

MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 1, 2018 - 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)
	Ms. 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

EXTENSIONS:

- 1. 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

HOLDOVERS:

2. 4568 Halls Mill Road

(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive).

Council District 4

a. PUD-000349-2017 (Planned Unit Development)

Dunnaway Corporation

Planned Unit Development Approval to amend a condition of a previously approved Planned Unit Development to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District with shared access and parking between two building sites.

b. PA-000348-2017 (Planning Approval)

Dunnaway Corporation

Planning Approval to amend a condition of a previous Planning Approval to allow a church school and daycare in an R-1, Single-Family Residential District.

NEW SUBDIVISION APPLICATIONS:

3. 650 St. Louis Street

(Northwest corner of St. Louis Street and North Dearborn Street).

Council District 2

SUB-000382-2018

St. Louis Street-Dearborn Subdivision

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

4. South side of Cottage Hill Road, 355'± East of Jeff Hamilton Road, extending to the North terminus of Scenic Park Drive North.

County

SUB-000387-2018

Ball Subdivision

Number of Lots / Acres: 1 Lot / 29.5± Acres

Engineer / Surveyor: Joseph N. Asarisi, P.E.

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5. **925 Dykes Road**
(West side of Dykes Road North, 9/10 mile± South of Tanner Williams Road West).
County
SUB-000394-2018
W D R Subdivision
Number of Lots / Acres: 2 Lots / 19.3 ± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

6. **840 Dumaine Road**
(Southeast corner of Dumaine Road and Conception Street Road).
Council District 2
SUB-000399-2018
Saunders Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 5.6 ± Acres
Engineer / Surveyor: Lawler and Company

7. **830 Eliza Jordan Road North**
(East side of Eliza Jordan Road North, 450'± North of McLaughlin Lane).
County
SUB-000405-2018
Sullins Subdivision
Number of Lots / Acres: 2 Lots / 8.9 ± Acres
Engineer / Surveyor: Stewart Surveying, Inc.

8. **North side of Industrial Drive, 2/10 mile± West of Mitsubishi Lane**
County
SUB-000390-2018
Theodore Industrial Park Subdivision
Number of Lots / Acres: 3 Lots / 222.8 ± Acres
Engineer / Surveyor: Byrd Surveying, Inc

9. **West side of Eliza Jordan Road South, 625'± North of Airport Boulevard**
County
SUB-000408-2018
Burlington Estates Subdivision, Phase 1
Number of Lots / Acres: 91 Lots / 30.0 ± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

NEW PLANNING APPROVAL APPLICATIONS:

10. 555 Dauphin Street

(South side of Dauphin Street, 85'± West of South Cedar Street).

Council District 2

PA-000400-2018

David Shumer

Planning Approval to allow for the creation of a bar/lounge with a capacity of more than 100 persons in the Downtown Development District.

NEW GROUP APPLICATIONS:

11. 921 Dauphin Street & 926 Conti Street

(North side of Conti Street, 230'± East of Common Street extending to the South side of Dauphin Street, 285'± East of Common Street).

Council District 2

a. SUB-000383-2018 (Subdivision)

Atchison Place Subdivision

Number of Lots / Acres: 1 Lot / 1.6± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

b. PUD-000392-2018 (Planned Unit Development)

Atchison Properties, Inc

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

c. ZON-000393-2018 (Rezoning)

Atchison Properties, Inc.

Rezoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to LB-2, Limited-Neighborhood Business District to eliminate split zoning.

12. 1802 Como Street

(Southwest corner of Como Street and St Stephens Road).

Council District 1

a. SUB-000391-2018 (Subdivision)

Amity Missionary Baptist Church Subdivision, Revision & Addition to Lot 1

Number of Lots / Acres: 1 Lot / 1.5± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

b. PUD-000396-2018 (Planned Unit Development)

Amity Missionary Baptist Church Subdivision, Revision & Addition to Lot 1

Planned Unit Development Approval to allow the construction of an off-site parking lot for an existing church.

13. South side of Kooiman Road, 375'± East of U.S. Highway 90 West

Council District 4

a. SUB-000406-2018 (Subdivision)

Creekside @ Kooiman Dairy Subdivision

Number of Lots / Acres: 1 Lot / 4.4± Acres

Engineer / Surveyor: Smith, Clark & Associates, LLC

b. ZON-000407-2018 (Rezoning)

Creekside @ Kooiman Dairy Subdivision

Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow the construction of a retirement facility.

14. 4439 Rangeline Road

(Northwest corner of Rangeline Road and Halls Mill Road).

Council District 4

a. SUB-000397-2018 (Subdivision)

The Shoppes at Rangeline Subdivision

Number of Lots / Acres: 2 Lots / 2.0± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

b. PUD-000398-2018 (Planned Unit Development)

The Shoppes at Rangeline Subdivision

Planned Unit Development Approval to allow shared access and parking between multiple building sites.

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15. 255, 257, 259 and 265 Dogwood Drive

(Southeast corner of Dogwood Drive and Airport Boulevard).

Council District 5

a. SUB-000402-2018 (Subdivision)

Dogwood Airport Subdivision

Number of Lots / Acres: 2 Lots / 3.6± Acres

Engineer / Surveyor: Zito Russell Architects, P.C.

b. PUD-000401-2018 (Planned Unit Development)

5054 OSR, LLC

Planned Unit Development Approval to allow multiple buildings on two building sites.

c. ZON-000403-2018 (Rezoning)

5054 OSR, LLC

Rezoning from R-1, Single-Family Residential District, to LB-2, Limited-Neighborhood Business District, to allow the construction of two restaurants

d. ZON-000404-2018 (Rezoning)

5054 OSR, LLC

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow the construction of 12 townhomes.

16. 6924 Somerby Lane

(North terminus of Somerby Lane).

Council District 4

a. SUB-000410-2018 (Subdivision)

Somerby of Mobile Subdivision

Number of Lots / Acres: 6 Lots / 0.6± Acre

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

b. PUD-000411-2018 (Planned Unit Development)

Somerby of Mobile Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of six (6) single family dwellings with decreased front yard setbacks.

OTHER BUSINESS:

Discussion regarding recent Council Attorney opinions and their impacts on Planning Commission and Planning & Zoning Staff processes and procedures.