

MOBILE CITY PLANNING COMMISSION AGENDA
JULY 19, 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. **901, 903, & 911 Dauphin Street and 2,6, 10, & 14 South Broad Street**
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
Council District 2
 - a. **SUB2015-00072 (Subdivision)**
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/ Lot 2
Number of Lots / Acres: 2 Lots / 4.5± Acres
Engineer / Surveyor: Frank A. Dagley & Associates

Planning Commission

July 19, 2018

b. ZON2015-01439 (Planned Unit Development)

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/ Lot 2

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

2. 3740 Latigo Road

(West side of Latigo Road, 3/10 mile± South of Scott Dairy Loop South).

County

SUB-000114-2017

Bellewood Subdivision

Number of Lots / Acres: 30 Lots / 8.2± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

HOLDOVERS:

3. 3100 Cottage Hill Road

(North side of Cottage Hill Road, 540'± West of Bel Air Boulevard).

Council District 5

PA-000539-2018

Accel School

Planning Approval to allow a high school in a B-1, Buffer Business District.

4. 956 Mobile Street

(East side of Mobile Street, 48'± South of Boyett Street, extending to the South side of Boyett Street).

Council District 1

a. SUB-000540-2018 (Subdivision) (HOLDOVER)

Kimberly Care and Learning Center Subdivision

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

Engineer / Surveyor: Ben Loper Architecture

b. PA-000589-2018 (Planning Approval)

Kimberly Care and Learning Center Subdivision

Planning Approval to allow a daycare center in a proposed B-1, Buffer Business District.

c. ZON-000529-2018 (Rezoning) (HOLDOVER)

Kimberly Care and Learning Center Subdivision

Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.

Planning Commission

July 19, 2018

5. **3726 Halls Mill Road**
(Northwest corner of Halls Mill Road and Varner Drive).
Council District 4
 - a. **SUB-000541-2018 (Subdivision)**
Precision Door Subdivision
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: Cowles, Murphy Glover & Associates
 - b. **PUD-000542-2018 (Planned Unit Development)**
Precision Door Subdivision
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

6. **7 Garden Trace**
(East terminus of Garden Trace).
Council District 7
 - a. **SUB-000534-2018 (Subdivision)**
Garden Trace Subdivision, Resubdivision of Lots 7 & 8
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Wattier Surveying, Inc.
 - b. **PUD-000533-2018 (Planned Unit Development)**
Garden Trace Subdivision, Resubdivision of Lots 7 & 8
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision.

7. **5289 Halls Mill Road**
(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of Demetropolis Road).
Council District 4
 - a. **SUB-000535-2018 (Subdivision)**
Rangeline Crossing III Subdivision, Resubdivision of Lot 4A of the Resubdivision of Lots 4 & 5
Number of Lots / Acres: 2 Lots / 1.6± Acres
Engineer / Surveyor: Wattier Surveying, Inc.
 - b. **PUD-000531-2018 (Planned Unit Development)**
Rangeline Crossing III Subdivision, Resubdivision of Lot 4A of the Resubdivision of Lots 4 & 5
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

NEW SUBDIVISION APPLICATIONS:

8. **South side of U.S. Highway 90 West, 625'± East of Tung Avenue**
County
SUB-000546-2018
Blastcoat-Research Products Subdivision
Number of Lots / Acres: 1 Lot / 1.0 ± Acre
Engineer / Surveyor: J. Michael Garratt, PLS

9. **East side of Liberty Drive East, 80'± South of Ives Drive**
County
SUB-000568-2018
Newman Crossing Subdivision, Resubdivision of Lot 4
Number of Lots / Acres: 1 Lot / 0.1 ± Acre
Engineer / Surveyor: Smith Clark & Associates, LLC

10. **11595 Taylors Drive**
(South side of Taylors Drive (private street), 370'± East of Ellen Drive).
County
SUB-000551-2018
Taylor's East Ridge Subdivision
Number of Lots / Acres: 2 Lots / 4.0 ± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

11. **156 South McGregor Avenue**
(East side of South McGregor Avenue, 125'± South of Dunleith Court[private street]).
Council District 5
SUB-000566-2018
Perry Place Subdivision
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

12. **5715 I-10 Industrial Parkway**
(Southeast corner of I-10 Industrial Parkway and I-10 Industrial Parkway South)
Council District 4
SUB-000567-2018
I-10 Industrial Park Subdivision, Resubdivision of Lot 7
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Planning Commission

July 19, 2018

13. Northwest corner of Cypress Business Park Drive and Shipyard Road

Council District 4

SUB-000572-2018

Bluffs at Cypress Creek Subdivision, Phase Two

Number of Lots / Acres: 3 Lots / 9.5± Acres

Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

14. 7901 Half Mile Road

(Southwest corner of Half Mile Road and Magnolia Road).

County

SUB-000579-2018

The Retreat at Half Mile Subdivision

Number of Lots / Acres: 9 Lots / 7.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW PLANNING APPROVAL APPLICATIONS:

15. 853 Dauphin Street

(Southeast corner of Dauphin Street and South Broad Street extending to the North side of Conti Street and West side of South Jefferson Street).

Council District 2

PA-000575-2018

Dagney Development, LLC

Planning Approval to allow a restaurant and events space with an occupancy load over 100 in the Downtown Development District.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

16. 4658 and 4660 Airport Boulevard

(North side of Airport Boulevard, 200'± West of North University Boulevard).

Council District 6

PUD-000564-2018

Balloon Park Subdivision

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

Planning Commission

July 19, 2018

17. 401 Cochrane Causeway

(West side of Cochrane Causeway, 600'± North of Sixth Street).

Council District 2

PUD-000565-2018

Cowles, Murphy, Glover & Associates

Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between building sites.

NEW GROUP APPLICATIONS:

18. 556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South

(Southeast corner of Zeigler Circle East and Sellers Lane).

Council District 7

a. SUB-000569-2018 (Subdivision)

U.S. Machine Subdivision

Number of Lots / Acres: 1 Lot / 5.9± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.

b. PUD-000571-2018 (Planned Unit Development)

U.S. Machine Subdivision

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

c. ZON-000581-2018 (Rezoning)

West Mobile Properties, LLC.

Rezoning from B-3, Community Business District, to I-1, Light-Industry District.

d. SUB-SW-000570-2018 (Sidewalk Waiver)

West Mobile Properties, LLC.

Request to waive construction of a sidewalk along Zeigler Circle East, Zeigler Circle South and Sellers Lane.

19. 1857 Duval Street

(South side of Duval Street, 560'± West of Houston Street).

Council District 3

a. SUB-000573-2018 (Subdivision)

Houston Street Subdivision, 2nd Extension, Resubdivision of Lots 21 and 22

Number of Lots / Acres: 1 Lot / 0.6± Acre

Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

Planning Commission
July 19, 2018

- b. PUD-000574-2018 (Planned Unit Development)**
Houston Street Subdivision, 2nd Extension, Resubdivision of Lots 21 and 22
Planned Unit Development Approval to allow shared access and parking between building sites.
- c. PA-000528-2018 (Planning Approval)**
Houston Street Subdivision, 2nd Extension, Resubdivision of Lots 21 and 22
Planning Approval to allow the use of a cell tower in a B-3, Community Business District.

20. 1751 Boltz Lane

(Southeast corner of Boltz Lane and Pleasant Avenue).
Council District 1

- a. SUB-000577-2018 (Subdivision)**
Boltz Lane Subdivision, Resubdivision of Lots 1 & 2
Number of Lots / Acres: 1 Lot / 20.4± Acres
Engineer / Surveyor: CH2M/Jacobs
- b. PA-000578-2018 (Planning Approval)**
Boltz Lane Subdivision, Resubdivision of Lots 1 & 2
Planning Approval to amend a previously approved Planning Approval to allow a sanitary sewer tank and lift station in an R-1, Single-Family Residential District.
- c. SUB-SW-000576-2018 (Sidewalk Waiver)**
City of Mobile Board of Water & Sewer Commissioners
Request to waive construction of a sidewalk along Pleasant Avenue.

OTHER BUSINESS: