

# Planning Commission Agenda

July 26, 2018

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Clay McInnis

Jerome Moore

Patrick Moss

Crews Reaves

Kippy Tate

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**Land Use Division  
25 Washington Ave., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the June 28, 2018 meeting

**July 26, 2018**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	DP-2011-003	Professional Engineering	Mobile Highway	DP	1
2.	DP-2010-014	Larry E. Speaks & Associates	Mobile Road	DP	2
3.	8970	Albritton Land Surveying	Early Street	Plat	3
4.	8966	Goodwyn, Mills & Cawood	Carmichael Court	Plat	4
5.	RZ-2018-018	Pilgreen Engineering	Lafayette Street	Rezoning	5
6.	DP-2018-010	J. M. Garrett & Son	Perimeter Parkway Ct	DP	6
7.	RZ-2018-017	“ “	Alabama River Pkwy	Rezoning	7
8.	8967	ECE Survey & Design	Alabama River Pkwy	Plat	8
9.	8968	Flowers & White Engineering	Lockwood Lane*	Plat	9
10.	DP-2018-009	“ “	Malcolm Drive	DP	10
11.	8969	“ “	Malcolm Drive	Plat	11
12.	Text Amendment	Department of Economic & Community Development		Text Amendment	12

*\*Private Street*

***The next Planning Commission meeting is on  
August 23, 2018***

1. DP-2011-003 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Southeast Stamping

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 4105 Mobile Highway in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,200 sq. ft. addition. There will be no changes to the existing parking or access drives. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 4

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

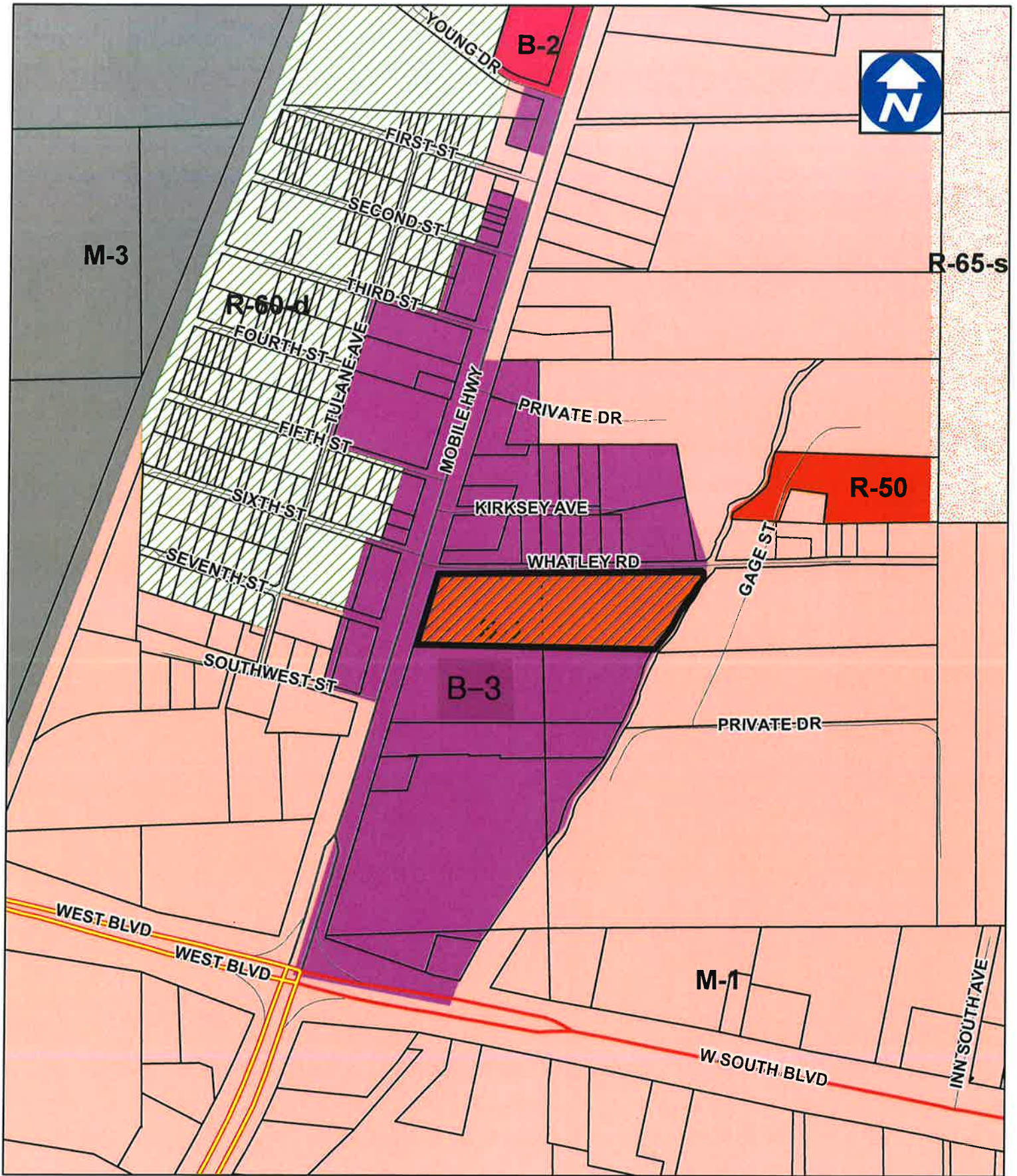
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



ITEM NO. 1A





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO.   C

2. DP-2010-014 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Common Ground Montgomery

**SUBJECT:** Public hearing for a development plan for two (2) new buildings to be located at 1516 Mobile Road in M-1 (Light Industrial) and a B-2 (Commercial) Zoning Districts.

**REMARKS:** The petitioner has submitted plans to construct a two-story 3,836 sq. ft. building with a 1,002 sq. ft. canopy to be used for a multipurpose/bunkhouse for group lodging. The second building is a 636 sq. ft. bathhouse. All applicable requirements will be met.

The Board of Adjustment approved a special exception for group housing at the June 21, 2018 meeting.

A public hearing was held by the Planning Commission at the May 24, 2018 meeting; however the building size and location has changed requiring another public hearing.

**CITY COUNCIL DISTRICT:** 4

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

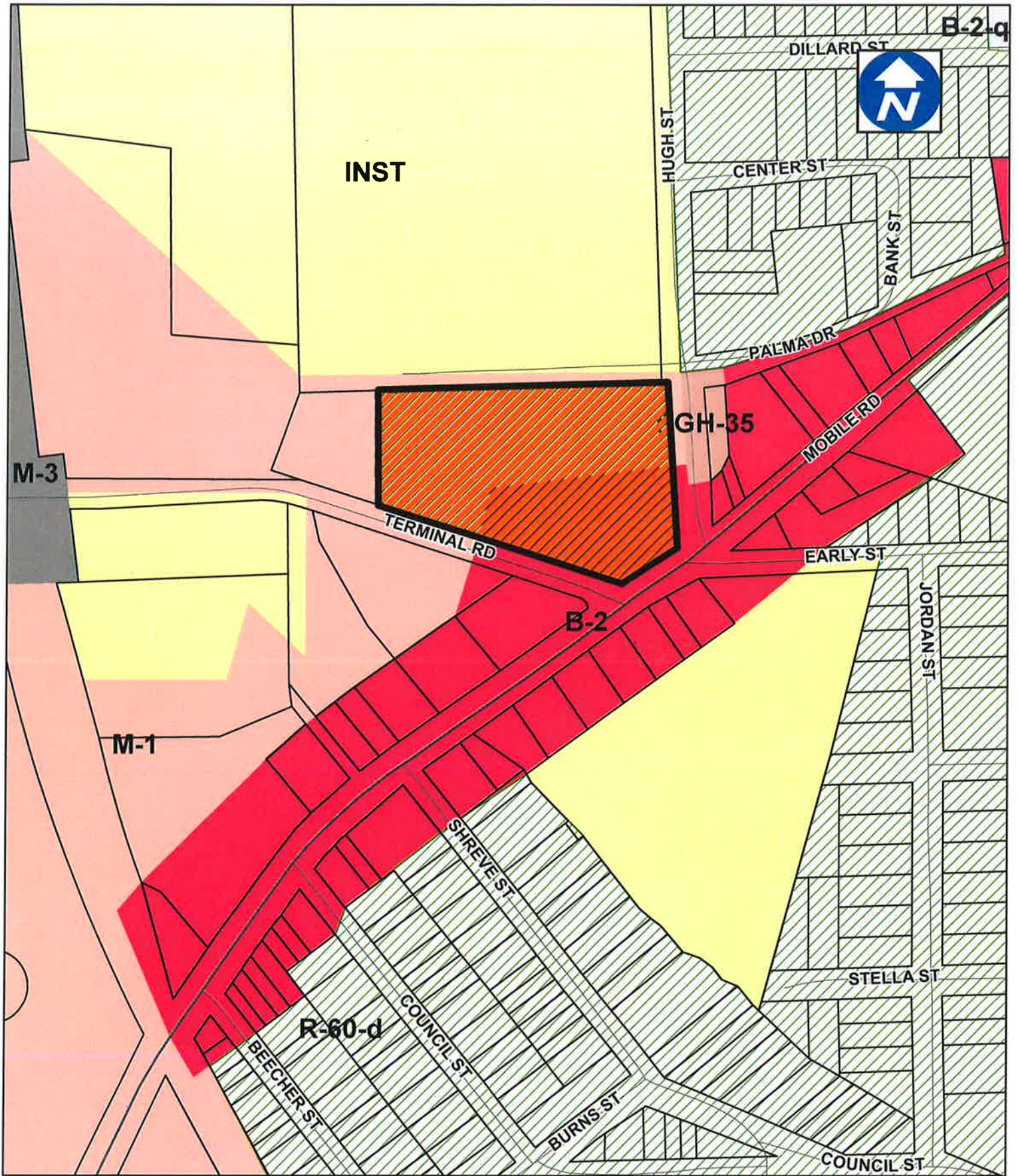
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 2A







**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 20

3. 8970 **PRESENTED BY:** Albritton Land Surveying LLC

**REPRESENTING:** Freddie & Betty Prince

**SUBJECT:** Request final approval of Prince Properties Subdivision Plat No. 1 located on the south side of Early Street, approximately 150 ft. east of Hill Street, in an R-60-d (Duplex Residential) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 1 (0.3 acres) has 95.99 ft. of frontage along Early Street and a depth of 153.54 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 4

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

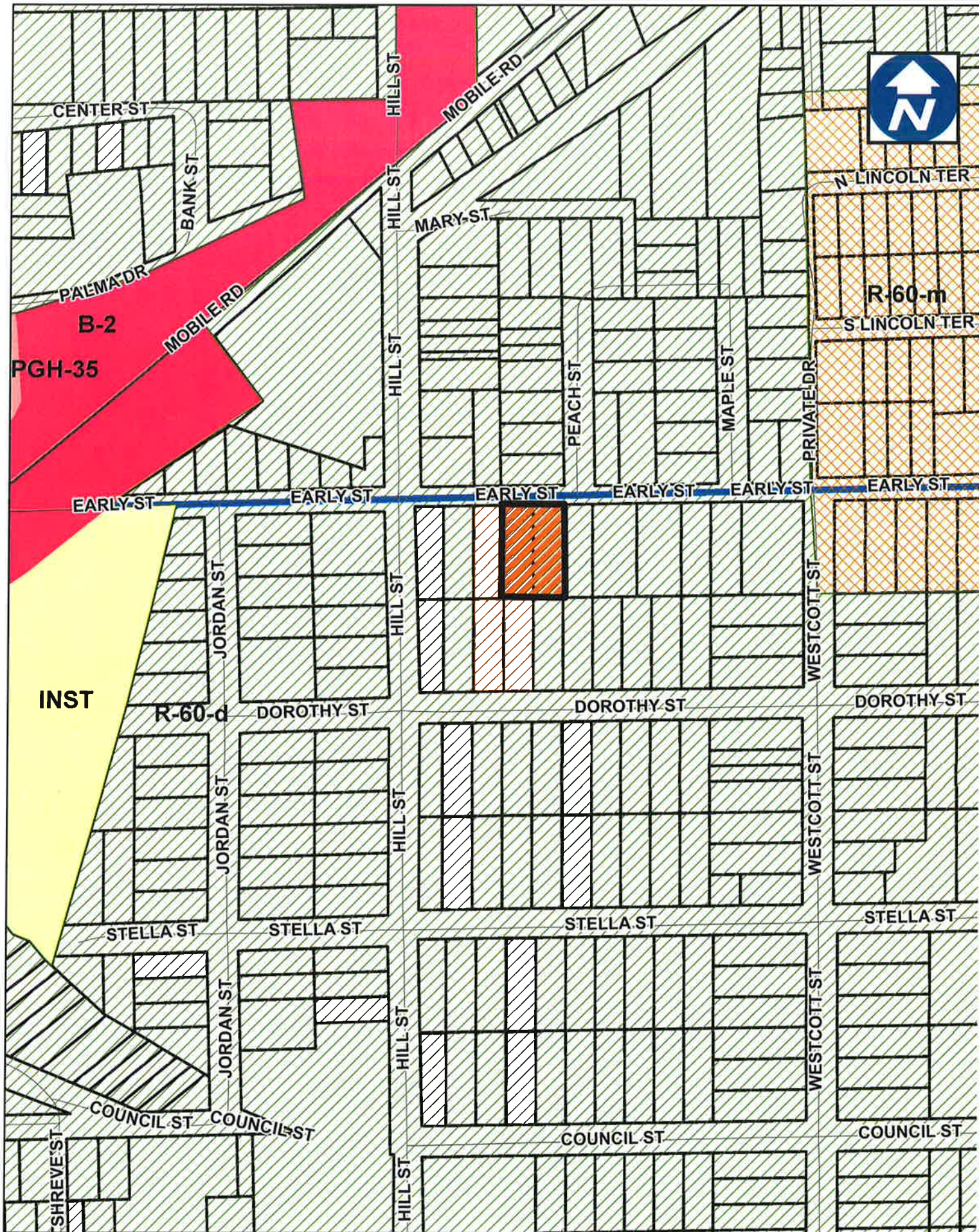
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 200 feet

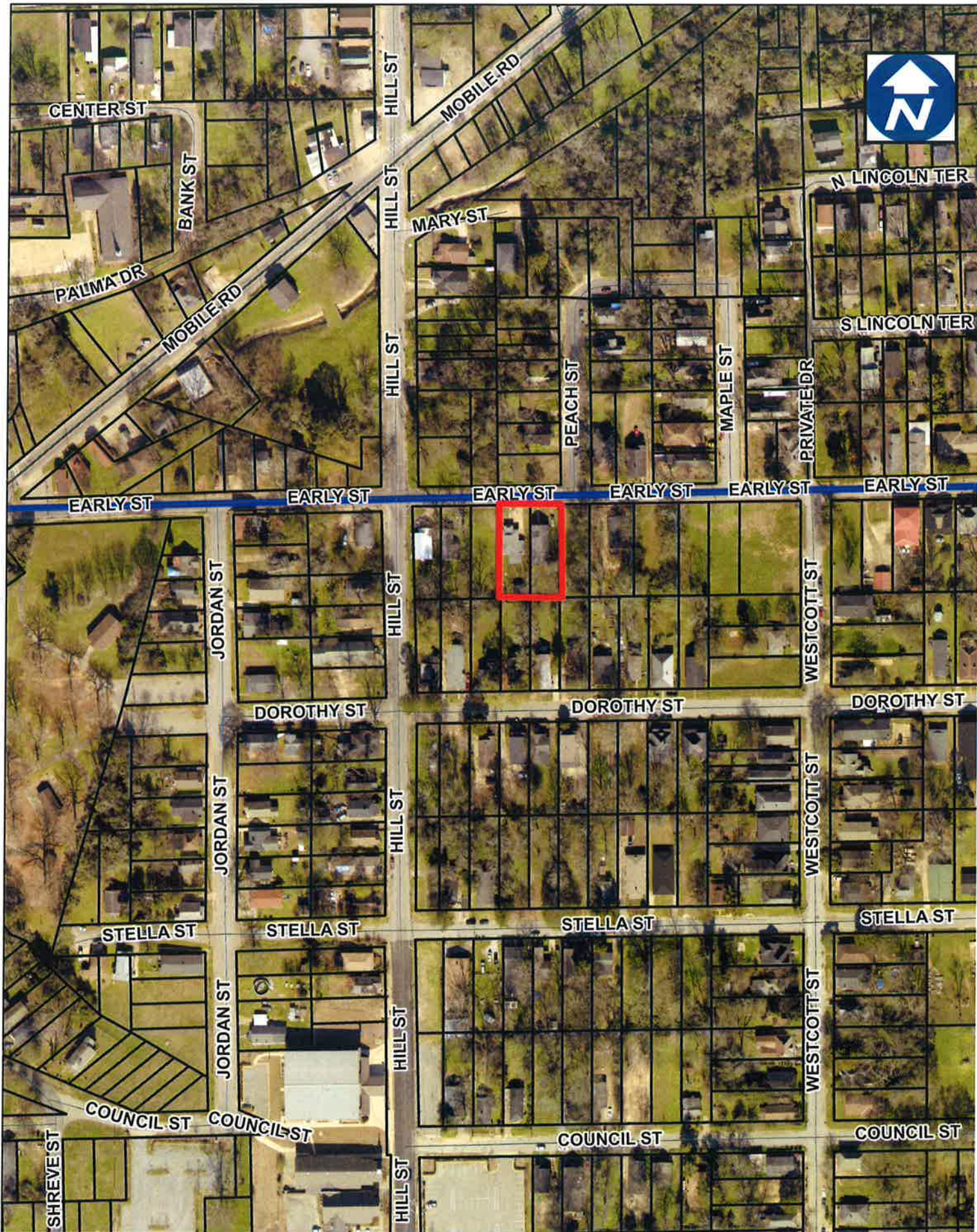
SUBJECT PROPERTY



ITEM NO.

3A





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 8966 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** The Health Care Authority for Baptist Health,  
an Affiliate of UAB Health Systems

**SUBJECT:** Request final approval of Carmichael Road Office Plaza Plat No. 2A located on the south side of Carmichael Court, approximately 300 ft. south of Carmichael Road, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats three (3) lots into one (1) lot for commercial use. Lot 1A (1.07 acres) has approximately 205.25 ft. of frontage along Carmichael Court and a depth of approximately 150.00 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 5**

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



R-60-m

INTERSTATE PARK DR

B-4

B-2

WALL ST

185 PKWY

CARMICHAEL RD

E TRINITY BLVD

CARMICHAEL RD

CARMICHAEL RD

CARMICHAEL CT

LOMAC ST

LOMAC S

CARMICHAEL RD

CARMICHAEL WAY

CARMICHAEL WAY

BALLENTINE DR



R-60-a

TANDY DR

R-65-

R-20-t

DENTON DR

CHARLETON DR

R-50

BALLENTINE DR

CARNBROOK DR

R-24-t

R-85

E TRINITY BLVD

# PLATS

1 inch = 400 feet

SUBJECT PROPERTY



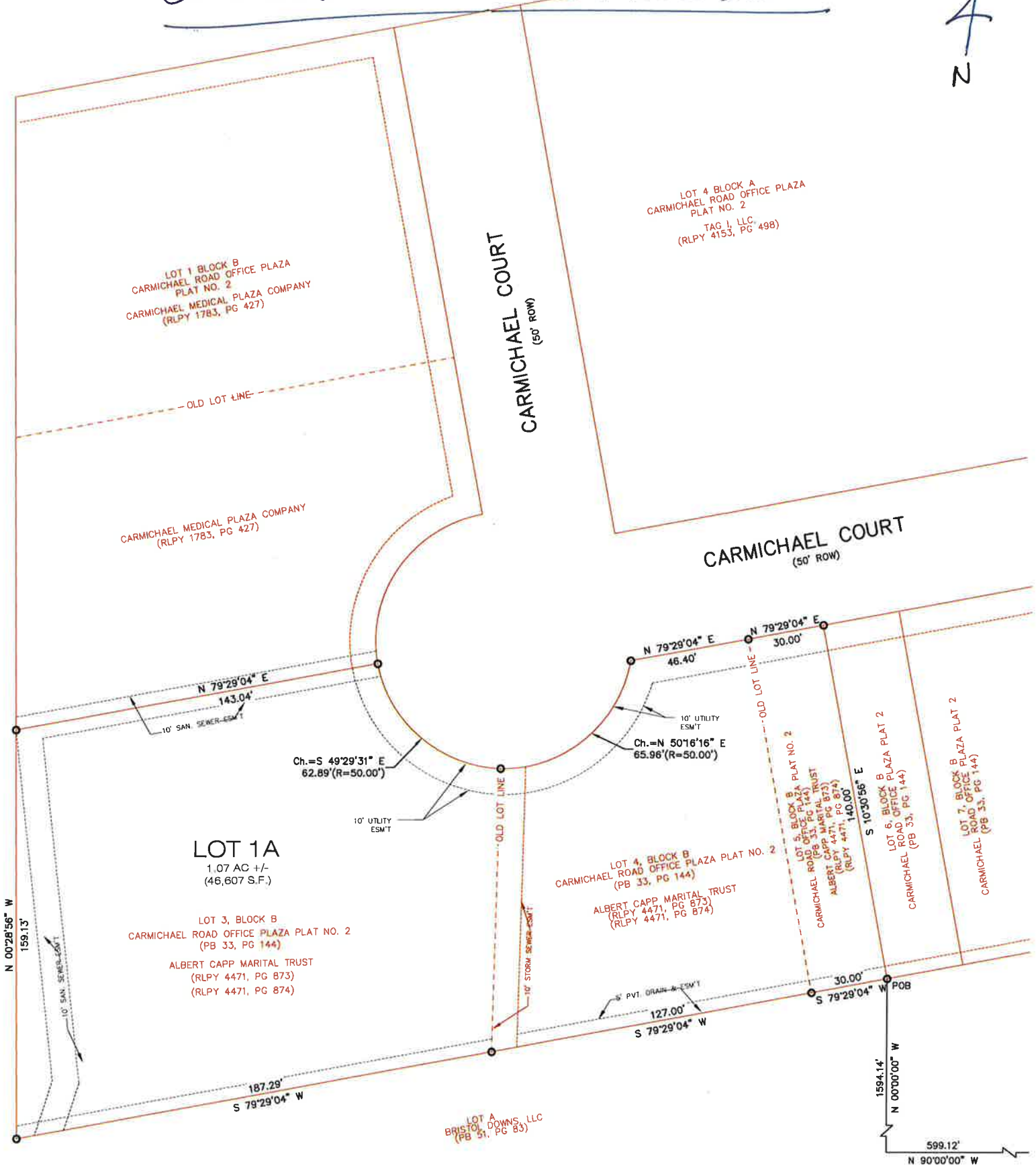
ITEM NO.

4A



# Carmichael Road Office Plaza 2A

NGS MOI



NOTES:

4B



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. RZ-2018-018 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** MARJAM North Inlet LLC

**SUBJECT:** Request to rezone property located at the southernmost end of Lafayette Street from a T2 (Rural Zone) SmartCode Zoning District to a T5 (Urban Center Zone) SmartCode Zoning District.

**REMARKS:** The adjacent property has M-3 (General Industrial) zoning to the north and east, T2 (Rural Zone) and T5 (Urban Center Zone) zoning to the south, and the Alabama River to the west. The intended use for this property if rezoned is for a recreation area on the river. The Land Use Plan indicates flood plain.

**STAFF COMMENT(S):** This property abuts T5 to the south and would adjoin the existing riverfront activities.

**CITY COUNCIL DISTRICT: 3**

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

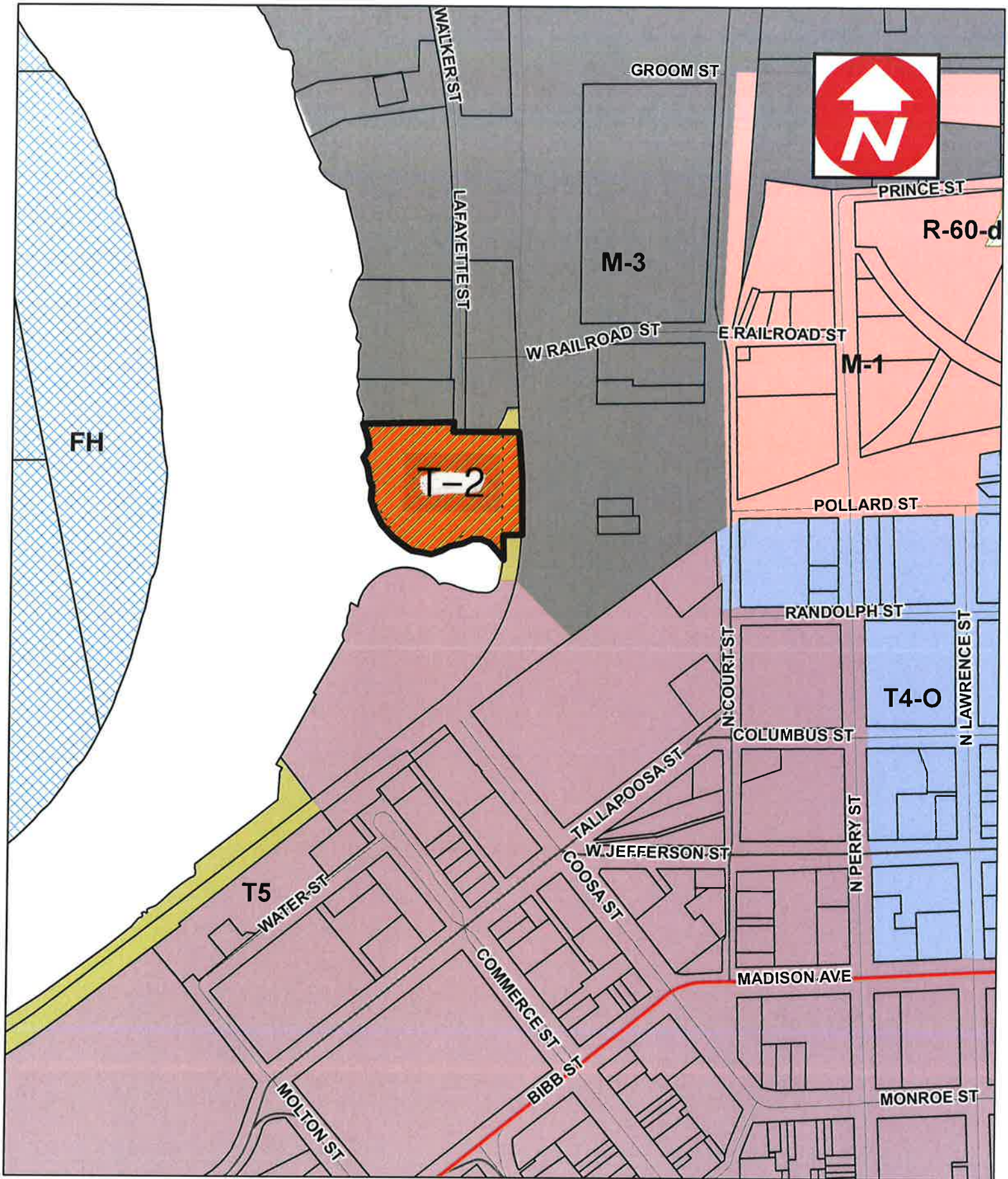
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**REZONING REQUEST**

1 inch = 400 feet

**SUBJECT PROPERTY**



FROM T2 TO T5

FILE NO. RZ-2018-018

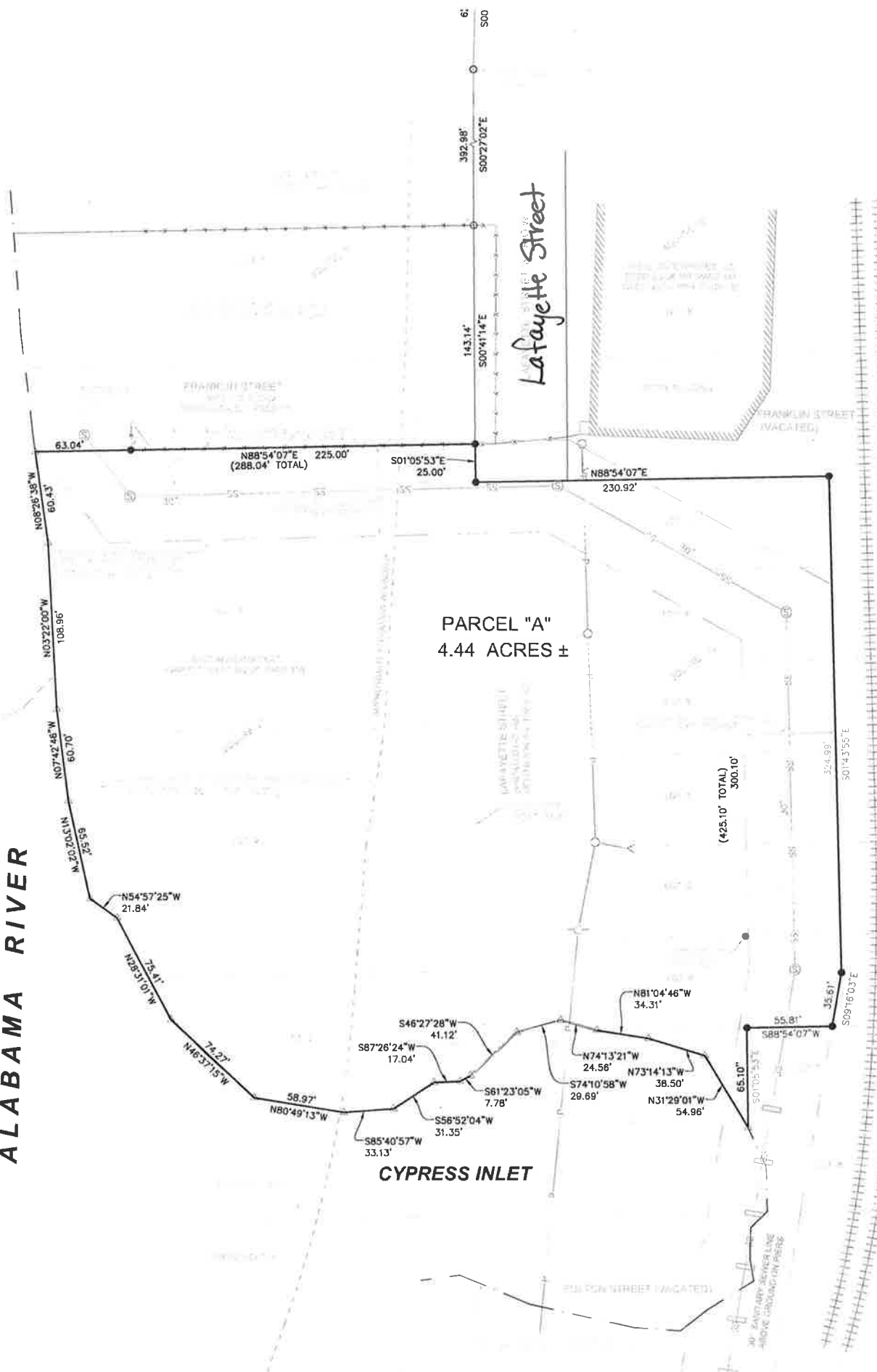
ITEM NO. 5A

ALABAMA RIVER

PARCEL "A"  
4.44 ACRES ±

Lafayette Street

CYPRESS INLET



AN

5B

DARY



**REZONING REQUEST**

SUBJECT PROPERTY

FILE NO. R2-2018-018

1 inch = 200 feet

FROM T2 TO T5

ITEM NO. 5C

6. DP-2018-010 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** TK Electric LLC

**SUBJECT:** Public hearing for a development plan for a new building to be located at 5351 Perimeter Parkway Court in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 12,570 sq. ft. building. There are 13 paved parking spaces indicated on the site plan. There is one (1) access drive to Perimeter Place, and one (1) access drive to the adjoining property. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 6

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

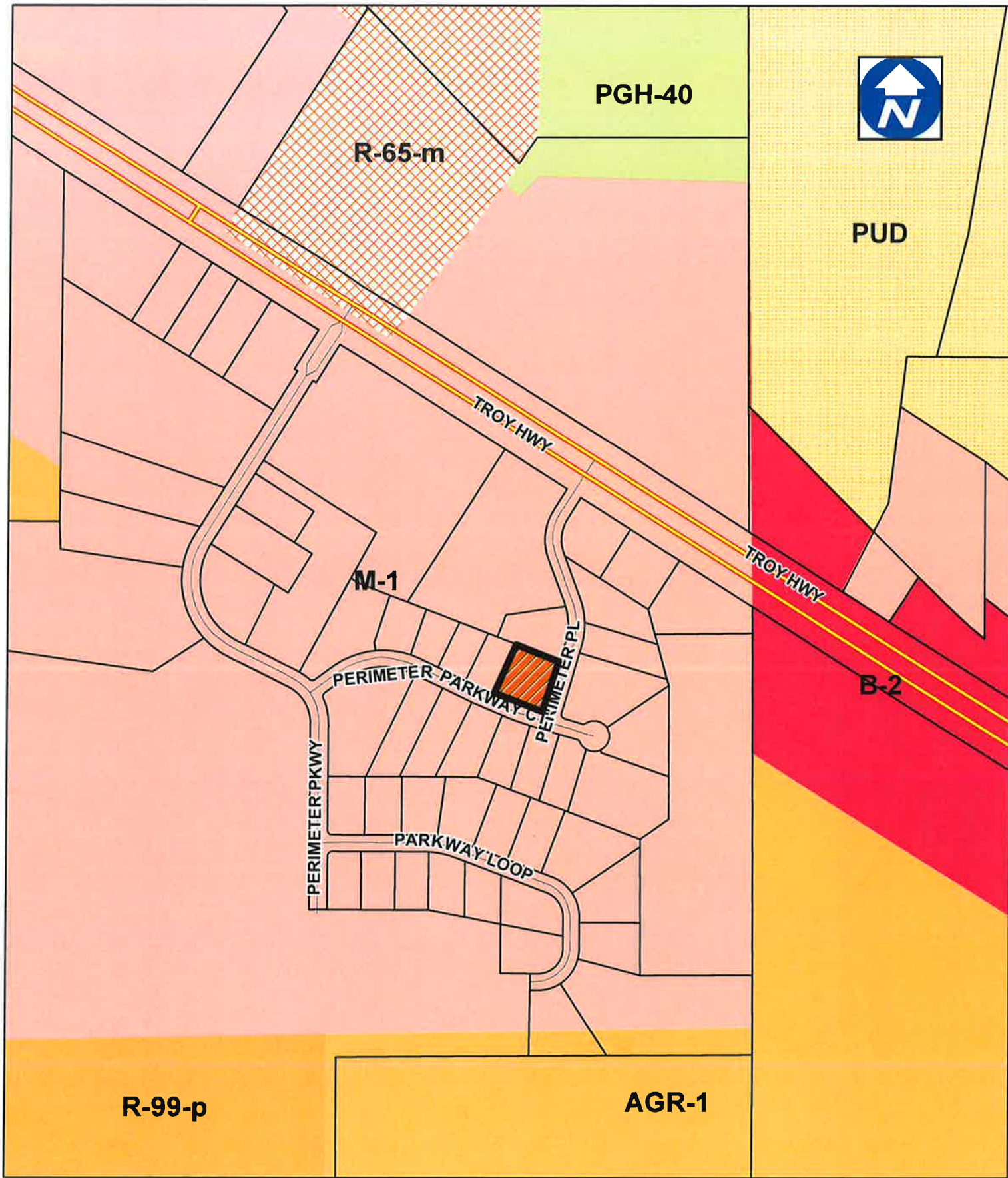
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**DEVELOPMENT SITE**

1 inch = 400 feet

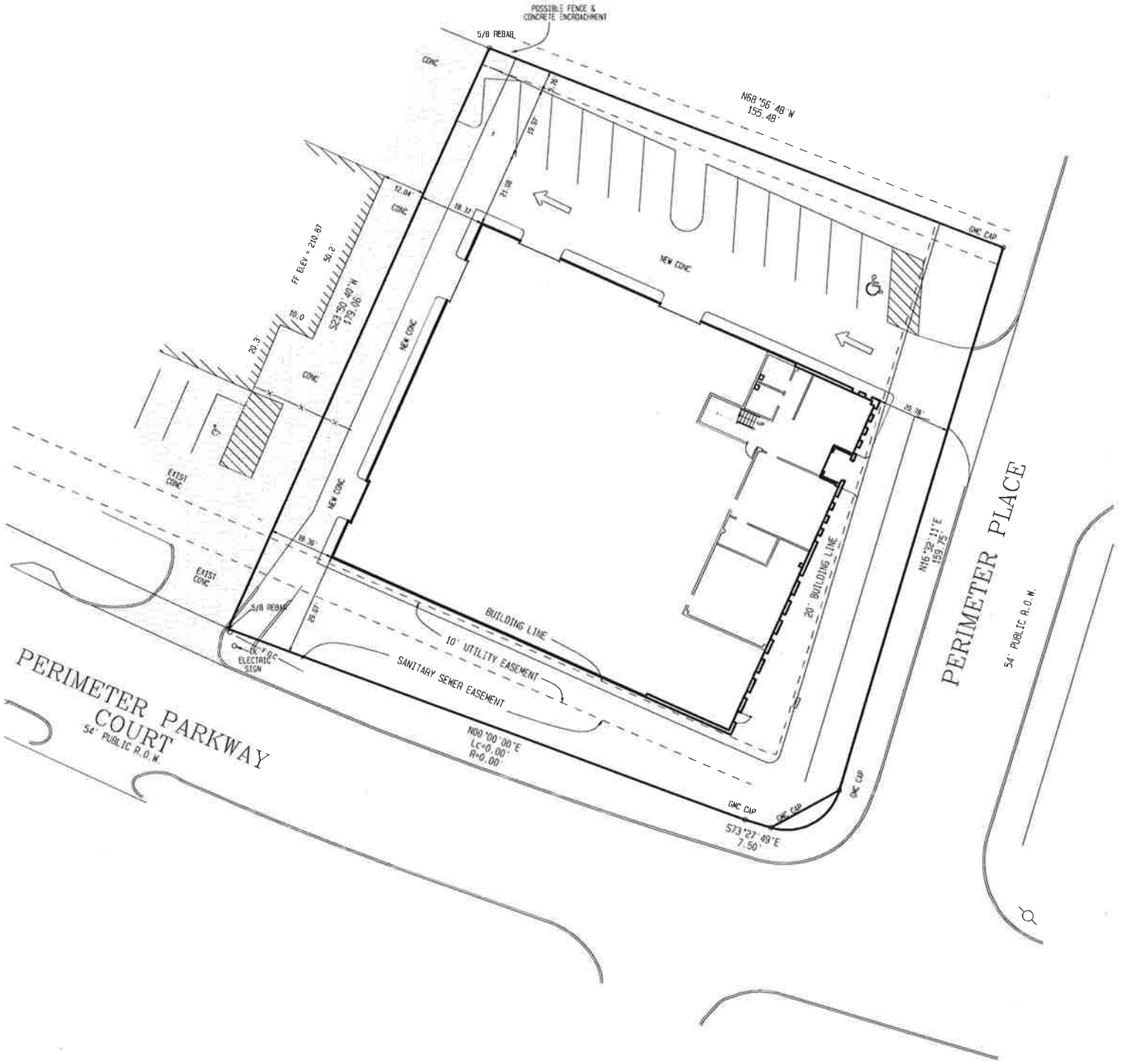
**SUBJECT PROPERTY**



ITEM NO. 6A



2-4



6B



**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 10C

7. RZ-2018-017 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Sys-Con

**SUBJECT:** Request to rezone one (1) parcel of land located on the west side of Alabama River Parkway from R-65-s (Single-Family Residential) and B-2 (Commercial) Zoning Districts to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The adjacent property has B-2 (Commercial) to the north, east and south, and R-60-s (Single-Family Residential) to the west. The intended use for this property if rezoned is for office/warehouse use. The Land Use Plan recommends commercial use.

**STAFF COMMENT(S):** This property received a variance to operate an office & a storage yard for a construction company in 1992. Although this is not consistent with the land use plan, their intended use is the same as what the Board of Adjustment approved.

**CITY COUNCIL DISTRICT:** 3

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

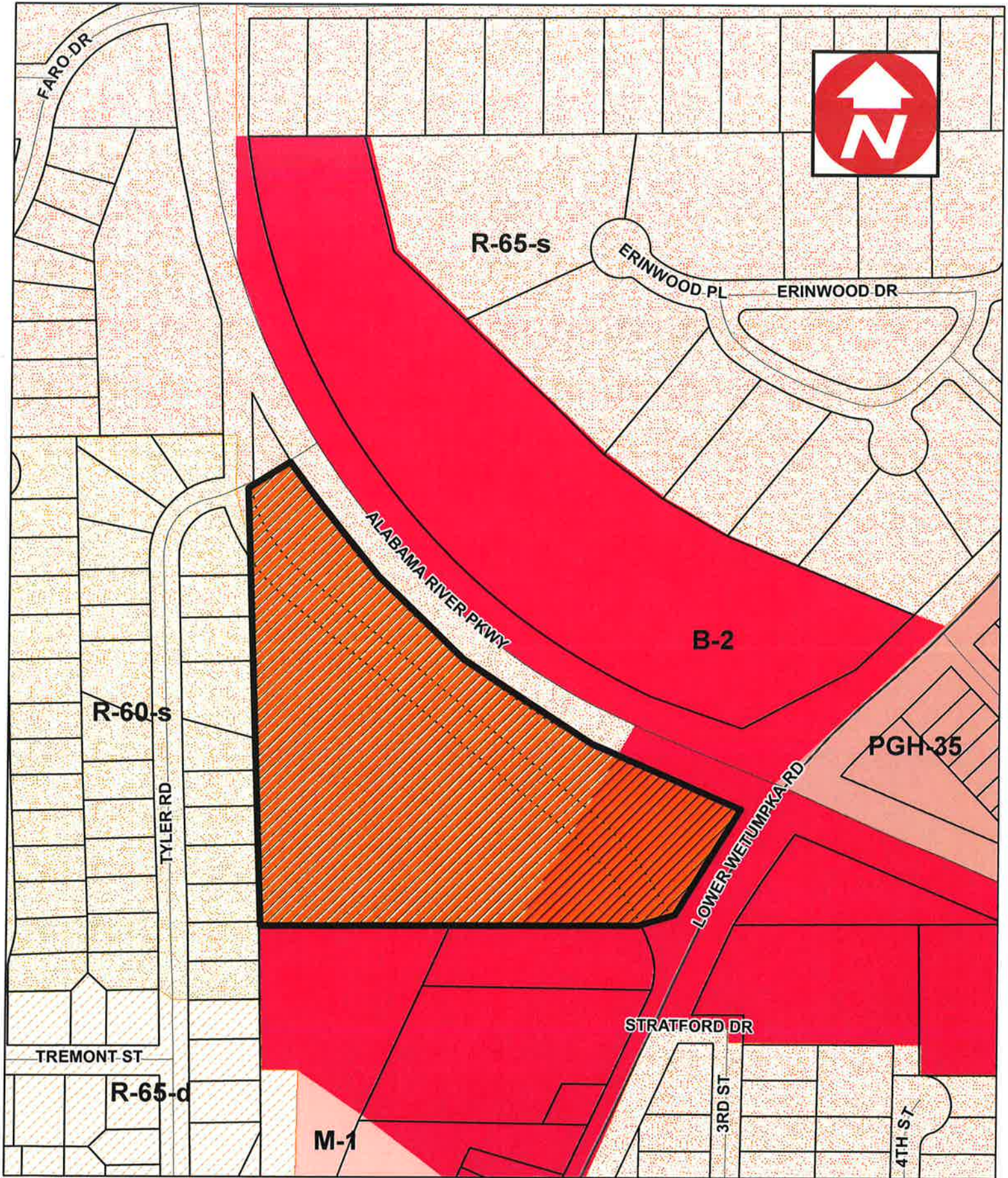
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**REZONING REQUEST**

1 inch = 200 feet

**SUBJECT PROPERTY**



FILE NO. R2-2018-017

FROM R-65-s TO M-1  
B-2

ITEM NO. 7A



**REZONING REQUEST**

1 inch = 200 feet

SUBJECT PROPERTY



FILE NO. RZ-2018-017

FROM R-65-S<sup>+</sup>  
B-2 TO M-1

ITEM NO. 7B

8. 8967 **PRESENTED BY:** ECE Survey & Design LLC

**REPRESENTING:** Sys-Con

**SUBJECT:** Request final approval of Sys-Con Plat No. 1 located on the southwest corner of Alabama River Parkway and Lower Wetumpka Road in B-2 (Commercial) and R-65-s (Single-Family Residential) Zoning Districts (proposed M-1 (Light Industrial) Zoning District).

**REMARKS:** This plat creates one (1) lot for commercial use. Lot A (7.55 acres) has 902.16 ft. of frontage along Alabama River Parkway and 200.69 ft. of frontage along Lower Wetumpka Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 3

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

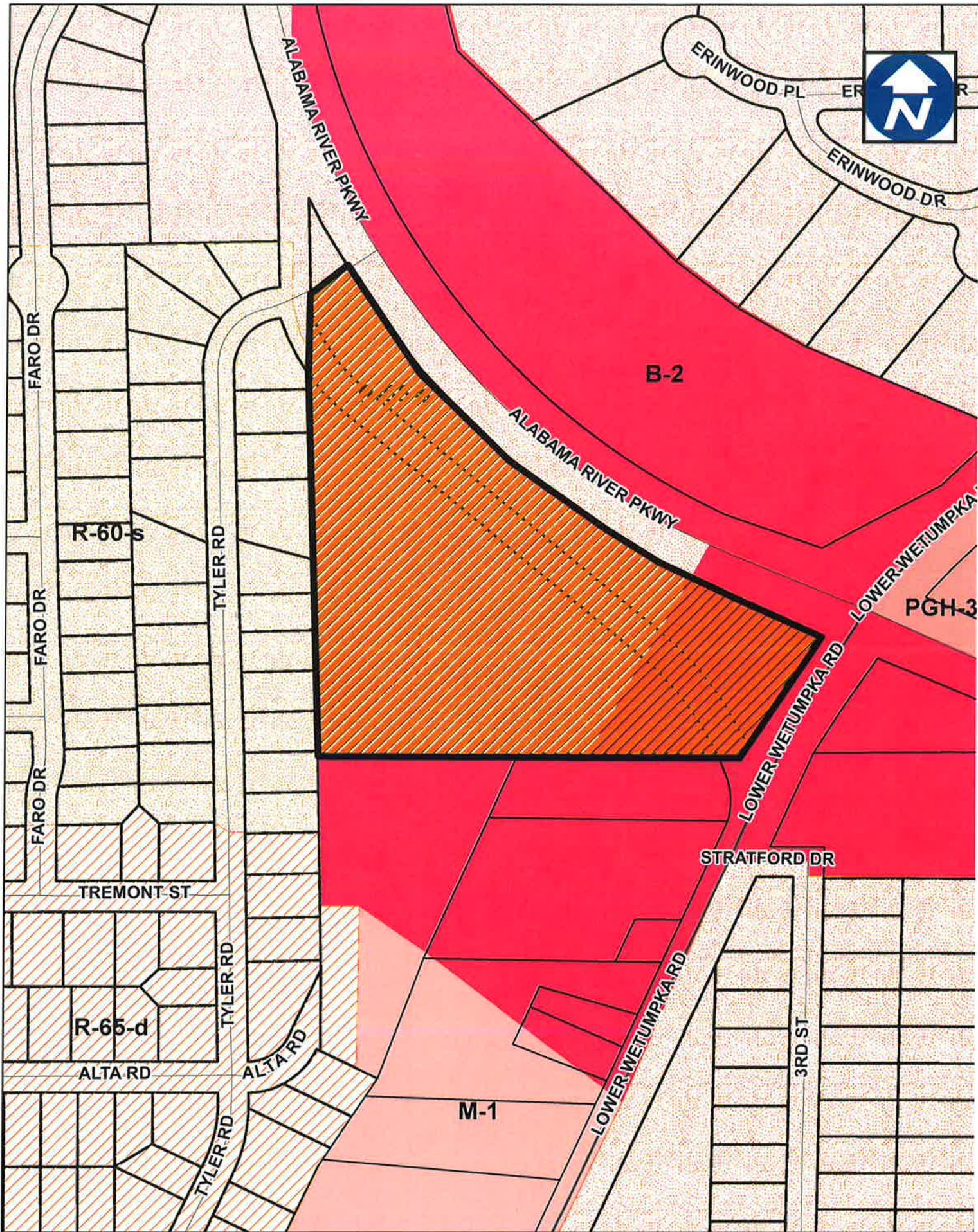
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

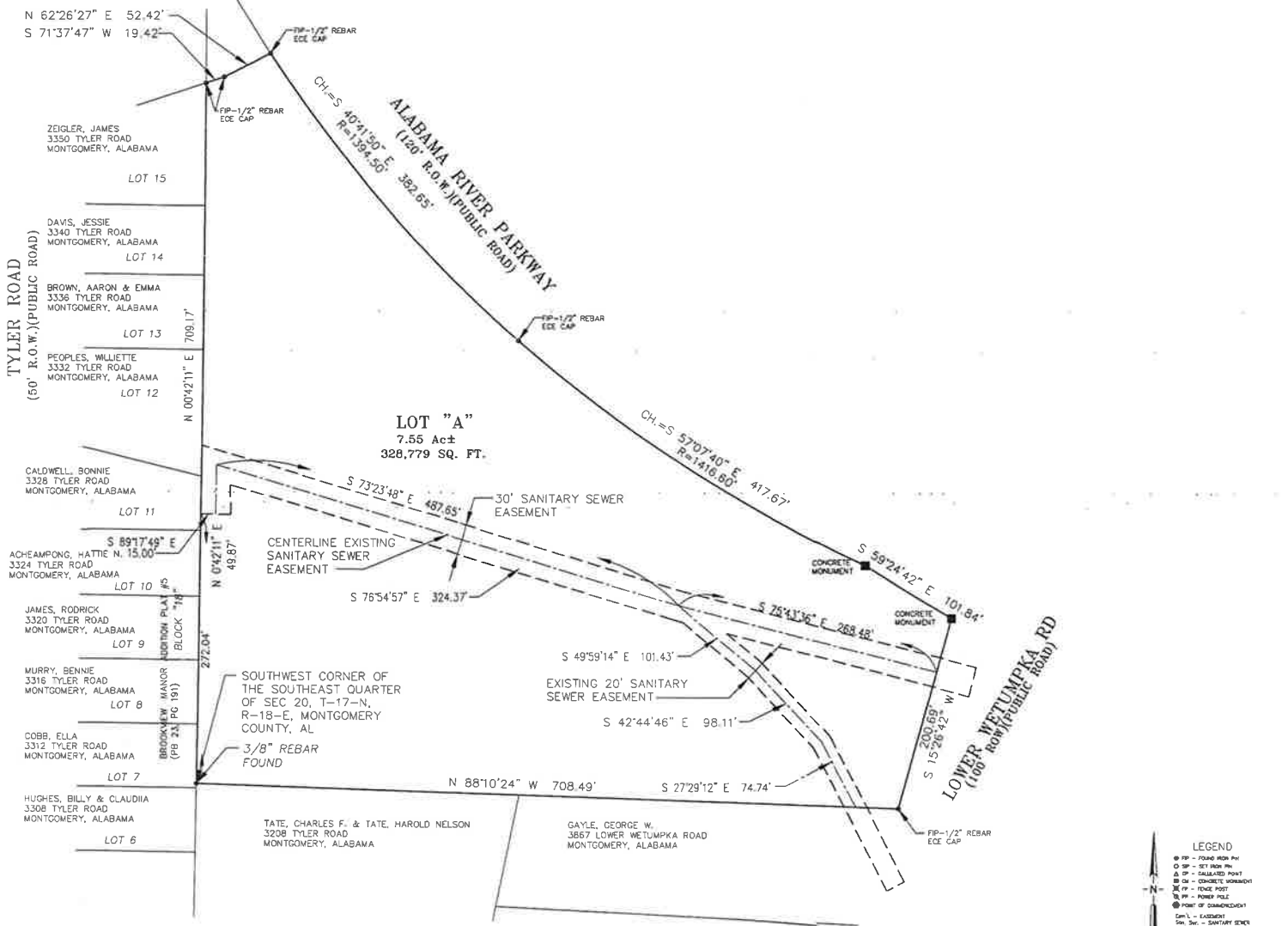
8A

88

# SYS-CON PLAT NO. 1

LYING IN THE SE 1/4 OF SECTION 20, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.

RESERVED FOR COURTHOUSE RECORDING



**ECE** ECE Surveying & Design, LLC  
540 South Perry Street, Suite #5,  
Montgomery, Alabama 36104  
PH (334) 271-4092 & (334) 263-0450  
EMAIL: web@775.net

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

"I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

BY: [Signature]  
ALABAMA LICENSE NUMBER: 16873, DATE: July 2, 2018

I, SOMI KIM, OWNER SYS-CON LLC, OF THE PROPERTY SHOWN ON THIS PLAT, DO HEREBY JOIN IN AND ADOPT THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT THIS PLAT AS TRUE AND CORRECT, THIS 2 DAY OF JULY, 2018.

SIGNATURE, OWNER  
SOMI KIM  
STATE OF ALABAMA  
MONTGOMERY COUNTY

"I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA, HEREBY CERTIFY SOMI KIM, OWNER SYS-CON, LLC, WHOSE NAME IS GIVEN TO THE FOREGOING SURVEYOR'S CERTIFICATE AND PLAT, WHO IS KNOWN TO ME, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE AND PLAT, DID EXECUTE THE SAME VOLUNTARILY AND WITH FULL AUTHORITY, FOR HIMSELF AND FOR HIS PRINCIPALS, ON THE SAME BEARER DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 2 DAY OF JULY, 2018.

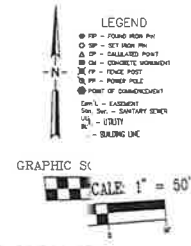
NOTARY PUBLIC  
AMY CARROLL  
APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

This Plat has been submitted to City Planning Commission of Montgomery, Alabama on July 2, 2018 and is approved by according to the Code of Alabama 11-5A-12.

BY: Thomas M. Tyson, Jr., Executive Secretary

VICINITY MAP  
N.T.S.

RECEIVED  
JUL 2 3 2018  
LAND USE DIVISION



SCALE: 1" = 60'
DATED: 06-27-2018
DRAWN BY: BCW
CHECKED BY: MGH
REV:

RESERVED FOR COURTHOUSE RECORDING





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. 8968 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Adam Rodgers

**SUBJECT:** Request final approval of Lockwood Plat No. 1D located on the west side of Lockwood Lane\*, approximately 250 ft. north of Gunster Place\*, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 53A (0.36 acres) has approximately 227.28 ft. of frontage along Lockwood Lane\* and a depth of 125.30 ft. The developer has requested that this plat use the setbacks approved for 60 ft. lots. Those approved setbacks are as follows: 15 ft. front yard, 0 ft. & 10 ft. side yards, and a 25 ft. rear yard with permission for a garage to come within 5 ft. of the rear yard. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

\* *Private Street*

**CITY COUNCIL DISTRICT: 5**

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

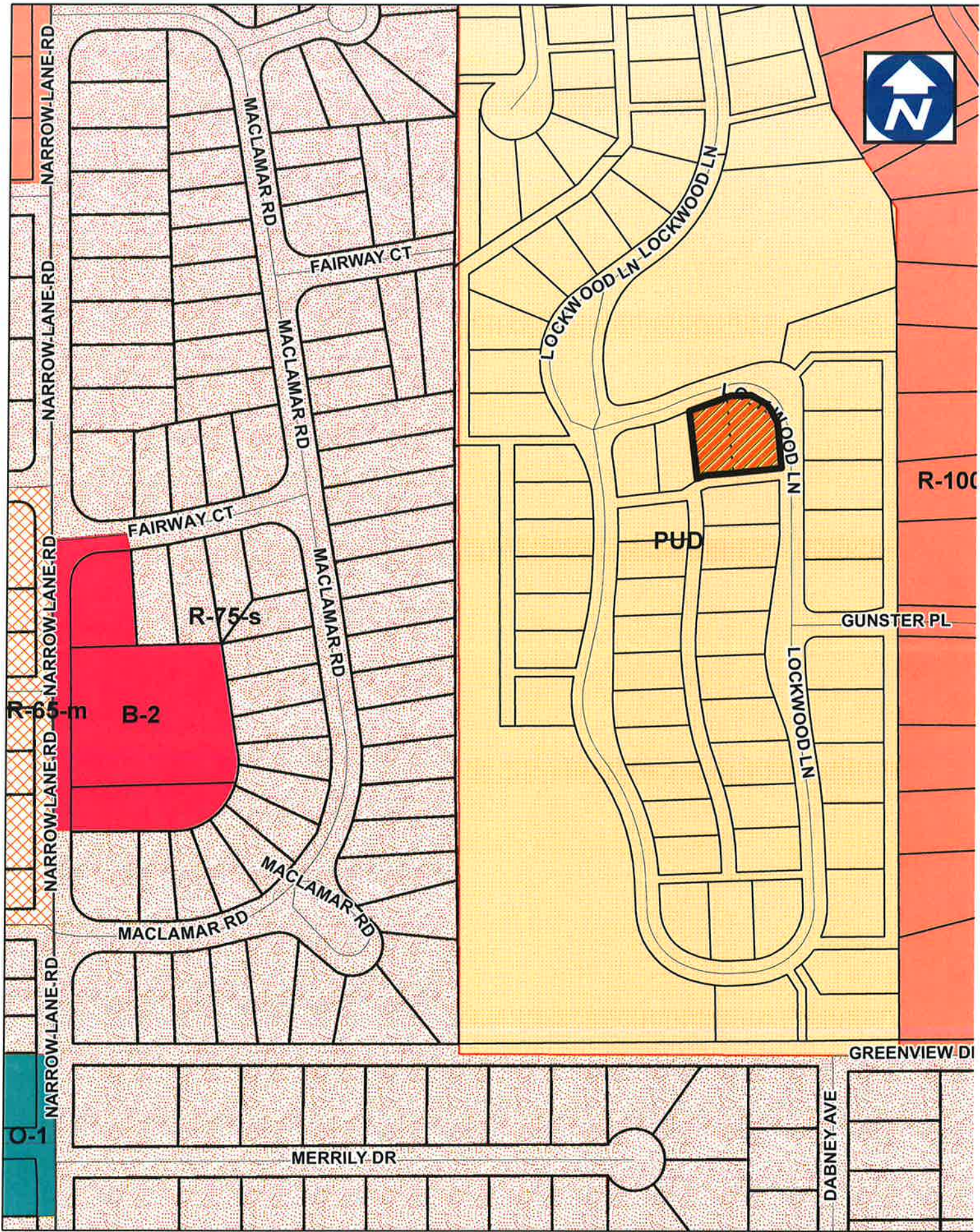
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY

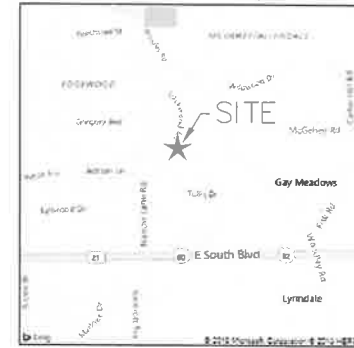


ITEM NO. 9A

# LOCKWOOD PLAT NO. 1D

JB

REPLAT OF LOTS 52 AND 53 OF LOCKWOOD PLAT NO. 1  
RECORDED IN PLAT BOOK 50, PAGE 95-98,  
LYING IN THE SOUTHEAST QUARTER OF SECTION 29, T-16-N,  
R-18-E, MONTGOMERY COUNTY, ALABAMA.



## VICINITY MAP

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED, \_\_\_\_\_ OWNER OF THE PROPERTY SHOWN  
HEREIN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE  
AND ADOPTS AND APPROVES SAID PLAT ON THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2018.

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
CERTIFY THAT \_\_\_\_\_ OWNER OF THE OF THE PROPERTY  
SHOWN HEREIN, SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND  
MAP, AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING  
INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH  
OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY  
SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2018.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF  
MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED  
ACCORDING TO THE CODE OF ALABAMA 11-52-32.

BY: \_\_\_\_\_  
THOMAS M. TYSON, JR., EXECUTIVE SECRETARY

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

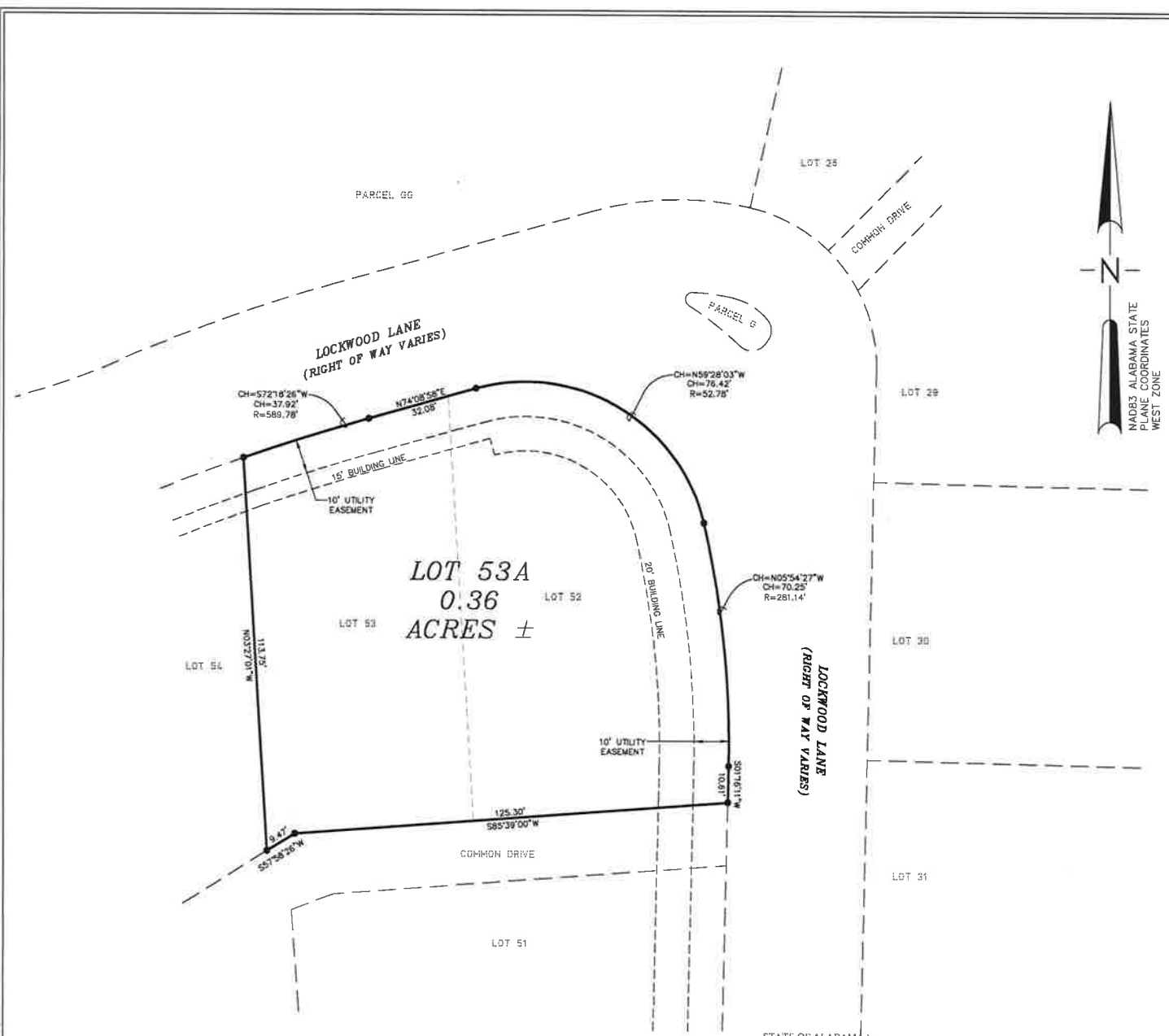
DATE DRAWN: 6-21-18

F&W PROJ: 18-043



**Flowers & White**  
ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY, AL 36123  
PH 204.356.7600 FAX 204.356.1251



## LEGEND

- N87°53'01"E 601.00' BEARING / DISTANCE
- PROPERTY CORNER
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE

## SURVEY NOTES:

1. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE  
BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF  
THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA  
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE \_\_\_\_\_ DAY OF JUNE, 2018.

BRADLEY W. FLOWERS, PLS  
ALABAMA REG. NO. 31832



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9C

10. DP-2018-009 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Camp Bow Wow

**SUBJECT:** Public hearing for a development plan for a new building to be located at 3712 Malcolm Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 10,098 sq. ft. building. There are 34 paved parking spaces indicated on the site plan. There is one (1) access drive to Malcolm Drive. All applicable requirements will be met.

The Board of Adjustment granted a parking variance and a special exception for an animal kennel at the May 17, 2018 meeting.

**CITY COUNCIL DISTRICT:** 8

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

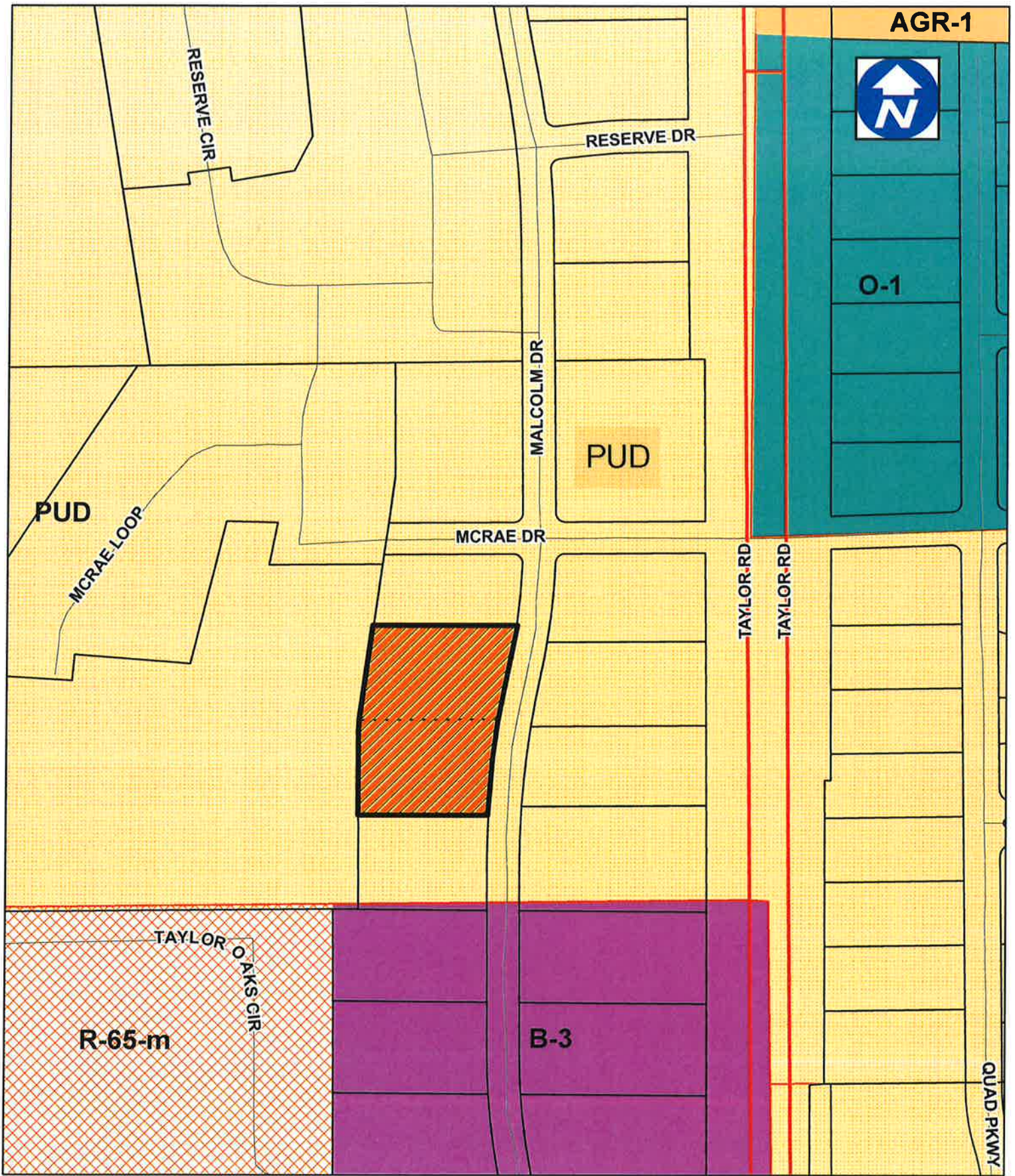
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**DEVELOPMENT SITE**

1 inch = 200 feet

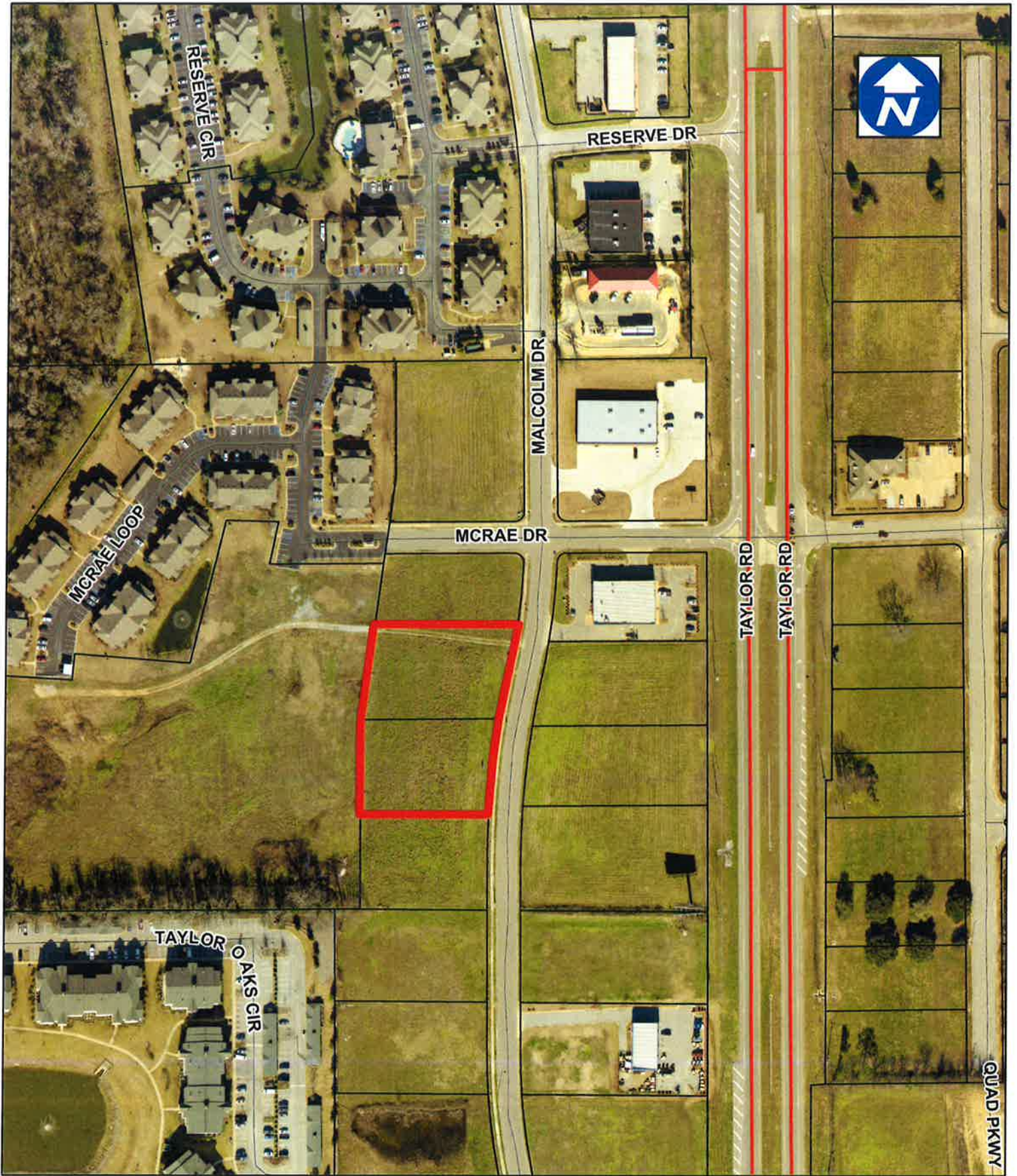
**SUBJECT PROPERTY**



ITEM NO. 10A







**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 100

11. 8969 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Camp Bow Wow

**SUBJECT:** Request final approval of Camp Bow Wow Plat No. 1 located on the west side of Malcolm Drive, approximately 125 ft. south of McRae Drive, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for commercial use. Lot 1 (1.62 acres) has 313.12 ft. of frontage along Malcolm Drive and a depth of 235.18 ft. The master plan approved the following requirements for commercial use: 30 ft. front yard, 20 ft. rear yard, 45 ft. height limit, 3 story buildings, and 4 parking spaces per 1,000 sq. ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 8

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

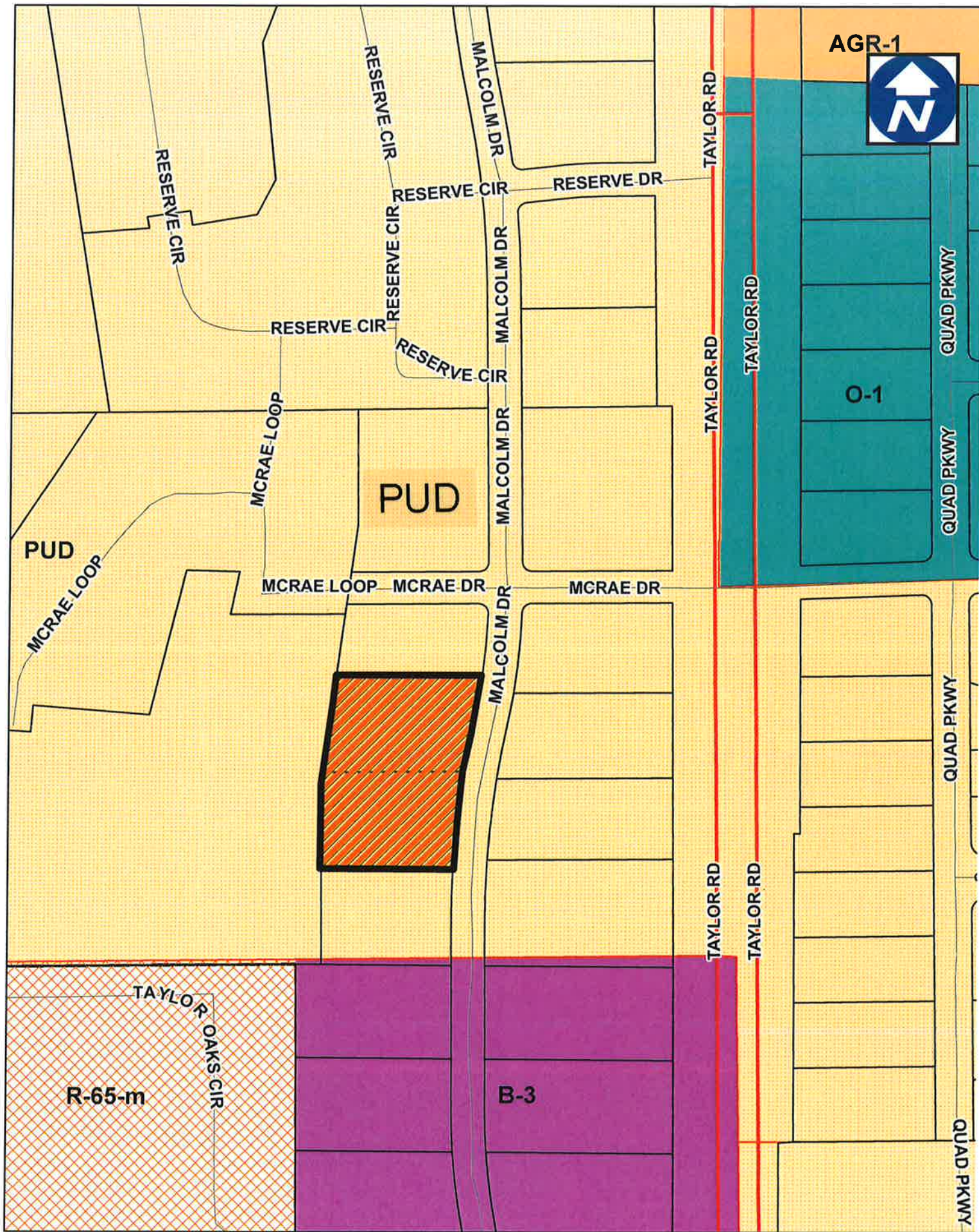
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 200 feet

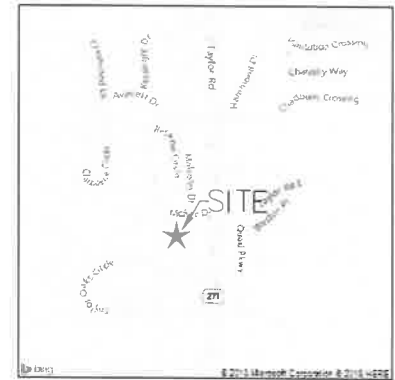
SUBJECT PROPERTY



ITEM NO. 11A

# CAMP BOW WOW PLAT NO. 1

REPLAT OF LOTS 6-A AND 7-A OF BERKSHIRE COMMERCIAL PLAT NO. 1A AS RECORDED IN PLAT BOOK 52, PAGE 110, LYING IN THE NORTHWEST QUARTER OF SECTION 32, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP

STATE OF ALABAMA )  
MONTGOMERY COUNTY)

THE UNDERSIGNED, \_\_\_\_\_ OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADopts AND APPROVES SAID PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

STATE OF ALABAMA )  
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT \_\_\_\_\_ OWNER OF THE OF THE PROPERTY SHOWN HEREIN, SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.

BY: \_\_\_\_\_  
THOMAS W. TYSON, JR., EXECUTIVE SECRETARY

GRAPHIC SCALE

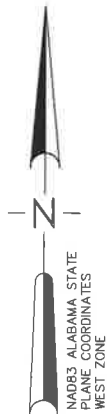


( IN FEET )  
1 inch = 30 ft.

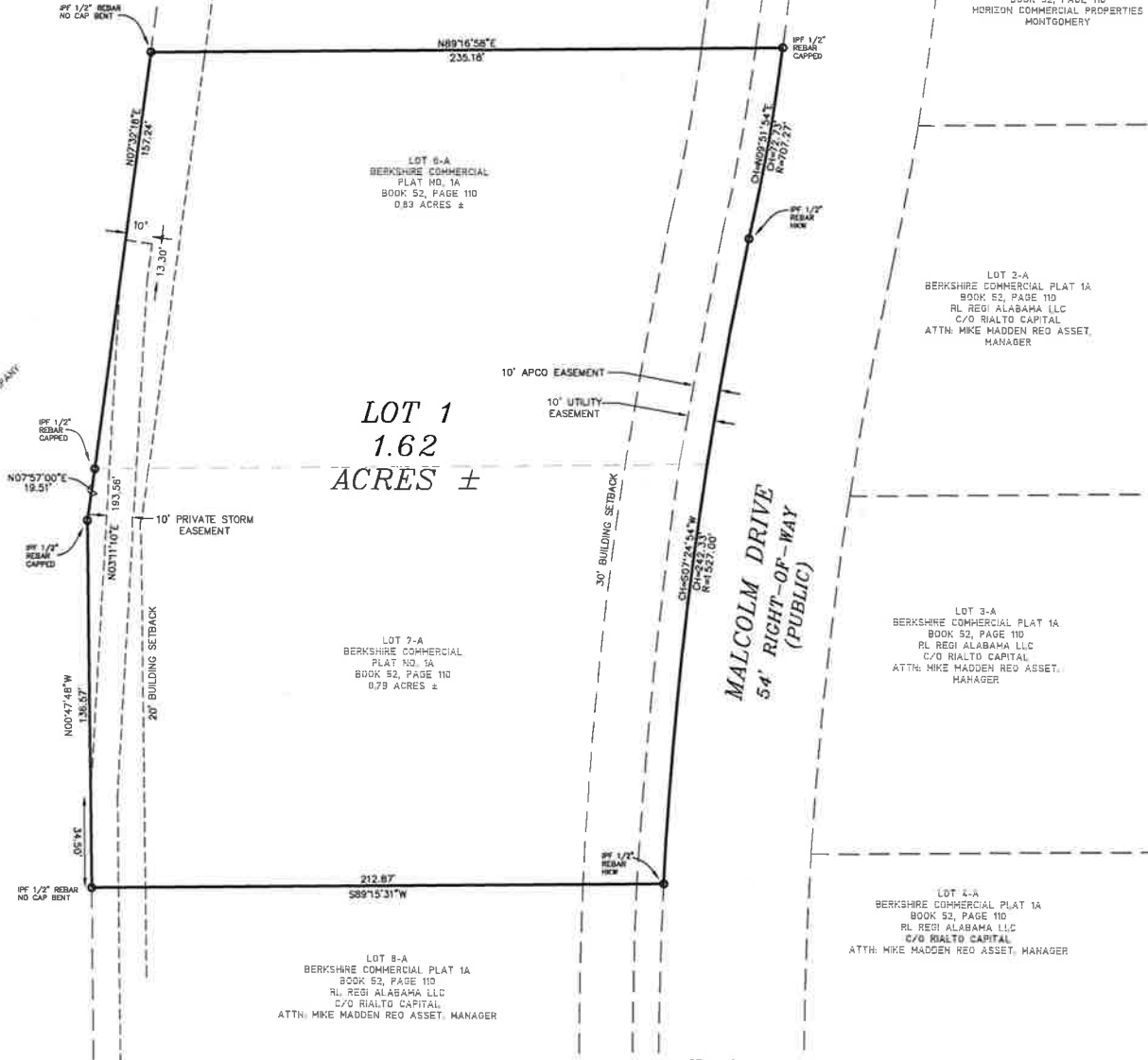
DATE DRAWN: 6-26-18

F&W PROJ: 18-514

**Flowers & White**  
ENGINEERING, LLC  
PO BOX 23746 MONTGOMERY, AL 36123  
PH 334.356.7600 FAX 334.356.1231



NAD83 ALABAMA STATE  
PLANE COORDINATES  
WEST ZONE



STATE OF ALABAMA )  
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE \_\_\_\_\_ DAY OF JUNE, 2018.

BRADLEY W. FLOWERS, PLS  
ALABAMA REG. NO. 31832

LEGEND

- N87°53'01"E 601.00' BEARING / DISTANCE
- IFF 1/2" REBAR ○ IRON PIN FOUND (AS NOTED)
- PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE

SURVEY NOTES:

1. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

110

12. Text Amendment

**PRESENTED BY:** Department of Economic & Community Development

**REPRESENTING:** City of Montgomery

**SUBJECT:** Request a text amendment to the Zoning Ordinance, Article VI, Section 10.14.2 (SmartCode) of the Code of Ordinances for the City of Montgomery, Alabama, be amended.

**REMARKS:** This text amendment will amend SmartCode to allow Mini-Storage by a *Warrant* in T4-O, T4-C, and T5 districts. A warrant is granted administratively by the CRC (Consolidated Review Committee). The CRC is comprised of a representative from the Planning Office, the City Engineer's Office, the City Traffic Engineer's Office, the City Fire Department, the Montgomery Water Works Board, a designee of the Mayor, a designee of the City Council member in whose district this Code is sought, and the Chairperson and Vice-Chairperson of the Montgomery Planning Commission.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_

Montgomery, Alabama

R = By Right

E = By Exception

W = By Warrant

	T1	T2	T3	T4-R	T4-O	T4-C	T5
<b>f. OTHER: AGRICULTURE</b>							
Grain Storage	R	R					
Livestock Pen	E						
Greenhouse	R	R	E			E	
Stable	R	R	E				
Vet Clinic / Kennel	R	R	E	E	E	E	E
<b>f. OTHER: AUTOMOTIVE</b>							
Auto Related Commercial		E			W	R	
Truck Maintenance							
Drive Through Facility					E	R	E
Rest Stop	R	R				R	
Roadside Stand	R	R					
Billboard							
Shopping Center							
Shopping Mall							
<b>f. OTHER: CIVIL SUPPORT</b>							
Cemetery							
Funeral Home					R	R	R
Hospital						E	E
Medical Clinic				E	E	R	R
<b>f. OTHER: EDUCATION</b>							
College							E
High School				E	E	E	E
Trade School						E	E
Elementary School			E	R	R	R	R
Daycare		R	R	R	R	R	R
<b>f. OTHER: INDUSTRIAL</b>							
Heavy Industrial Facility							
Light Industrial Facility							
Truck Depot							
Laboratory Facility						E	E
Water Supply Facility							
Sewer and Water Facility							
Electric Substation	E	E	E	E	E	E	E
Cremation Facility							
Large Storage							
Mini-Storage					W	W	W
Auto Related Industrial							
Towing with 30-day Storage							