

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 1, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

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

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

J. C. Lawrence Subdivision

2503 Old Shell Road and 37 Hurlbert Street

(South side of Old Shell Road, 60'± West of Hurlbert Street, extending to the West side of Hurlbert Street, 100'± South of Old Shell Road).

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: Gerald A. Smith, PLS
Council District 1

Case #SUB2006-00298

Cole's Addition to Kingswood Subdivision

4586 Hawthorne Place and 57 Hawthorne Place North

(Northeast corner of Hawthorne Place and Hawthorne Place North).

Number of Lots / Acres: 4 Lots / 1.2± Acres

Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 5

Case #SUB2006-00302

Hadley Subdivision

8125 Fordham Road

(Southeast corner of Leroy Stevens Road and Fordham Road).

Number of Lots / Acres: 4 Lots / 4.2± Acres

Engineer / Surveyor: M. Don Williams Engineering
County

Case #SUB2006-00306

Rangeline Road Subdivision

5064 Rangeline Road

(West side of Rangeline Road at Downey Drive, extending to the North side of Downey Drive Extension right-of-way [to be vacated]).

Number of Lots / Acres: 7 Lots / 4.1± Acres

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

Case #ZON2006-01380

Tommy Brooks

North side of Howells Ferry Road, extending North to Garrow Avenue, and West to Erdman Avenue.

Rezoning from R-1, Single-Family Residential District to B-1, Buffer Business District, to allow a real estate office.

Council District 7

EXTENSIONS:

Case #SUB2005-00013

Pecan Pointe Subdivision (formerly Southland Park Subdivision)

10245 Howells Ferry Road

(South side of Howells Ferry Road, 1,850'± West of Raymond Tanner Road, extending to the North side of Raymond Tanner Road, 800'± West of Howells Ferry Road).

Number of Lots / Acres: 37 Lots / 18.0± Acres

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

Case #SUB2005-00224

The Rock Church Subdivision

6245 Old Rangeline Road

(East side of Old Rangeline Road, 1,030'± North of Hurricane Bay Drive).

Number of Lots / Acres: 7 Lots / 44.0± Acres

Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2007-00001**
Hillwood Subdivision, Resubdivision of Lot 1, Revised
159 Hillwood Road
(Southwest corner of Old Shell Road and Hillwood Road).
Number of Lots / Acres: 2 Lots / 1.7 \pm Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 5

2. **Case #SUB2007-00007**
Wildwood Glen Subdivision
1931 Wildwood Place
(East side of Wildwood Place, 167' \pm South of Fairfield Place).
Number of Lots / Acres: 2 Lots / 9.0 \pm Acres
Engineer / Surveyor: Gregory C. Spies, Esq.
Council District 6

3. **Case #SUB2007-00002**
Nelson Estates Subdivision
2338 Leroy Stevens Road
(West side of Leroy Stevens Road at the West terminus of Danielle Drive).
Number of Lots / Acres: 12 Lots / 5.0 \pm Acres
Engineer / Surveyor: McCrory Williams, Inc.
County

4. **Case #SUB2007-00003**
Grande Oaks at Hillcrest Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, at the East terminus of Angela Court).
Number of Lots / Acres: 12 Lots / 5.4 \pm Acres
Engineer / Surveyor: Austin Engineering Co. Inc.
Council District 6

GROUP APPLICATIONS:

5. **Case #SUB2006-00317 (Subdivision)**
(& 6) **Carriage Towne Subdivision**
6360 Cottage Hill Road
(North side of Cottage Hill Road, 170'± East of Hillcrest Road and East side of Hillcrest Road, 174'± South of Christopher Drive, and extending to the South terminus of Hillcrest Service Road).
Number of Lots / Acres: 2 Lots / 4.8± Acres
Engineer / Surveyor: Thompson Engineering
Council District 6
6. **Case #ZON2006-02753 (Planned Unit Development)**
(& 5) **Carriage Towne Subdivision**
6360 Cottage Hill Road
(North side of Cottage Hill Road, 170'± East of Hillcrest Road and East side of Hillcrest Road, 174'± South of Christopher Drive, and extending to the South terminus of Hillcrest Service Road).
Planned Unit Development Approval to allow shared access and parking between multiple building sites.
Council District 6
7. **Case #SUB2007-00004 (Subdivision)**
(& 8 **Snowden Place Subdivision**
&9) 6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East Christopher Drive East).
Number of Lots / Acres: 16 Lots / 13.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
8. **Case #ZON2007-00054 (Planned Unit Development)**
(& 7 **Snowden Place Subdivision**
& 9) 6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East Christopher Drive East).
Planned Unit Development Approval to allow a 36-unit condominium complex consisting of 9 buildings, a pool, and a two wooden piers on a single building site.
Council District 6

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- 9. Case #ZON2007-00055 (Rezoning)**
(& 7 Reid Cummings
& 8) 6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East Christopher Drive East).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a 36-unit condominium complex.
Council District 6
- 10. Case #SUB2007-00005 (Subdivision)**
(& 11 Pala Verde Mobile Home Park Subdivision
& 12) 3525 Demetropolis Road
(East side of Demetropolis Road, 325'± South of Government Boulevard).
Number of Lots / Acres: 2 Lots / 10.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
- 11. Case #ZON2007-00056 (Planned Unit Development)**
(& 10 Pala Verde Mobile Home Park Subdivision
& 12) 3525 Demetropolis Road
(East side of Demetropolis Road, 325'± South of Government Boulevard).
Planned Unit Development Approval to allow a 52-unit mobile home park and playground on a single building site.
Council District 4
- 12. Case #ZON2007-00053 (Planning Approval)**
(& 10 Pala Verde Partners
& 11) 3525 Demetropolis Road
(East side of Demetropolis Road, 325'± South of Government Boulevard).
Planning Approval to allow a mobile home park in an R-3, Multiple-Family Residential District.
Council District 4
- 13. Case #SUB2007-00007 (Subdivision)**
(& 14) Hillcrest Commons Subdivision, Phase Two
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

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14. Case #ZON2007-00057 (Rezoning)

(& 13) Hillcrest Commons, Inc.

Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).

Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a parking lot.

Council District 6

OTHER BUSINESS: