

**MOBILE CITY PLANNING COMMISSION AGENDA**

**FEBRUARY 21, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. Case #SUB2007-00304 (Subdivision)  
(&2) **Perch Creek Preserve Subdivision**  
North side of Winston Road, 1100'+ West of Dauphin Island Parkway, extending West and South to Perch Creek.  
**Number of Lots / Acres:** 116 Lots / 85.1+ Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 4
2. Case #ZON2007-02787 (Planned Unit Development)  
(&1) **Perch Creek Preserve Subdivision**  
North side of Winston Road, 1100'+ West of Dauphin Island Parkway, extending West and South to Perch Creek.  
Planned Unit Development Approval to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.
3. Case #SUB2007-00329 (Subdivision)  
**Harmony Plaza Subdivision**  
South side of Moffett Road, 420'± East of Snow Road North, extending to the East side of Snow Road North, 360'± South of Moffett Road, and extending to the North side of Blackwell Nursery Road South (vacated right-of-way).  
**Number of Lots / Acres:** 13 Lots / 42.1± Acres  
**Engineer / Surveyor:** Gonzalez – Strength & Associates, Inc.  
County
4. Case #ZON2007-02936 (Rezoning)  
**Dennis J. Langan**  
West side of Hillcrest Road at the West terminus of Girby Road.  
Rezoning from B-3, Community Business, to B-3, Community Business, to add further conditions to the previous rezoning.  
Council District 6

5. **Case #SUB2007-00337 (Subdivision)**  
(&6) **Trax Tires Subdivision**  
Southeast corner of Old Shell Road and East Drive.  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Frank A. Dagley and Associates, Inc.  
Council District 5
  
6. **Case #ZON2007-02935 (Rezoning)**  
(&5) **Steven F. Weller**  
Southeast corner of Old Shell Road and East Drive.  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a retail tire store.  
Council District 5
  
7. **Case #SUB2007-00339 (Subdivision)**  
(&8) **Grande Oaks at Hillcrest Subdivision**  
2709 Hillcrest Road  
(East side of Hillcrest Road, 340'± North of Shady Lane).  
**Number of Lots / Acres:** 19 Lots / 6.4± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
  
8. **Case #ZON2007-02937 (Planned Unit Development)**  
(&7) **Grande Oaks at Hillcrest Subdivision**  
2709 Hillcrest Road  
(East side of Hillcrest Road, 340'± North of Shady Lane).  
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.  
Council District 6
  
9. **Case #SUB2008-00008 (Subdivision)**  
(&10) **Congress Street Subdivision**  
254 Congress Street  
(North side of Congress Street, 60'± West of North Joachim Street, extending to the West side of North Joachim Street, 78'± North of Congress Street).  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2

- 10. Case #ZON2008-00052 (Planned Unit Development)**  
**(&9) Congress Street Subdivision**  
254 Congress Street  
(North side of Congress Street, 60'± West of North Joachim Street, extending to the West side of North Joachim Street, 78'± North of Congress Street).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 2

**EXTENSIONS:**

- 11. Case #SUB2007-00010 (Subdivision)**  
**Howells Ferry Development Subdivision**  
6055 Howells Ferry Road  
(South side of Howells Ferry Road, 450'± West of Hall Road).  
**Number of Lots / Acres:** 16 Lots / 4.1± Acres  
**Engineer / Surveyor:** McFadden Engineering, Inc.  
Council District 7
- 12. Case #SUB2002-00030 (Subdivision)**  
**Hamilton Bridges Subdivision (formerly Terrell Estates Subdivision)**  
South side of Airport Boulevard, 600'± East of the South terminus of Flave Pierce Road, extending to the West side of Lowry Road.  
**Number of Lots / Acres:** 207 Lots / 75.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
- 13. Case #SUB2004-00041 (Subdivision)**  
**Cambridge Place Subdivision**  
West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road.  
**Number of Lots / Acres:** 137 Lots / 61.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
- 14. Case #ZON2007-00402 (Planned Unit Development)**  
**West Airport Boulevard Center Subdivision**  
6575 Airport Boulevard  
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive).  
Planned Unit Development Approval to allow shared access between three building sites.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

15. **Case #SUB2008-00015**  
**Pride Properties Subdivision**  
South side of Three Notch Road, 95'± East of McDonald Road.  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Erdman Surveying, LLC  
County
  
16. **Case #SUB2008-00017**  
**Bienville Forest Subdivision**  
4901 Brooke Court, and 1265 Forest Hill Drive  
(South side of Brooke Court at its East terminus, extending to the West side of Forest Hill Drive, at the West terminus of Tulane Drive).  
**Number of Lots / Acres:** 2 Lots / 1.8± Acres  
**Engineer / Surveyor:** Richard L. Patrick, PLS  
Council District 7
  
17. **Case #SUB2008-00018**  
**DIP/HMR Subdivision**  
Southwest corner of Dauphin Island Parkway and Halls Mill Road.  
**Number of Lots / Acres:** 2 Lots / 1.4± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3
  
18. **Case #SUB2008-00020**  
**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 #SUB2008-00022**  
**North Ridgelawn Subdivision, Resubdivision of and Addition to Lot 13**  
West side of Ridgelawn Drive East, 330'± South of Woodhill Circle.  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers  
Council District 7

20. **Case #SUB2008-00023**  
**Townsite of Semmes Subdivision, Block 1, Resubdivision of and Addition to Lots 20, 21, 22, and a Portion of Lots 23 and 24**  
Northwest corner of Illinois Street and Michigan Avenue (unopened public right-of-way), extending to the South side of Church Street, 200'± West of Illinois Street.  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
21. **Case #SUB2008-00021**  
**Taylor Pointe Subdivision, Unit One, Resubdivision of Lots 44 – 47**  
Northeast corner of Jeff Hamilton Road and Taylor Pointe Boulevard, extending to the South side of Walston Road (private street).  
**Number of Lots / Acres:** 4 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS**

22. **Case #ZON2008-00253**  
**Commerce Tenant Building**  
3653 and 3659 Airport Boulevard  
(South side of Airport Boulevard Service Road, extending from Western America Drive to the unnamed private street entrance to Windsor Place Apartments).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow shared access and parking between two building sites.  
Council District 5

**NEW PLANNING APPROVAL APPLICATIONS:**

23. **Case #ZON2008-00255**  
**Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agents)**  
1705 Conti Street  
(South side of Conti Street, 450'± East of Hannon Avenue).  
Planning Approval to allow a wastewater pumping station in an R-1, Single-Family Residential District.  
Council District 2

**NEW REZONING APPLICATIONS**

24. **Case #ZON2008-00189**  
**Larry and Deborah Leonard**  
250'± South of Old Shell Road, 305'± West of Long Street.  
Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to remove the commercial zoning of a portion of property not included in a commercial development.  
Council District 5

**GROUP APPLICATIONS:**

25. **Case #SUB2007-00261 (Subdivision)**  
(&26) **MFP Commercial Park Subdivision**  
3218 Crichton Street, and 3374 and 3378 Moffett Road  
(Northeast corner of Moffett Road and the Illinois Central Gulf Railroad right-of-way, extending to the West side of Crichton Street).  
**Number of Lots / Acres:** 1 Lot / 12.1± Acres  
**Engineer / Surveyor:** Lawler and Company  
Council District 1
26. **Case #ZON2008-00223 (Planned Unit Development)**  
(&25) **MFP Commercial Park Subdivision**  
3218 Crichton Street, and 3374 and 3378 Moffett Road  
(Northeast corner of Moffett Road and the Illinois Central Gulf Railroad right-of-way, extending to the West side of Crichton Street).  
Planned Unit Development Approval to allow three buildings on a single building site.  
Council District 1
27. **Case #SUB2008-00014 (Subdivision)**  
(&28) **Swee Subdivision**  
Southeast corner of Cottage Hill Road and Dogwood Court.  
**Number of Lots / Acres:** 1 Lot / 2.9± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
28. **Case #ZON2008-00186 (Rezoning)**  
(&27) **Pang Swee-Chin**  
Southeast corner of Cottage Hill Road and Dogwood Court.  
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a restaurant.  
Council District 4

- 29. Case #SUB2008-00016 (Subdivision)**  
**(&30 Mramor's Addition to Weinacker Avenue Subdivision**  
**&31)** 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3
- 30. Case #ZON2008-00220 (Planned Unit Development)**  
**(&29 Mramor's Addition to Weinacker Avenue Subdivision**  
**&31)** 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 3
- 31. Case #ZON2008-00221 (Rezoning)**  
**(&29 Joseph Mramor**  
**&30)** 900 Weinacker Avenue  
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow light warehousing.  
Council District 3
- 32. Case #SUB2008-00024 (Subdivision)**  
**(&33) 3709 Demetropolis Road Subdivision**  
3709 Demetropolis Road  
(Northeast corner of Demetropolis Road and Halls Mill Road).  
**Number of Lots / Acres:** 1 Lot / 6.0± Acres  
**Engineer / Surveyor:** Lawler and Company  
Council District 4

- 33. Case #ZON2008-00231 (Rezoning)**  
**(&32) James C. & Eleanor T. Robbins (Cowles, Murphy, Glover & Associates, Agents)**  
3709 Demetropolis Road  
(Northeast corner of Demetropolis Road and Halls Mill Road).  
Rezoning from R-1, Single-Family Residential District, to B-5, Office-Distribution District, to allow a 60,000 square foot office/warehouse for mechanical and HVAC equipment distribution.  
Council District 4
- 34. Case #ZON2008-00225 (Sidewalk Waiver)**  
**(&35) Valenti Southeast Realty**  
3215 Airport Boulevard  
(South side of Airport Boulevard, extending to the North side of Airport Boulevard Service Road, 670'± West of Bel Air Boulevard).  
Request to waive construction of sidewalks along Airport Boulevard, Airport Boulevard Service Road, and two mall entrance drives.  
Council District 5
- 35. Case #ZON2008-00226 (Planned Unit Development)**  
**(&34) Valenti Southeast Realty**  
3215 Airport Boulevard  
(South side of Airport Boulevard, extending to the North side of Airport Boulevard Service Road, 670'± West of Bel Air Boulevard).  
Planned Unit Development Approval to allow a reduced front setback for a restaurant.  
Council District 5
- 36. Case #ZON2008-00232 (Planned Unit Development)**  
**(&37) Archdiocese of Mobile, McGill-Toolen High School, Rev. Bry Shields**  
3610 Michael Boulevard  
(Northeast corner of Michael Boulevard and Marion Beckham Drive).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion of an existing stadium complex with multiple buildings on a single building site.  
Council District 5
- 37. Case #ZON2008-00230 (Planning Approval)**  
**(&36) Archdiocese of Mobile, McGill-Toolen High School, Rev. Bry Shields**  
3610 Michael Boulevard  
(Northeast corner of Michael Boulevard and Marion Beckham Drive).  
Planning Approval to amend a previously approved Planning Approval to allow the expansion of a private school athletic complex in an R-1, Single-Family Residential District to include additional stadium seating, a field house, concession stand, and additional parking.  
Council District 5



- 38. Case #ZON2008-00250 (Planned Unit Development)**  
**(&39) Korbet Square (Revised)**  
2029 Airport Boulevard  
(South side of Airport Boulevard, 600'± West of Williams Street and extending through to Government Street).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.  
Council District 2
- 39. Case #ZON2008-00249 (Rezoning)**  
**(&38) Ethel Catranis (Ben Cummings, Agent)**  
2054 Government Street  
(Northeast corner of Government Street and Little Flower Avenue).  
Rezoning from B-2, Neighborhood Business District, to B-3, Community Business District, to eliminate split zoning in a commercial shopping center.  
Council District 2

**OTHER BUSINESS:**