

MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: July 11, 2013

HOLDOVERS:

1. **Case #SUB2013-00050 (Subdivision)**
(&2) **Harris Place Subdivision, Resubdivision of Lot 1**
1000 Farnell Lane
(West side of Farnell Lane at the East terminus of Brossett Street).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

2. **Case #ZON2013-01824 (Planned Unit Development)**
(&1) **Harris Place Subdivision, Resubdivision of Lot 1**
1000 Farnell Lane
(West side of Farnell Lane at the East terminus of Brossett Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4

3. **Case #SUB2013-00081 (Subdivision)**
(&4) **Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3**
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Number of Lots / Acres: 1 Lot / 3.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory Williams
Council District 1

4. **Case #ZON2013-01822 (Planned Unit Development)**
(&3) **Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3**
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Planned Unit Development Approval to allow multiple buildings on a single building site with shared drives, access and parking
Council District 1

5. **Case #SUB2013-00096 (Subdivision)**
Venetia Station Subdivision
2417, 2419 and 2421 Venetia Drive
(South side of Venetia Road, 358.2± East of Venice Court).
Number of Lots / Acres: 2 Lots / 4.6± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 4

6. **Case #SUB2013-00101 (Subdivision)**
O'Fallon and O'Fallon First Addition Subdivision
West side of McFarland Drive, 290'± South of Hamilton Creek Drive.
Number of Lots / Acres: 52 Lots / 19.4± Acres
Engineer / Surveyor: Austin Engineering Company Inc.
County

7. **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

8. **Case #SUB2013-00093 (Subdivision)**
(&9) **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

9. **Case #ZON2013-02189 (Rezoning)**
(&8) **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:

10. **Case #SUB2013-00117**
Hunt Subdivision
West side of Dees Road, 120'± South of D K Road.
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

11. **Case #SUB2013-00114**
Trinity Gardens Subdivision, Fourth Addition, Resubdivision of Lots 591-592
1709 & 1717 Jessie Street
(Southwest corner of Jessie Street and Carver Street).
Number of Lots / Acres: 2 Lots / 0.4± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 1

12. **Case #SUB2013-00115**
Sunset Point Subdivision
4628 Airport Boulevard
(Northeast corner of Airport Boulevard and South University Boulevard extending North to Sunset Drive South, and East to April Street).
Number of Lots / Acres: 2 Lots / 0.4± Acres
Engineer / Surveyor: Geosurvey, Ltd.
Council District 5

13. **Case #SUB2013-00108**
Falcon Pointe Subdivision, Resubdivision of Lot B
2550 Newman Road
(West side of Newman Road, 625'± South of Airport Boulevard).
Number of Lots / Acres: 18 Lots / 22.7± Acres
Engineer / Surveyor: Austin Engineering Co. Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

14. **Case #ZON2013-02451**
HD 90, LLC
5796 U.S. Highway 90 West
(West side of U.S. Highway 90 West, 615'± North of Theodore Dawes Road).
Request to waive construction of a sidewalk along U.S. Highway 90 West.
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

15. **Case #ZON2013-02447**
Dolphin Storage, LLC
2715 Dauphin Street
(South side of Dauphin Street, 67'± East of Dauphinwood Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1

16. **Case #ZON2013-02449**
McGowin Park, LLC
1250 and 1400 Satchel Paige Drive
(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street).
Planned Unit Development Approval to allow multiple buildings on a single building site and allow shared access and parking.
Council District 4

17. **Case #ZON2013-02450**
McGowin Park, LLC
1401 Satchel Paige Drive
(Southeast corner of Government Boulevard and Satchel Paige Drive, 270'± West of McVay Drive extending to the North and South sides of Bolling Bros Boulevard.
Planned Unit Development Approval to allow multiple buildings on a single building site and allow shared access and parking.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

18. **Case #ZON2013-02432**
Jay Todia
918 Government Street
(North side of Government Street, 530'± West of South Broad Street extending to the South side of Conti Street).
Planning Approval to allow a fitness facility in a B-1, Buffer-Business District.
Council District 2

GROUP APPLICATIONS:

19. Case #SUB2013-00113 (Subdivision)
(&20) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2**
1084 Grand Heron East
South terminus of Grand Heron Court East.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 4
20. Case #ZON2013-02446 (Planned Unit Development)
(&19) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2**
1084 Grand Heron East
South terminus of Grand Heron Court East.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage and reduced setbacks.
Council District 4
21. Case #SUB2013-00112 (Subdivision)
(&22) **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
22. Case #ZON2013-02431 (Planning Approval)
(&21) **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
23. Case #SUB2013-00116 (Subdivision)
(&24) **LHRP 2 Commercial Park Subdivision**
1651 Schillinger Road North
(West side of Schillinger Road, 35'± South of Tara Drive).
Number of Lots / Acres: 2 Lots / 8.3± Acres
Engineer / Surveyor: David Shumer
County

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- 24. Case #ZON2013-02453 (Vacation Request)**
(&23) Lance Hankinson
1651 Schillinger Road North
(West side of Schillinger Road, 35'± South of Tara Drive).
Request to vacate an existing drainage easement.
County
- 25. Case #ZON2013-02454 (Planned Unit Development)**
(&26) Audubon Properties, LLC.
4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 3
- 26. Case #ZON2013-02452 (Sidewalk Waiver)**
(&25) Audubon Properties, LLC.
4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
Request to waive construction of a sidewalk along Dauphin Island Parkway.
Council District 3

OTHER BUSINESS:

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

Election of Officers