

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 19, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00090 (Subdivision)**
(**& 2** **WMSHC Subdivision**
& 3) 227 Hillcrest Road
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).
Number of Lots / Acres: 1 Lot / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

2. **Case #ZON2007-01164 (Planned Unit Development)**
(**& 1** **Weinacker's Montessori School, Inc.**
& 3) 227 Hillcrest Road
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5

3. **Case #ZON2007-01165 (Planning Approval)**
(**& 1** **Weinacker's Montessori School, Inc.**
& 2) 227 Hillcrest Road
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).
Planning Approval to allow a school in an R-1, Single-Family Residential District.
Council District 5

4. **Case #SUB2007-00132 (Subdivision)**
Grady Subdivision
2870 Johnson Road West
(Southwest corner of Johnson Road West and Cowart Road).
Number of Lots / Acres: 68 Lots / 20± Acres
Engineer / Surveyor: Geographic Solutions, Inc.
County

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5. **Case #ZON2007-01541 (Sidewalk Waiver)**
The Pines at the Preserve LLC
North side of Girby Road, 1800'± West of Rue Preserve, and extending Northwest to Lloyds Lane.
Request to waive construction of a sidewalk along Girby Road and Lloyds Lane.
Council District 6

6. **Case #SUB2007-00130 (Subdivision)**
(**& 7**) **St. Dominic Church Subdivision**
4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Number of Lots / Acres: 1 Lot / 12.0± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 4

7. **Case #ZON2007-01487 (Planning Approval)**
(**& 6**) **St. Dominic Church**
4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planning Approval to amend a previously approved planning approval to allow expansion of an existing church in an R-1, Single-Family Residential District.
Council District 4

8. **Case #SUB2007-00116 (Subdivision)**
(**& 9**) **Myers at General Bullard Subdivision**
4686 Airport Boulevard
(Northeast corner of Airport Boulevard and General Bullard Avenue).
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Clark , Geer, Latham & Associates, Inc.
Council District 5

9. **Case #ZON2007-01460 (Planned Unit Development)**
(**& 8**) **Myers at General Bullard Subdivision**
4686 Airport Boulevard
(Northeast corner of Airport Boulevard and General Bullard Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5

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- 10. Case #SUB2007-00154**
Broad-Elmira Subdivision
412 South Broad Street
(Northwest corner of Broad Street and Elmira Street).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

EXTENSIONS:

- 11. Case #SUB2005-00065 (Subdivision)**
(& 12) The Quarters at Heron Lakes Subdivision
North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.
Number of Lots / Acres: 83 Lots / 18.3± Acres
Engineer / Surveyor: SJB Group, Inc.
Council District 4
- 12. Case #ZON2005-00803 (Planned Unit Development)**
(& 11) The Quarters at Heron Lakes Subdivision
North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.
Planned Unit Development Approval to allow a gated, private street town home and single-family residential subdivision with reduced lot widths and sizes, reduced building setbacks, increased site coverage, alleyway access, and on-street parking.
Council District 4
- 13. Case #2005-00132 (Subdivision)**
(& 14) 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

- 14. Case #ZON2005-01291 (Planned Unit Development)**
(& 13) 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 single-family residential town home subdivision.
Council District 6
- 15. 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
- 16. 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
- 17. Case #SUB2006-00149**
Falling Leaf Subdivision, Unit One (Formerly Known as 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

18. **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

NEW SUBDIVISION APPLICATIONS:

19. **Case #SUB2007-00163**
Ernest & Robin Place
North side of Harvest Boulevard South, 145'± East of Pamona Parkway.
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Kenneth L. Thompson
County
20. **Case #SUB2007-00168**
Alabama West Subdivision, Unit Three
South side of McVay Drive, 1300'± East of Halls Mill Road.
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Goodwyn, Mills, & Cawood, Inc.
Council District 4
21. **Case #SUB2007-00161**
New Home Subdivision
North side of Hayfield Road, 175'± West of Old Pascagoula Road.
Number of Lots / Acres: 2 Lots / 3.5± Acres
Engineer / Surveyor: Baskerville-Donovan, Inc.
County
22. **Case #SUB2007-00166**
Brown/Hanberg Subdivision
West side of Cedar Crescent, at the West terminus of South Drive.
Number of Lots / Acres: 2 Lots / 0.8± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 3

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23. **Case #SUB2007-00172**
Resubdivision of Lot 11, Block C, Glen Acres Subdivision, First Addition
1301 Wilkins Street and 8903 Glen Acres Drive North
(Southwest corner of Wilkins Street and Glen Acres Drive North).
Number of Lots / Acres: 2 Lots / 0.9± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County
24. **Case #SUB2007-00174**
Resubdivision of James Thomas Barnes Subdivision
7421 & 7425 Old Shell Road
(Southeast corner of Old Shell Road and Fairview Street).
Number of Lots / Acres: 2 Lots / 3.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County
25. **Case #SUB2007-00171**
F & S Subdivision, Resubdivision of Lots 1 and 2
4425 Demetropolis Road
(Southeast corner of Demetropolis Road and Fellowship Drive).
Number of Lots / Acres: 3 Lots / 6.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
26. **Case #SUB2007-00173**
Overlook Place Subdivision
6510 Overlook Road
(Northeast corner of Overlook Road and Garwood Avenue).
Number of Lots / Acres: 3 Lots / 1.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 7
27. **Case #SUB2007-00165**
Bizjak Subdivision
5850, 5880, & 5894 Plantation Road
(Northwest corner of Middle Road and Plantation Road).
Number of Lots / Acres: 4 Lots / 4.1± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

28. **Case #SUB2007-00167**
Bolivia Place Subdivision, Unit One
4716 & 5800 Andrews Road, and 4675 General Road
(Northeast corner of Andrews Road and General Road).
Number of Lots / Acres: 4 Lots / 1.3± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.
County
29. **Case #SUB2007-00162**
Saddlebrook Subdivision, Unit Five
West side of Saddlebrook Drive West, 660'± North of Saddlebrook Drive.
Number of Lots / Acres: 32 Lots / 53.1± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

30. **Case #ZON2007-01767**
Paul Persons
4474 Halls Mill Road
(North side of Halls Mill Road, 1825'± West of Riviere Du Chien Road).
Planned Unit Development Approval to allow multiple buildings on a single
building site.
Council District 4
31. **Case #ZON2007-01771**
Mikell Taylor
2469 Bragdon Avenue
(Northwest corner of Burden Lane and Mobile Street, extending West to the
Illinois Central Gulf Railroad right of way and North to Bragdon Avenue).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development Approval to allow multiple buildings on an existing
industrial single building site and an aggregate parking area.
Council District 1

NEW ZONING APPLICATIONS:

32. **Case #ZON2007-01676**
Kiel Home Rental, LLC
2720 McKinney Street
(North side of McKinney Street, 70'± West of Farrell Street).
Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to allow a single-family residential dwelling.
Council District 1

GROUP APPLICATIONS:

33. **Case #SUB2007-00164 (Subdivision)**
(& 34) **Wimbledon Park Subdivision, Resubdivision of Lot G-5**
208 Wimbledon Park West
(West terminus of Wimbledon Park West).
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Thompson Engineering
Council District 5
34. **Case #ZON2007-01754 (Planned Unit Development)**
(& 33) **Wimbledon Park Subdivision, Resubdivision of Lot G-5**
208 Wimbledon Park West
(West terminus of Wimbledon Park West).
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow a zero lot line setback on both side yards and a zero lot line setback for the rear yard to allow a golf-cart storage shed.
Council District 5
35. **Case #SUB2007-00169 (Subdivision)**
(& 36) **Toulminville Subdivision #2**
517 and 518 James H. Finley Drive
(Southeast corner of James H. Finley Drive and Schwarz Street, and extending South to Clement Street & Northeast corner of James H. Finley Drive and Clement Street, and extending North to the corner of Hathcox Street and Schwarz Street).
Number of Lots / Acres: 24 Lots / 5.7± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 1

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- 36. Case #ZON2007-01770 (Planned Unit Development)**
(& 35) Toulminville Subdivision #2
517 and 518 James H. Finley Drive
(Southeast corner of James H. Finley Drive and Schwarz Street, and extending South to Clement Street & Northeast corner of James H. Finley Drive and Clement Street, and extending North to the corner of Hathcox Street and Schwarz Street).
Planned Unit Development Approval to allow reduced lot widths, reduced lot sizes, reduced front and side-yard setbacks, and increased site coverage.
Council District 1
- 37. Case #SUB2007-00170 (Subdivision)**
(& 38 Franklin Primary Health Center Subdivision, Unit Two
& 39) 1306, 1312, & 1316 Dr. Martin Luther King, Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Peach Street).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2
- 38. Case #ZON2007-01772 (Planned Unit Development)**
(& 37 Franklin Primary Health Center, Inc.
& 39) 1306, 1312, & 1316 Dr. Martin Luther King, Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Peach Street).
Planned Unit Development Approval to allow off-site parking for a medical clinic.
Council District 1
- 39. Case #ZON2007-01773 (Rezoning)**
(& 37 Franklin Primary Health Center, Inc.
& 38) 1306, 1312, & 1316 Dr. Martin Luther King, Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Peach Street).
Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District, to B-1, Buffer Business District, to allow a parking lot for a medical clinic.
Council District 1

OTHER BUSINESS: