

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 20, 2015 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

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|--|------------------------------------|
| | 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. Joel Daves (CC) |
| | Mr. Don Hembree (PJ) |
| | Ms. Libba Latham (PJ) |
| | Ms. Jennifer Denson (S), Secretary |
| | Mr. Allan Cameron (S) |

APPROVAL OF MINUTES:

HOLDOVERS:

- 1. 2704, 2718, 2756 and 2800 Dauphin Street**
(North side of Dauphin Street, 95'± West of Mobile Street, extending North to the North side of Illinois Central Gulf Railroad (formerly G.M.&O. Railroad).
Council District 1
ZON2015-01296
Xante Corporation
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow expansion of an existing building and multiple buildings on multiple lots with shared access and parking.

2. **901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street**
(Southwest corner of Dauphin Street and South Broad Street, extending to the
North side of Conti Street).
Council District 2

A. SUB2015-00072 (Subdivision)

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2

Number of Lots / Acres: 2 Lots / 4.5± Acres

Engineer / Surveyor: Frank A. Dagley & Associates

B. ZON2015-01439 (Planned Unit Development)

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2

Planned Unit Development Approval to allow multiple buildings on a
single building site and shared access and parking between two building
sites.

C. ZON2015-01441 (Planning Approval)

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2

Planning Approval to allow a float barn in a B-4, General Business
District.

D. ZON2015-01440 (Rezoning)

Historic Restoration Society, Inc.

Rezoning from R-3, Multiple- Family Residential District, B-1, Buffer
Business District, and B-4, General Business District, to B-4, General
Business District to eliminate split zoning.

NEW SUBDIVISION APPLICATIONS:

3. **4009 & 4015 Bay Front Road**
(East side of Bay Front Road, 530'± South of Martinwood Lane).
Council District 3
SUB2015-00090
Pearson Subdivision, Resubdivision of Lots 3, 4, & 5 Block 4
Number of Lots / Acres: 2 Lots / 1.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

4. **235 South McGregor Avenue**
(West side of South McGregor Avenue, 415'± North of Pinebrook South).
Council District 5
SUB2015-00093
Pinewood Subdivision, Resubdivision of Lot 4, Block 1
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Austin Engineering Company, Inc.

5. **North side of Laughlin Drive South, 385'± West of Laughlin Drive.**
Council District 4
SUB2015-00091
Laughlin Industrial Park Subdivision, Resubdivision of Lots 16 and 17
Number of Lots / Acres: 3 Lots / 6.3± Acres
Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

SIDEWALK WAIVER APPLICATIONS:

6. **4531 Hamilton Boulevard**
(South side of Hamilton Boulevard, 2/10± mile West of Rabbit Creek Drive).
Council District 4
ZON2015-01734
Hamilton Blvd, (AL), LLC
Sidewalk waiver request to waive construction of a sidewalk along Hamilton Boulevard

PLANNED UNIT DEVELOPMENT APPLICATIONS:

7. **7450 Airport Boulevard**
(North side of Airport Boulevard, 212'± West of Mckenna Court).
Council District 7
ZON2015-01733
Joseph N. Asarisi, P.E.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

REZONING APPLICATIONS:

8. **456 North McGregor Avenue**
(East side of North McGregor Avenue, 170'± South of Spring Hill Avenue).
Council District 7
ZON2015-01732
Jeffery E. Quinnelly
Amend the Traditional Center District Regulating Plan from Neighborhood General, to Neighborhood Center, to eliminate split zoning.

GROUP APPLICATIONS:

9. **254, 256, 260, and 264 Dogwood Drive**
(Southwest corner of Airport Boulevard and Dogwood Drive extending to the Southeast corner of Airport Boulevard and South University Boulevard).
Council District 5
- A. **SUB2015-00088 (Subdivision)**
Airport-University Subdivision
Number of Lots / Acres: 1 Lot / 3.1± Acres
Engineer / Surveyor: Adams Engineering
- B. **ZON2015-01643 (Rezoning)**
John Lawler
Rezoning from R-1, Single-Family Residential District, to LB-2, Limited-Neighborhood Business District, to allow a restaurant.
10. **7205 Bellingrath Road**
(East side of Bellingrath Road at the East terminus of Will Casher Lane).
Council District 4
- A. **SUB2015-00089 (Subdivision)**
Mack Manufacturing Subdivision, Resubdivision of
Number of Lots / Acres: 1 Lot / 10.9± Acres
Engineer / Surveyor: Daniel Clark, PLS
- B. **ZON2015-01728 (Planned Unit Development)**
Mack Manufacturing Subdivision, Resubdivision of
Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, accommodate existing and future businesses and reduced front landscaping requirements.

C. **ZON2015-01681 (Rezoning)**

Daniel Clark

Rezoning from R-1, Single-Family Residential District, to I-2, Heavy-Industry District, to accommodate and existing and future businesses.

11. **1060 Springhill Avenue and 160 North Pine Street**

(Northeast corner of Springhill Avenue and North Pine Street).
Council District 2

A. **SUB2015-00092 (Subdivision)**

Dumas Subdivision, Resubdivision of and Addition to Lot 1

Number of Lots / Acres: 1 Lot / 0.7 Acre

Engineer / Surveyor: McCrory & Williams, Inc.

B. **ZON2015-01715 (Rezoning)**

Board of Water and Sewer Commissioners of the City of Mobile

Rezoning from R-2, Two-Family Residential District, to B-3, Community Business District, to eliminate split zoning.

12. **121 West I-65 Service Road North**

(West side of West I-65 Service Road North extending to the South side of South Avenue extending to the Northeast corner of College Lane South and Du Rhu Drive).

Council District 7

A. **SUB2015-00094 (Subdivision)**

Highland at Springhill Subdivision

Number of Lots / Acres: 2 Lots / 12.6 Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates / Wattier Surveying

B. **ZON2015-01729 (Planned Unit Development)**

IMS Development, LLC

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

C. **ZON2015-01730 (Rezoning)**

IMS Development, LLC

Rezoning from B-1, Buffer-Business District, and B-3, Community Business District, to B-1, Buffer-Business District, to eliminate split zoning.

OTHER BUSINESS:

- Business Meeting on August 27th at 2:00 PM in the Multi-Purpose Room – topic will be Above Ground Storage Tank recommendations
- Business Meeting on September 3rd at 1:00 PM in the Council Auditorium – presentation of the Map for Mobile
- Planning Commission Meeting and Deadline Schedule