

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 19, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: August 8, 2013

ROLL CALL:

| | |
|--|---------------------------------------|
| | 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 #SUB2013-00121 (Subdivision)**
(&2) **Alba Place Subdivision**
 2529 River Forest Road
 (South side of River Forest Road, 450'± West of Alba Club Road).
 Number of Lots / Acres: 3 Lots / 1.1± Acre
 Engineer / Surveyor: Richard L. Patrick, PLS
 Council District 3

- 2.** **Case #ZON2013-02603 (Planned Unit Development)**
(&1) **Alba Place Subdivision**
 2529 River Forest Road
 (South side of River Forest Road, 450'± West of Alba Club Road).
 Planned Unit Development Approval to allow reduced front-yard setbacks
 Council District 3

NEW SUBDIVISION APPLICATIONS:

3. **Case #SUB2013-00139**
Regency Motors Subdivision
513 & 519 Schillinger Road North
(West side of Schillinger Road North, 3/10± mile South of Zeigler Boulevard).
Number of Lots / Acres: 1 Lot / 3.0± Acres
Engineer / Surveyor: Gulf State Engineering
Council District 7

4. **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

5. **Case #SUB2013-00136**
Island Farms Hollingers Island Subdivision, Resubdivision of Lot 31, Block 6
6970 Bay Road
(West side of Bay Road, 840'± South of Island Road).
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

6. **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

NEW SIDEWALK WAIVER APPLICATIONS:

7. **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

NEW PLANNING APPROVAL APPLICATIONS:

8. Case #ZON2013-02826
Will Dumas
10 St Emanuel Street
(West side of St Emanuel Street, 148± South of Dauphin Street).
Planning approval to allow single family residential use on the ground floor within the Dauphin Street Overlay District.
Council District 2

NEW ZONING APPLICATIONS:

9. Case #ZON2013-02815
Altapointe Health Systems, Inc.
6827 Howells Ferry Road
(South side of Howells Ferry Road, 35'± East of Rachel Drive).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow the use of a group home.
Council District 7

GROUP APPLICATIONS:

10. Case #ZON2013-02454 (Planned Unit Development)
(&11 **Audubon Properties, LLC.**
&12) 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
11. Case #ZON2013-02452 (Sidewalk Waiver)
(&10 **Audubon Properties, LLC.**
&12) 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

12. Case #SUB2013-00137
(&10) Dockside Marina Subdivision
&11) 4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).
Number of Lots / Acres: 1 Lot / 11.01± Acres
Engineer / Surveyor: Richard L. Patrick, PLS
Council District 3

13. Case #SUB2013-00138 (Subdivision)
(&14) Cosgrove Subdivision
5467 Norden Drive South
(West terminus of Lusann Drive extending to the West terminus of Norden Drive South).
Number of Lots / Acres: 13 Lots / 5.6± Acres
Engineer / Surveyor: Don Williams Engineering
Council District 7

14. Case #ZON2013-02813 (Planned Unit Development)
(&13) Cosgrove Subdivision
5467 Norden Drive South
(West terminus of Lusann Drive extending to the West terminus of Norden Drive South).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks in a proposed subdivision.
Council District 7

OTHER BUSINESS:

- **SUB2013-00069**
SUBDIVISION NAME Twelve Trees Subdivision
LOCATION 2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.
(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of Magnolia Road, 330'± North of Pleasant Valley Road)

Advise Commission of an error in recommended conditions and ask approval to send a correction letter. The correction letter will change dedication from 50' from CL to 25' from CL, and correct Traffic Engineering condition denying access to Magnolia Road to correspond with earlier condition limiting to one cc.

- Set date for Business meeting to discuss FBC – January 9, 2014.