

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 18, 2014 - 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: July 17, August 7, August 21, September 4, & September 18.

HOLDOVERS:

- 1. 1618, 1660 and 1700 Leroy Stevens Road**
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
County
SUB2014-00137
Calgary Subdivision
Number of Lots / Acres: 47 Lots / 17.7± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

2. **4132 Government Boulevard**
(North side of Government Boulevard, 130'± East of U.S. Highway 90 Drive).
Council District 4
ZON2014-02286
Boomer's Automotive Interior
Planning Approval to allow an upholstery shop in an B-2, Neighborhood Business District

3. **Southwest corner of Papermill Road and McKinley Street.**
Council District 2
 - A. **SUB2014-00126 (Subdivision)**
Bean Industrial Subdivision
Number of Lots / Acres: 2 Lots / 17.7± Acres
Engineer / Surveyor: Byrd Surveying

 - B. **ZON2014-02158 (Rezoning)**
Bean Properties LLC
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a steel warehouse and service center.

NEW SUBDIVISION APPLICATIONS:

4. **4755 McFarland Road**
(East side of McFarland Road, 805'± North of Three Notch Road).
County
SUB2014-00143
Pine Acres Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 4.0± Acres
Engineer / Surveyor: Erdman Surveying, LLC

5. **8763 Dauphin Island Parkway**
(East side of Dauphin Island Parkway, 70' South of Cedar Woods Drive).
County
SUB2014-00142
Pfeiffer Family Estates Subdivision
Number of Lots / Acres: 3 Lots / 6.4± Acres
Engineer / Surveyor: Haidt Land Surveying

6. North side Industrial Road at the South terminus of Bowers Lane, extending to the West side of Mitsubishi Lane.
County
SUB2014-00144
Theodore Industrial Park
Number of Lots / Acres: 3 Lots / 222.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
7. North side of Saybrook Boulevard, 305'± East of Morse Loop
County
SUB2014-00150
The Legacy @ Saybrook Subdivision, Unit One, Resubdivision of Lots 40 & 41
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
8. East side of Twelve Oaks Drive, 150'± West of the West side of Selby Phillips Drive.
County
SUB2014-00145
Pritchard Subdivision
Number of Lots / Acres: 2 Lots / 22.6± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
9. **8521 Wilson Road**
(West side of Air Terminal Drive, extending to the North terminus of Selby Phillips Drive North).
County
SUB2014-00146
Chesapeake Subdivision, Unit 2
Number of Lots / Acres: 50 Lots / 29.8± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
10. **504 Wilson Avenue**
(East side of Wilson Avenue, 90'± North of St Stephens Road).
Council District 1
SUB2014-00151
Wild Wings Subdivision
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc.

PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. 6500 Zeigler Boulevard

(North side of Zeigler Boulevard, 150'± East of Athey Road, extending to the East side of Athey Road, 150'± North of Zeigler Boulevard.).

Council District 7

ZON2014-02391

Volunteers of America

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

12. 350 Beauregard Street

(Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street).

Council District 2

ZON2014-02485

Mobile Housing Board

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

SIDEWALK WAIVER APPLICATIONS:

13. 5201 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 475'± South of Halls Mill Creek, extending to the West side of Halls Mill Road at Halls Mill Creek).

Council District 4

ZON2014-02494

DAT Holdings, LLC

Request to waive construction of a sidewalk along U.S. Highway 90 West.

GROUP APPLICATIONS:

14. 500 Broadcast Drive

(North terminus of Broadcast Drive).

Council District 5

A. SUB2014-00152 (Subdivision)

Bel Air Boulevard Subdivision, iSam Addition

Number of Lots / Acres: 1 Lot / 4.8± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

B. ZON2014-02495 (Planned Unit Development)

Bel Air Boulevard Subdivision, iSam Addition

Planned Unit Development Approval to allow shared access between two buildings

sites.

C. ZON2014-02496 (Rezoning)

iSam North America Corp

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

15. 2890 Dauphin Street

(North side of Dauphin Street, 760'± East of Sage Avenue).

Council District 1

A. SUB2014-00147 (Subdivision)

Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1

Number of Lots / Acres: 2 Lots / 4.0± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

B. ZON2014-02491 (Planned Unit Development)

Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1

Planned Unit Development Approval to allow shared drives and parking between two building sites.

16. **1962, 2000 and 2008 Dr. Martin Luther King Jr. Avenue**
(Northeast and Southeast corners of Dr. Martin Luther King Jr. Avenue extending to the West side of Vine Street).
Council District 2
 - A. **SUB2014-00148 (Subdivision)**
Emmanuel Subdivision
Number of Lots / Acres: 3 Lots / 3.3± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
 - B. **ZON2014-02487 (Planned Unit Development)**
Emmanuel Subdivision
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and off-site parking.
 - C. **ZON2014-02489 (Planning Approval)**
Emmanuel Subdivision
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school in an R-1, Single-Family Residential District.

17. **6955 Cary Hamilton Road**
(East side of Cary Hamilton Road, 105'± North of Washington Boulevard extending to the North terminus of Burroughs Lane).
Council District 4
 - A. **SUB2014-00149 (Subdivision)**
Norden Paper Subdivision
Number of Lots / Acres: 3 Lots / 48.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
 - B. **ZON2014-02493 (Rezoning)**
Norden Paper c/o Marty Norden
Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and I-1, Light-Industry District to allow access for an existing commercial business.

18. **1801 South Cody Road**
(West side of Cody Road, 155'± North of the East terminus of Bradbury Place).
Council District 6
 - A. **ZON2014-02486 (Planned Unit Development)**
Our Savior Parish
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

B. ZON2014-02488 (Planning Approval)

Our Savior Parish

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

19. 7765 Airport Boulevard and 425 Schillinger Road South

(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).

Council District 6

A. ZON2014-02492 (Planned Unit Development)

R&R Group Holdings, LLC

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

B. ZON2014-02490 (Sidewalk Waiver)

Ivan Blackmon

Request to waive construction of a sidewalk along Schillinger Road South.

OTHER BUSINESS: