

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 20, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00111 (Subdivision)

D. J.'s Subdivision

1736 and 1870 Schillinger Road South
(West side of Schillinger Road South, 100'± South of Terry Drive).

Number of Lots / Acres: 3 Lots / 2.7± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Case #SUB2006-00117 (Subdivision)

Wade Business Park Subdivision

Northwest corner of Government Boulevard and Montlimar Creek, extending to the East side of Lakeside Drive, at the East terminus of Joy Springs Drive.

Number of Lots / Acres: 4 Lots / 9.5± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 4

Case #SUB2006-00118 (Subdivision)

Oak Hill Subdivision

8490 Oak Hill Drive
(North side of Oak Hill Drive, ½ mile± North of Moffett Road).

Number of Lots / Acres: 48 Lots / 19.3± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

Case #ZON2006-01136 (Planning Approval)

Over Flow Ministries, Inc. (Wilbert Hardy, Pastor)

1201 North Drive
(Southwest corner of North Drive and an unopened, unnamed public right-of-way).
Planning Approval to allow a church with child day care activities in an R-1, Single-Family Residential District.

Council District 3

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Case #ZON2006-01028 (Rezoning)

River 4 Properties L.L.C.

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

Rezoning from R-1, Single-Family Residential district, to R-3, Multi-Family Residential district, to allow residential condominiums.

Council District 4

Case #ZON2006-01031 (Planned Unit Development)

Wisteria Trace Subdivision

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

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

Council District 4

Case #SUB2006-00101 (Subdivision)

Wisteria Trace Subdivision

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

Number of Lots / Acres: 1 Lot / 3.6± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 4

Case #SUB2006-00124 (Subdivision)

I.M.S. Subdivision

4548 Halls Mill Road

(North side of Halls Mill Road, ¼ mile± East of Rochelle Street).

Number of Lots / Acres: 2 Lots / 26.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Council District 4

Case #SUB2006-00120 (Subdivision)

Heron Landing Subdivision

South side of Dauphin Island Parkway, 70'± East of Willowdale Street, extending to the West side of Doyle Street, 600'± South of Dauphin Island Parkway.

Number of Lots / Acres: 20 Lots / 20.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 4

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Case #ZON2006-01259 (Sidewalk Waiver)

TREC, LLC

133 West I-65 Service Road South

(Southwest corner of West I-65 Service Road South and Springhill Business Park).

Request to waive construction of sidewalks along West I-65 Service Road South and Springhill Business Park.

Council District 7

Case #SUB2006-00127 (Subdivision)

Louise Place Subdivision

South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.

Number of Lots / Acres: 19 Lots / 4.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 6

Case #ZON2006-01279 (Planned Unit Development)

Louise Place Subdivision

South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.

Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front yard and side yard setbacks, and increased site coverage in a single-family residential subdivision.

Council District 6

Case #ZON2006-01281 (Planned Unit Development)

Spring Hill College (Dr. Charmaine May, Agent)

4000 Dauphin Street

(North side of Dauphin Street, 1800'± West of Interstate 65)

Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential district.

Council District 7

PLANNING COMMISSION

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Case #ZON2006-01282 (Planning Approval)

Spring Hill College (Dr. Charmaine May, Agent)

4000 Dauphin Street

(North side of Dauphin Street, 1800'± West of Interstate 65)

Planning Approval to amend a previously approved Planning Approval to allow dormitory parking, office, athletic field and associated parking expansions at an existing college in an R-1, Single-Family Residential district.

Council District 7

EXTENSIONS:

Case #SUB2002-00170 (Subdivision)

Calway-Jones Subdivision

West side of South University Boulevard, 175'± South of Cottage Hill Road.

Number of Lots / Acres: 6 Lots / 8.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 4

Case #ZON2005-01390 (Planned Unit Development)

Cottage Hill Baptist Church Subdivision

4255 Cottage Hill Road

(Southeast corner of Cottage Hill Road and North Demetropolis Road, extending to the North side of Thigpen Drive South,

and, Southeast corner of North Demetropolis Road and Thigpen Drive South, extending to the North side of Troy Lane).

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking between sites.

Council District 4

Case #SUB2005-00132 (Subdivision)

D'Iberville Town Homes Subdivision

South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.

Number of Lots / Acres: 58 Lots / 10.8± Acres

Engineer / Surveyor: SJB Group, Inc.

Council District 6

Case #ZON2005-01291 (Planned Unit Development)

D'Iberville Town Homes Subdivision

South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.

Planned Unit Development Approval to amend a previously approved planned unit development to allow reduced lot widths, reduced building setbacks, increased site coverage, shared parking, and reduced street widths in a private street, single-family residential town home subdivision.

Council District 6

Case #SUB2005-00136 (Subdivision)

Hillcrest Commons Subdivision

1055 Hillcrest Road

(Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue [unopened right-of-way], 150'± South of Chandler Street).

Number of Lots / Acres: 2 Lots / 5.6± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 6

Case #ZON2005-01299 (Planned Unit Development)

Hillcrest Commons Subdivision

1055 Hillcrest Road

(Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue [unopened right-of-way], 150'± South of Chandler Street).

Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking.

Council District 6

Case #ZON2005-01393 (Planned Unit Development)

McGill-Toolen High School

1501 Old Shell Road

(South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'±).

Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between sites.

Council District 2

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00136**
Keith King Properties Subdivision
3809 Moffett Road
(South side of Moffett Road, 525'± East of Moffett Court).
Number of Lots / Acres: 1 Lot / 6.2± Acres
Engineer / Surveyor: Volkert & Associates, Inc.
Council District 7

2. **Case #SUB2006-00133**
Warren Lee Subdivision
6156 Hayfield Road
(Northwest corner of Hayfield Road and Old Pascagoula Road).
Number of Lots / Acres: 1 Lot / 3.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

3. **Case #SUB2006-00139**
Springhill Commercial Park Subdivision, Unit Three
South side of Springhill Memorial Drive North, 410'± West of West I-65
Service Road South.
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

4. **Case #SUB2006-00137**
Springhill Commercial Park Subdivision, Unit Four
North side of Springhill Memorial Drive South, 300'± West of West I-65
Service Road South.
Number of Lots / Acres: 3 Lots / 6.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

5. **Case #SUB2006-00132**
Andrew Estates Subdivision
5662 and 5666 Andrews Road
(North side of Andrews Road, 200'± East of Calhoun Road).
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
County

6. **Case #SUB2006-00144**
Chambliss Properties East Subdivision
South side of Grelot Road, 750'± West of the South terminus of Chimney Top Drive West.
Number of Lots / Acres: 2 Lots / 12.1± Acres
Engineer / Surveyor: Lawler and Company
Council District 6

7. **Case #SUB2006-00147**
Rhodes Subdivision
Southeast corner of Schillinger Road South and Grelot Road.
Number of Lots / Acres: 2 Lots / 4.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

8. **Case #SUB2006-00134**
Sugar Creek Subdivision, Unit One, Revised Plat, Resubdivision of Lots 25, 26, and 27
6501 and 6509 Sugar Creek Drive South
(South side of Sugar Creek Drive South, 60'± East of the South terminus of Indian Trail Drive).
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 6

9. **Case #SUB2006-00143**
Montlimar Place Subdivision, Resubdivision of
Southwest corner of Montlimar Drive and Carlyle Close East.
Number of Lots / Acres: 3 Lots / 9.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

10. **Case #SUB2006-00141**
The Colonnades Subdivision
Southeast corner of Sollie Road and Cottage Hill Road.
Number of Lots / Acres: 17 Lots / 39.9± Acres
Engineer / Surveyor: Thompson Engineering
Council District 6

11. **Case #SUB2006-00140**
Hampton Park Subdivision
Northwest corner of Zeigler Boulevard and Middle Ring Road.
Number of Lots / Acres: 19 Lots / 7.1± Acres
Engineer / Surveyor: Thompson Engineering
Council District 7
12. **Case #SUB2006-00145**
Riverview Oaks Subdivision, Unit 2 & Unit 3
East side of Old Rangeline Road, 190'± North of Riverview Pointe Drive.
Number of Lots / Acres: 35 Lots / 39.5± Acres
Engineer / Surveyor: Driven Engineering, Inc.
County
13. **Case #SUB2006-00148**
Leighton Place Subdivision
East side of Riviere du Chien Road, 850'± South of Lloyd Station Road.
Number of Lots / Acres: 41 Lots / 19.2± Acres
Engineer / Surveyor: Thompson / Engineering, Inc.
Council District 4
14. **Case #SUB2006-00149**
Sollie Road Subdivision
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
Number of Lots / Acres: 51 Lots / 70.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
15. **Case #SUB2006-00135**
Summer Woods Subdivision, Phase Two
Northwest corner of Scott Dairy Loop Road West and West Lake Road
Number of Lots / Acres: 89 Lots / 25.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County

NEW PLANNING APPROVAL APPLICATIONS:

16. **Case #ZON2006-01330**
T-Mobile
South side of Government Street, 95'± East of Park Terrace.
Planning Approval to allow a 70' monopole cellular communications tower in a B-1, Buffer Business district.
Council District 3

GROUP APPLICATIONS:

17. **Case #SUB2006-00138 (Subdivision)**
The Gates of Springhill Subdivision (Revised), Resubdivision of Lot 26
4272 Old Shell Road
(North side of Gates Drive [private street], 265'± West of its East terminus).
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 5
18. **Case #ZON2006-01372 (Planned Unit Development)**
The Gates of Springhill Subdivision (Revised), Resubdivision of Lot 26
4272 Old Shell Road
(North side of Gates Drive [private street], 265'± West of its East terminus).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage.
Council District 5
19. **Case #SUB2006-00130 (Subdivision)**
Hawthorn Suites Golf Resort Subdivision
North side of Magnolia Grove Parkway, 400'± West of Legends Row.
Number of Lots / Acres: 2 Lots / 10.0± Acres
Engineer / Surveyor: Morgan Engineering PLLC
Council District 7
20. **Case #ZON2006-01356 (Planned Unit Development)**
Hawthorn Suites Golf Resort Subdivision
North side of Magnolia Grove Parkway, 400'± West of Legends Row.
Planned Unit Development Approval to allow multiple buildings on multiple building sites and shared parking between sites.
Council District 7

21. **Case #SUB2006-00142 (Subdivision)**
Louis J. Naman Subdivision, Resubdivision of Lots 2 & 3
4137 and 4151 Moffett Road
(South side of Moffett Road, 260' ± West of Wolf Ridge Road).
Number of Lots / Acres: 2 Lots / 2.8± Acres
Engineer / Surveyor: Lawler and Company
Council District 7

22. **Case #ZON2006-01373 (Sidewalk Waiver)**
Dr. Louis J. Naman (Ben Cummings, Agent)
4125, 4137, 4151, and 4203 Moffett Road
(Southwest corner of Moffett Road and Wolf Ridge Road).
Request to waive construction of a sidewalk along Moffett Road.
Council District 7

23. **Case #ZON2006-01375 (Planned Unit Development)**
Dr. Louis J. Naman (Ben Cummings, Agent)
4125, 4137, and 4151 Moffett Road
(Southwest corner of Moffett Road and Wolf Ridge Road).
Planned Unit Development Approval to allow shared access between multiple building sites.
Council District 7

24. **Case #ZON2006-01374 (Rezoning)**
Dr. Louis J. Naman (Ben Cummings, Agent)
4125, 4137, 4151, and 4203 Moffett Road
(Southwest corner of Moffett Road and Wolf Ridge Road).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-3, Community Business, for glass sales and other commercial uses.
Council District 7

25. **Case #SUB2006-00131 (Subdivision)**
Paul Persons Subdivision, Resubdivision of Lot 1
4474 Halls Mill Road
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere du Chien Road).
Number of Lots / Acres: 2 Lots / 5.3± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

26. **Case #ZON2006-01364 (Planned Unit Development)**
Paul Persons Subdivision, Resubdivision of Lot 1
4474 Halls Mill Road
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere du Chien Road).
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access between building sites.
Council District 4
27. **Case #SUB2006-00146 (Subdivision)**
Springhill Estates Subdivision, Unit Number One, Resubdivision of a Portion of Lots 14 & 15
510 and 522 Evergreen Road
(West side of Evergreen Road, 715'± North of Airport Boulevard).
Number of Lots / Acres: 4 Lots / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
28. **Case #ZON2006-01376 (Planned Unit Development)**
Springhill Estates Subdivision, Unit Number One, Resubdivision of a Portion of Lots 14 & 15
510 and 522 Evergreen Road
(West side of Evergreen Road, 715'± North of Airport Boulevard).
Planned Unit Development Approval to allow reduced lot widths and building setbacks in a zero-lot line, patio home, single-family residential subdivision.
Council District 5

OTHER BUSINESS:

David Hickman

1360 Conception Street Road
(North side of Conception Street Road at Three Mile Creek).
Consider addition of conditions at request of City Council.

Public Hearing to consider adoption of an amendment to the Zoning Ordinance creating a new zoning classification – TB, Transitional Business.