

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 15, 2012 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

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

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

- 1. Case #SUB2012-00003**  
**TBG II Subdivision**  
5463 Moffett Road  
(Southeast corner of Central Boulevard and Moffett Road)  
**Number of Lots / Acres:** 1 Lot / 1.1± Acre  
**Engineer / Surveyor:** 4 Site, Inc.  
Council District 7
- 2. Case #SUB2012-00010 (Subdivision)**  
**(&3 Broad Palmetto Subdivision &4)**  
202 South Broad Street  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street)  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 2

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- 3. Case #ZON2012-00385 (Planned Unit Development)**  
**(&2 Broad Palmetto Subdivision**  
**&4) 202 South Broad Street**  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street)  
Planned Unit Development Approval to allow reduced lot width, reduced lot size, reduced access way width, reduced maneuvering area and aggregate surfacing to allow renovation of an existing dwelling for office as well as construction of a new single family dwelling on proposed substandard lot.  
Council District 2
- 4. Case #ZON2012-00387 (Rezoning)**  
**(&2 Michael Rost**  
**&3) 202 South Broad Street**  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street).  
Rezoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.  
Council District 2

**EXTENSIONS:**

- 5. Case #SUB2011-00028**  
**Legacy Subdivision, Phase Three**  
Southern terminus of Heritage Circle.  
**Number of Lots / Acres:** 31 Lots / 64.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

**NEW SUBDIVISION APPLICATIONS:**

- 6. Case #SUB2012-00013**  
**Mobile Terrace Park Subdivision**  
7215 Thirteenth Street  
(Southwest corner of Thirteenth Street and Lincoln Boulevard)  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** McCrory & Williams, Inc.  
Council District 7

7. **Case #SUB2012-00015**  
**Joseph C. Dotchville Subdivision**  
505 Donald Street  
(Northwest corner of Donald Street and Clement Street)  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 1
  
8. **Case #SUB2012-00016**  
**The Colonnades Subdivision, Corrected Plat, Re-subdivision of Lots 12 & 13**  
2525 Colonnades Drive West  
(Area bounded by Colonnades Drives North, South, East and West)  
**Number of Lots / Acres:** 1 Lot / 2.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
  
9. **Case #SUB2012-00020**  
**Wakulla Subdivision**  
4750 & 4760 Wakulla Drive  
(West side of Wakulla Drive, 500'± North of Lakeland Drive)  
**Number of Lots / Acres:** 1 Lot / 2.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
10. **Case #SUB2012-00014**  
**Hunter Family Division at Dees Road Subdivision**  
8520 Dees Road  
(West side of Dees Road, 560'± South of DK Road)  
**Number of Lots / Acres:** 2 Lots / 1.1± Acre  
**Engineer / Surveyor:** Joseph T. Regan, Jr.  
County
  
11. **Case #SUB2012-00019**  
**Kotis-Phillips Subdivision**  
200 & 202 South Georgia Avenue  
(Southwest corner of South Georgia Street and Selma Street)  
**Number of Lots / Acres:** 2 Lots / 0.3± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 2

**GROUP APPLICATIONS:**

12. **Case #SUB2012-00017 (Subdivision)**  
(&13) **Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B**  
2370 Hillcrest Road  
(Northwest corner of Hillcrest Road and Cottage Hill Road)  
**Number of Lots / Acres:** 2 Lots / 16.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
13. **Case #ZON2012-00565 (Planned Unit Development)**  
(&12) **Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B**  
2370 Hillcrest Road  
(Northwest corner of Hillcrest Road and Cottage Hill Road)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and to allow shared access and parking between three building sites.  
Council District 6
14. **Case #SUB2012-00018 (Subdivision)**  
(&15) **OSR Subdivision**  
5559 Old Shell Road  
(South side of Old Shell Road, 570'± East of University Boulevard South)  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
15. **Case #ZON2012-00566 (Planned Unit Development)**  
(&14) **OSR Subdivision**  
5559 Old Shell Road  
(South side of Old Shell Road, 570'± East of University Boulevard South)  
Planned Unit Development approval to allow multiple buildings on a single building site and shared access between two building sites.  
Council District 5
16. **Case #SUB2012-00021 (Subdivision)**  
(&17  
&18) **Vaughan's Dauphin Subdivision**  
2715 Dauphin Street  
(South side of Dauphin Street, 67'± East of Dauphinwood Drive)  
**Number of Lots / Acres:** 1 Lot / 6.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 1

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**17. Case #ZON2012-00579 (Planned Unit Development)**  
**(&16 Vaughan's Dauphin Subdivision**  
**&18)** 2715 Dauphin Street  
(South side of Dauphin Street, 67'± East of Dauphinwood Drive)  
Planned Unit Development Approval to allow aggregate surfacing, non delineated parking and multiple buildings on a single building site for an existing commercial site.  
Council District 1

**18. Case #ZON2012-00580 (Rezoning)**  
**(&17 KV Properties, LLC**  
**&16)** 2715 Dauphin Street  
(South side of Dauphin Street, 67'± East of Dauphinwood Drive)  
Rezoning from R-1, Single-Family Residential District, and R-3, Multiple-Family Residential District, to B-3, Community Business District, to allow a proposed recreational vehicle and boat storage facility.  
Council District 1

**OTHER BUSINESS:**

Revision of Meeting Schedule to one meeting a month due to budgetary constraints that are impacting our funding, resources, and staffing. This change will be effective beginning in May.