

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 2, 2013 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**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 #SUB2013-00022 (Subdivision)**  
 (& 2) **Cottage Hill – Azalea Subdivision**  
 751 Azalea Road  
 (Southeast corner of Azalea Road and Cottage Hill Road).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Byrd Surveying  
 Council District 4
  
2. **Case #ZON2013-00493 (Planning Approval)**  
 (& 1) **Cottage Hill – Azalea Subdivision**  
 751 Azalea Road  
 (Southeast corner of Azalea Road and Cottage Hill Road).  
 Planning Approval to allow a seafood store in a B-2, Neighborhood Business District.  
 Council District 4

3. **Case #SUB2013-00021 (Subdivision)**  
(& 4) **Cypress Lake Industrial Park Subdivision**  
East side of Todd Acres Drive, at the East terminus of Kooiman Road and South side of Todd Acres Drive, 500'± West of Commerce Boulevard West.  
**Number of Lots / Acres:** 10 Lots / 72.6± Acres  
**Engineer / Surveyor:** Daniel Clark, PLS  
Council District 4
  
4. **Case #ZON2013-00459 (Rezoning)**  
(& 3) **Daniel Clark PLS**  
East side of Todd Acres Drive, at the East terminus of Kooiman Road and South side of Todd Acres Drive, 500'± West of Commerce Boulevard West. Rezoning from R-A, Residential Agricultural District, to I-1, Light-Industry District, to allow zoning compliance for an existing business, and to allow for a future industrial park.  
Council District 4
  
5. **Case #ZON2013-00461 (Planned Unit Development)**  
(& 6) **The North American Islamic Trust, Inc.**  
54, 59 and 63 East Drive  
(East side of East Drive, 400' South of Old Shell Road, and extending to the West side of Allen Drive).Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 6
  
6. **Case #ZON2013-00462 (Planning Approval)**  
(& 5) **The North American Islamic Trust, Inc.**  
54, 59 and 63 East Drive  
(East side of East Drive, 400' South of Old Shell Road, and extending to the West side of Allen Drive).  
Planning Approval to allow a church in an R-1, Single-Family Residential District.  
Council District 6

**EXTENSIONS:**

7. **Case #SUB2010-00144**  
**NewCastle Landing Subdivision**  
Northeast corner of Scott Dairy Loop Drive South and McFarland Road, extending to the South termini of New Castle Drive.  
**Number of Lots / Acres:** 51 Lots / 23.0± Acres  
**Engineer / Surveyor:** Preble – Rish, LLC  
County

**NEW SUBDIVISION APPLICATIONS:**

8. **Case #SUB2013-00023**  
**PX Mobile Subdivision**  
3811 Airport Boulevard  
(South side of Airport Boulevard, 215'± West of Downtowner Boulevard).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Marshall A. McLeod  
Council District 5
  
9. **Case #SUB2013-00024**  
**Howard & Jean's Place Subdivision**  
3201 & 3321 Bay Road  
(Southwest corner of Bay Road and Dauphin Island Parkway).  
**Number of Lots / Acres:** 3 Lots / 24.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

10. **Case #ZON2013-00744**  
**Bonnie Wells**  
1416 Azalea Road  
(West side of Azalea Road, 315'± North of Halls Mill Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4
  
11. **Case #ZON2013-00748**  
**DAA Acquisition of Alabama**  
3030 McVay Drive North  
(East side of McVay Drive North, 2/10± mile South of U.S. Highway 90)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and reduced front landscaping requirements.  
Council District 4

**GROUP APPLICATIONS:**

12. **Case #SUB2013-00025 (Subdivision)**  
(&13) **Midtown Mobile Subdivision, Phase 2**  
West side of Mobile Infirmary Boulevard, 85'± North of Old Shell Road  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Jerry M. South  
Council District 1

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- 13. Case #ZON2013-00752 (Rezoning)**  
**(&12) Aronov Realty Management, Inc.**  
West side of Mobile Infirmery Boulevard, 85'± North of Old Shell Road  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning.  
Council District 1
- 14. Case #SUB2013-00027 (Subdivision)**  
**(&15 Independent Living Center Subdivision**  
**&16)** 6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
**Number of Lots / Acres:** 1 Lot / 8.2± Acres  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 7
- 15. Case #ZON013-00754 (Rezoning)**  
**(&14 Independent Living Center Subdivision**  
**&16)** 6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District to allow an adult daycare facility.  
Council District 7
- 16. Case #ZON2013-00755 (Planning Approval)**  
**(&14 Independent Living Center Subdivision**  
**&15)** 6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
Planning Approval to allow an adult daycare facility.  
Council District 7
- 17. Case #SUB2013-00026 (Subdivision)**  
**(&18) Airport-University Boulevard**  
254, 256 and 260 Dogwood Drive  
(Southwest corner of Dogwood Drive and Airport Boulevard, extending to the Southeast corner of Airport Boulevard and South University Boulevard).  
**Number of Lots / Acres:** 1 Lot / 2.42± Acres  
**Engineer / Surveyor:** Adams Engineering  
Council District 5

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- 18. Case #ZON2013-00753 (Rezoning)**  
**(&17) Doug Anderson**  
254, 256 and 260 Dogwood Drive  
(Southwest corner of Dogwood Drive and Airport Boulevard, extending to the Southeast corner of Airport Boulevard and South University Boulevard).  
Rezoning from R-1, Single-Family Residential District, to LB-2, Limited-Neighborhood Business District, to allow a restaurant.  
Council District 5
- 19. Case #SUB2013-00028 (Subdivision)**  
**(&20) LLB&B Subdivision**  
North side of Old Shell Road, 335'± East of Cosgrove Drive.  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates  
Council District 7
- 20. Case #ZON2013-00749 (Rezoning)**  
**(&19) LLB&B**  
North side of Old Shell Road, 335'± East of Cosgrove Drive.  
Rezoning from R-1, Single-Family Residential District, to T-B, Transitional-Business District, to allow a real estate office.  
Council District 7
- 21. Case #SUB2013-00030 (Subdivision)**  
**(&22) Snowden Place Subdivision**  
6103 Cottage Hill Road  
(North side of Cottage Hill Road, 110'± East of Christopher Drive).  
**Number of Lots / Acres:** 52 Lots / 13.3± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.  
Council District 6
- 22. Case #ZON2013-00866 (Planned Unit Development)**  
**(&21) Snowden Place Subdivision**  
6103 Cottage Hill Road  
(North side of Cottage Hill Road, 110'± East of Christopher Drive).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet.  
Council District 6

**OTHER BUSINESS:**