

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 18, 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:

EXTENSIONS:

1. 4464, 4474, 4480 and 4490 Halls Mill Road

(North side of Halls Mill Road at the Northern terminus of Laughlin Drive).

Council District 4

PUD-001512-2021

Persons Development & Construction Services, LLC

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between multiple building sites and reduced landscaping requirements.

NEW SUBDIVISION APPLICATIONS:

2. **1315 Creekway Drive**
(Northwest corner of Creekway Drive and Pinehaven Drive).
Council District 3
SUB-002125-2022
Driftwood Acres Subdivision, Block B, First Addition, Resubdivision of Lots 10A and 10B
Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

3. **5837 Three Notch Road**
(South side of Three Notch Road, 44'± West of the South terminus of General Road).
Council District 4
SUB-002126-2022
Dees Commercial Park Subdivision, Resubdivision of Lots 2-3
Number of Lots / Acres: 1 Lot / 2.5± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

4. **2421 Anton Street**
(West side of Anton Street, 549'± South of Hand Extension Avenue).
Council District 1
PUD-002134-2022
Dalton J. Mabien, Sr.
Planned Unit Development approval to allow multiple buildings on a single building site.

GROUP APPLICATIONS:

5. **712, 716, and 718 Dauphin Island Parkway**
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Johnston Avenue and Gosson Street).
Council District 2
 - a. **SUB-002115-2022 (Subdivision)**
Carmelite Nuns Discalced Subdivision
Number of Lots / Acres: 1 Lot / 7.0± Acres
Engineer / Surveyor: Cowles, Murphy, Glover and Associates

 - b. **PUD-002152-2022 (Planned Unit Development)**
Carmelite Nuns Discalced Subdivision
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

- c. **PA-002166-2022 (Planning Approval)**
Cowles, Murphy, Glover and Associates
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing monastery in an R-3, Multi-Family Residential District.

- d. **ZON-002116-2022 (Rezoning)**
Cowles, Murphy, Glover and Associates
Rezoning from R-3, Multi-Family Residential District and B-3, Community Business District to R-3, Multi-Family Residential District.

- 6. **850 Marion Street**
(North side of Marion Street, at the north termini of North Cedar Street and Fishers Alley).
Council District 2
 - a. **SUB-002124-2022 (Subdivision)**
One Mile D.S. Substation Subdivision
Number of Lots / Acres: 1 Lot / 10.5± Acres
Engineer / Surveyor: Gonzalez-Strength & Associates, Inc.

 - b. **PA-002123-2022 (Planning Approval)**
Alabama Power Company
Planning Approval to allow an electrical substation in an R-2, Two-Family Residential District.

- 7. **1710 Dauphin Island Parkway, 2005 & 2009 Douglas Lane, and 2008 Faye Street**
(Southwest corner of Dauphin Island Parkway and Douglas Lane, extending to the Northwest corner of Dauphin Island Parkway and Faye Street).
Council District 3
 - a. **SUB-002131-2022 (Subdivision)**
Hakanson Subdivision, Block 2, Resubdivision of Lots 6, 7, 10, & 11 and Parcels A & B
Number of Lots / Acres: 1 Lot / 2.3± Acres
Engineer / Surveyor: Duplantis Design Group, PC

 - b. **ZON-002132-2022 (Rezoning)**
Duplantis Design Group, PC
Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District to B-2, Neighborhood Business District.

8. **5015, 5017, 5019, 5021, 5029, 5033, 5039, 5043, 5049, 5051, 5055, 5121, & 5133 Cottage Hill Road, 2113 Demetropolis Road, and 2104 Garmons Lane**
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending to the Northwest corner of North Demetropolis Road and Dinkins Drive).
Council District 4
 - a. **SUB-002129-2022 (Subdivision)**
Cottage Village Shopping Center Subdivision
Number of Lots / Acres: 7 Lots / 14.0± Acres
Engineer / Surveyor: McCrory & Williams, Inc.
 - b. **PUD-002130-2022 (Planned Unit Development)**
Cottage Village Shopping Center Subdivision
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple lots with shared access and parking.
 - c. **ZON-002133-2022 (Rezoning)**
White-Spinner Realty
Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District to B-2, Neighborhood Business District.

OTHER BUSINESS:

- **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.