

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 17, 2009 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

- Case #SUB2009-00133**

1. **Scott Plantation Subdivision, Unit Nine**
North side of Johnson Road South at the North terminus of Scott Dairy Loop Road West, extending North then West adjacent to the North side of Scott Plantation Subdivision Unit 8.
Number of Lots / Acres: 86 Lots / 35.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
- Case #SUB2009-00163 (Subdivision)**

(&3 **D'Olive Place Subdivision**
&4) 262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
Number of Lots / Acres: 24 Lots / 4.0 ± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 6
- Case #ZON2009-02669 (Planned Unit Development)**

(&2 **D'Olive Place Subdivision**
&4) 262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot sizes, reduced lot widths and reduced side yard setbacks.
Council District 6
- Case #ZON2009-02678 (Rezoning)**

(&2 **Diana Morgan**
&3) 262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District to allow construction of a single family neighborhood with up to 40% site coverage.
Council District 6

- 5. Case #SUB2009-00160 (Subdivision)**
(&6 McGill-Toolen High School Subdivision, Phase 2
&7 100 North Catherine Street
&8 (Northeast corner of North Catherine Street and Old Shell Road).
& 9) Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Clark, Geer Latham & Associates, Inc.
Council District 2
- 6. Case #ZON2009-02659 (Planned Unit Development)**
(&5 McGill-Toolen High School Subdivision, Phase 2
&7 1501 Old Shell Road
&8 (South side of Old Shell Road extending from the West side of Lafayette Street
&9) 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 amend Master Plan to allow new
student center and new parking lot.
Council District 2
- 7. Case #ZON2009-02660 (Planning Approval)**
(&5 McGill-Toolen High School Subdivision, Phase 2
&6 1501 Old Shell Road
&8 (South side of Old Shell Road extending from the West side of Lafayette Street
& 9) 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'+).
Planning Approval to modify an existing Planning Approval to allow a new
student Center and parking lot expansion at an existing private school in an R-1,
Single-Family
Council District 2

- 8. Case #ZON2009-02661 (Rezoning)**
(&5 Archbishop of Mobile)
&6 106 North Catherine Street
&7 (East side of North Catherine Street, 100'± North of Old Shell Road).
&9) Rezoning from B-2, Buffer Business District, to R-1, Single-Family Residential District, to allow a parking lot expansion at a private school in an R-1, Single-Family Residential District.
Council District 2

- 9. Case #ZON2009-02662 (Rezoning)**
(&5 Archbishop of Mobile)
&6 100 North Catherine Street
&7 (Northeast corner of North Catherine Street and Old Shell Road).
&8) Rezoning from B-2, Buffer Business District, to R-1, Single-Family Residential District, to allow a parking lot expansion at a private school in an R-1, Single-Family Residential District.
Council District 2

EXTENSIONS:

- 10. Case #SUB2008-00257 (Subdivision)**
Spring Hill Business Park Subdivision, Phase Two
West terminus of Springhill Business Park, extending to the South side of South Avenue, 245'± West of West I-65 Service Road North.
Number of Lots / Acres: 1 Lot / 3.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7
- 11. Case #SUB2007-00302 (Subdivision)**
Haiman Beltline Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2
Southeast corner of Springhill Memorial Drive South and Springhill Memorial Place.
Number of Lots / Acres: 2 Lots / 4.4±Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

12. **Case #ZON2008-02842 (Planned Unit Development)**
Spring Hill College
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 to show the new student center in the same location as the old student center.
Council District 7

NEW SUBDIVISION APPLICATIONS:

13. **Case #SUB2009-00171**
Ridgewood Subdivision, Resubdivision of Lot 8
203 Ridgewood Place
(West side of Ridgewood Place, 110'± North of The Cedars, extending to the East side of College Lane (unopened right-of-way)
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Clark, Geer, Latham & Associates
Council District 7
14. **Case #SUB2009-00174**
Thornecroft Subdivision
21 Hillwood Road
(East side of Hillwood Road at the East terminus of Country Club Road).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: C. Michael Arnold
Council District 5
15. **Case #SUB2009-00173**
Legacy Subdivision, Phase Two & Phase Three
East terminus of Darling Road, extending Northeastward to the West terminus of Legacy Lane and the South terminus of Heritage Circle.
Number of Lots / Acres: 23 Lots / 85.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

16. **Case #ZON2009-02841**
DBM Company, LP
1234 & 1248 Hillcrest Road
(Northwest corner of Hillcrest Road and Grelot Road)
Planned Unit Development Approval to allow shared access between two building sites.
Council District 6

GROUP APPLICATIONS:

17. **Case #SUB2009-00165 (Subdivision)**
(&18) **Twin Oaks Subdivision**
857 Crawford Lane
(East terminus of Crawford Lane).
Number of Lots / Acres: 1 Lot / 7.2± Acres
Engineer / Surveyor: Volkert, Inc.
Council District 2
18. **Case #ZON2009-02867 (Rezoning)**
(&17) **Twin Oaks Subdivision**
857 Crawford Lane
(East terminus of Crawford Lane).
Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District to B-1, Buffer Business District to eliminate split zoning in a commercial subdivision.
Council District 2
19. **Case #SUB2009-00172 (Subdivision)**
(&20 **UMS Wright Corporation**
&21) 65 North Mobile Street
(Southwest corner of North Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Number of Lots / Acres: 1 Lot / 51.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1

- 20. Case #ZON2009-02884 (Planned Unit Development)**
(&19) UMS Wright Corporation
&21) 65 North Mobile Street
(Southwest corner of North Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Planned Unit Development to amend a previously approved Planned Unit Development Master Plan to allow a new practice field for softball and soccer and new parking area.
Council District 1
- 21. Case #ZON2009-02882 (Planning Approval)**
(&19) UMS Wright Corporation
&20) 65 North Mobile Street
(Southwest corner of North Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Planning Approval to amend a previously approved Planning Approval Master Plan to allow a new practice field for softball and soccer and new parking area at an existing private school in an R-1, Single-Family Residential District.
Council District 1
- 22. Case #SUB2009-00176 (Subdivision)**
(&23) Charles Bogan Subdivision
175 2nd Avenue
(Northwest corner of 2nd Avenue and Avenue C)
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Polysurveying Engineering –Land Surveying
Council District 7
- 23. Case #ZON2009-02889 (Planning Approval)**
(&22) Charles Bogan Subdivision
175 2nd Avenue
(Northwest corner of 2nd Avenue and Avenue C)
Planning Approval to allow a mobile home in an R-1, Single-Family Residential District.
Council District 7
- 24. Case #SUB2009-00175 (Subdivision)**
(&25) UNO Subdivision, Phase Two
2851 Sollie Road
(East side of Sollie Road, 245± South of Shadow Creek Drive).
Number of Lots / Acres: 17 Lots / 10.3± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6

- 25. Case #ZON2009-02887 (Planned Unit Development)**
(&24) UNO Subdivision, Phase Two
2851 Sollie Road
(East side of Sollie Road, 245± South of Shadow Creek Drive).
Planned Unit Development Approval to allow increased maximum site coverage and decreased side yard setbacks in a proposed Single Family residential subdivision.
Council District 6

OTHER BUSINESS: _____