MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

<table>
<thead>
<tr>
<th>Terry Plauche, Chairman</th>
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<tbody>
<tr>
<td>William G. DeMouy, Jr., Vice-Chairman</td>
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<tr>
<td>Victoria L. Rivizzigno, Secretary</td>
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<td>Roosevelt Turner</td>
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<td>John Vallas</td>
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<td>James F. Watkins, III</td>
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<tr>
<td>Tracie Lee-Roberson</td>
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<td>Scott Webster</td>
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<td>John Williams</td>
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<td>Don Hembree</td>
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<td>Jarrett Wingfield</td>
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<td>Carlos Gant (S)</td>
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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)**

   **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)**

   **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)**

   **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)**

   **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
13. Case #ZON2013-00752 (Rezoning)
Aronov Realty Management, Inc.
West side of Mobile Infirmary 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)
Independent Living Center Subdivision
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)
Independent Living Center Subdivision
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)
Independent Living Center Subdivision
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)
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
18. Case #ZON2013-00753 (Rezoning)
   (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)
   (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)
   (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)
   (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)
   (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: