

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 21, 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 #SUB2013-00078 (Subdivision)**
(&2 Blue Creek Coal Terminal Subdivision
&3) 80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).
Number of Lots / Acres: 1 Lot / 36.9± Acres
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2

- 2. Case #ZON2013-01814 (Planned Unit Development)**
(&1 &3) Blue Creek Coal Terminal Subdivision
80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 3. Case #ZON2013-01813 (Planning Approval)**
(&1 &2) Blue Creek Coal Terminal Subdivision
80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).
Planning Approval to allow a coal handing terminal in an I-2, Heavy-Industry District.
Council District 2
- 4. Case #SUB2013-00111**
Marian Elmore Subdivision
5800 & 5810 Three Notch Road
(Northeast corner of Three Notch Road and General Road).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4
- 5. Case #ZON2013-02183 (Rezoning)**
Rangeline-Hamilton Commercial Park, LLC
North side of Hamilton Boulevard at the South terminus of Dockside Drive.
Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to accommodate current and future businesses.
Council District 4

6. **Case #SUB2013-00093 (Subdivision)**
(**&7**) **Storrs Manor Subdivision**
115 Providence Street and 118 Catherine Street North
(West side of Providence Street, 280'± South of Spring Hill Avenue extending to the East side of Catherine Street North, 230'± South of Spring Hill Avenue).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
7. **Case #ZON2013-02189 (Rezoning)**
(**&6**) **Storrs Manor Subdivision**
115 Providence Street and 118 Catherine Street North
(West side of Providence Street, 280'± South of Spring Hill Avenue extending to the East side of Catherine Street North, 230'± South of Spring Hill Avenue).
Rezoning from R-1, Single-Family Residential District, and B-1, Buffer-Business District, to R-1, Single-Family Residential District, to eliminate split zoning.
Council District 2

NEW SUBDIVISION APPLICATIONS:

8. **Case #SUB2013-00123**
Alano Subdivision
908 McRae Avenue
(North side of McRae Avenue, 164'± South of Pleasant Valley Road).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 3
9. **Case #SUB2013-00127**
Airport Heights Commercial Park Subdivision
350 Victoria Drive
(West side of Victoria Drive, 275'± South of Airport Boulevard).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 6

10. **Case #SUB2013-00119**
AS Subdivision, Resubdivision of Lots 1 & 3
9971 Airport Boulevard
(South side of Airport Boulevard, 630'± West of Snow Road).
Number of Lots / Acres: 2 Lots / 7.1± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
County

11. **Case #SUB2013-00120**
Craft Acres Subdivision, Resubdivision of
1201 Dykes Road North
(West side of Dykes Road North, 6/10 mile± South of Tanner Williams Road).
Number of Lots / Acres: 2 Lots / 13.4± Acres
Engineer / Surveyor: McCrory Williams, Inc.
County

12. **Case #SUB2013-00125**
Illinois Central Gulf Subdivision
900 Alabama State Docks Boulevard
(Northeast corner of Beauregard and Dekle Drive at the North terminus of Delchamps Drive).
Number of Lots / Acres: 2 Lots / 38.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2

13. **Case #SUB2013-00126**
Ledian M. Williams Subdivision
South side of Bear Fork Road, 470'± West of Salem Street.
Number of Lots / Acres: 2 Lots / 4.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

GROUP APPLICATIONS:

14. **Case #SUB2013-00118 (Subdivision)**
(**&15** **Redeemed Community Church Subdivision**
&16 6254 Howells Ferry Road
&17) (North side of Howells Ferry Road, 500'± West of Grider Road).
Number of Lots / Acres: 1 Lot / 6.3± Acres
Engineer / Surveyor: Erdman Surveying, LLC
Council District 7

- 15. Case #ZON2013-02593 (Planned Unit Development)**
(&14 Redeemed Community Church Subdivision
&16 6254 Howells Ferry Road
&17) (North side of Howells Ferry Road, 500'± West of Grider Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 7
- 16. Case #ZON2013-02595 (Planning Approval)**
(&14 Redeemed Community Church Subdivision
&15 6254 Howells Ferry Road
&17) (North side of Howells Ferry Road, 500'± West of Grider Road).
Planning Approval to allow a church in an R-1, Single-Family Residential District.
Council District 7
- 17. Case #ZON2013-02594 (Sidewalk Waiver)**
(&14 Redeemed Community Church Subdivision
&15 6254 Howells Ferry Road
&16) (North side of Howells Ferry Road, 500'± West of Grider Road).
Request to waive construction of a sidewalk along Howells Ferry Road.
Council District 7
- 18. Case #SUB2013-00121 (Subdivision)**
(&19) Alba Place Subdivision
2529 River Forest Road
(South side of River Forest Road, 450'± West of Alba Club Road).
Number of Lots / Acres: 3 Lots / 1.1± Acre
Engineer / Surveyor: Richard L. Patrick, PLS
Council District 3
- 19. Case #ZON2013-02603 (Planned Unit Development)**
(&18) Alba Place Subdivision
2529 River Forest Road
(South side of River Forest Road, 450'± West of Alba Club Road).
Planned Unit Development Approval to allow reduced front-yard setbacks
Council District 3
- 20. Case #ZON2013-02591 (Planned Unit Development)**
(&21 S & P Mobile, LLC
&22) 5540 & 5580 East Rite Road
(North side of East Rite Road, 300'± East of U. S. Highway 90 West).
Planned Unit Development Approval to allow existing drives, parking and storage areas to remain paved in asphalt and shared access between two lots.
Council District 4

21. Case #ZON2013-02590 (Planning Approval)
(&20 S & P Mobile, LLC
&22) 5540 & 5580 East Rite Road
(North side of East Rite Road, 300'± East of U. S. Highway 90 West).
Planning Approval to allow the expansion of an existing outside storage area.
Council District 4

22. Case #ZON2013-02589 (Sidewalk Waiver)
(&20 S & P Mobile, LLC
&21) 5540 & 5580 East Rite Road
(North side of East Rite Road, 300'± East of U. S. Highway 90 West).
Request to waive construction of a sidewalk along East Rite Road.
Council District 4

23. Case #SUB2013-00103 (Holdover)
(&24 Longleaf Gates Subdivision, Phase Two
&25) (North side of Girby extending to the East terminus of Whitebark Drive).
Number of Lots / Acres: 61 Lots / 42.2± Acres
Engineer / Surveyor: Preble-Risch, LLC
Council District 6

24. Case #ZON2013-02191 (Holdover)
(&23 Longleaf Gates Subdivision, Phase Two
&25) (North side of Girby extending to the East terminus of Whitebark Drive).
Planned Unit Development Approval to allow a private road residential
subdivision
Council District 6

25. Case #ZON2013-02606 (Rezoning)
(&23 Preble-Risch, LLC
&24) (North side of Girby extending to the East terminus of Whitebark Drive).
Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family
District and B-2, Neighborhood Business District, to R-1 Single-Family
Residential District to allow a single family subdivision and eliminate split
zoning.
Council District 6

OTHER BUSINESS:

- A. Public Hearing to amend the Zoning Ordinance to modify parking requirements for Multi-Family dwelling units.
- B. Election of Officers