

MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 5, 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: November 20, 2014, December 4, 2014, December 18, 2014

HOLDOVERS:

- 1. South side of Howells Ferry Road at the South terminus of Harvey Hill Road.**
County
SUB2014-00122
Colleton Place Subdivison, Phases 2-4
Number of Lots / Acres: 104 Lots / 29.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
- 2. 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.

3. West terminus of Taylor Pointe Drive

County

Case #SUB2012-00083

Taylor Pointe Subdivision, Unit Two

Number of Lots / Acres: 51 Lots / 20.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

4. 7017 Old Shell Road

(Southeast corner of Old Shell Road and Wilroh Drive West).

Council District 7

SUB2015-00001

Wilroh Estates Subdivision

Number of Lots / Acres: 2 Lots / 0.4± Acre

Engineer / Surveyor: Polysurveying Engineering –Land Surveying

5. 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 a B-2, Neighborhood Business District

6. 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

NEW SUBDIVISION APPLICATIONS:

7. 856 Canal Street

(North side of Canal Street, 60'± East of South Broad Street).

Council District 2

SUB2015-00009

Addy's Alley Subdivision

Number of Lots / Acres: 1 Lot / 0.2± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

8. 600 St Michael Street

(Northwest corner of St Michael Street and North Warren Street).

Council District 2

SUB2015-00010

Arnold Subdivision

Number of Lots / Acres: 1 Lot / 0.2 ± Acre

Engineer / Surveyor: Don Williams

9. **4309 & 4311 The Cedars**
(South side of The Cedars, 260'± West of Dilston Lane).
Council District 7

SUB2015-00004

Sharp Place Subdivision

Number of Lots / Acres: 2 Lots / 0.6± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

10. **4368 McCovery Road Extension**
(South side of McCovery Road Extension, 1300'± South of McLeod Road).
County

SUB2014-00167

Skylake Acres Subdivision

Number of Lots / Acres: 3 Lots / 3.6± Acres

Engineer / Surveyor: Erdman Surveying, LLC

11. **3950 & 3960 Scenic Drive**
(South side of Scenic Drive, 330'± West of Alba Club Road, extending to the East side of Dog River).
Council District 3

SUB2015-00012

Namanwood Subdivision

Number of Lots / Acres: 3 Lots / 5.6± Acres

Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

12. North side of Crawford Lane, 100'± 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

13. **328 Dogwood Drive**
(Northeast corner of Oak Ridge Road and Dogwood Drive).
Council District 5

SUB2015-00007

Government Street Highlands Subdivision, Resubdivision of Lot 40

Number of Lots / Acres: 5 Lots / 1.0± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

14. 4700 & 4960 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).

Council District 3

ZON2015-00247

Audubon Properties, LLC

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

15. 194 Rochester Place

(West side of Rochester Place, 115'± North of Airport Boulevard).

Council District 5

ZON2015-00263

Jack C. Carney and Clare K. Carney

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a reduced front yard setback

NEW PLANNING APPROVAL APPLICATIONS:

16. 455 Dauphin Street

(South side of Dauphin Street, 50'± West of South Hamilton Street).

Council District 2

ZON2015-00174

Chakli Diggs

Planning Approval to allow a restaurant with a maximum building occupancy of 148 persons (including employees), in the Downtown Development District.

NEW REZONING APPLICATIONS:

17. 7054 Howells Ferry Road

(Northeast corner of Howells Ferry Road and Cody Road).

Council District 7

ZON2015-00264

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.

GROUP APPLICATIONS:

18. 6201 & 6205 Foxtail Drive

(South side of Foxtail Drive, 175'± East of Lloyds Lane).
Council District 6

A. SUB2015-00005 (Subdivision)

Longleaf Gates Subdivision, Phase One (Revised Plat) Resubdivision of Lots 26 & 27

Number of Lots / Acres: 2 Lots / 0.3± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

B. ZON2015-00221 (Planned Unit Development)

D.R. Horton, Inc. (Tom Poulos, Land Acquisition Manager)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks for Lot 26.

19. 1724 Michigan Avenue

(West side of Michigan Avenue, extending to the Northeast corner of Raven Drive and Cardinal Drive East).
Council District 3

A. SUB2015-00008 (Subdivision)

Travel Quarters Subdivision, Resubdivision of

Number of Lots / Acres: 2 Lots / 3.8± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

B. ZON2015-00261 (Planned Unit Development)

Travel Quarters Subdivision, Resubdivision of

Planned Unit Development Approval to allow shared access between two building sites.

20. 5753 Old Shell Road

(Southeast corner of Old Shell Road and Long Street).
Council District 6

A. SUB2015-00011 (Subdivision)

Shed Development Subdivision, Resubdivision of Lot 2

Number of Lots / Acres: 2 Lots / 4.5± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

B. ZON2015-00262 (Rezoning)

Kleban Shed, LLC

Rezoning from B-2, Neighborhood Business District, to B-2, Neighborhood

Business District, and B-3, Community Business District, to allow a hotel.

21. 1706 Old Shell Road

(Northwest corner of Old Shell Road and Gilbert Street).
Council District 2

A. SUB2015-00014 (Subdivision)

Old Shell Elementary Subdivision

Number of Lots / Acres: 2 Lots / 3.7± Acres

Engineer / Surveyor: Joseph T. Regan, Jr., P.L.S.

B. ZON2015-00283 (Planned Unit Development)

Old Shell Elementary Subdivision

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

C. ZON2015-00282 (Rezoning)

H. Pace Burt, Jr.

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

22. 2570 and 2590 Government Boulevard

(Northwest corner of Government Boulevard and Kreitner Street)
Council District 5

A. SUB2015-00006 (Subdivision)

MAP Mobile Govt, LLC Subdivision, Mobile Addition to

Number of Lots / Acres: 3 Lots / 13.3± Acres

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

B. ZON2015-00244 (Planned Unit Development)

MAP Mobile Govt, LLC Subdivision, Mobile Addition to

Planned Unit Development Approval to allow multiple buildings on a single Building site, and shared access between multiple building lots.

C. ZON2015-00242 (Sidewalk Waiver)

Gonzalez-Strength & Associates, Inc.

Request to waive construction of a sidewalk along Government Boulevard

OTHER BUSINESS