

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 16, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2013-00135**
Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 13, 14, & 15
North side of Abigail Drive, 1000' East of Rangeline Service Road
Number of Lots / Acres: 2 Lots / 3.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

2. **Case #SUB2013-00140**
Labrador Run Subdivision, Phase Three A
East side of Rex Drive, 90'± North of its South terminus, extending to the South side of Labrador Run Phase I
Number of Lots / Acres: 31 Lots / 15.1± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
County

3. **Case #ZON2013-02814**
Daniel Clark
7205 Bellingrath Road
(East side of Bellingrath Road at the West terminus of Will Casher Lane).
Request to waive construction of a sidewalk along Bellingrath Road.
Council District 4

4. **Case #SUB2013-00112 (Subdivision)**
(&5) Knollwood Subdivision
6311 Cottage Hill Road
(South side of Cottage Hill Road, 320'± West of Lloyds Lane).
Number of Lots / Acres: 2 Lots / 5.6± Acres
Engineer / Surveyor: Jeremy Sharit
Council District 6

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- 5. Case #ZON2013-02431 (Planning Approval)**
(&4) Knollwood Subdivision
6311 Cottage Hill Road
(South side of Cottage Hill Road, 320'± West of Lloyds Lane).
Planning Approval to allow a 150' cell tower in a B-2, Neighborhood Business District.
Council District 6
- 6. Case #SUB2013-00131 (Subdivision)**
(&7 Kirby Subdivision
&8) 7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550'± East of Cody Road).
Number of Lots / Acres: 1 Lot / 1.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7
- 7. Case #ZON2013-02718 (Planned Unit Development)**
(&6 Kirby Subdivision
&8) 7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550'± East of Cody Road).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.
Council District 7
- 8. Case #ZON2013-02731 (Rezoning)**
(&6 John Kirby
&7) 7049 Dickens Ferry Road
(South side of Dickens Ferry Road, 550'± East of Cody Road).
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to eliminate split zoning.
Council District 7

NEW SUBDIVISION APPLICATIONS:

- 9. Case #SUB2013-00142**
Conrad Place Subdivision
3814 Austill Lane
(North side of Austill Lane, 780'± West of North McGregor Avenue).
Number of Lots / Acres: 1 Lots / 0.6± Acres
Engineer / Surveyor: Erdman Surveying, LLC
Council District 7

10. **Case #SUB2013-00149**
Myer Marine Subdivision
North terminus of Blackburn Drive
Number of Lots / Acres: 1 Lot / 6.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
County

11. **Case #SUB2013-00143**
Dykes Road Farmettes Subdivision, Resubdivision of Lot 5
10400 Pierce Creek Road
(North side of Pierce Creek Road, 1030'± West of Dykes Road South).
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

12. **Case #SUB2013-00144**
Doss Family Division Subdivision
East side of Dykes Road South, 140'± North of Hunter's Trace North
Number of Lots / Acres: 2 Lots / 9.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

13. **Case #SUB2013-00146**
Hamblin & Bowen Subdivision
West side of Bellingrath Road, extending to the CSX Railroad Right-of-Way
Number of Lots / Acres: 2 Lots / 117.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

14. **Case #SUB2013-00148**
Northside / Joint Venture Subdivision and American Red Cross Subdivision, Lot 2, Resubdivision of Lot 1
3050 Dauphin Street
(North side of Dauphin Street, 355'± West of North Sage Avenue, extending to the West side of North Sage Avenue, 180'± North of Dauphin Street).
Number of Lots / Acres: 2 Lots / 4.7± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 1

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- 15. Case #SUB2013-00145**
Hickman's Way Subdivision
1750 Sands Drive
West side of Sands Drive at the West terminus of Garris Drive.
Number of Lots / Acres: 3 Lots / 17.6± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
- 16. Case #SUB2013-00147**
Ernest Estates Subdivision
2154 Venetia Road
(Northwest corner of Venetia Road and Riverview Avenue).
Number of Lots / Acres: 3 Lots / 2.1± Acres
Engineer / Surveyor: Paul D. Stewart, PLS
Council District 4
- 17. Case #SUB2013-00150**
ALCE PRO Subdivision
6024 & 6075 Sperry Road
(East side of Sperry Road, 270'± South of Rester Road).
Number of Lots / Acres: 7 Lots / 2.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
- 18. Case #SUB2013-00151**
Rosies Christian Ministries Subdivision
3200 Halls Mill Road
(North side of Halls Mill Road, 310'± West of Satchel Paige Drive).
Number of Lots / Acres: 1 Lot / 1.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

- 19. Case #ZON2013-03018**
Altapointe Health Systems
5750 and 5800 Southland Drive
(North side of Southland Drive, 615'± West of Knollwood Drive)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 6

GROUP APPLICATIONS:

20. **Case #ZON2013-02984 (Planning Approval)**
(&21) **JDS Construction, LLC**
West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane).
Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District.
Council District 4
21. **Case #ZON2013-02914 (Rezoning)**
(&20) **JDS Construction, LLC**
West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane).
Rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow a borrow pit.
Council District 4
22. **Case #ZON2013-02939 (Planned Unit Development)**
(&23 **Gulf Equipment Corporation**
&24) 5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway).
Planned Unit Development approval to allow shared access between two building sites.
Council District 4
23. **Case #ZON2013-02940 (Rezoning)**
(&22 **Gulf Equipment Corporation**
&24) 5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway).
Rezoning from B-5, Office-Distribution District, to I-1, Light Industry District to allow an industrial storage facility.
Council District 4
24. **Case #ZON2013-02941 (Sidewalk Waiver)**
(&22 **Gulf Equipment Corporation**
&23) 5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway).
Request to waive construction of a sidewalk along Kooiman Road.
Council District 4

OTHER BUSINESS:

- Public Hearing to consider adoption of a Form Based Code and establishment of a Downtown Development District within the Hank Aaron Loop.