

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 4, 2015 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Mr. James (Jay) F. Watkins, Chair
	Mr. Carlos Gant, Vice Chair
	Mr. John Vallas
	Mr. Thomas Doyle
	Ms. Shirley Sessions
	Ms. Sujin Kim
	Mr. Nick Amberger (AO)
	Mr. Nigel Roberts (MD)
	Mr. Levon Manzie (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

- 1. 1437 Cochrane Causeway**
(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).
Council District 2
ZON2015-00843
Cowles, Murphy, Glover & Associates
Planning Approval to amend a previously approved Planning Approval to amend the scope of operations at an existing bulk fuel storage facility to include storage of sulphuric acid in an I-2, Heavy-Industry District.

2. **7669 Avenue D**
(West side of Avenue D, 175'± North of 5th Avenue).
Council District 7
 - A. **SUB2015-00036 (Subdivision)**
Brenda's Place Subdivision
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

3. **3456 Stein Avenue**
(Northeast corner of Stein Avenue and Dogwood Lane).
Council District 7
SUB2015-00047
Parker Estates Subdivision
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

4. **Northwest corner of Grelot Road and Air Terminal Drive, extending to the North terminus of Selby Phillips Drive**
County
SUB2015-00041
Woodberry Forest Additions, Subdivision, Resubdivision of Lot 1, Correction Plat
Number of Lots / Acres: 3 Lots / 13.0± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

5. **West side of Air Terminal Drive at the North terminus of Selby Phillips Drive**
County
SUB2015-00043
Chesapeake Subdivision, Unit 2
Number of Lots / Acres: 51 Lots / 30.0± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

6. **North side of Grelot Road, 125'± East of Selby Phillips Drive**
County
SUB2015-00042
Rosefield Subdivision
Number of Lots / Acres: 31 Lots / 9.3± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

EXTENSIONS:

7. **925 East I-65 Service Road South**
(East side of East I-65 Service Road South extending to the West and North sides of International Drive).
Council District 5
ZON2013-00079 (Planned Unit Development)
I-65 East Service Road Development Subdivision, Resubdivision of Lot 1
Planned Unit Development Approval to allow multiple buildings on a single building site.

8. **6377 Old Shell Road**
(Southeast corner of Old Shell Road and Hillcrest Road)
Council District 6
ZON2014-00230 (Planned Unit Development)
Mock Subdivision
Planned Unit Development Approval to allow multiple buildings on a single building site.

9. **6106 Cottage Hill Road**
(North side of Cottage Hill Road, 110'± East of Christopher Drive).
Council District 6
 - A. **Case #SUB2013-00030 (Subdivision)**
Snowden Place Subdivision
Number of Lots / Acres: 52 Lots / 13.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.

 - B. **Case #ZON2013-00866 (Planned Unit Development)**
Snowden Place Subdivision
Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet.

NEW SUBDIVISION APPLICATIONS:

10. North side of Ben Hamilton Road, 1059'± East of March Road
County
SUB2015-00050
D.L. Atchison Farnetts Subdivision, Phase Two, Addition to
Number of Lots / Acres: 1 Lot / 47.8± Acres
Engineer / Surveyor: Polysurveying Engineering- Land Surveying

11. **2482 Doyle Street**
(West side of Doyle Street, 2/10± mile South of Dauphin Island Parkway).
Council District 3
SUB2015-00054
Anthony Knox Subdivision
Number of Lots / Acres: 1 Lot / 1.6± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

12. **3420 Fowl River Road**
(North side of Fowl River Road, 2/10± mile East of Pioneer Road
County
SUB2015-00055
Weston Subdivision
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Stewart Surveying, Inc.

13. **9561 Ranch Road**
(East side of Ranch Road, 700'± South of Half Mile Road).
County
SUB2015-00056
Monroe Properties Subdivision
Number of Lots / Acres: 3 Lots / 5.0± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

14. **1310 Tingle Drive**
(Northwest corner of McVay Drive and Bolling Brothers Boulevard).
Council District 3
SUB2015-00058
McGowin Park East of Satchel Paige Subdivision, Resubdivision of
Number of Lots / Acres: 3 Lots / 35.0± Acres
Engineer / Surveyor: Berry Engineers, LLC

SIDEWALK WAIVERS:

15. **5753 Old Shell Road**
(Southeast corner of Old Shell Road and Long Street).
Council District 6
ZON2015-01171
Kleban Properties, LLC
Sidewalk waiver request to waive construction of a sidewalk along Old Shell Road

PLANNED UNIT DEVELOPMENT APPLICATIONS:

16. **Southwest corner of Somerby Drive and Johnston Lane**
Council District 6
ZON2015-01032
MHL, Inc.
Planned Unit Development Approval to allow multiple buildings on a single building site.
17. **North terminus of Dickerson Avenue, 730'± North of Chandler Street**
Council District 6
ZON2015-01141
Don Williams
Planned Unit Development Approval to allow multiple buildings on a single building site and reduced side yard setbacks.
18. **5905 Rangeline Road**
(Northeast corner of Rangeline Road and Abigail Drive).
Council District 4
ZON2015-01142
Sunbelt Rentals, Inc.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with an additional access drive.
19. **6929 and 6935 Overlook Road**
(South side of Overlook Road, 625'± East of Cody Road).
Council District 7
ZON2015-01143
Volunteers of America Greater Southeast, Inc. / Overlook VOA Housing, Inc.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access.

20. **5721 and 5723 U.S. Highway 90 West**
(East side of U.S. Highway 90 West, 330'± South of Plantation Road).
Council District 4
ZON2015-01148
D & M Properties, LLC
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access between two separate lots.

GROUP APPLICATIONS:

21. **1472, 1510 and 1516 Dr. Martin Luther King Jr. Avenue**
(North side of Dr. Martin Luther King Jr. Avenue, 145'± West of Bizzell Avenue, extending to the East side of Three Mile Creek).
Council District 2
- A. **SUB2015-00051 (Subdivision)**
MAWSS MLK Subdivision
Number of Lots / Acres: 1 Lot / 10.0± Acres
Engineer / Surveyor: Brad Keckley, PE
- B. **ZON2015-01103 (Planning Approval)**
MAWSS MLK Subdivision
Planning Approval to allow a sewage pumping station in an R-1, Single-Family Residential District.
- C. **ZON2015-01105 (Rezoning)**
Board of Water & Sewer Commissioners of the City of Mobile
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.
22. **1600 Yeend Street**
(South side of Yeend Street, extending to the North and South sides of Yeend Street South).
Council District 3
- A. **SUB2015-00052 (Subdivision)**
CC Williams Plant Subdivision
Number of Lots / Acres: 1 Lot / 30.2± Acre
Engineer / Surveyor: McCrory & Williams, Inc.

B. ZON2015-01138 (Planned Unit Development)

CC Williams Plant Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site

C. ZON2015-01135 (Planning Approval)

CC Williams Plant Subdivision

Planning Approval to allow the expansion of an existing waste water treatment facility.

23. 1016 and 1066 Hillcrest Road

(Northwest corner of Hillcrest Road and Johnston Lane).
Council District 6

A. SUB2015-00057 (Subdivision)

Alexander-Richardson Subdivision

Number of Lots / Acres: 2 Lots / 3.2± Acres

Engineer / Surveyor: Marshall A. Mcleod, PLS

B. ZON2015-01196 (Rezoning)

Richardson Inc.

Rezoning from B-2, Neighborhood Business District and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.

24. 3201 Airport Boulevard, 801 East I-65 Service Road South and 410 and 450 Bel Air Boulevard

(South side of Airport Boulevard Service Road, 500'± East of East I-65 Service Road South extending South to International Drive and East to Bel Air Boulevard).

Council District 5

A. SUB2015-00053 (Subdivision)

Bel Air Mall Subdivision

Number of Lots / Acres: 4 Lots / 71.0± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

B. ZON2015-01136 (Planned Unit Development)

Bel Air Mall Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between multiple lots.

25. 4000 Dauphin Street

(North side of Dauphin Street, 3/10 mile± West of Interstate 65).

Council District 7

A. ZON2015-01139 (Planned Unit Development)

Spring Hill College

Planned Unit Development Approval to amend a previously approved Master Plan to show a new dormitory and additional parking for an existing college in an R-1 Single-Family Residential District.

B. ZON2015-01137 (Planning Approval)

Spring Hill College

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing college in an R-1, Single-Family Residential District.

OTHER BUSINESS: