

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**JULY 21, 2022 - 2:00 P.M.**

**AUDITORIUM, GOVERNMENT PLAZA**

## **ROLL CALL:**

|  |   |
|--|---|
|  | Mr. John W. “Jay” Stubbs, Jr. <i>Chairman</i> |
|  | Mr. Allan Cameron, <i>Vice Chairman</i>       |
|  | Ms. Jennifer Denson, <i>Secretary</i>         |
|  | Mr. Carlos Gant                               |
|  | Ms. Shirley Sessions                          |
|  | Mr. Taylor Atchison                           |
|  | Mr. Matt Anderson, (MD)                       |
|  | Mr. Nick Amberger (AO)                        |
|  | Mr. Scott Jones (CC)                          |
|  | Ms. Susan Carley (S)                          |
|  | Mr. Kirk Mattei (S)                           |

(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official  
(CC) City Council Representative

## **ADOPTION OF THE AGENDA:**

## **HOLDOVERS:**

### **1. 5340 Halls Mill Road and 4370 Rangeline Road**

(North side of Halls Mill Road, 690’± West of Rangeline Service Road South, extending to the East side of U.S. Highway 90 West).

Council District 4

**SUB-002045-2022**

**Lyle Machinery Co. Subdivision**

**Number of Lots / Acres:** 1 Lots / 5.5± Acres

**Engineer / Surveyor:** Sawgrass Consulting, LLC

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2. **16, 18, 20, and 22 South Florida Street**  
(West side of South Florida Street, 325'± South of Dauphin Street).  
Council District 1
  - a. **SUB-002061-2022 (Subdivision)**  
**Florida Street Flats Subdivision**  
**Number of Lots / Acres:** 4 Lots / 0.7± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  - b. **PUD-002063-2022 (Planned Unit Development)**  
**Florida Street Flats Subdivision**  
Planned Unit Development approval to allow shared access and parking between multiple building sites.

**NEW SUBDIVISION APPLICATIONS:**

3. **7030 Cottage Hill Road**  
(North side of Cottage Hill Road, 200'± East of Cody Road South).  
Council District 4  
**SUB-002060-2022**  
**Shova Palms Subdivision**  
**Number of Lots / Acres:** 2 Lots / 2.7± Acres  
**Engineer / Surveyor:** Byrd Surveying

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

4. **2500 North University Boulevard**  
(East side of North University Boulevard, 645'± North of Mickey Drive).  
Council District 1  
**PUD-002068-2022**  
**Rightway Christian Center Church**  
Planned Unit Development approval to allow multiple buildings on a single building site.
5. **186 Stanton Road**  
(Southeast corner of Stanton Road and Oak Knoll Drive).  
Council District 1  
**PUD-002103-2022**  
**RGH Development (Charles D. Tisher, Jr. P.E., Agent)**  
Planned Unit Development Approval to amend a previous Planned Unit Development to allow multiple buildings on a single building site.

**NEW PLANNING APPROVAL APPLICATIONS:**

**6. 4325 Downtowner Loop South**

(South side of Downtowner Loop South, 590'± West of Downtowner Boulevard).

Council District 5

**PA-002096-2022**

**Jeffrey Fischer**

Planning Approval to allow an axe throwing business in a B-3, Community Business District.

**GROUP APPLICATIONS:**

**7. 915 and 907 Hillcrest Road**

(East side of Hillcrest Road, at the West terminus of Timbers Drive).

Council District 6

**a. SUB-002100-2022 (Subdivision)**

**Square 1 Plaza Subdivision**

**Number of Lots / Acres:** 3 Lots / 2.5± Acres

**Engineer / Surveyor:** Speaks and Associates

**b. ZON-002099-2022 (Rezoning)**

**Square 1 Plaza**

Rezoning from B-2, Neighborhood Business District to B-3, Community Business District.

**8. 600 Providence Park Drive East**

(West side of Providence Park Drive East, 1,070'± South of Airport Boulevard).

Council District 6

**a. SUB-002104-2022 (Subdivision)**

**Providence Park Resubdivision, Revised**

**Number of Lots / Acres:** 3 Lots / 4.1± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

**b. PUD-002102-2022 (Planned Unit Development)**

**Providence Park**

Planned Unit Development to amend a previously approved Planned Unit Development Master Plan to allow shared access and parking between multiple building sites.

**OTHER BUSINESS:**

- **Acquisition of Private Right-of-Way Easement by Eminent Domain  
4900 Dan Williams Road**  
(East terminus of Dan Williams Road).  
Council District 4  
**SUB-002097-2022**  
**John Michael Allegrezza**

- **Call for Public Hearing**  
Hearing to amend Section 64-3.I. - Downtown development district of the current Zoning Ordinance, and Appendix A - Downtown Development District of Chapter 64, Unified Development Code, adopted by the City Council on July 12, 2022.

The purpose of the amendment is to create a new Special District for the Civic Center site, establish development criteria and modify the Regulating Plan for the Downtown Development District.