

MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 7, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Tracie Lee-Roberson
	Scott Webster
	John Williams
	Don Hembree
	Jarrett Wingfield
	Carlos Gant (S)

HOLDOVERS:

1. **Case #ZON2012-02873 (Planned Unit Development)**
(& 2.) **Forest Hill Church of God**
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots Council District 7

2. **Case #ZON2012-02874 (Planning Approval)**
(& 1.) **Forest Hill Church of God**
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)

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Planning Approval to amend a previously approved Planning Approval to allow an expansion of church parking in an R-1, Single-Family Residential District Council District 7

3. **Case #SUB2012-00133**
Creole Commons Subdivision
2488 Sayner Avenue
(North side of Sayner Road, 60'± North of Flowers Drive).
Number of Lots / Acres: 1 Lot / 1.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

4. **Case #SUB2012-00141 (Subdivision)**
(& 5) **Michigan & Bay Subdivision**
1201 & 1203 Michigan Avenue and 1333 Bay Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Chris Settles
Council District 3

5. **Case #ZON2012-03157 (Rezoning)**
(& 4) **Garrard Development Services, LLC**
1203 Michigan Avenue and 1333 Bay Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Rezoning from R-1, Single-Family Residential District, to B-2 Neighborhood Business District to allow a retail building.
Council District 3

6. **Case #SUB2012-00139 (Subdivision)**
(& 7) **Savell Subdivision**
3108 Club House Road and 1707 Brill Road
(West side of Club House Road, 240'± West of Dauphin Island Parkway).
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Don Williams Engineering
Council District 3

7. **Case #ZON2012-03144 (Rezoning)**
(& 6) **Jean Savell**
3108 Club House Road and 1707 Brill Road
(West side of Club House Road, 240'± West of Dauphin Island Parkway).
Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District, to allow an antique shop.
Council District 3

8. **Case #SUB2012-00138 (Subdivision)**
(& 9) **Turner Marine Supply Subdivision**
5010 Dauphin Island Parkway
(West side of Dauphin Island Parkway extending to the East side of Dog River).
Number of Lots / Acres: 3 Lots / 7.0± Acres
Engineer / Surveyor: Don Williams Engineering
Council District 3
9. **Case #SUB2012-03143 (Planned Unit Development)**
(& 8) **Turner Marine Supply Subdivision**
5010 Dauphin Island Parkway
(West side of Dauphin Island Parkway extending to the East side of Dog River).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access across multiple building sites.
Council District 3

NEW SUBDIVISION APPLICATIONS:

10. **Case #SUB2013-00001**
Dawes Point West No. 3 Subdivision
8650 Cottage Hill Road
(North side of Cottage Hill Road, 315'± West of Randlett Trace).
Number of Lots / Acres: 1 Lot 1.8± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
County
11. **Case #SUB2013-00002**
Evergreen Gardens Subdivision, Unit No. 2, Resubdivision of Lot 237
South side of Higgins Road, 630'± East of Todd Acres Drive
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
12. **Case #SUB2013-00003**
Johnson Farms Subdivision
North side of River Road, 625'± East of Thomas Road.
Number of Lots / Acres: 2 Lots / 4.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
13. **Case #SUB2013-00005**
Irvington Subdivision, Barbara Howard's Addition to
Northeast corner of Irvington Bayou LaBatre Highway and Half mile Road
extending to the North terminus of Hodge Nursery Road.
Number of Lots / Acres: 2 Lots / 8.5± Acres

Engineer / Surveyor: Gonzalez – Strength & Associates
County

14. **Case #SUB2013-00006**
Cambridge Place Subdivision, Phases 2-4
West side of Eliza Jordan Road at the West terminus of Laura Court.
Number of Lots / Acres: 90 Lots / 36.0± Acres
Engineer / Surveyor: Preble-Rish LLC
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

15. **Case #ZON2012-03191**
HL Properties, LLC and Long Gardens, LLC
250 Tuthill Lane
(Southeast corner of Tuthill Lane and Garden Trace (private street), extending to the South side of Provident Lane (not open).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision.
Council District 7
16. **Case #ZON2013-00086**
Cowles, Murphy, Glover, & Associates
1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and Bay Bridge Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
17. **Case #ZON2013-00090**
Pintail Properties, LLC
4254 & 4260 Halls Mill Road
(West side of Halls Mill Road, 80' ± South of the West terminus of Alden Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 4
18. **Case #ZON2013-00097**
Financial Plaza, LLC
41 West I-65 Service Road North
(Southwest corner of West I-65 Service Road North and College Lane South, extending to the Southeast corner of Du Rhu Drive and College Lane South).
Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 7

19. Case #ZON2013-00119
BMO Properties, LLC

Southeast corner of Grelot Road and Grelot Place (private drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of an office in a private street commercial subdivision and allow multiple buildings on a single building site
Council District 4

NEW ZONING APPLICATIONS:

20. Case #ZON2013-00095
Archdiocese of Mobile

South side of Old Shell Road, 110'± West of Center Drive
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a retail store.
Council District 6

GROUP APPLICATIONS:

21. Case #SUB2013-00007 (Subdivision)
(& 22) D.E.H. Subdivision

7747 Old Shell Road
(Southwest corner of Old Shell Road and 5th Avenue).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: John Farrior Crenshaw
Council District 7

22. Case #ZON2013-00096 (Rezoning)
(& 21) D.E.H. Subdivision

7747 Old Shell Road
(Southwest corner of Old Shell Road and 5th Avenue).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow an office building.
Council District 7

23. Case #SUB2013-00009 (Subdivision)
(& 24) Lenz Family Subdivision

East side of Rochester Place, extending to the West side of General Pershing Avenue, 105'± North of Airport Boulevard Service Road.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: The Coleman Engineering Group
Council District 5

24. **Case #ZON2013-00099 (Planned Unit Development)**
(**& 23**) **Lenz Family Subdivision**
East side of Rochester Place, extending to the West side of General Pershing Avenue, 105'± North of Airport Boulevard Service Road.
Planned Unit Development Approval to allow reduced front yard setback from 25 feet to 17.25 feet in an R-1 Single-Family Residential District.
Council District 5
25. **Case #SUB2013-00004 (Subdivision)**
(**& 26** **& 27**) **I-65 East Service Road Development Subdivision, Resubdivision of Lot 1**
925 East I-65 Service Road South
(East side of East I-65 Service Road South extending to the West and North sides of International Drive).
Number of Lots / Acres: 2 Lots / 26.8± Acres
Engineer / Surveyor: Hutchinson, Moore, & Rauch, LLC
Council District 5
26. **Case #ZON2013-00079 (Planned Unit Development)**
(**& 25** **& 27**) **I-65 East Service Road Development Subdivision, Resubdivision of Lot 1**
925 East I-65 Service Road South
(East side of East I-65 Service Road South extending to the West and North sides of International Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5
27. **Case #ZON2013-00080 (Sidewalk Waiver)**
(**& 25** **& 26**) **CenterPoint Integrated Solutions**
925 East I-65 Service Road South
(East side of East I-65 Service Road South extending to the West and North sides of International Drive).
Request to waive construction of a sidewalk along East I-65 Service Road South.
Council District 5
28. **Case #SUB2013-00008 (Subdivision)**
(**& 29**) **Westwood Plaza Subdivision**
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Number of Lots / Acres: 5 Lots / 21 ± Acres
Engineer / Surveyor: Rowe Surveying and Engineering
Council District 6

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- 29. Case #ZON2013-00098 (Planned Unit Development)**
(& 28) Westwood Plaza Subdivision
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Planned Unit Development Approval to allow shared access across multiple lots and multiple buildings on a single building site.
Council District 6
- 30. Case #ZON2013-00091 (Planned Unit Development)**
(& 31) 5540 E. Rite Road, LLC
& 32 5500 E Rite Road
& 33) (North terminus of E. Rite Road).
Planned Unit Development Approval to allow cross access and multiple buildings on a single building site.
Council District 4
- 31. Case #ZON2013-00092 (Planning Approval)**
(& 30) 5540 E. Rite Road, LLC
& 32 5500 E Rite Road
& 33) (North terminus of E. Rite Road).
Planning Approval to allow the expansion of an existing gas storage facility.
Council District 4
- 32. Case #ZON2013-00093 (Rezoning)**
(&30) 5540 E. Rite Road, LLC
&31& 5500 E Rite Road
33) (North terminus of E. Rite Road).
Rezoning from I-1, Light-Industry District, to I-2, Heavy-Industry District to allow the expansion of a gas storage facility.
Council District 4
- 33. Case #ZON2013-00089 (Sidewalk Waiver)**
(&30) 5540 E. Rite Road, LLC
&31& 5500 E Rite Road
32) (North terminus of E. Rite Road).
Request to waive construction of a sidewalk along E Rite Road.
Council District 4

OTHER BUSINESS:

Public Hearing to consider an amendment to 64.11 (Sign Regulations) to address and regulate on-premise digital signs city-wide.