

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 15, 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)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

1. **[3100 Sunset Road](#)**
(North side of Sunset Road, 2/10± mile West of Dauphin Island Parkway).
County
SUB2014-00129
Villages of Deer River Subdivision
Number of Lots / Acres: 13 Lots / 7.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

2. [5827 and 5831 U. S. Highway 90 West](#)
(Southeast corner of U.S. Highway 90 West and Hamilton Boulevard)
Council District 4
 - A. **SUB2014-00136 (Subdivision)**
Hamilton McDonald's Subdivision
Number of Lots / Acres: 2 Lots / 6.9± Acres
Engineer / Surveyor: Hutchinson, Moore & Rauch, LLC
 - B. **ZON2014-02258 (Planned Unit Development)**
Hamilton McDonald's Subdivision
Planned Unit Development Approval to allow shared access and parking between two building sites.
 - C. **ZON2014-02257 (Sidewalk Waiver)**
McDonald's USA, LLC
Request to waive construction of a sidewalk along U.S. Highway 90 West and Hamilton Boulevard.
3. [1621 Virginia Street](#)
(Southeast corner of Virginia Street and Lott Street, extending to the North side of Dublin Street East).
Council District 2
 - A. **SUB2014-00131 (Subdivision)**
Ladd Peebles Stadium Subdivision
Number of Lots / Acres: 2 Lots / 43.1± Acres
Engineer / Surveyor: Joe Schifano
 - B. **ZON2014-02188 (Planned Unit Development)**
Ladd Peebles Stadium Subdivision
Planned Unit Development Approval to allow shared access between two building sites.
 - C. **ZON2014-02190 (Planning Approval)**
Ladd Peebles Stadium Subdivision
Planning Approval to allow a cell tower in a B-3, Community Business District.
4. [South side of Howells Ferry Road at the South terminus of Harvey Hill Road.](#)
County
SUB2014-00122
Colleton Place Subdivision, Phases 2-4
Number of Lots / Acres: 104 Lots / 29.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

5. [950 South Broad Street and 951& 953 Marine Street](#)
(Southwest corner of South Broad Street and Kentucky Street, and Southeast corner of Marine Street and Kentucky Street).
Council District 3
 - A. SUB2014-00124 (Subdivision)
C. J. Small Subdivision No. 2
Number of Lots / Acres: 2 Lots / 1.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
 - B. ZON2014-02157 (Planned Unit Development)
C. J. Small Subdivision No. 2
Planned Unit Development to allow shared parking and multiple buildings on a single building site.
6. [4132 Government Boulevard](#)
(North side of Government Boulevard, 130'± East of U.S. Highway 90 Drive).
Council District 4
ZON2014-02286
Boomer's Automotive Interior
Planning Approval to allow an upholstery shop in an B-2, Neighborhood Business District
7. [5201 U.S. Highway 90 West](#)
(East side of U.S. Highway 90 West, 475'± South of Halls Mill Creek, extending to the West side of Halls Mill Road at Halls Mill Creek).
Council District 4
ZON2014-02494
DAT Holdings, LLC
Request to waive construction of a sidewalk along U.S. Highway 90 West.
8. [1962, 2000 and 2008 Dr. Martin Luther King Jr. Avenue](#)
(Northeast and Southeast corners of Dr. Martin Luther King Jr. Avenue extending to the West side of Vine Street).
Council District 2
 - A. SUB2014-00148 (Subdivision)
Emmanuel Subdivision
Number of Lots / Acres: 1 Lot / 0.3± Acres (*reduced from 3 lots*)
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
 - B. ZON2014-02487 (Planned Unit Development) (*Withdrawn*)
Emmanuel Subdivision
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and off-site parking.

C. ZON2014-02489 (Planning Approval)

Emmanuel Subdivision

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

NEW SUBDIVISION APPLICATIONS:

9. **1917 Brookdale Drive West**
(West terminus of Brookdale Drive West).
Council District 1
SUB2014-00160
Brookdale Properties, LLC Subdivision
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
10. **10380 Pierce Creek Road**
(North side of Pierce Creek Road, 780'± West of Dykes Road South).
County
SUB2014-00154
John Richardson Family Division Subdivision
Number of Lots / Acres: 1 Lot / 1.5 ± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
11. **154,156, 158, 160 and 162 St Louis Street and 157 St Anthony Street**
(Northwest corner of St. Louis Street and St Joseph Street, extending to the Southwest corner of St Joseph Street and St. Anthony Street, extending to the South East corner of St. Anthony Street and South Conception Street, extending to the Northeast corner of St Louis Street and North Conception Street).
Council District 2
SUB2014-00156
US Courthouse Subdivision
Number of Lots / Acres: 1 Lot / 1.8± Acre
Engineer / Surveyor: General Services Administration
12. **1060, 1080 and 1130 Dawes Road**
(Southwest corner of Dawes Road and Stacy Road, extending to the East side of Air Terminal Drive, 800'± North of Wilson Road).
County
SUB2014-00153
Dawes- Air Terminal Subdivision
Number of Lots / Acres: 2 Lots / 20.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

13. [Southwest corner of Emogene Street and Springdale Boulevard.](#)
Council District 5
SUB2014-00157
Emogene/Springdale Subdivision, Lot B Replat
Number of Lots / Acres: 2 Lots / 5.2± Acres
Engineer / Surveyor: Pan American Engineers

14. [5753 Old Shell Road](#)
(Southeast corner of Old Shell Road and Long Street).
Council District 6
SUB2014-00158
Shed Development Subdivision
Number of Lots / Acres: 2 Lots / 6.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

15. [5596 and 5600 U.S. Highway 90 West](#)
(West side of U.S. Highway 90 West, 280'± South of Sermon Road South).
Council District 4
SUB2014-00161
Highway 90 / Snowball Subdivision
Number of Lots / Acres: 2 Lots / 3.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

16. [4302 & 4316 Barden Avenue](#)
(West side of Barden Avenue, 130'± South of Binghamton Drive).
County
SUB2014-00163
Suburban Heights Subdivision, Unit 2, Resubdivision of Lots 17 and 18
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc.

17. [2770 and 2800 New Belle Fontaine Boulevard](#)
(Northeast corner of New Belle Fontaine Boulevard & Lawrence Steiner Road)
County
SUB2014-00155
Mathis Bay Estates Subdivision
Number of Lots / Acres: 3 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

18. **6150 Howells Ferry Road**
Northwest corner of Howells Ferry Road and Grider Road, and East side of Grider Road,
650'± North of Howells Ferry Road
Council District 7
SUB2014-00159
Grider Corner Subdivision
Number of Lots / Acres: 3 Lots / 1.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

GROUP APPLICATIONS:

19. **5418 Old Shell Road**
(Northeast corner of Old Shell Road and Cosgrove Drive)
Council District 7
- A. **SUB2014-00164 (Subdivision)**
Hilltop Subdivision, First Addition, Resubdivision of Lot 24,
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc
- B. **ZON2014-02654 (Planning Approval)**
Hilltop Subdivision, First Addition, Resubdivision of Lot 24,
Planning Approval to allow a veterinarians office with outdoor runs.
20. **3719 Dauphin Street**
(South side of Dauphin Street at West I-65 Service Road South).
Council District 5
- A. **SUB2014-00162 (Subdivision)**
Springhill Memorial Subdivision, Resubdivision of Lot A
Number of Lots / Acres: 2 Lots / 10.9± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc
- B. **ZON2014-02646 (Planned Unit Development)**
Springhill Memorial Subdivision, Resubdivision of Lot A
Planned Unit Development Approval to amend a previously approved Planned Unit
Development to allow multiple buildings on a single building site.

Other Business

Public Hearing on January 8, 2015, to amend **XIII. CHAPTER 64-6.A.8.b. (2) and c.1.** The amendment will change the maximum foot candle (illumination level) to only be at residential property lines; and will change the interior illumination level to be 1.0 foot candle average, 0.5 foot candle minimum. The request is the result of comments and issues raised by several design professionals when trying to meet these standards for expansion of existing parking facilities.