

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 3, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Herb Jordan

APPROVAL OF MINUTES:

HOLDOVERS:

- 1. Case #SUB2012-00110**
Burton-Pate Industrial Park Subdivision, Re-subdivision of Lots 1 and 2
5770 & 5780 I-10 Industrial Parkway North
(Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway West)
Number of Lots / Acres: 2 Lots / 1.7± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 4
- 2. Case #SUB2012-00097**
Parkway Place Subdivision
63 Parkway Drive
(East terminus of Parkway Drive, 455'± South of Old Shell Road)
Number of Lots / Acres: 3 Lots / 1.8± Acre
Engineer / Surveyor: Jason N Estes
Council District 7

- 3. Case #SUB2012-00104 (Subdivision)**
(&4) Parkside Subdivision
Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive
Number of Lots / Acres: 1 Lot / 18.23± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 4. Case #ZON2012-02612 (Planned Unit Development)**
(&3) Parkside Subdivision
Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5

EXTENSIONS:

- 5. Case #SUB2011-00130**
Plantation North Subdivision
10700 Jeff Hamilton Road
(North side of Jeff Hamilton Road, 595'± West of Johnson Road West, and extending to the South side of Sheffield Road)
Number of Lots / Acres: 23 Lots / 6.0 Acres±
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County
- 6. Case #SUB2011-00135**
Liberty Subdivision
East side of Schillinger Road, 730'± North of Meadows Boulevard extending to the Northern termini of Meadow Drive North, Meadow Dale Drive, Meadow Run Drive, Meadow Height Drive and to the Western terminus of Augustine Drive.
Number of Lots / Acres: 262 Lots / 120.2 Acres±
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SUBDIVISION APPLICATIONS:

7. **Case #SUB2012-00116**
Stanton Road Subdivision, Ray's Addition to
186 Stanton Road
(Southeast corner of Stanton Road and Oak Knoll Drive).
Number of Lots / Acres: 1 Lot / 3.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

8. **Case #SUB2012-00120**
Stokes Family Division Subdivision
7781 Smith Road
(Southeast corner of Smith Road and Creel Road).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

9. **Case #SUB2012-00118**
Lakeland Terrace Subdivision, First Unit, Resubdivision of Lots 44 and 45
5504 & 5524 Churchill Downs Avenue
(West side of Churchill Downs Avenue at the West terminus of Epson Downs
Street).
Number of Lots / Acres: 2 Lots / 1.2± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

10. **Case #SUB2012-00122**
TBG County Rd 56- A Subdivision in Mobile County Alabama
Southeast corner of Airport Boulevard and Newman Road
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: 4-Site Inc.
County

11. **Case #SUB2012-00121**
Snow Road Subdivision
West side of Snow Road, 1179'± North of Breckinridge Drive
Number of Lots / Acres: 65 Lots / 24.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

12. **Case #ZON2012-02672**
KMH, LLC
312 & 332 Schillinger Road South and 7860 Airport Boulevard
(Northwest corner of Schillinger Road South and Airport Boulevard).
Planned Unit Development Approval to allow shared access and parking
between multiple building sites.
Council District 7

13. **Case #ZON2012-02888**
Nephrology Associates Real Estate, LLC
1551 Old Shell Road
(Southwest corner of Old Shell Road and North Catherine Street).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow an expansion of an existing building.
Council District 2

NEW PLANNING APPROVAL APPLICATIONS:

14. **Case #ZON2012-02881**
Le Trang Thu
6553 Zeigler Boulevard
(South side of Zeigler Boulevard Service Road, 125'± East of Adrian Lane).
Planning Approval to allow a seafood shop in a B-2, Neighborhood Business
District.
Council District 7

VACATION REQUESTS:

15. **Case #ZON2012-02890**
Breland Homes
Northeast corner of McFarland Road and Scott Dairy Loop South
Vacation Request to vacate existing drainage and utility easements
County

NEW ZONING APPLICATIONS:

16. **Case #ZON2012-02875**
Alan & Karolyn Duncan
South side of Quill Drive, 360'± West of Azalea Road
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business
District to allow a commercial building
Council District 5

17. Case #ZON2012-02889

Robert Hines

Southeast corner of Wagner and Summerville Street

Rezoning from R-1, Single-Family Residential District, to T-B, Transitional-Business District, to allow a beauty shop

Council District 1

GROUP APPLICATIONS:

18. Case # SUB2012-00117 (Subdivision)

(&19) Mobile County Board of Health Subdivision, Resubdivision of Lot 1

Northeast corner of North Broad Street and Congress Street, extending to the West side of Lyons Drive

Number of Lots / Acres: 2 Lots / 4.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 2

19. Case #ZON2012-02887 (Planned Unit Development)

(&18) Mobile County Board of Health Subdivision, Resubdivision of Lot 1

Northeast corner of North Broad Street and Congress Street, extending to the West side of Lyons Drive

Planned Unit Development to allow shared access and drives between two building sites

Council District 2

20. Case #SUB2012-00119 (Subdivision)

(&21) Crigler Industrial Park Subdivision

Southwest corner of Todd Acres Drive and Kooiman Road, East side of Todd Acres Drive at the East terminus of Kooiman Road and South side of Kooiman Road 670'± West of Todd Acres Drive

Number of Lots / Acres: 7 Lots / 311.0± Acres

Engineer / Surveyor: Daniel Clark, PLS

Council District 4

21. Case #ZON2012-02895 (Rezoning)

(&20) Daniel Clark, PLS

Southwest corner of Todd Acres Drive and Kooiman Road, and East side of Todd Acres Drive at the East terminus of Kooiman Road and South side of Kooiman Road 670'± West of Todd Acres Drive

Rezoning from R-A, Residential-Agricultural District, to I-1, Light-Industry District to allow a proposed light industry park

Council District 4

- 22. Case #ZON2012-02720 (Planned Unit Development)**
(&23) Dauphin Way United Methodist Church
1507 Dauphin Street
(South side of Dauphin Street extending from Catherine Street to Lee Street)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to remove a previous condition of approval
Council District 2
- 23. Case #ZON2012-02719 (Planning Approval)**
(&22) Dauphin Way United Methodist Church
1507 Dauphin Street
(South side of Dauphin Street extending from Catherine Street to Lee Street)
Planning Approval to amend a previously approved Planning Approval to remove a previous condition of approval
Council District 2
- 24. Case #ZON2012-02873 (Planned Unit Development)**
(&25) Forest Hill Church of God
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive
(Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots
Council District 7
- 25. Case #ZON2012-02874 (Planning Approval)**
(&24) Forest Hill Church of God
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive
(Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)
Planning Approval to amend a previously approved Planning Approval to allow an expansion of church parking in an R-1, Single-Family Residential District
Council District 7
- 26. Case #ZON2012-02891 (Planned Unit Development)**
(&27) Our Savior Parish
1801 Cody Road South
(East side of Cody Road South, 155'± North of the East terminus of Bradbury Place).
Planned Unit Development Approval to allow multiple buildings on a single building site
Council District 6

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27. Case #ZON2012-02892 (Planning Approval)

(&26) Our Savior Parish

1801 Cody Road South

(East side of Cody Road South, 155'± North of the East terminus of Bradbury Place).

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

Council District 6

OTHER BUSINESS:

Brief introduction to “Mobile Development District” Form Based Code for the Downtown area. Discussion of possible workshop dates.

Consider changing February meeting start time to 1:00 due to length of agenda and Parade that evening.