

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 4, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00208 (Subdivision)**
Riverwood Cove Subdivision
5620 Gulf Creek Circle
(North side of Gulf Creek Circle [North], 485' ± West of Rabbit Creek Drive).
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.
County

2. **Case #SUB2007-00210 (Subdivision)**
(&3) Lynwood Subdivision
4164 Halls Mill Road
(West side of Halls Mill Road, 775' + South of Azalea Road).
Number of Lots / Acres: 1 Lot / 9.4± Acres
Engineer / Surveyor: Warnat Engineering, Inc.
Council District 4

3. **Case #ZON2007-02099 (Planning Approval)**
(&2) Lynwood Nursing Home
4164 Halls Mill Road
(West side of Halls Mill Road, 775' + South of Azalea Road).
Planning Approval to allow an expansion of an existing nursing home in an R-3, Multi-Family Residential District.
Council District 4

4. **Case #SUB2007-00216 (Subdivision)**
(&5 Cottage Hill Gardens Subdivision, Resubdivision of Lots 11 & 12
&6 631 and 633 Azalea Road
&7) (North side of Azalea Road, 290' + West of Village Green Drive).
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Baskerville-Donovan, Inc.
Council District 5

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- 5. Case #ZON2007-02111 (Planning Approval)**
(&4 Cindy Carter
&6 631 Azalea Road
&7) (North side of Azalea Road 390'± West of Village Green Drive).
Planning Approval to allow a dog day care facility with outside runs in a B-2, Neighborhood Business District.
Council District 5
- 6. Case #ZON2007-02112 (Rezoning)**
(&4 Cindy Carter
&5 631 Azalea Road
&7) (North side of Azalea Road 390'+ West of Village Green Drive).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a dog day care facility and retail sales.
Council District 5
- 7. Case #ZON2007-02113 (Rezoning)**
(&4 Cindy Carter
&5 633 Azalea Road
&6) (North side of Azalea Road 290'+ West of Village Green Drive).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow offices.
Council District 5

EXTENSIONS:

- 8. Case #SUB2002-00246 (Subdivision)**
Creekline Subdivision
Northwest corner of Higgins Road and Shipyard Road, and running through to Interstate 10.
Number of Lots / Acres: 28 Lots / 227.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
- 9. Case #SUB2005-00195 (Subdivision)**
Mobile Medical Group Subdivision
6001 Airport Boulevard
(South side of Airport Boulevard, between Wildwood and Pinemont Avenues).
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

10. **Case #SUB2006-00189 (Subdivision)**
Stone Hedge Subdivision, Unit Five
South side of Berwick Court, 110'± West of Stone Hedge Drive, extending to the North terminus of Highwood Drive.
Number of Lots / Acres: 38 Lots / 24.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

11. **Case #SUB2006-00218 (Subdivision)**
Colonial Hills Subdivision, Unit 6
South side of Airport Boulevard, 280'± East of Snow Road South, extending to the North terminus of Colonial Crossing.
Number of Lots / Acres: 34 Lots / 20.9± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2007-00239**
Torrington Place Subdivision, Phase Two, Part One
9891 Nursery Road
(Southeast corner of Nursery Road and Snow Road North).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Austin Engineering Co., Inc.
County

13. **Case #SUB2007-00240**
Cypress Cove Subdivision
East side of Schillinger Road South at the East terminus of Candlewood Drive.
Number of Lots / Acres: 1 Lot / 48.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

14. **Case #SUB2007-00229**
Pinehurst Delaney's Addition to Springhill Subdivision, Block 72, Resubdivision of Lots 1, 2, 3, & 4
1000 and 1004 Wildwood Avenue
(Southwest corner of Wildwood Avenue and Chandler Street).
Number of Lots / Acres: 2 Lots / 0.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

15. **Case #SUB2007-00238**
Riviere du Chien Woods Subdivision, Lloyds Station Unit, Phase III-B, Resubdivision of Lots 16 and 17
4093 and 4095 Lloyd Station Road
(East side of Lloyd Station Road, 240'± North of Riviere du Chien Road).
Number of Lots / Acres: 2 Lots / 1.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

16. **Case #ZON2007-02285**
Nazaree Full Gospel Church
Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).
Planning Approval to allow a private school in a B-3, Community Business district.
Council District 1

GROUP APPLICATIONS:

17. **Case #SUB2007-00237 (Subdivision)**
(&18 **Creecline Subdivision, Twelfth Addition**
&19) Northeast corner of Higgins Road and Shipyard Road, extending Northwardly 3415'± along the East side of Shipyard Road.
Number of Lots / Acres: 12 Lots / 7.3± Acres
Engineer / Surveyor: Richard L. Patrick
Council District 4
18. **Case #ZON2007-02241 (Planned Unit Development)**
(&17 **Creecline Subdivision, Twelfth Addition**
&19) Northeast corner of Higgins Road and Shipyard Road, extending Northwardly 3415'± along the East side of Shipyard Road.
Planned Unit Development Approval to allow reduced building setbacks and increased site coverage in a commercial subdivision.
Council District 4
19. **Case #ZON2007-02242 (Rezoning)**
(&17 **Creecline, L.L.C. (W. M. Lyon)**
&18) Northeast corner of Higgins Road and Shipyard Road, extending Northwardly 3415'± along the East side of Shipyard Road.
Rezoning from B-1, Buffer Business, to B-3, Community Business, to allow light warehousing with offices.
Council District 4

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- 20. Case #SUB2007-00241 (Subdivision)**
(&21 Snowden Place Subdivision
&22) 6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive East).
Number of Lots / Acres: 16 Lots / 13.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 21. Case #ZON2007-02287 (Planned Unit Development)**
(20 Snowden Place Subdivision
&22) 6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive East).
Planned Unit Development Approval to allow 15 single-family residential lots with reduced front and side setbacks, reduced lot sizes, and increased site coverage, and a 35-unit townhouse condominium complex with multiple buildings on a single building site, in a gated, private street subdivision.
Council District 6
- 22. Case #ZON2007-02286 (Rezoning)**
(&20 Reid Cummings
&21) 6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive East).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a townhouse condominium complex.
Council District 6

OTHER BUSINESS: