

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 6, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2007-00264 (Subdivision)
(&2& **Bill Fish Subdivision**)
3) 88 Hillcrest Road
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

2. Case #ZON2007-02594 (Planned Unit Development)
(&1& **Bill Fish Subdivision**)
3) 88 Hillcrest Road
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).
Planned Unit Development Approval to allow two buildings on a single
building site.
Council District 7

3. Case #ZON2007-02593 (Rezoning)
(&1& **George E. Jensen Contractor (Dulari J. Smith, President)**)
2) 88 Hillcrest Road
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,
to allow retail sales.
Council District 7

4. Case #SUB2007-00249 (Subdivision)
(&5) **McMurray Place Subdivision**
South side of Johnston Lane, extending from the West side of Rosedale Avenue
(vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-
way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston
Lane.
Number of Lots / Acres: 61 Lots / 12.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

5. **Case #ZON2007-02464 (Planned Unit Development)**
(&4) **McMurray Place Subdivision**
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston Lane.
Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.
Council District 6
6. **Case #SUB2007-00256 (Subdivision)**
(&7) **Nimit Subdivision**
4567 Airport Boulevard
(Southeast corner of Airport Boulevard and Summit Drive).
Number of Lots / Acres: 1 Lot / 0.8+ Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
7. **Case #ZON2007-02384 (Planning Approval)**
(&6) **Sivaporn & Varin Nimityongskul**
4567 Airport Boulevard
(Southeast corner of Airport Boulevard and Summit Drive).
Planning Approval to allow a meditation center in an R-1, Single-Family Residential district.
Council District 5

EXTENSIONS:

8. **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
9. **Case #SUB2006-00270 (Subdivision)**
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

10. **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
11. **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

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2007-00277**
Robinson Temple Subdivision
2611 Berkley Avenue
(South side of Berkley Avenue, 245'± West of Jessie Street, extending to the North side of Warsaw Avenue).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.
Council District 1
13. **Case #SUB2007-00282**
Conception-New Jersey Subdivision
857 South Conception Street
(Southeast corner of Conception Street and New Jersey Street).
Number of Lots / Acres: 1 Lot / 8.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3
14. **Case #SUB2007-00291**
Jeremy and Wade Subdivision
East side of Leytham Road, 375'± South of Theodore Dawes Road.
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Erdman Surveying, LLC
County

15. **Case #SUB2007-00296**
The Christian Bible Teaching Church Subdivision
1805 Duncan Street
(South side of Duncan Street, 70'± East of Houston Street).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

16. **Case #SUB2007-00276**
J2 Commercial Park Subdivision
Northwest corner of Cottage Hill Road and Oakland Drive.
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
Council District 6

17. **Case #SUB2007-00280**
Sunset Hills Subdivision, Block E, Resubdivision of Lot 2
Southeast corner of University Boulevard Service Road and Sunset Drive South.
Number of Lots / Acres: 2 Lots / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 5

18. **Case #SUB2007-00285**
Bellevue Heights Subdivision, Resubdivision of Lot 9
4214 Bellevue Lane
(North side of Bellevue Lane at its East terminus).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

19. **Case #SUB2007-00292**
Churchill Downs Subdivision, 2nd Unit, Resubdivision of Lots 105 – 107
North side of Wulff Road South, 340'± East of Winston Drive West.
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

20. **Case #SUB2007-00275**
Mertz Court Subdivision, Resubdivision of a Part of Lot 3
2708 Moot Avenue
(North side of Moot Avenue, 255'± West of McRae Avenue, extending to the South side of Thompson Drive South).
Number of Lots / Acres: 3 Lots / 0.6± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.
Council District 4
21. **Case #SUB2007-00281**
Sawgrass Landing Subdivision
North side of Hamilton Boulevard, 1800'± East of Rangeline Road.
Number of Lots / Acres: 3 Lots / 8.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County
22. **Case #SUB2007-00298**
Plantation Commercial Park Subdivision, Unit Two, Phase One
East termini of Plantation Road and East Road, extending to the East side of U.S. Highway 90 West, 330'± South of Plantation Road.
Number of Lots / Acres: 3 Lots / 44.1± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County
23. **Case #SUB2007-00283**
Austill Place Subdivision, Unit Four
114 Austill Avenue
(North terminus of Austill Avenue, extending to the South side of Austill Place, 140'± East of Carmel Drive East).
Number of Lots / Acres: 4 Lots / 3.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7
24. **Case #SUB2007-00278**
UNO Subdivision, Phase Two
East side of Sollie Road, 245'± South of Shadow Creek Drive.
Number of Lots / Acres: 16 Lots / 10.3± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

25. **Case #SUB2007-00284**
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
26. **Case #SUB2007-00287**
Repoll Commercial Subdivision
Northwest corner of Repoll Road and Jeff Hamilton Road.
Number of Lots / Acres: 1 Lot / 12.0± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County
27. **Case #SUB2007-00290**
Creekmore Subdivision, Phase One
South side of Repoll Road, 540'± South of Richmond Pearson Road.
Number of Lots / Acres: 2 Lots / 3.3± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County
28. **Case #SUB2007-00288**
Creekmore Subdivision, Phase Two
South side of Repoll Road, 2/10 mile± West of Jeff Hamilton Road.
Number of Lots / Acres: 7 Lots / 9.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County
29. **Case #SUB2007-00289**
Summerglen Subdivision
South side of Repoll Road at the South terminus of Milner Way.
Number of Lots / Acres: 48 Lots / 21.8± Acres
Engineer / Surveyor: Engineering Development Services, LLC
County
30. **Case #SUB2007-00286**
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

NEW SIDEWALK WAIVER APPLICATIONS:

31. **Case #ZON2007-02655**
Mobile Rosin Oil Company
2469 Bragdon Avenue
(South side of Bragdon Avenue at its West terminus).
Request to waive construction of a sidewalk along Bragdon Avenue.
Council District 1
32. **Case #ZON2007-02710**
Mohamed Shakora
Northwest corner of Webb Avenue and Dauphin Island Parkway.
Request to waive construction of a sidewalk along Webb Avenue.
Council District 3
33. **Case #ZON2007-02713**
Burge Properties, LLC
Southwest corner of Mackinnon Industrial Parkway and Interstate 10.
Request to waive construction of a sidewalk along Mackinnon Industrial
Parkway.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

34. **Case #ZON2007-02689**
Fort Conde' Restoration Venture, LLC
165 St. Emaneul Street
(Northeast corner of St. Emanuel Street and Monroe Street).
Planning Approval to allow a bed and breakfast/reception hall in an H-B,
Historic-Business District.
Council District 2

NEW ZONING APPLICATIONS:

35. **Case #ZON2007-02709**
McMurray Place, LLC
South side of Johnston Lane, extending from the West side of Rosedale Avenue
(vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-
way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston
Lane.
Rezoning from R-3, Multi-Family Residential, to R-3, Multi-Family
Residential, to remove a condition of the previous rezoning.
Council District 6

36. **Case #ZON2007-02714**
Rollie Steele
East side of East Drive, 240'± North of Eastridge Place.
Rezoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to allow a duplex residence.
Council District 5

GROUP APPLICATIONS:

37. **Case #SUB2007-00295 (Subdivision)**
(**&38**) **Mooreland Subdivision, Resubdivision of Lots 1-3**
1520 Terrell Road
(Northeast corner of Terrell Road and Dauphin Island Parkway).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3
38. **Case #ZON2007-02715 (Rezoning)**
(**&37**) **John David Helland**
1520 Terrell Road
(Northeast corner of Terrell Road and Dauphin Island Parkway).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow auto sales.
Council District 3
39. **Case #SUB2007-00274 (Subdivision)**
(**&40**) **St. Dominic Catholic Church Subdivision**
(**&41**) 4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Number of Lots / Acres: 1 Lot 13.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
40. **Case #ZON2007-02598 (Planned Unit Development)**
(**&39**) **St. Dominic Catholic Church Subdivision**
(**&41**) 4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planned Unit Development Approval for the Master Plan of an existing church to allow multiple buildings on a single building site.
Council District 4

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- 41. Case #ZON2007-02611 (Planning Approval)**
(&39 &40) St. Dominic Catholic Church
4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planning Approval to allow the expansion of a parking lot at an existing church in an R-1, Single-Family Residential district.
Council District 4
- 42. Case #SUB2007-00279 (Subdivision)**
(&43 &44) Apostolic Faith Church Subdivision
969 Weinacker Avenue
(West side of Weinacker Avenue, 100'± North of Dublin Street, extending to the North side of Dublin Street, 95'± East of Weinacker Avenue).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 3
- 43. Case #ZON2007-02695 (Planned Unit Development)**
(&42 &44) Apostolic Faith Church Subdivision
969 Weinacker Avenue
(West side of Weinacker Avenue, 100'± North of Dublin Street, extending to the North side of Dublin Street, 95'± East of Weinacker Avenue).
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 3
- 44. Case #ZON2007-02696 (Planning Approval)**
(&42 &43) Apostolic Faith Church Subdivision
969 Weinacker Avenue
(West side of Weinacker Avenue, 100'± North of Dublin Street, extending to the North side of Dublin Street, 95'± East of Weinacker Avenue).
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district, for a storage shed.
Council District 3
- 45. Case #SUB2007-00293 (Subdivision)**
(&46) Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2, Resubdivision of Lot 2B
Northeast corner of Hillcrest Road and Omni Park Drive.
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 6

46. **Case #ZON2007-02725 (Planned Unit Development)**
(&45) **Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2, Resubdivision of Lot 2B**
Northeast corner of Hillcrest Road and Omni Park Drive.
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 6
47. **Case #SUB2007-00294 (Subdivision)**
(&48) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 70**
4106 Yellow Heron Lane
(West side of Yellow Heron Lane, 125' ± South of Heron Lakes Circle).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 4
48. **Case #ZON2007-02711 (Planned Unit Development)**
(&47) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 70**
4106 Yellow Heron Lane
(West side of Yellow Heron Lane, 125' ± South of Heron Lakes Circle).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a reduced rear yard setback and 38% site coverage.
Council District 4
49. **Case #SUB2007-00299 (Subdivision)**
(&50) **University Square Subdivision, Resubdivision of Lot 1, and Western Hills Extension Subdivision, Resubdivision of Lot 4**
5821 Old Shell Road and 5812 Waltman Lane
(South side of Old Shell Road, 315' ± West of Long Street, extending to the North side of Waltman Lane [private drive] at its West terminus).
Number of Lots / Acres: 3 Lots / 2.5± Acres
Engineer / Surveyor: McCrory and Williams
Council District 5
50. **Case #ZON2007-02721 (Planned Unit Development)**
(&49) **University Square Subdivision, Resubdivision of Lot 1, and Western Hills Extension Subdivision, Resubdivision of Lot 4**
5821 and 5827 Old Shell Road
(South side of Old Shell Road, 315' ± West of Long Street).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site and shared access and parking between multiple building sites.
Council District 5

51. Case #Sub2007-00297 (Subdivision)
(&52) Lakeside Commercial Park Subdivision, Joy Springs Addition
780 Lakeside Drive
(West side of Lakeside Drive, 730'± South of Lakeside Drive South, and extending South to the West terminus of Joy Springs Drive).
Number of Lots / Acres: 5 Lots / 10.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

52. Case #ZON2007-02716 (Planned Unit Development)
(&51) Lakeside Commercial Park Subdivision, Joy Springs Addition
780 Lakeside Drive
(West side of Lakeside Drive, 730'± South of Lakeside Drive South, and extending South to the West terminus of Joy Springs Drive).
Planned Unit Development Approval to allow shared access between two building sites.
Council District 4

OTHER BUSINESS: