MOBILE CITY PLANNING COMMISSION AGENDA
JULY 19, 2018 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<th>Roll Call</th>
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<tr>
<td>Mr. Carlos Gant, Chairman</td>
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<td>Ms. Libba Latham (PJ), Vice Chairman</td>
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<td>Ms. Jennifer Denson, Secretary</td>
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<td>Mr. John Vallas</td>
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<td>Ms. Shirley Sessions</td>
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<td>Mr. Thomas Doyle</td>
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<td>Mr. Taylor Atchison</td>
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<td>Ms. Kina Andrews, (MD)</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Ms. Bess Rich (CC)</td>
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<td>Mr. Don Hembree (PJ)</td>
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<td>Mr. Allan Cameron (S)</td>
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<td>(S) Supernumerary</td>
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<td>(MD) Mayor’s Designee</td>
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<td>(AO) Administrative Official</td>
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<td>(CC) City Council Representative</td>
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<td>(PJ) Planning Jurisdiction</td>
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EXTENSIONS:

1. **901, 903, & 911 Dauphin Street and 2,6, 10, & 14 South Broad Street**
   (Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
   Council District 2

   a. **SUB2015-00072 (Subdivision)**
      **Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/ Lot 2**
      **Number of Lots / Acres:** 2 Lots / 4.5± Acres
      **Engineer / Surveyor:** Frank A. Dagley & Associates
b. ZON2015-01439 (Planned Unit Development)
   **Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/ Lot 2**
   Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between two building sites.

2. **3740 Latigo Road**
   (West side of Latigo Road, 3/10 mile± South of Scott Dairy Loop South).
   County
   **SUB-000114-2017**
   Bellewood Subdivision
   **Number of Lots / Acres:** 30 Lots / 8.2± Acres
   **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**HOLDOVERS:**

3. **3100 Cottage Hill Road**
   (North side of Cottage Hill Road, 540’± West of Bel Air Boulevard).
   Council District 5
   **PA-000539-2018**
   Accel School
   Planning Approval to allow a high school in a B-1, Buffer Business District.

4. **956 Mobile Street**
   (East side of Mobile Street, 48’± South of Boyett Street, extending to the South side of Boyett Street).
   Council District 1
   a. **SUB-000540-2018 (Subdivision) (HOLDOVER)**
      Kimberly Care and Learning Center Subdivision
      **Number of Lots / Acres:** 1 Lot / 0.5± Acre
      **Engineer / Surveyor:** Ben Loper Architecture
   b. **PA-000589-2018 (Planning Approval)**
      Kimberly Care and Learning Center Subdivision
      Planning Approval to allow a daycare center in a proposed B-1, Buffer Business District.
   c. **ZON-000529-2018 (Rezoning) (HOLDOVER)**
      Kimberly Care and Learning Center Subdivision
      Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.
5. **3726 Halls Mill Road**  
(Northwest corner of Halls Mill Road and Varner Drive).  
Council District 4

a. **SUB-000541-2018 (Subdivision)**  
**Precision Door Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.3± Acre  
**Engineer / Surveyor:** Cowles, Murphy Glover & Associates

b. **PUD-000542-2018 (Planned Unit Development)**  
**Precision Door Subdivision**  
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

6. **7 Garden Trace**  
(East terminus of Garden Trace).  
Council District 7

a. **SUB-000534-2018 (Subdivision)**  
**Garden Trace Subdivision, Resubdivision of Lots 7 & 8**  
**Number of Lots / Acres:** 2 Lots / 2.6± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.

b. **PUD-000533-2018 (Planned Unit Development)**  
**Garden Trace Subdivision, Resubdivision of Lots 7 & 8**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision.

**NEW SUBDIVISION APPLICATIONS:**

7. **South side of U.S. Highway 90 West, 625'± East of Tung Avenue**  
County  
**SUB-000546-2018**  
**Blastcoat-Research Products Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.0 ± Acre  
**Engineer / Surveyor:** J. Michael Garratt, PLS
8. **East side of Liberty Drive East, 80’± South of Ives Drive**  
   County  
   SUB-000568-2018  
   *Newman Crossing Subdivision, Resubdivision of Lot 4*  
   **Number of Lots / Acres:** 1 Lot / 0.1 ± Acre  
   **Engineer / Surveyor:** Smith Clark & Associates, LLC

9. **11595 Taylors Drive**  
   (South side of Taylors Drive (private street), 370’± East of Ellen Drive).  
   County  
   SUB-000551-2018  
   *Taylor’s East Ridge Subdivision*  
   **Number of Lots / Acres:** 2 Lots / 4.0 ± Acres  
   **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

10. **156 South McGregor Avenue**  
    (East side of South McGregor Avenue, 125’± South of Dunleith Court[private street]).  
    Council District 5  
    SUB-000566-2018  
    *Perry Place Subdivision*  
    **Number of Lots / Acres:** 2 Lots / 0.9± Acre  
    **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

11. **5715 I-10 Industrial Parkway**  
    (Southeast corner of I-10 Industrial Parkway and I-10 Industrial Parkway South)  
    Council District 4  
    SUB-000567-2018  
    *I-10 Industrial Park Subdivision, Resubdivision of Lot 7*  
    **Number of Lots / Acres:** 2 Lots / 0.8± Acre  
    **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

12. **Northwest corner of Cypress Business Park Drive and Shipyard Road**  
    Council District 4  
    SUB-000572-2018  
    *Bluffs at Cypress Creek Subdivision, Phase Two*  
    **Number of Lots / Acres:** 3 Lots / 9.5± Acres  
    **Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.
13. **7901 Half Mile Road**  
(Southwest corner of Half Mile Road and Magnolia Road).  
County  
**SUB-000579-2018**  
The Retreat at Half Mile Subdivision  
**Number of Lots / Acres:** 9 Lots / 7.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**NEW PLANNING APPROVAL APPLICATIONS:**

14. **853 Dauphin Street**  
(Southeast corner of Dauphin Street and South Broad Street extending to the North side of Conti Street and West side of South Jefferson Street).  
Council District 2  
**PA-000575-2018**  
**Dagney Development, LLC**  
Planning Approval to allow a restaurant and events space with an occupancy load over 100 in the Downtown Development District.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

15. **4658 and 4660 Airport Boulevard**  
(North side of Airport Boulevard, 200’± West of North University Boulevard).  
Council District 6  
**PUD-000564-2018**  
**Balloon Park Subdivision**  
Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with shared access and parking between building sites.

16. **401 Cochrane Causeway**  
(West side of Cochrane Causeway, 600’± North of Sixth Street).  
Council District 2  
**PUD-000565-2018**  
**Cowles, Murphy, Glover & Associates**  
Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between building sites.
NEW GROUP APPLICATIONS:

17. 556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South
(Southeast corner of Zeigler Circle East and Sellers Lane).
Council District 7

a. SUB-000569-2018 (Subdivision)
   **U.S. Machine Subdivision**
   Number of Lots / Acres: 1 Lot / 5.9± Acres

b. PUD-000571-2018 (Planned Unit Development)
   **U.S. Machine Subdivision**
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

c. ZON-000581-2018 (Rezoning)
   **West Mobile Properties, LLC.**
   Rezoning from B-3, Community Business District, to I-1, Light-Industry District.

d. SUB-SW-000570-2018 (Sidewalk Waiver)
   **West Mobile Properties, LLC.**
   Request to waive construction of a sidewalk along Zeigler Circle East, Zeigler Circle South and Sellers Lane.

18. 1857 Duval Street
(South side of Duval Street, 560’± West of Houston Street).
Council District 3

a. SUB-000573-2018 (Subdivision)
   **Houston Street Subdivision, 2nd Extension, Resubdivision of Lots 21 and 22**
   Number of Lots / Acres: 1 Lot / 0.6± Acre
   Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

b. PUD-000574-2018 (Planned Unit Development)
   **Houston Street Subdivision, 2nd Extension, Resubdivision of Lots 21 and 22**
   Planned Unit Development Approval to allow shared access and parking between building sites.
c. PA-000528-2018 (Planning Approval)  
**Houston Street Subdivision, 2nd Extension, Resubdivision of Lots 21 and 22**  
Planning Approval to allow the use of a cell tower in a B-3, Community Business District.

19. **1751 Boltz Lane**  
(Southeast corner of Boltz Lane and Pleasant Avenue).  
Council District 1

a. SUB-000577-2018 (Subdivision)  
**Boltz Lane Subdivision, Resubdivision of Lots 1 & 2**  
**Number of Lots / Acres:** 1 Lot / 20.4± Acres  
**Engineer / Surveyor:** CH2M/Jacobs

b. PA-000578-2018 (Planning Approval)  
**Boltz Lane Subdivision, Resubdivision of Lots 1 & 2**  
Planning Approval to amend a previously approved Planning Approval to allow a sanitary sewer tank and lift station in an R-1, Single-Family Residential District.

c. SUB-SW-000576-2018 (Sidewalk Waiver)  
**City of Mobile Board of Water & Sewer Commissioners**  
Request to waive construction of a sidewalk along Pleasant Avenue.

**OTHER BUSINESS:**