

**MOBILE CITY PLANNING COMMISSION AGENDA**

**DECEMBER 15, 2016 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL**

	Mr. Carlos Gant, <i>Chairman</i>
	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. John Vallas
	Ms. Shirley Sessions
	Mr. Thomas Doyle
	Mr. Taylor Atchison
	Ms. Kina Andrews, (MD)
	Mr. Nick Amberger (AO)
	Mrs. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Mr. Allan Cameron (S)
	(S)

(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official  
(CC) City Council Representative (PJ) Planning Jurisdiction

**MINUTES:**

**HOLDOVERS:**

1. **901, 909 and 925 East I-65 Service Road South**  
(East side of East I-65 Service Road South, 3/10 mile± North of International Drive).  
Council District 5
  - a. **SUB2016-00125**  
**Autonation Ford of Mobile Subdivision**  
**Number of Lots / Acres:** 3 Lots / 7.8± Acres  
**Engineer / Surveyor:** Freeland & Kauffman, Inc.

**b. ZON2016-02099**

**Autonation Ford of Mobile Subdivision**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between multiple building sites.

**2. 2521 Halls Mill Road**

(Southeast corner of Halls Mill Road and Navco Road)

Council District 3

**ZON2016-01978**

**Colonial Trailways, Inc.**

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

**NEW SUBDIVISION APPLICATIONS**

**3. 2051 West I-65 Service Road North**

(West side of West I-65 Service Road, 850'± North of Brookdale Drive North).

Council District 1

**SUB2016-00141**

**Paulk Subdivision, Resubdivision of**

**Number of Lots / Acres:** 1 Lot / 10.8± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc..

**4. 5502 Todd Acres Drive**

(North side of Todd Acres Drive at the North terminus of Commerce Boulevard West).

Council District 4

**SUB2016-00143**

**Todd Trail Subdivision**

**Number of Lots / Acres:** 1 Lot / 12.5± Acres

**Engineer / Surveyor:** McCrory & Williams, Inc.

**5. 4111 Ridgelawn Drive**

(Northeast corner of Ridgelawn Drive West and Old Shell Road, extending to Ridgelawn Drive).

Council District 7

**SUB2016-00146**

**Sledge Subdivision**

**Number of Lots / Acres:** 1 Lots / 0.5± Acre

**Engineer / Surveyor:** Smith, Kolb and Associates

6. **4170 Bay Front Road and 1101 & 1103 Terrell Road**  
(Southwest corner of Terrell Road Bay and Front Road).  
Council District 3  
**SUB2016-00149**  
**Jackson-Cenac Point Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.1± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
7. **5239 and 5345 Willis Road**  
(Northwest corner of Willis Road, 995'± East of Middle Road).  
Council District 4  
**SUB2016-00138**  
**Willis and Cross Road Subdivision, Resubdivision of Lots 4 & 5**  
**Number of Lots / Acres:** 2 Lots / 4.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  
8. **8211 Cambridge Way**  
(South side of Cambridge Way, 150'± West of Oxford Way).  
County  
**SUB2016-00139**  
**Westminster Estates Subdivision, Resubdivision of Lot 24**  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Richard L. Patrick, PLS
  
9. **301 Yeend Street**  
(Southwest corner of Yeend Street and Baker Street).  
Council District 3  
**SUB2016-00148**  
**Mobile Subdivision, DNJ Addition to**  
**Number of Lots / Acres:** 2 Lots / 10.9± Acres  
**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.
  
10. **2929 Pineview Avenue**  
(Southwest corner of Belle Fontaine Boulevard and Pineview Avenue extending to Azalea Street).  
County  
**SUB2016-00145**  
**Foster/Belle Fontaine Subdivision**  
**Number of Lots / Acres:** 3 Lots / 2.0± Acres  
**Engineer / Surveyor:** Justin Palmer, PLS

**11. 10200 Jeff Hamilton Road**

(East side of Jeff Hamilton Road, 0.3± North of Jenfield Drive).

County

**SUB2016-00144**

**Grady Place Subdivision**

**Number of Lots / Acres:** 30 Lots / 12.5± Acres

**Engineer / Surveyor:** Dewberry/Preble-Rish

**NEW REZONING APPLICATIONS:**

**12. 3300 Dauphin Island Parkway**

(Southwest corner of Dauphin Island Parkway and Gill Road).

Council District 3

**ZON2016-02304**

**David H. Smith**

Rezoning from B-2, Neighborhood Business District, to B-3, Community Business District, to allow automobile sales.

**13. 6958 Howells Ferry Road**

(North side of Howells Ferry Road, 150'± West of Gentilly Drive West).

Council District 7

**ZON2016-02260**

**Joseph N. Asarisi**

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple Family District, to allow an apartment complex

**NEW GROUP APPLICATIONS:**

**14. 304 South Broad Street and 903 Augusta Street**

(Southwest corner of South Broad Street and Augusta Street extending to the North side of Savannah Street).

Council District 2

**a. SUB2016-00140 (Subdivision)**

**Broad Street Lofts Subdivision**

**Number of Lots / Acres:** 1 Lot / 1.4± Acre

**Engineer / Surveyor:** John T. Regan, Jr. PLS

**b. ZON2016-02301 (Planned Unit Development)**

**Broad Street Lofts Subdivision**

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

c. **ZON2016-02302 (Rezoning)**

**David M. Shumer**

Rezoning from R-1, Single-Family Residential District, and R-3, Multiple Family Residential District, to R-3 Multiple Family Residential District to eliminate split zoning and allow an apartment complex.

15. **400 St. Louis Street**

(Area bounded by St. Louis Street, North Hamilton Street, North Franklin Street, and St. Anthony Street).

Council District 2

a. **SUB2016-00142 (Subdivision)**

**Precision Engineering Subdivision**

**Number of Lots / Acres:** 1 Lot / 1.3± Acre

**Engineer / Surveyor:** LA+ South Inc.

b. **ZON2016-02305 (Amendment to Regulating Plan)**

**Gulf States Engineering – Matthew C. Roberts, PLS**

Amendment to the Downtown Development District Regulating Plan to change the regulating sub-districts from SD-WH & T5.1 to SD-WH to eliminate split zoning.

16. **3201 Sollie Road**

(East side of Sollie Road, 60'± South side of Falling Leaf Avenue and 40'± West of Long Leaf Way)

Council District 6

a. **SUB2016-00147 (Subdivision)**

**Falling Leaf Subdivision, Replat of**

**Number of Lots / Acres:** 51 Lots / 25.7± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

b. **ZON2016-02307 (Planned Unit Development)**

**Falling Leaf Subdivision, Replat of**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks, increased site coverage, and a private street residential subdivision.

**OTHER BUSINESS:**

Consider a resolution requesting the City Council to bring the amendments to the Downtown Development District Code from the table and vote on them at their next meeting.