

MOBILE CITY PLANNING COMMISSION AGENDA

MAY 7, 2015 - 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)City Council
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES: February 5, 2015, March 5, 2015, March 19, 2015, April 2, 2015, April 16, 2015

HOLDOVERS:

1. **600 Fisher Street**
(South terminus of Fisher Street, 125'± South of Cotton Street).
Council District 1
 - A. **SUB2015-00016 (Subdivision) (Holdover)**
J.B. Properties and Investment, LLC Subdivision
Number of Lots / Acres: 1 Lot / 6.4± Acres
Engineer / Surveyor: Lawler and Company
 - B. **ZON2015-00395 (Rezoning) (Holdover)**
Lawler and Company
Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to allow the operation of a scrap metal recycling facility to include automotive salvage yard.

C. ZON2015-00816 (Planning Approval)

Lawler and Company

Planning Approval to allow an automotive wrecking facility in an I-2, Heavy Industry District.

2. North side of Crawford Lane, 100'± West of Holt Road

Council District 2

SUB2015-00013

L & H Place Subdivision

Number of Lots / Acres: 3 Lots / 1.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

3. 400 Bay Bridge Road & 2201 Paper Mill Road

(Northwest corner of Bay Bridge Road, and Paper Mill Road, extending to Paper Mill Road Extension and Northwest corner of Paper Mill Road and Paper Mill Road Extension extending to the South side of Shelby Street and extending to the East side of Tin Top Alley and Northeast corner of Paper Mill Road and Shelby Street).

Council District 2

A. SUB2015-00026 (Subdivision)

Pender Ridge Subdivision

Number of Lots / Acres: 4 Lots / 10.4± Acres

Engineer / Surveyor: Cowles, Murphy, Glover & Associates

B. ZON2015-00515 (Rezoning)

Cowles, Murphy, Glover & Associates

R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-2, Neighborhood Business District, to B-5, Office-Distribution District, to allow a heavy equipment storage facility.

4. 7054 Howells Ferry Road

(Northeast corner of Howells Ferry Road and Cody Road)

Council District 7

A. SUB2015-00033 (Subdivision)

R&G Brown Subdivision

Number of Lots / Acres: 1 Lot / 2.2± Acre

Engineer / Surveyor: Asarisi & Associates, LLC

B. ZON2015-00858 (Planned Unit Development)

R&G Brown Subdivision

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

C. ZON2015-00264 (Holdover)

Robert Brown

Rezoning from R-1, Single-Family Residential District; and B-2, Neighborhood Business District, to B-2, Neighborhood Business District; to allow a banquet hall.

NEW SUBDIVISION APPLICATIONS:

5. **5671 Mardanne Drive**

(South side of Mardanne Drive, 2/10± mile West of Bellingrath Road).

County

SUB2015-00031

Town and Country Estates Subdivision, Resubdivision of Lots 13, 14, and 15 Block N

Number of Lots / Acres: 2 Lots / 1.3± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc

6. **7272, 7300 and 7360 Theodore Dawes Road and 7301 & 7321 Old Pascagoula Road**

(Southeast corner of Theodore Dawes Road and Old Pascagoula Road).

County

SUB2015-00032

MAP Pascagoula Subdivision

Number of Lots / Acres: 2 Lots / 7.6 ± Acres

Engineer / Surveyor: Gonzalez-Strength & Associates, Inc.

7. **4376 Baird Coxwell Road**

(West side of Baird Coxwell Road, ¼± mile South of McLeod Road).

County

SUB2015-00038

William Pope Family Division Subdivision

Number of Lots / Acres: 2 Lots / 2.4± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

8. **West side of Johnson Road West, 4/5± mile North of Jeff Hamilton Road**

County

SUB2015-00039

Shofner Subdivision

Number of Lots / Acres: 2 Lots / 3.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

9. **Southeast corner of The Cedars and Tuthill Lane**

Council District 7

SUB2015-00034

The Cedars Subdivision

Number of Lots / Acres: 3 Lots / 0.6± Acre

Engineer / Surveyor: McCrory & Williams, Inc.

REZONING REQUESTS:

10. [4512 Higgins Road](#)
(North side of Higgins Road, 250'± West of Shipyard Road).
Council District 4
ZON2015-00650
David Pitts
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a laydown yard for postal truck storage.

VACATION REQUESTS:

11. [North side of Padgett Switch Road, extending to the South side of U.S. Highway 90 West](#)
County
ZON2015-00761
Hutchinson, Moore & Rauch, LLC
Request to vacate Right of Way in the Planning Jurisdiction.

NEW PLANNING APPROVAL APPLICATIONS:

12. [1437 Cochrane Causeway](#)
(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).
Council District 2
ZON2015-00843
Cowles, Murphy, Glover & Associates
Planning Approval to amend a previously approved Planning Approval to amend the scope of operations at an existing bulk fuel storage facility to include storage of sulphuric acid in an I-2, Heavy-Industry District.

GROUP APPLICATIONS:

13. [3923 Government Boulevard](#)
(South side of Government Boulevard, 700'± East of Azalea Road).
Council District 4
- A. **SUB2015-00035 (Subdivision)**
Big Boy Subdivision
Number of Lots / Acres: 1 Lot / 2.8± Acres
Engineer / Surveyor: Haidt Land Surveying

B. ZON2015-00880 (Rezoning)

Sue K. Jackson

Rezoning from B-2, Neighborhood Business District and R-3, Multiple Family District, to B-2, Neighborhood Business District, to eliminate split zoning.

14. 901 & 905 Lakeside Drive

(East side of Lakeside Drive at the East terminus of Lakeside Court).
Council District 4

A. SUB2015-00037 (Subdivision)

Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A, Resubdivision of Lots 5 & 6

Number of Lots / Acres: 1 Lot / 1.0± Acre

Engineer / Surveyor: Frank A. Dagley & Associates

B. ZON2015-00877 (Planned Unit Development)

Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A, Resubdivision of Lots 5 & 6

Planned Unit Development Approval to allow multiple buildings on a single building site with reduced tree plantings.

15. 7669 Avenue D

(West side of Avenue D, 175'± North of 5th Avenue).
Council District 7

A. SUB2015-00036 (Subdivision)

Brenda's Place Subdivision

Number of Lots / Acres: 2 Lots / 0.7± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

B. ZON2015-00878 (Planning Approval)

Brenda's Place Subdivision

Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

16. 4068, 4156 & 4160 Burma Road, and 1168 Santa Maria Court

(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Council District 4

A. ZON2015-00773 (Planned Unit Development)

St. Dominic Catholic School

Planned Unit Development approval to amend the Master Plan of an existing church school to allow multiple buildings on a single building site.

B. ZON2015-00772 (Planning Approval)

St. Dominic Catholic School

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

OTHER BUSINESS:

Public Hearing to consider an amendment to the Major Street Plan component of the City of Mobile's Comprehensive Plan. The proposed amendment will remove Houston Street Extension, which runs north from Dauphin Street, between Gladys and Kenneth, then adjacent to Old Shell Elementary and curving East to Mobile Infirmary Drive to St Stephens Road, from the Major Street Plan Map.