

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 6, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

	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 #SUB2013-00020 (Subdivision)**
(&2) **Nurfio Subdivision**
6606 Old Shell Road
(North side of Old Shell Road, 285'± West of Dickens Ferry Road).
Number of Lots Acres: 1 Lot / 1.7± Acre
Engineer / Surveyor: Don Williams Engineering
Council District 7

2. **Case #ZON2013-00455 (Rezoning)**
(&1) **Richard & Rachel Nurfio**
6606 Old Shell Road
(North side of Old Shell Road, 285'± West of Dickens Ferry Road).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow a mixed use to include a real estate office, restaurant and small cafe.
Council District 7

NEW SUBDIVISION APPLICATIONS:

3. **Case #SUB2013-00029**
Financial Plaza Subdivision
41 West I-65 Service Road North
(Southwest corner of West I-65 Service Road North and College Lane South).
Number of Lots / Acres: 1 Lot / 4.2± Acres
Engineer / Surveyor: Rowe Surveying and Engineering
Council District 7

4. **Case #SUB2013-00033**
Gulf Coast Federal Credit Union Commercial Subdivision, Resubdivision of
1001 Springhill Avenue
(South side of Springhill Avenue, 150'± East of North Pine Street extending to the East terminus of Oak Street).
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: John Farrior Crenshaw
Council District 2

5. **Case #SUB2013-00031**
Jerry & Rose Patrick Subdivision
2433 & 2451 Hammock Road
(South side of Hammock Road, 1200'± West of Lake Road South).
Number of Lots / Acres: 2 Lots / 10.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County

6. **Case #SUB2013-00032**
Claremont Hillcrest Subdivision
6354 Sarasota Drive
(Northeast corner of Sarasota Drive and Hillcrest Road).
Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6

7. **Case #SUB2013-00035**
Charlton Family Division Subdivision
2956 Busby Road
(South terminus of Busby Road).
Number of Lots / Acres: 2 Lot / 0.7± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

PLANNING COMMISSION

JUNE 6, 2013

PAGE 3

- 8. Case #SUB2013-00042**
Dublin Street Subdivision
1601 Dublin Street East
(Southeast corner of Dublin Street East and Dublin Street
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2
- 9. Case #SUB2013-00043**
Joe Mason Subdivision
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road 200'± North of Moffett Road)
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
- 10. Case #SUB2013-00044**
Ringfellow Subdivision, Chuck Vance Addition to
1341 Cody Road North
(West side of Cody Road, 199'± South of Howells Ferry Road).
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Austin Engineering Company, Inc.
County
- 11. Case #SUB2013-00039**
G. R. Subdivision
4426 Government Boulevard
(North side of Government Boulevard, 530'± North of Demetropolis Road
extending to the East side of Demetropolis Road, 450'± North of Government
Boulevard).
Number of Lots / Acres: 2 Lots / 0.8±
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 4
- 12. Case #SUB2013-00034**
Pinecrest East Subdivision
1939 Dauphin Island Parkway
(Northeast corner of Dauphin Island Parkway and Old Military Road).
Number of Lots / Acres: 3 Lots / 127.6± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

13. **Case #SUB2013-00040**
Legacy Subdivision, Resubdivision of Part of
10951 Legacy Lane
(West terminus of Legacy Lane).
Number of Lots / Acres: 6 Lots / 15.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc,
County

14. **Case #SUB2013-00045**
Cosgrove Subdivision
West terminus of Lusann Drive extending to the West terminus of Norden
Drive South.
Number of Lots / Acres: 12 Lots / 5.3±
Engineer / Surveyor: Don Williams Engineering
Council District 7

15. **Case #SUB2013-00046**
Chesapeake Subdivision, Unit 1 & Unit 2
West side of Air Terminal Drive 850'± North of Grelot Road.
Number of Lots / Acres: 48 Lots / 17.0 Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

16. **Case #ZON2013-00942**
Pinebrook Investments, LLC
3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972, Airport Boulevard and
271, 273, 275, 277, 279, 281, 283 S McGregor Avenue).
Request to waive construction of a sidewalk along Airport Boulevard and
McGregor Avenue.
Council District 5

17. **Case #ZON2013-01096**
Jim McAleer
3305 Springhill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline
Street).
Request to waive construction of a sidewalk along Ingate Street and Carline
Street.
Council District 1

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

18. **Case #ZON2013-01086**
PDQ University Crossing
116 South University Boulevard
(West side of South University Boulevard, 750' South of Old Shell Road, extending to the Northern termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, extending to the East side of Long Street 900'± South of Old Shell Road).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access between multiple lots.
Council District 6

NEW ZONING APPLICATIONS:

19. **Case #ZON2013-00838 (Rezoning)**
Cowles, Murphy, Glover & Associates
1926 Telegraph Road
(Southeast corner of Telegraph Road and Bay Bridge Road)
Rezoning from I-1, Light-Industry District, and B-2, Neighborhood Business District, to I-1, Light-Industry District, to eliminate split zoning.
Council District 2
20. **Case #ZON2013-01092**
Augusta Tapia
87 North Sage Avenue
(West side of North Sage Avenue, 510'± South of Old Shell Road).
Rezoning from R-1, Single-Family Residential District, B-2, Neighborhood Business District, to bring the zoning into compliance with the business use of the property.
Council District 1

GROUP APPLICATIONS:

21. **Case #SUB2013-00037 (Subdivision)**
(& 22) **Battotti Place Subdivision Resubdivision of Lot 48**
2453& 2457 Green Street and 1000 Newman Lane
(Northwest corner of Green Street and Newman Lane).
Number of Lots / Acres: 3 Lots / 0.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2

22. **Case #ZON2013-01093 (Planned Unit Development)**
(& 21) **Battotti Place Subdivision Resubdivision of Lot 48**
2453& 2457 Green Street and 1000 Newham Lane
(Northwest corner of Green Street and Newman Lane).
Planned Unit Development Approval to allow reduced lot sizes, reduced setbacks and increased site coverage in a residential subdivision.
Council District 2
23. **Case #SUB2013-00038 (Subdivision)**
(& 24) **Bay Breeze Subdivision**
7020 Old Shell Road
(Northwest corner of Old Shell Road and Oklahoma Drive).
Number of Lots / Acres: 1 / Lot / 1.7± Acre
Engineer / Surveyor: Gulf State Engineering
Council District 7
24. **Case #ZON2013-01075 (Rezoning)**
(& 23) **William S. Denton & Bonnie Campbell**
7020 Old Shell Road
(Northwest corner of Old Shell Road and Oklahoma Drive).
Rezoning from R-1, Single-Family Residential District, to T-B, Transitional Business District, to allow the construction of a dance studio
Council District 7
25. **Case #SUB2013-00041 (Subdivision)**
(& 26& 27) **Carmelite Nuns Discalced Subdivision**
716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Gosson Street and Johnston Avenue).
Number of Lots / Acres: 1 Lot / 6.0± Acre
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2
26. **Case #ZON2013-01094 (Planned Unit Development).**
(& 25& 27) **Carmelite Nuns Discalced Subdivision**
716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Gosson Street and Johnston Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2

27. **Case #ZON2013-01095 (Planning Approval)**
(**& 25** & **26**) **Carmelite Nuns Discalced Subdivision**
716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Gosson Street and Johnston Avenue).
Planning Approval to allow a building expansion and expanded parking lot at an existing monastery in an R-1, Single-Family Residential District.
Council District 2
28. **Case #ZON2013-00452 (Planning Approval) (Holdover)**
(**& 29**) **Azalea City Credit Union**
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive)
Planning Approval to allow a credit union in a B-1, Buffer-Business District.
Council District 4
29. **Case #ZON2013-01087 (Rezoning)**
(**& 28**) **Azalea City Credit Union**
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive).
Rezoning from B-1, Buffer-Business District, to B-1, Buffer Business District, to remove a previously approved condition of Rezoning.
Council District 4
30. **Case #ZON2013-01088 (Planned Unit Development)**
(**& 31**) **U M S Alumni & Parents Association**
65 North Mobile Street
(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Planned Unit Development Approval to amend a previously approved Master Plan for an existing school in an R-1, Single-Family Residential District, to allow a parking lot expansion.
Council District 4
31. **Case #ZON2013-01089 (Planning Approval)**
(**& 30**) **U M S Alumni & Parents Association**
65 North Mobile Street
(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Planning Approval to amend a previously approved Master Plan for an existing school in an R-1, Single-Family Residential District, to allow a parking lot expansion.
Council District 4

OTHER BUSINESS:

TENTATIVE

Call for Public Hearing to consider adoption of a Form Based Code and Regulating Plan Amendment to the Comprehensive Plan for the Downtown on July 11, 2013