

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 6, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Herb Jordan
	Mead Miller

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2012-00066 (Subdivision)**
(&2 **Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot**
&3) **13A**
5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Number of Lots / Acres: 2 Lots / 12.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

2. **Case #ZON2012-01620 (Planned Unit Development)**
(&1 **Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot**
&3) **13A**
5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on a single building site.
Council District 4

3. **Case #ZON2012-01621 (Rezoning)**
(**&1** **D & M Properties, LLC**
&2) 5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330' ± South of Plantation Road)
Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.
Council District 4

4. **Case #SUB2012-00087 (Subdivision)**
(**&5** **951 Government Street Subdivision**
&6) 951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer/Surveyor: Byrd Surveying
Council District 2

5. **Case #ZON2012-02096 (Planning Approval)**
(**&4** **951 Government Street Subdivision**
&6) 951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Planning Approval to allow a self storage facility in a B-2, Neighborhood Business District
Council District 2

6. **Case #ZON2012-02095 (Rezoning)**
(**&5** **Benjamin P Cummings**
&4) 951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a self storage facility.
Council District 2

NEW SUBDIVISION APPLICATIONS:

7. **Case #SUB2012-00103**
Anders Place Subdivision
2469 & 2473 Rothfield Place
(South side of Rothfield Place, 275' ± East of its West terminus)
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Erdman Surveying, LLC
Council District 4

8. **Case #SUB2012-00107**
Nassar Subdivision
1700 Michigan Avenue and 1463 Eagle Drive
(Southwest corner of Michigan Avenue and Eagle Drive, extending to the
Southeast corner of Eagle Drive and Cardinal Drive East)
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

9. **Case #SUB2012-00113**
BAPS Subdivision
East side of Dauphin Island Parkway, 940'± North of Cedar Point Road.
Number of Lots / Acres: 1 Lot / 3.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

10. **Case #SUB2012-00096**
**Heron Lakes Subdivision, Phase One, Resubdivision of Lot 39, and Heron
Lakes Subdivision, Phase One, Resubdivision of Lots 40A and 41A of the
Resubdivision of Lots 40 and 41**
4055 and 4059 Grand Heron Way
(South side of Grand Heron Way, 75'± West of Grand Heron Court East)
Number of Lots / Acres: 2 Lots / 1.3± Acre
Engineer / Surveyor: Austin Engineering Co. Inc.
Council District 4

11. **Case #SUB2012-00098**
Goodson Place Subdivision
6830 Cook Avenue
(North side of Cook Avenue, 4/10± mile East of Cleveland Avenue)
Number of Lots / Acres: 2 Lots / 20.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

12. **Case #SUB2012-00102**
Randy's Ponderosa Subdivision
6790 Cook Avenue
(North side of Cook Avenue, 4/10± mile East of Cleveland Avenue)
Number of Lots / Acres: 2 Lots / 20± Acres
Engineer / Surveyor: Erdman Surveying, LLC
County

13. **Case #SUB2012-00106**
Travis Road Subdivision
5265 Travis Road
(East side of Travis Road, 120' North of Knollwood Road, extending to the North terminus of Knollwood Court)
Number of Lots / Acres: 2 Lots / 12.6± Acres
Engineer / Surveyor: Timothy Brandon Bailey
County

14. **Case #SUB2012-00115**
Willow Ridge Subdivision
8751 Three Notch Road
(South side of Three Notch Road, 750'± East of Dawes Lane Extension).
Number of Lots / Acres: 2 Lots / 5.7± Acres
Engineer / Surveyor: Polysurveying Engineering- Land Surveying
County

15. **Case #SUB2012-00110**
Burton-Pate Industrial Park Subdivision, Resubdivision of Lots 1 and 2
5770 & 5780 I-10 Industrial Parkway North
(Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway West).
Number of Lots / Acres: 2 Lots / 1.3± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 4

16. **Case #SUB2012-00097**
Parkway Place Subdivision
63 Parkway Drive
(East terminus of Parkway Drive, 455'± South of Old Shell Road)
Number of Lots / Acres: 3 Lots / 1.8± Acre
Engineer / Surveyor: Jason N Estes
Council District 7

17. **Case #SUB2012-00109**
Gin Company Subdivision, Phase Two
South side of Dawes Road, 3/10± mile West of McFarland Road, extending to the West side of McFarland Road 1000'± South of Dawes Road; and South side of Dawes Road ½± mile West of McFarland Road, extending to the North side of Three Notch Road, ½± mile West of McFarland Road
Number of Lots / Acres: 3 Lots / 71.0± Acre
Engineer / Surveyor: Mobile County Engineering
County

18. **Case #SUB2012-00112**
Eagles Landing Subdivision
6551 Moffett Road
(South side of Moffett Road at the South terminus of Roland Road)
Number of Lots / Acres: 3 Lots / 9.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County
19. **Case #SUB2012-00111**
Cochran Family Riverside Estate Subdivision
3801 Riviere Du Chien Road
(South side of Riviere Du Chien Road, 130'± West of the South terminus of St Andrews Loop East)
Number of Lots / Acres: 4 Lots / 4.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

20. **Case #ZON2012-02650**
Mudbugs
1870 Dauphin Island Parkway
(West side of Dauphin Island Parkway, extending from Bakers Lane to Forest Lane)
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing seafood store in a B-2, Neighborhood Business District.
Council District 4

GROUP APPLICATIONS:

21. **Case #SUB2012-00100 (Subdivision)**
(&22) **R & R Commercial Park Subdivision, Resubdivision of Lots 9 & 10**
7600 Bellingrath Drive West
(West side of Bellingrath Drive West at its North terminus)
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
22. **Case #ZON2012-02606 (Vacation Request)**
(&21) **Tommy Wilder**
7600 Bellingrath Drive West
(West terminus of Bellingrath Drive West)
Vacation Request to remove an existing utility easement
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- 23. Case #ZON2012-00101 (Subdivision)**
(&24) Greystone Place Subdivision
3446 Lloyds Lane
(Northwest corner of Lloyds Lane and Girby Road)
Number of Lots / Acres: 1 Lot / 5.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6
- 24. Case #ZON2012-02607 (Planned Unit Development)**
(&23) Greystone Place Subdivision
3446 Lloyds Lane
(Northwest corner of Lloyds Lane and Girby Road)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6
- 25. Case #SUB2012-00104 (Subdivision)**
(&26) Parkside Subdivision
Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive
Number of Lots / Acres: 1 Lot / 18.23± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5
- 26. Case #ZON2012-02612 (Planned Unit Development)**
(&25) Parkside Subdivision
Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5
- 27. Case #SUB2012-00114 (Subdivision)**
(&28 Old Shell Road Elementary Subdivision
&29) 1706 Old Shell Road and 107 & 109 Gilbert Street
(Northwest corner of Old Shell Road and Gilbert Street)
Number of Lots / Acres: 3 Lots / 4.5± Acres
Engineer / Surveyor: Joseph T. Regan, Jr.
Council District 2

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- 28. Case #ZON2012-02649 (Planned Unit Development)**
(&27 Old Shell Road Elementary Subdivision
&29) 1706 Old Shell Road Street and 107 & 109 Gilbert Street
(Northwest corner of Old Shell Road and Gilbert Street)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2
- 29. Case #ZON2012-02648 (Rezoning)**
(&27 Southeast Real Estate Acquisitions, LLC
&28) 1706 Old Shell Road Street and a portion of lots 107 & 109 Gilbert Street
(Northwest corner of Old Shell Road and Gilbert Street)
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a multi-family apartment complex.
Council District 2
- 30. Case #SUB2012-00108 (Subdivision)**
(&31) West Airport Boulevard Center Subdivision
6575 Airport Boulevard
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive)
Number of Lots / Acres: 6 Lots / 19.8± Acres
Engineer / Surveyor: Kimly-Horn & Associates, Inc.
Council District 6
- 31. Case #ZON2012-02644 (Planned Unit Development)**
(&30) West Airport Boulevard Center Subdivision
6575 Airport Boulevard
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.
Council District 6

OTHER BUSINESS: