

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 6, 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
	Mead Miller

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2012-00055 (Subdivision)**
(&2) **Creel Company Subdivision**
3804 Norwood Lane
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open]
extending to the South side of Isabella Lane [not open] 100'± West of Stimpson
Lane [not open])
Number of Lots / Acres: 1 Lot / 3.1± Acres
Engineer / Surveyor: Derek Peterson – Land Use Consultant
Council District 1

2. **Case #ZON2012-01430 (Rezoning)**
(&1) **The Creel Company Inc.**
3804 Norwood Lane
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open]
extending to the South side of Isabella Lane [not open] 100'± West of Stimpson
Lane [not open])
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry
District, to allow a contractors storage yard.
Council District 1

3. **Case #SUB2012-00066 (Subdivision)**
(&4& **Plantation Commercial Park Subdivision, Unit Two, Resubdivision of Lot**
5) **13A**
5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Number of Lots / Acres: 2 Lots / 12.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

4. **Case #ZON2012-01620 (Planned Unit Development)**
(&3& **Plantation Commercial Park Subdivision, Unit Two, Resubdivision of Lot**
5) **13A**
5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on a single building site.
Council District 4

5. **Case #ZON2012-01621 (Rezoning)**
(&3& **D & M Properties, LLC**
4) 5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.
Council District 4

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2012-00075**
Uteg Place Subdivision
1040 Stevens Lane
(East side of Stevens Lane at its South terminus).
Number of Lots / Acres: 1 Lot / 1.5± Acre
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 7

7. **Case #SUB2012-00076**
Bexley Lane Subdivision
4700 Bexley Lane
(North side of Bexley Lane, 220'± West of Charleston Court).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 7

8. Case #SUB2012-00071
Oakstone Subdivision
Southeast corner of Lancaster Road and Laurendine Road
Number of Lots / Acres: 11 Lots / 32.7± Acres
Engineer / Surveyor: Austin Engineering Co. Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

9. Case #ZON2012-01878
Gresham, Smith and Partners
7460 Airport Boulevard
(North side of Airport Boulevard, 405'± West of Border Circle West).
Request to waive construction of a sidewalk along Airport Boulevard
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

10. Case #ZON2012-01872
Chinnis Holdings LLC
5401 Cottage Hill Road
(Southwest corner of Cottage Hill Road and Vivian Drive).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow shared access between two building sites to include
an 8' X 20' trailer.
Council District 4
11. Case #ZON2012-01876
Flexicrew
Northeast corner of Laughlin Drive and Laughlin Drive South
Planned Unit Development Approval to allow multiple buildings on a single
building site.
Council District 4

NEW ZONING APPLICATIONS:

12. Case #ZON2012-01684
Bestor Ward
6420 Wall Street
(North side of Wall Street, 520'± West of Hillcrest Road).
Rezoning from B-1, Buffer-Business District, to B-3, Community Business
District, to allow light assembly computerized electronics product assembly.
Council District 6

GROUP APPLICATIONS:

- 13. Case #SUB2012-00070 (Subdivision)**
(&14 Prayer Tabernacle Early Church of Jesus Christ
&15) 1213 &1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street).
Number of Lots / Acres: 1 Lot / 1.79± Acre
Engineer / Surveyor: Haidt Land Surveying
Council District 1
- 14. Case #ZON2012-01665 (Planned Unit Development)**
(&13 Prayer Tabernacle Early Church of Jesus Christ
&15) 1213 &1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1
- 15. Case #ZON2012-01664 (Planning Approval)**
(&13 Prayer Tabernacle Early Church of Jesus Christ
&14) 1213 &1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street).
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.
Council District 1
- 16. Case #SUB2012-00072 (Subdivision)**
(&17 Dauphin Street Subdivision, The Army's addition to
&18& 1009 & 1023 Dauphin Street
19) (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street).
Number of Lots / Acres: 1 Lot / 2.73± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

- 17. Case #ZON2012-01863 (Planned Unit Development)**
(&16 Dauphin Street Subdivision, The Army's addition to
&18& 1009 & 1023 Dauphin Street
19) (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2
- 18. Case #ZON2012-01865 (Rezoning)**
(&16 The Salvation Army
&17& 1009 & 1023 Dauphin Street
19) (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street).
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.
Council District 2
- 19. Case #ZON2012-01864 (Planning Approval)**
(&16 The Army's Addition to Dauphin Street Subdivision
&17& 1009 & 1023 Dauphin Street
18) (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street).
Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District.
Council District 2
- 20. Case #SUB2012-00073 (Subdivision)**
(&21 Chipco Industrial Park, Blakeley Island Subdivision
&22) 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).
Number of Lots / Acres: 2 Lots / 37.1± Acres
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2
- 21. Case #ZON2012-01870 (Planned Unit Development)**
(&20 Chipco Industrial Park, Blakeley Island Subdivision
&22) 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access between building sites.
Council District 2

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- 22. Case #ZON2012-01869 (Sidewalk Waiver)**
(&20) CMT Terminals
&21) 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).
Request to waive construction of a sidewalk along Cochrane Causeway.
Council District 2
- 23. Case #SUB2012-00077 (Subdivision)**
(&24) Frazer-Suffich Subdivision
119 Upham Street, 120 & 124 Frazier Court
(West side of Upham Street, 415'± North of Old Shell Road extending to the
East side of Frazier Court at its North terminus).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Rowe Surveying & Engineers Co., Inc.
Council District 1
- 24. Case #ZON2012-01879 (Sidewalk Waiver)**
(&23) William Suffich, Jr.
120 & 124 Frazier Court
(East side of Frazier Court at its North terminus).
Request to waive construction of a sidewalk along Frazier Court.
Council District 1
- 25. Case #SUB2012-00079 (Subdivision)**
(&26) Schillinger Towne Centre Subdivision, Resubdivision of Lot 4
595 & 685 Schillinger Road South
(South side of Thomas Road, 240'± East of Schillinger Road South extending
to the North side of Old Government Street Road, 240'± East of Schillinger
Road South).
Number of Lots / Acres: 2 Lots / 27.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineers Co., Inc.
Council District 6
- 26. Case #ZON2012-01880 (Planned Unit Development)**
(&25) Schillinger Towne Centre Subdivision, Resubdivision of Lot 4
595 & 685 Schillinger Road South
(South side of Thomas Road, 240'± East of Schillinger Road South extending
to the North side of Old Government Street Road, 240'± East of Schillinger
Road South).
Planned Unit Development Approval to allow shared access and parking
between multiple building sites.
Council District 6

27. **Case #SUB2012-00078 (Subdivision)**
(&28) **Westwood Plaza Subdivision, Resubdivision of Lot 1**
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the Northeast corner of Schillinger Road South and Thomas Road).
Number of Lots / Acres: 4 Lots /19.1± Acres
Engineer / Surveyor: Rowe Surveying & Engineers Co., Inc.
Council District 6
28. **Case #ZON2012-01881 (Planned Unit Development)**
(&27) **The Guardian Life Insurance Company of America**
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the Northeast corner of Schillinger Road South and Thomas Road).
Planned Unit Development Approval to allow shared access and parking between multiple building sites.
Council District 6
29. **Case #SUB2012-00080 (Subdivision)**
(&30) **Pinebrook Subdivision**
3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue
(Northwest corner of Airport Boulevard and McGregor Avenue).
Number of Lots / Acres: 5 Lots /18.5± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates
Council District 5
30. **Case #ZON2012-01903 (Planned Unit Development)**
(&29) **Pinebrook Subdivision**
3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue
(Northwest corner of Airport Boulevard and McGregor Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.
Council District 5
31. **Case #SUB2012-00074 (Subdivision)**
(&32) **Magnolia Village Subdivision**
7025 Magnolia Grove Avenue
(North terminus of Magnolia Grove Parkway).
Number of Lots / Acres: 25 Lots /10.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

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- 32. Case #ZON2012-01875 (Rezoning)**
(&31) Development Consulting, Inc.
7025 Magnolia Grove Avenue
(North terminus of Magnolia Grove Parkway).
Rezoning from B-3, Community Business District, to R-1, Single-Family
Residential District to allow a single-family residential subdivision.
Council District 7

OTHER BUSINESS: