

- 1. Case #SUB2006-00237**
C.V.A., L.L.C. Subdivision
1901 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Margaret Street, extending to the North side of Lorraine Street at its East terminus).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 1
- 2. Case #SUB2006-00241**
Summer Woods Subdivision, Phase I, Resubdivision of Lot 20
South side of Thresher Court, 70'± East of its West terminus.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Thompson Engineering
County

3. **Case #SUB2006-00235**
Wimbledon Subdivision, 2nd Unit, Block 13, Resubdivision of Lots 18, 19 & a Portion of Lot 17
24 Kingsway
(West side of Kingsway, 2/10 mile± South of Wimbledon Drive West).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying Council District 5
4. **Case #SUB2006-00234**
Nolfe Subdivision
West side of Johnson Road West, 1 mile± North of Cowart Road.
Number of Lots / Acres: 3 Lots / 7.7± Acres
Engineer / Surveyor: Polysurveying Engineering - Land Surveying County
5. **Case #SUB2006-00249**
Pecan Grove Place Subdivision, Phase Two
West terminus of Pecan Grove Drive.
Number of Lots / Acres: 14 Lots / 9.8± Acres
Engineer / Surveyor: Research and Engineering, Inc. County
6. **Case #SUB2006-00240**
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
7. **Case #SUB2006-00239**
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
8. **Case #SUB2006-00238**
Torrington Place Subdivision
Southeast corner of Snow Road and Nursery Road.
Number of Lots / Acres: 50 Lots / 18.5± Acres
Engineer / Surveyor: Austin Engineering Co., LLC County

9. **Case #SUB2006-00242**
Wynnfield Subdivision, Unit Five
West terminus of Wynngate Way, extending North and West to the South terminus of Widgeon Drive.
Number of Lots / Acres: 67 Lots / 70.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6 and County
10. **Case #SUB2006-00236**
Dawes Oak Subdivision
West side of Dawes Lane, 3/10 mile± South of Three Notch Road, extending to the East side of Airport Road.
Number of Lots / Acres: 82 Lots / 28.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County

NEW SIDEWALK WAIVER APPLICATIONS:

11. **Case #ZON2006-02225**
B & B Industrial Supply
1855 Telegraph Road
(West side of Telegraph Road, 115'± North of Stimrad Road).
Request to waive construction of a sidewalk along Telegraph Road.
Council District 2
12. **Case #ZON2006-02242**
Ruffin J. Graham, III
4718 Halls Mill Road
(North side of Halls Mill Road, 725'± East of the South terminus of Rochelle Street).
Request to waive construction of a sidewalk along Halls Mill Road.
Council District 4

GROUP APPLICATIONS:

13. **Case #SUB2006-00246 (Subdivision)**
(**&14** **Ashland Place United Methodist Church Subdivision**
&15) 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

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- 14. Case #ZON2006-02231 (Planned Unit Development)**
(&13 &15) 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
- 15. Case #ZON2006-02247 (Planning Approval)**
(&13 &14) 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
- 16. Case #SUB2006-00243 (Subdivision)**
(&17 &18) Brandonwood Subdivision
2910 and 2916 Cottage Hill Road
(North side of Cottage Hill Road, 60'± West of Coventry Way).
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 17. Case #ZON2006-02228 (Planned Unit Development)**
(&16 &18) Brandonwood Subdivision
2910 and 2916 Cottage Hill Road
(North side of Cottage Hill Road, 60'± West of Coventry Way).
Planned Unit Development Approval to allow three buildings on a single building site.
Council District 5
- 18. Case #ZON2006-02226 (Rezoning)**
(&16 &17) Blue Marlin Construction, L.L.C.
2910 and 2916 Cottage Hill Road
(North side of Cottage Hill Road, 60'± West of Coventry Way).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a twelve-unit residential townhouse condominium complex.
Council District 5

19. **Case #SUB2006-00244 (Subdivision)**
(&20) **Krewe of Marry Mates Subdivision**
Area bounded by South Washington Avenue, Kentucky Street, South Scott Street, and Tennessee Street (unopened) and the Illinois Central Gulf Railroad right-of-way.
Number of Lots / Acres: 2 Lots / 4.8± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
Council District 3
20. **Case #ZON2006-02230 (Rezoning)**
(&19) **Krewe of Marry Mates, Inc.**
West side of Scott Street, extending from Tennessee Street (unopened) and the Illinois Central Gulf Railroad right-of-way to Kentucky Street.
Rezoning from R-2, Two-Family Residential, and B-3, Community Business, to B-3, Community Business, to allow an electric substation.
Council District 3
21. **Case #SUB2006-00247 (Subdivision)**
(&22 &23) **Pinehurst, Delaney's Addition to Spring Hill, Resubdivision of a Portion of Block 9**
North side of Howard Street (unopened right-of-way, to be vacated), extending from Louise Avenue to Schaub Avenue.
Number of Lots / Acres: 16 Lots / 2.0± Acres
Engineer / Surveyor: Research and Engineering, Inc.
Council District 6
22. **Case #ZON2006-02234 (Planned Unit Development)**
(&21 &23) **Pinehurst, Delaney's Addition to Spring Hill, Resubdivision of a Portion of Block 9**
North side of Howard Street (unopened right-of-way, to be vacated), extending from Louise Avenue to Schaub Avenue.
Planned Unit Development Approval to allow reduced lot sizes and widths, reduced building setbacks, and increased site coverage in a single-family residential subdivision.
Council District 6
23. **Case #ZON2006-02232 (Rezoning)**
(21& 22) **Rick Twilley**
North side of Howard Street (unopened right-of-way, to be vacated), extending from Louise Avenue to Schaub Avenue.
Rezoning from B-3, Community Business, to R-1, Single-Family Residential, to allow a single-family residential subdivision.
Council District 6

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- 24. Case #SUB2006-00248 (Subdivision)**
(&25) PBC Subdivision
&26) 6701 Airport Boulevard
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).
Number of Lots / Acres: 4 Lots / 21.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 25. Case #ZON2006-02245 (Planned Unit Development)**
(&24) PBC Subdivision
&26) 6701 Airport Boulevard
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).
Planned Unit Development Approval to amend the master plan for Providence Hospital to allow multiple building/lot sites with private drive shared access and parking.
Council District 6
- 26. Case #ZON2006-02246 (Rezoning)**
(&24) Providence Hospital (Lee Metzger, Agent)
&25) 6701 Airport Boulevard
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-1, Buffer Business, to eliminate split zoning in a proposed commercial subdivision.
Council District 6
- 27. Case #SUB2006-00245 (Subdivision)**
(&28) 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
- 28. Case #ZON2006-02227 (Rezoning)**
(&27) 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

OTHER BUSINESS: