MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 16, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2013-00135
   Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 13, 14, & 15
   North side of Abigail Drive, 1000' East of Rangeline Service Road
   Number of Lots / Acres: 2 Lots / 3.2± Acres
   Engineer / Surveyor: Byrd Surveying, Inc.
   Council District 4

2. Case #SUB2013-00140
   Labrador Run Subdivision, Phase Three A
   East side of Rex Drive, 90’± North of its South terminus, extending to the South side of Labrador Run Phase I
   Number of Lots / Acres: 31 Lots / 15.1± Acres
   Engineer / Surveyor: Austin Engineering Company, Inc.
   County

3. Case #ZON2013-02814
   Daniel Clark
   7205 Bellingrath Road
   (East side of Bellingrath Road at the West terminus of Will Casher Lane).
   Request to waive construction of a sidewalk along Bellingrath Road.
   Council District 4

4. Case #SUB2013-00112 (Subdivision)
   (&5) Knollwood Subdivision
   6311 Cottage Hill Road
   (South side of Cottage Hill Road, 320’± West of Lloyds Lane).
   Number of Lots / Acres: 2 Lots / 5.6± Acres
   Engineer / Surveyor: Jeremy Sharit
   Council District 6
5. Case #ZON2013-02431 (Planning Approval)  
_Knollwood Subdivision_  
6311 Cottage Hill Road  
(South side of Cottage Hill Road, 320’± West of Lloyds Lane).  
Planning Approval to allow a 150’ cell tower in a B-2, Neighborhood Business District.  
Council District 6

6. Case #SUB2013-00131 (Subdivision)  
_Kirby Subdivision_  
7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard  
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550’± East of Cody Road).  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7

7. Case #ZON2013-02718 (Planned Unit Development)  
_Kirby Subdivision_  
7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard  
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550’± East of Cody Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.  
Council District 7

8. Case #ZON2013-02731 (Rezoning)  
_John Kirby_  
7049 Dickens Ferry Road  
(South side of Dickens Ferry Road, 550’± East of Cody Road).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to eliminate split zoning.  
Council District 7

**NEW SUBDIVISION APPLICATIONS:**

9. Case #SUB2013-00142  
_Conrad Place Subdivision_  
3814 Austill Lane  
(North side of Austill Lane, 780’± West of North McGregor Avenue).  
**Number of Lots / Acres:** 1 Lots / 0.6± Acres  
**Engineer / Surveyor:** Erdman Surveying, LLC  
Council District 7
10. Case #SUB2013-00149  
**Myer Marine Subdivision**  
North terminus of Blackburn Drive  
**Number of Lots / Acres:** 1 Lot / 6.6± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.

11. Case #SUB2013-00143  
**Dykes Road Farmettes Subdivision, Resubdivision of Lot 5**  
10400 Pierce Creek Road  
(North side of Pierce Creek Road, 1030’± West of Dykes Road South).  
**Number of Lots / Acres:** 2 Lots / 2.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

12. Case #SUB2013-00144  
**Doss Family Division Subdivision**  
East side of Dykes Road South, 140’± North of Hunter’s Trace North  
**Number of Lots / Acres:** 2 Lots / 9.8± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

13. Case #SUB2013-00146  
**Hamblin & Bowen Subdivision**  
West side of Bellingrath Road, extending to the CSX Railroad Right-of-Way  
**Number of Lots / Acres:** 2 Lots / 117.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

14. Case #SUB2013-00148  
**Northside / Joint Venture Subdivision and American Red Cross Subdivision, Lot 2, Resubdivision of Lot 1**  
3050 Dauphin Street  
(North side of Dauphin Street, 355’± West of North Sage Avenue, extending to the West side of North Sage Avenue, 180’± North of Dauphin Street).  
**Number of Lots / Acres:** 2 Lots / 4.7± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.

Council District 1
15. Case #SUB2013-00145  
**Hickman’s Way Subdivision**  
1750 Sands Drive  
West side of Sands Drive at the West terminus of Garris Drive.  
**Number of Lots / Acres:** 3 Lots / 17.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

16. Case #SUB2013-00147  
**Ernest Estates Subdivision**  
2154 Venetia Road  
(Northwest corner of Venetia Road and Riverview Avenue).  
**Number of Lots / Acres:** 3 Lots / 2.1± Acres  
**Engineer / Surveyor:** Paul D. Stewart, PLS  
Council District 4

17. Case #SUB2013-00150  
**ALCE PRO Subdivision**  
6024 & 6075 Sperry Road  
(East side of Sperry Road, 270’± South of Rester Road).  
**Number of Lots / Acres:** 7 Lots / 2.8± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

18. Case #SUB2013-00151  
**Rosies Christian Ministries Subdivision**  
3200 Halls Mill Road  
(North side of Halls Mill Road, 310’± West of Satchel Paige Drive).  
**Number of Lots / Acres:** 1 Lot / 1.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

19. Case #ZON2013-03018  
**Altapointe Health Systems**  
5750 and 5800 Southland Drive  
(North side of Southland Drive, 615’± West of Knollwood Drive)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 6
20. Case #ZON2013-02984 (Planning Approval)
   (JDS Construction, LLC)
   West side of Todd Acres Drive at the North terminus of Private Road 371
   (Jackson Lane).
   Planning Approval to allow the operation of a borrow pit in an I-2, Heavy
   Industry District.
   Council District 4

21. Case #ZON2013-02914 (Rezoning)
   (JDS Construction, LLC)
   West side of Todd Acres Drive at the North terminus of Private Road 371
   (Jackson Lane).
   Rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry
   District, to allow a borrow pit.
   Council District 4

22. Case #ZON2013-02939 (Planned Unit Development)
   (Gulf Equipment Corporation)
   5540 Business Parkway
   (Northwest corner of Kooiman Road and Business Parkway).
   Planned Unit Development approval to allow shared access between two
   building sites.
   Council District 4

23. Case #ZON2013-02940 (Rezoning)
   (Gulf Equipment Corporation)
   5540 Business Parkway
   (Northwest corner of Kooiman Road and Business Parkway).
   Rezoning from B-5, Office-Distribution District, to I-1, Light Industry District
   to allow an industrial storage facility.
   Council District 4

24. Case #ZON2013-02941 (Sidewalk Waiver)
   (Gulf Equipment Corporation)
   5540 Business Parkway
   (Northwest corner of Kooiman Road and Business Parkway).
   Request to waive construction of a sidewalk along Kooiman Road.
   Council District 4

OTHER BUSINESS:

- Public Hearing to consider adoption of a Form Based Code and establishment of a
  Downtown Development District within the Hank Aaron Loop.