

# Planning Commission Agenda

January 24, 2019

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 December 13, 2018 meeting

**January 24, 2019**

<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.	8991	Goodwyn, Mills & Cawood	Boyd-Cooper Parkway	Plat	1
2.	DP-2019-002	Larry E. Speaks & Associates	Day Street	DP	2
3.	DP-2019-004	High Tide Consultants	EastChase Parkway	DP	3
4.	DP-1997-018	Matthew Johnson	Eastern Boulevard	DP	4
5.	DP-2019-001	Paradigm Design	Wasden Road	DP	5
6.	8989	Lat 32, Inc.	Wasden Road	Plat	6
7.	8987	Professional Engineering	Columbus Street	Plat	7
8.	8988	“ “	Bell Road	Plat	8
9.	DP-2019-003	J. M. Garrett & Son	EastChase Lane	DP	9
10.	8990	“ “	EastChase Lane	Plat	10

- IV. Election of Officers

***The next Planning Commission meeting is on  
February 28, 2019***

1. 8991 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Boyd-Cooper Business Park Master Association, Inc.

**SUBJECT:** Request final approval of Boyd-Cooper Business Park Master Association Plat No. 1 located on the east side of Boyd-Cooper Parkway, approximately 240 ft. north of EastChase Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats one (1) lot and unplatted property into one (1) lot for storm water retention use. Parcel A-1 (3.307 acres) has 70.84 ft. of frontage on Boyd-Cooper Parkway and a depth of 1,200.17 ft. Parcel A is used for drainage and storm water retention. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 9

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.

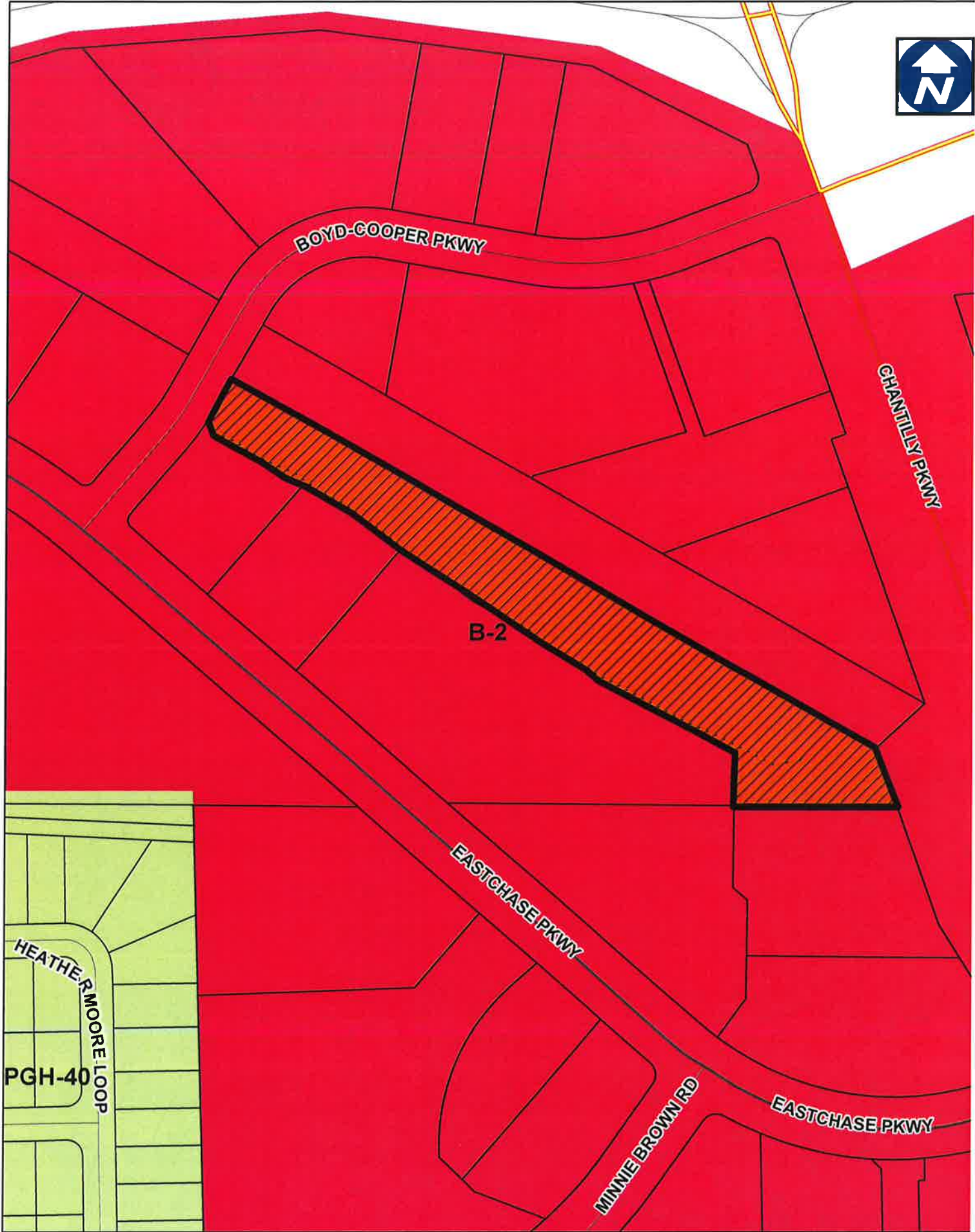
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

1A

13

# Map of BOYD-COOPER BUSINESS PARK MASTER ASSOCIATION PLAT NO. 1

Being a Replat of Drainage & Stormwater Parcel A (PB 49, PG 115) and Previously Unplatted Property Lying in the Southeast Quarter of Section 15, T-16-N, R-19-E  
Montgomery County, Alabama

## Goodwyn, Mills & Cawood, Inc.

Engineers - Architects - Planners - Surveyors

2660 EastChase Lane, Suite 200  
Montgomery, Alabama 36117  
Office (334) 271-3200  
Fax (334) 272-1566

DECEMBER, 2018

Scale: 1"=100'

Office Checked	Drawn By	Field Blanked	Project Number	Closure
SC/RC	MDL	SC	1705077	MDL

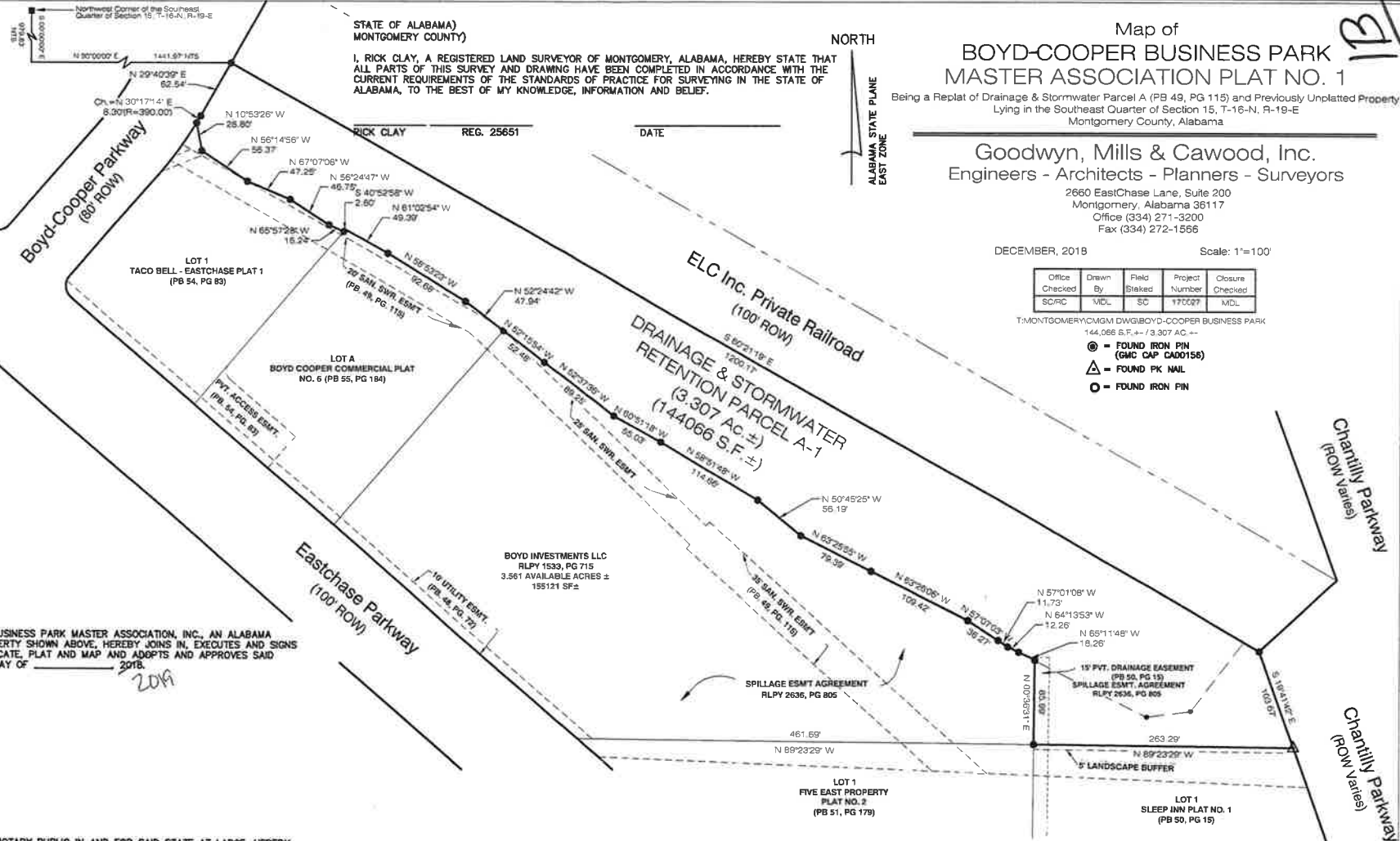
T:\MONTGOMERY\CMG\DWG\BOYD-COOPER BUSINESS PARK  
144,066 S.F. ± / 3,307 AC. ±

- = FOUND IRON PIN (GMC CAP CAD0156)
- ▲ = FOUND PK NAIL
- = FOUND IRON PIN

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

I, RICK CLAY, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY STATE 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.

RICK CLAY REG. 25651 DATE \_\_\_\_\_



STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED, BOYD/COOPER BUSINESS PARK MASTER ASSOCIATION, INC., AN ALABAMA CORPORATION, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINS IN, EXECUTES AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID INSTRUMENT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY: \_\_\_\_\_  
BOYD/COOPER BUSINESS PARK  
MASTER ASSOCIATION, INC.  
an Alabama Corporation

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS ITS \_\_\_\_\_ OF BOYD/COOPER BUSINESS PARK MASTER ASSOCIATION, INC., AN ALABAMA CORPORATION, OWNER OF THE PROPERTY SHOWN ABOVE, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE AS SAID OWNER, 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 \_\_\_\_\_

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON JANUARY 24, 2018 AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.

THOMAS M. TYSON, JR.  
EXECUTIVE SECRETARY

DATE \_\_\_\_\_

RECEIVED

JAN 02 2019

LAND USE DIVISION



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

1C

2. DP-2019-002 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Maxwell Mini Storage

**SUBJECT:** Public hearing for a development plan for a new building to be located at 3807 Day Street in M-1 (Light Industrial) and M-3 (General Industrial) Zoning Districts.

**REMARKS:** The petitioner has submitted plans to construct a 10,000 sq. ft. building to be used in conjunction with an existing mini-warehouse complex. There will be no changes to the existing 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.

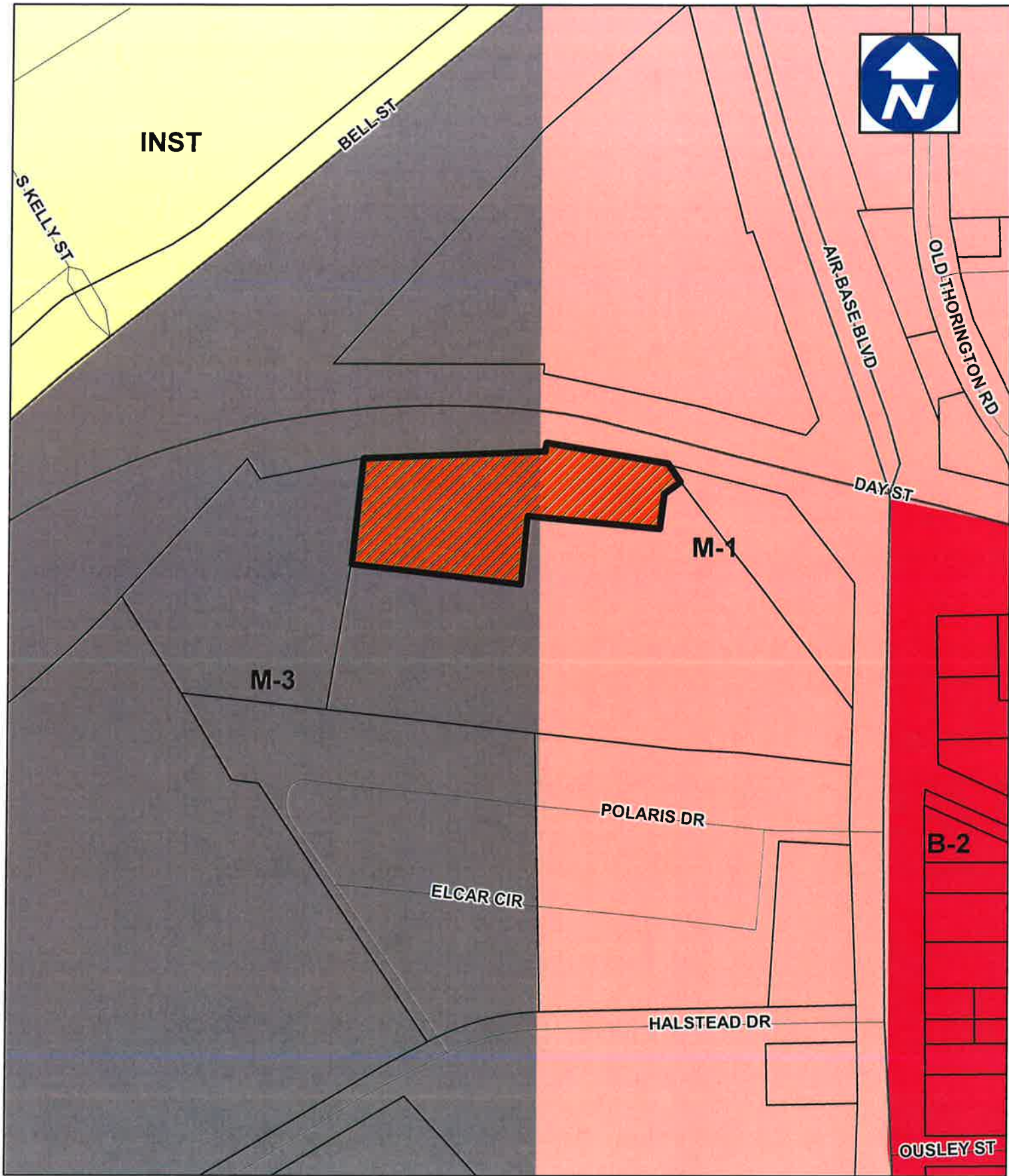
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

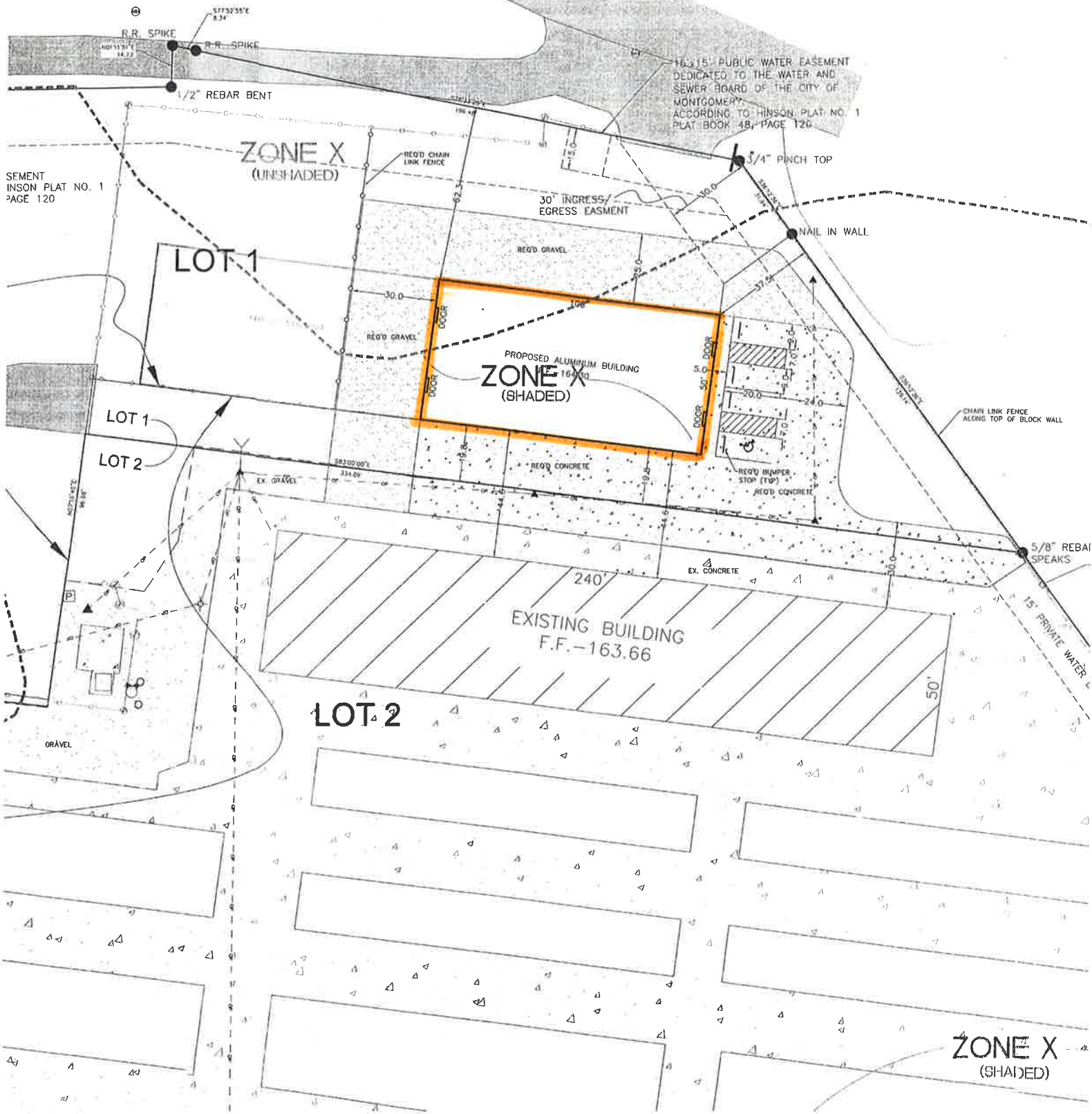
1 inch = 200 feet



ITEM NO. 2A



# DAY STREET (R.O.W. VARIES)



SEMENT  
INSON PLAT NO. 1  
PAGE 120

ZONE X  
(UNSHADED)

LOT 1

PROPOSED ALUMINUM BUILDING  
ZONE X  
(SHADED)

LOT 1

LOT 2

LOT 2

EXISTING BUILDING  
F.F. -163.66

ZONE X  
(SHADED)



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 2C

3. DP-2019-004 **PRESENTED BY:** High Tide Consultants

**REPRESENTING:** Walk-On's Bistreaux & Bar

**SUBJECT:** Public hearing for a development plan for a new building to be located on the north side of EastChase Parkway across from EastChase Lane in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an 8,022 sq. ft. building for a restaurant. There are 104 paved parking spaces indicated on the site plan. There is one (1) right-in/right-out only access drive and one (1) full access drive to the adjoining property. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 9

**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.

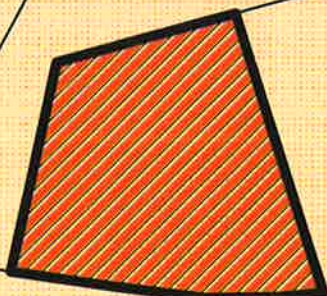
**URBAN FORESTRY:** No objections.

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

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



PUD



EASTCHASE.PKWY

SELAS DR

EASTCHASE LN

WYNLAKE.S BLVD

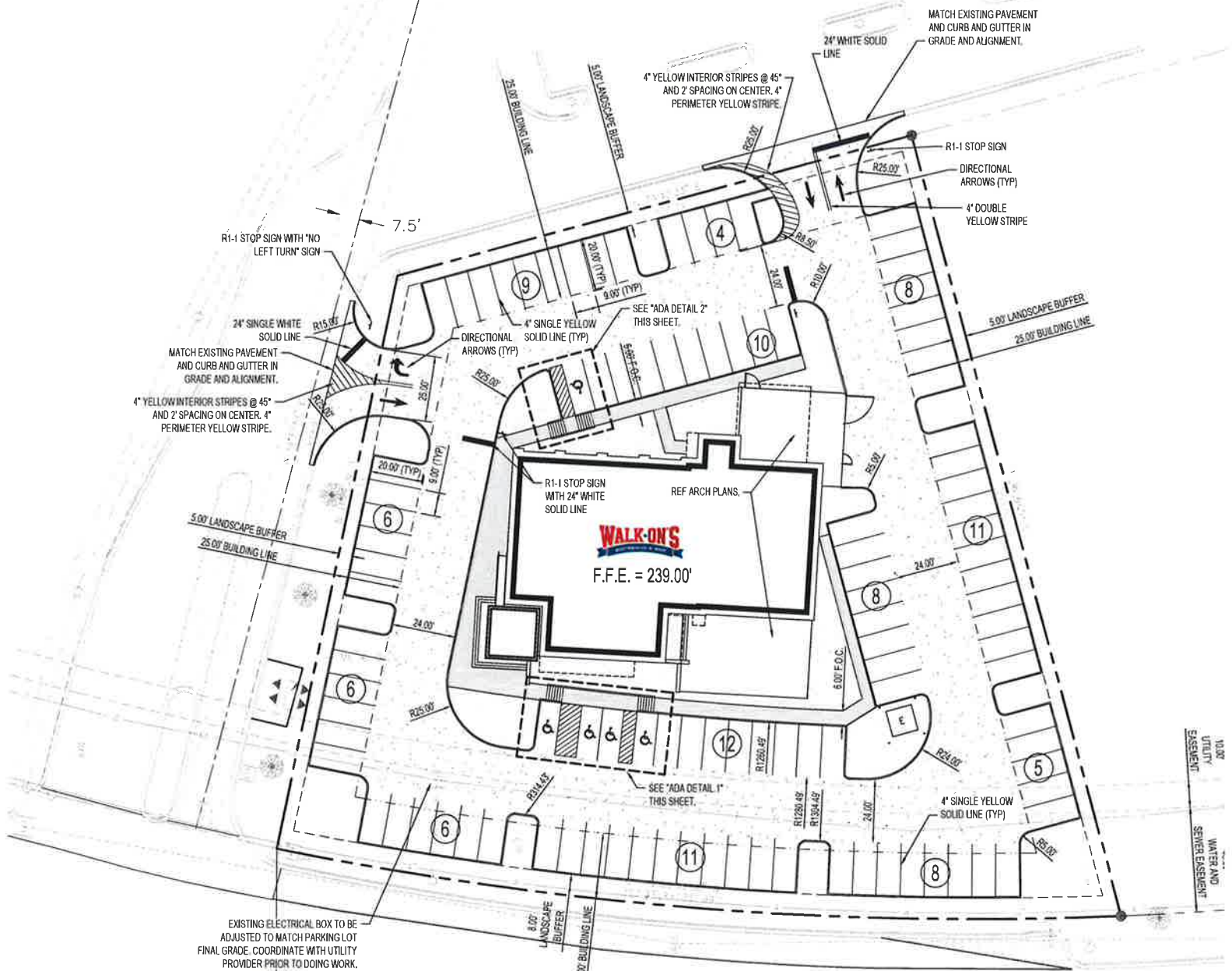
**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 3A

4  
2



EASTCHASE PARKWAY

ADA ACCESSIBLE SIGN

3B



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 3C

4. DP-1997-018 **PRESENTED BY:** Matthew Johnson

**REPRESENTING:** Discount Tire Company

**SUBJECT:** Public hearing for a development plan for a new building to be located at 2430 Eastern Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an 8,192 sq. ft. building. There are 42 paved parking spaces indicated on the site plan, whereas 52 are required; however additional landscaping is being provided to meet the 10 space deficiency. There are two (2) access drives to the adjoining property. All applicable requirements will be met.

**CITY COUNCIL DISTRICT: 5**

**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.

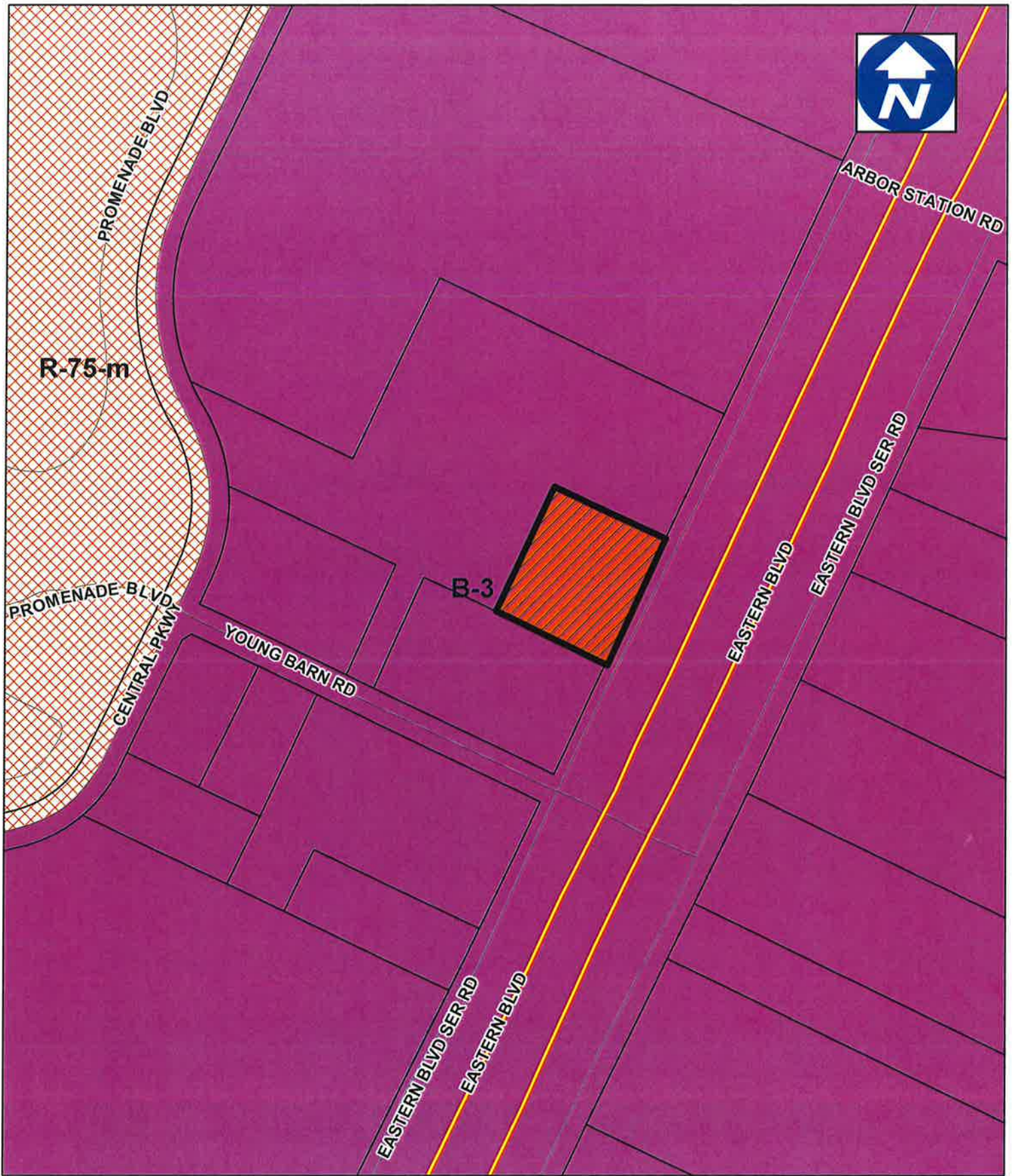
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



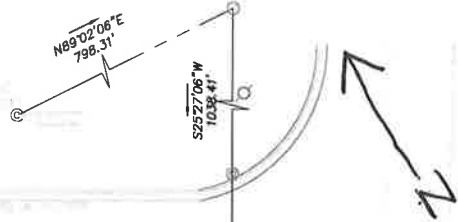
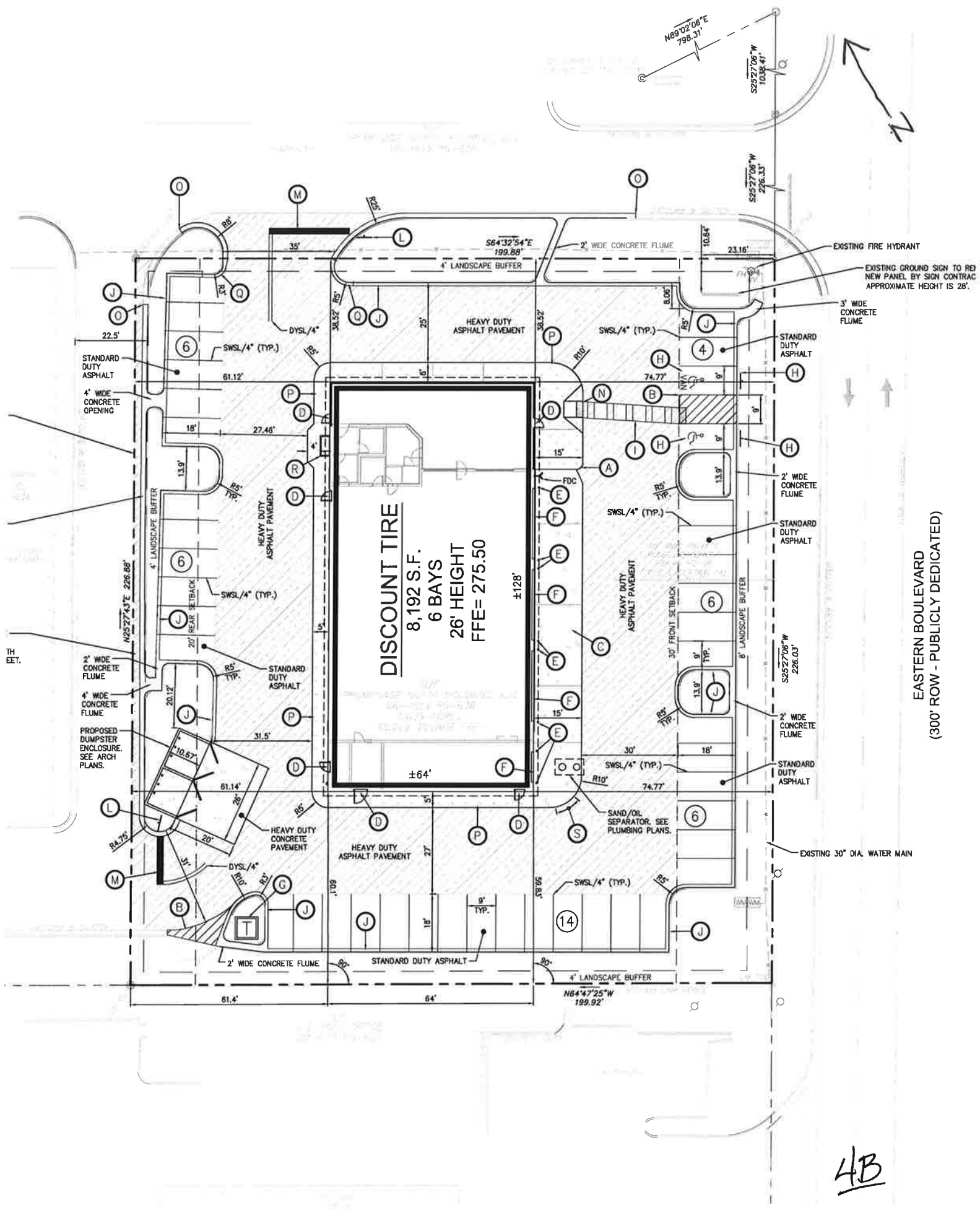
**DEVELOPMENT SITE    SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 4A





**DISCOUNT TIRE**  
 8,192 S.F.  
 6 BAYS  
 26' HEIGHT  
 FFE= 275.50

EASTERN BOULEVARD  
 (300' ROW - PUBLICLY DEDICATED)

4B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 4C

5. DP-2019-001 **PRESENTED BY:** Paradigm Design

**REPRESENTING:** FedEx Ground

**SUBJECT:** Public hearing for a development plan for a new building to be located on the south side of Wasden Road, approximately 2,300 feet west of Mobile Highway, in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct 141,002 sq. ft. building. There are 265 paved parking spaces and one (1) full access drive to Wasden Road indicated on the site plan. There are additional equipment spaces thru out the site. 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.

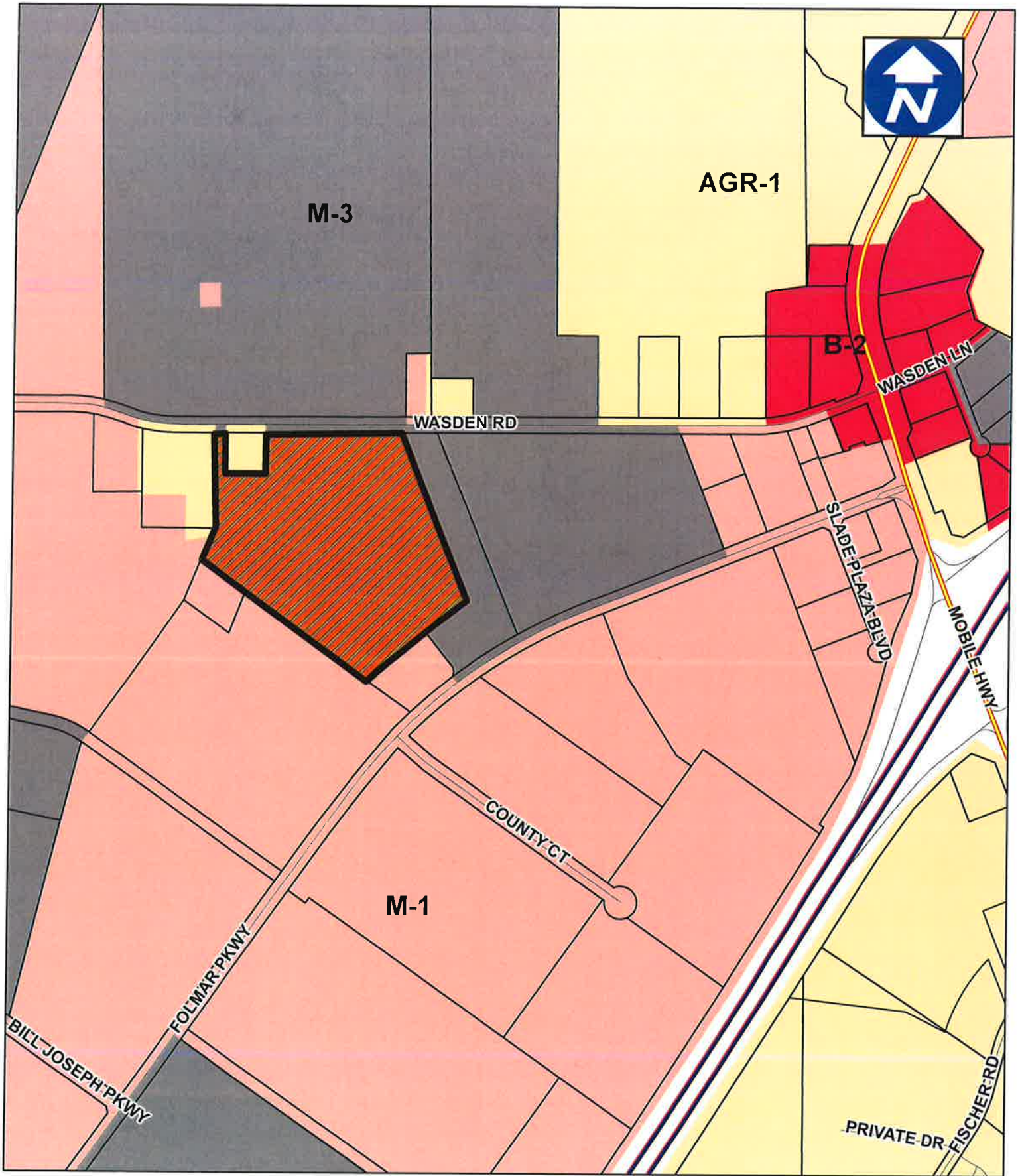
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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

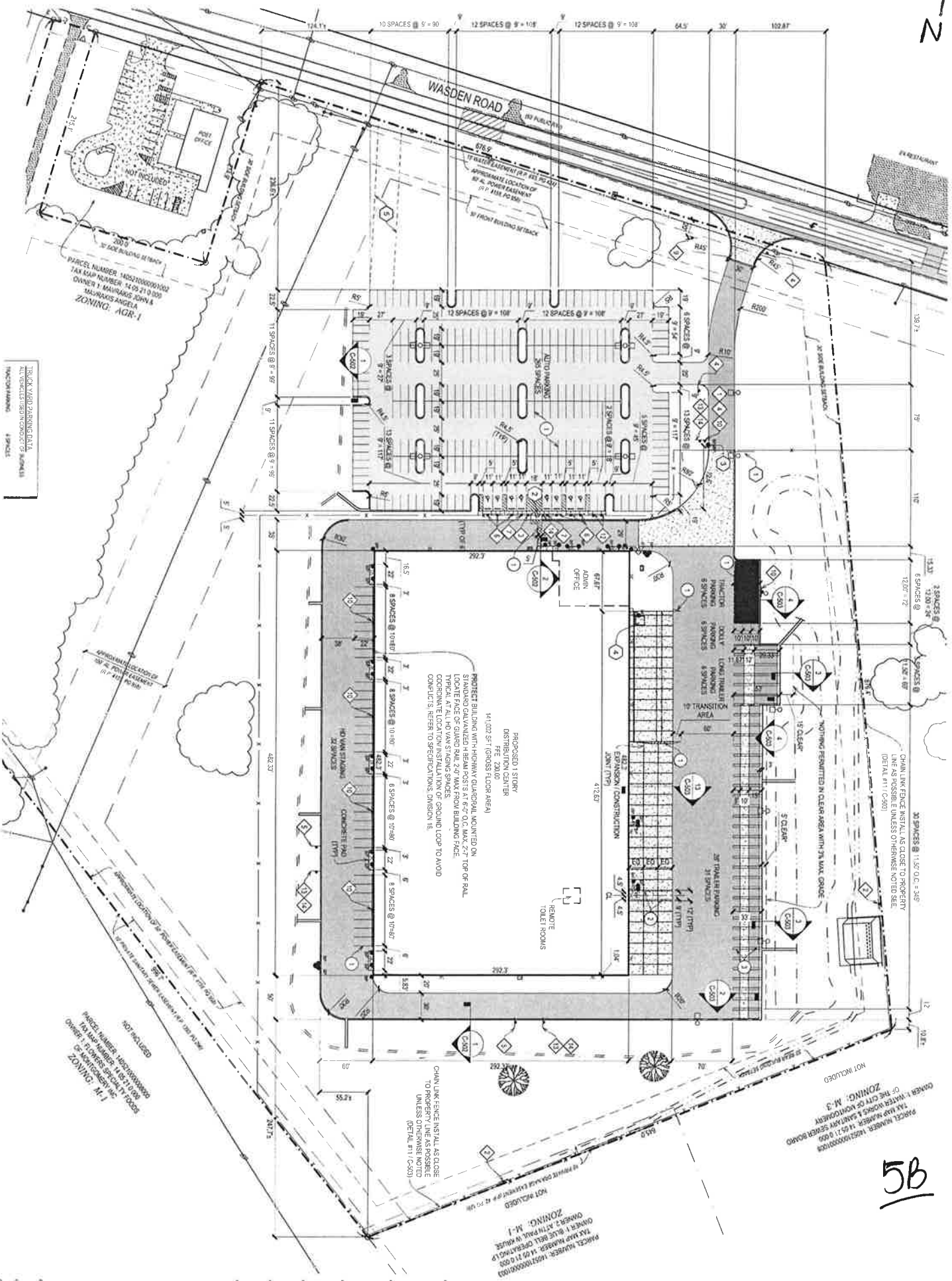


**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 600 feet



ITEM NO. 5A



PARCEL NUMBER: 14527000000000  
 TAX MAP NUMBER: 1405 210 000  
 OWNER: J. MAURASO JOHN A.  
 ZONING: AGR-1

TRUCK VARIOUS PARKING DATA  
 ALL VEHICLES TO BE CONDUCTED BY MANUA  
 TRUCKS: 15 SPACES  
 TRUCKS: 15 SPACES

PROPOSED 1 STORY  
 DISTRIBUTION CENTER  
 141,000 SFT (GROSS FLOOR AREA)  
 FFE: 200,000  
 PROJECT BUILDING WITH HIGHWAY GLASSPANEL MOUNTED ON  
 STANDARD GALVANIZED H-BEAM POSTS AT 6'-0" O.C. MAX. 2'-7" TOP OF RAIL  
 LOOKOUT FACE OF GLASS RAIL 2'-0" MAX FROM BUILDING FACE.  
 TYPICAL AT ALL R/W VAS STAKING SPACES.  
 CONSTRUCTION OF PERIMETER OF GROUND LOOP TO AVOID  
 CONFLICTS. REFER TO SPECIFICATIONS, DIVISION 16.

CHAIN LINK FENCE INSTALL AS CLOSE TO PROPERTY  
 LINE AS POSSIBLE (UNLESS OTHERWISE NOTED SEE  
 DETAIL #11 (C-30))

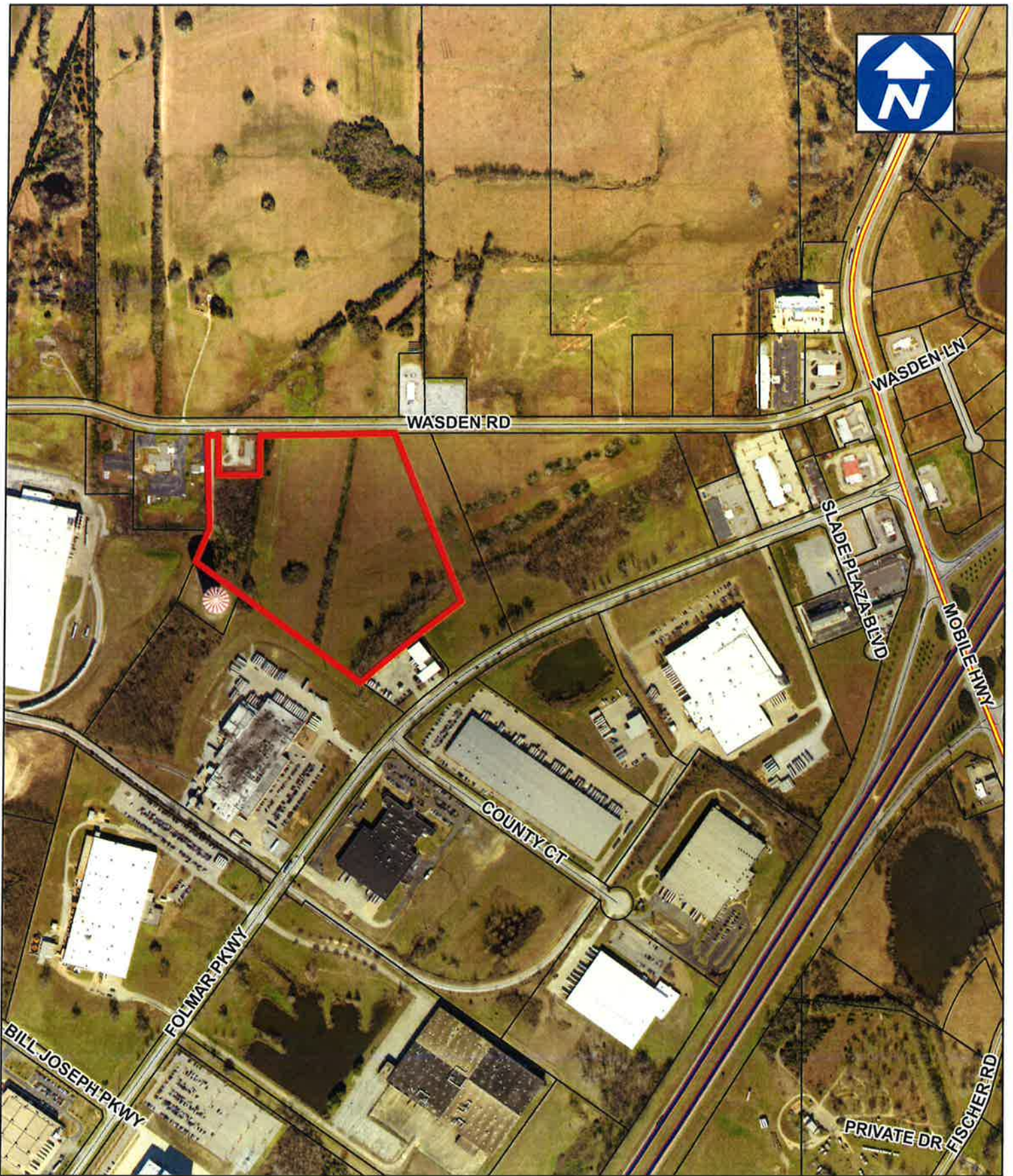
NOT INCLUDED  
 PARCEL NUMBER: 14527000000000  
 TAX MAP NUMBER: 1405 210 000  
 OWNER: J. MAURASO JOHN A.  
 ZONING: M-1

CHAIN LINK FENCE INSTALL AS CLOSE  
 TO PROPERTY LINE AS POSSIBLE  
 (UNLESS OTHERWISE NOTED  
 DETAIL #11 (C-30))

NOT INCLUDED  
 PARCEL NUMBER: 14527000000000  
 TAX MAP NUMBER: 1405 210 000  
 OWNER: J. MAURASO JOHN A.  
 ZONING: M-3

NOT INCLUDED  
 PARCEL NUMBER: 14527000000000  
 TAX MAP NUMBER: 1405 210 000  
 OWNER: J. MAURASO JOHN A.  
 ZONING: M-1

5B



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 600 feet



ITEM NO. 50

6. 8989 **PRESENTED BY:** Lat 32, Inc.

**REPRESENTING:** Paradigm

**SUBJECT:** Request final approval of Wasden Road Plat No. 1 located on the south side of Wasden Road approximately 1,400 ft. east of Bill Joseph Parkway in an M-3 (General Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for industrial use. Lot 1 (23.36 acres) has 687.29 ft. of frontage on Wasden Road and a depth of approximately 1,190 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.

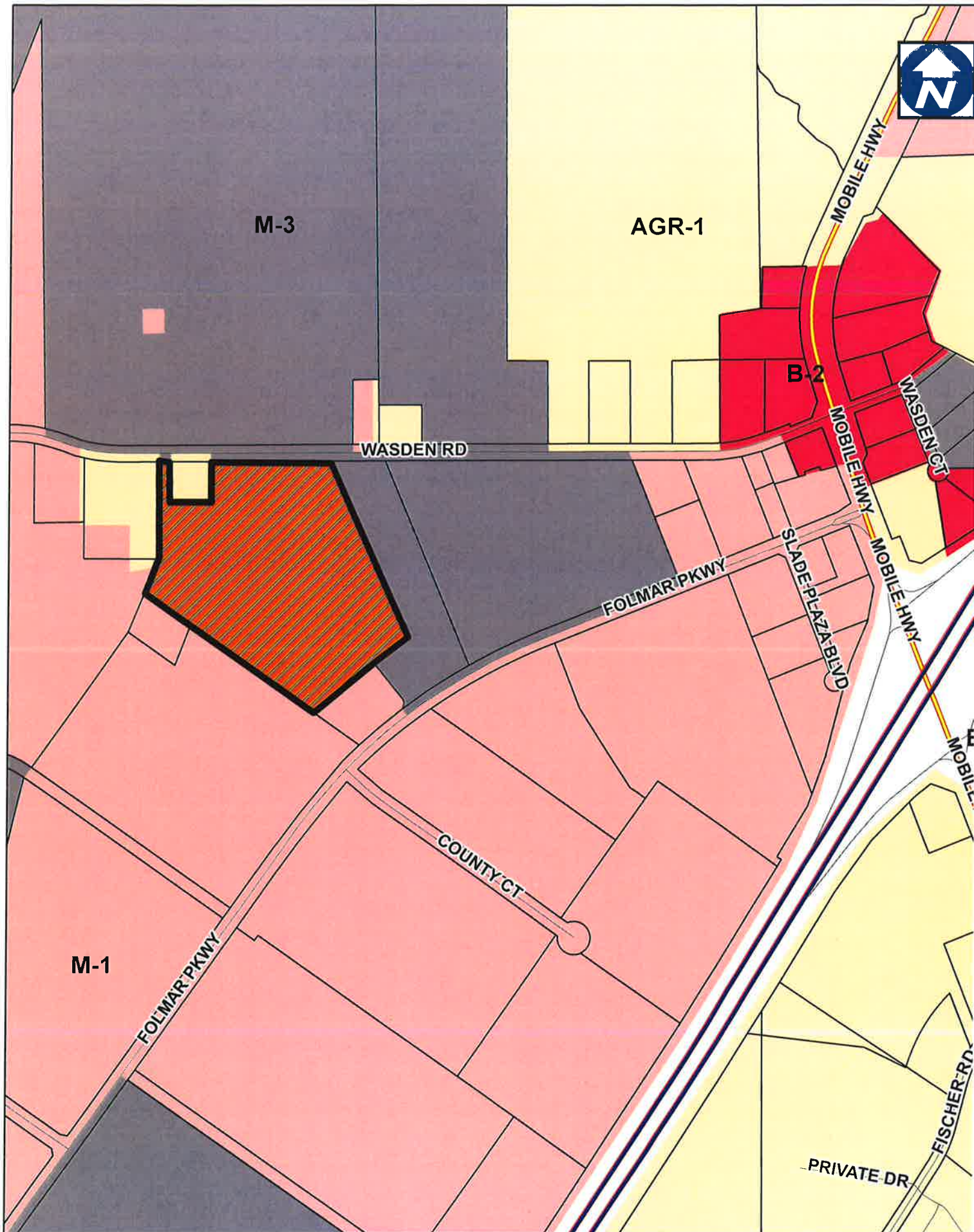
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

6A







**PLATS**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

62

7. 8987 **PRESENTED BY:** Professional Engineering & Consultants

**REPRESENTING:** Equal Justice Initiative

**SUBJECT:** Request final approval of EJI North Perry Plat No. 1 located on the northeast corner of Columbus Street and North Court Street (401 North Perry Street) in a T5 (Urban Center Zone) SmartCode Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (2.67 acres) has 290.57 ft. of frontage on Columbus Street, 291.05 ft. of frontage on North Court Street, 328.67 ft. of frontage on Randolph Street and 348.63 ft. of frontage on North Perry Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the lot width exceeding the maximum allowed lot width of 180 ft.; however the Consolidated Review Committee has approved a warrant to exceed the lot width to 291 ft.

**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.

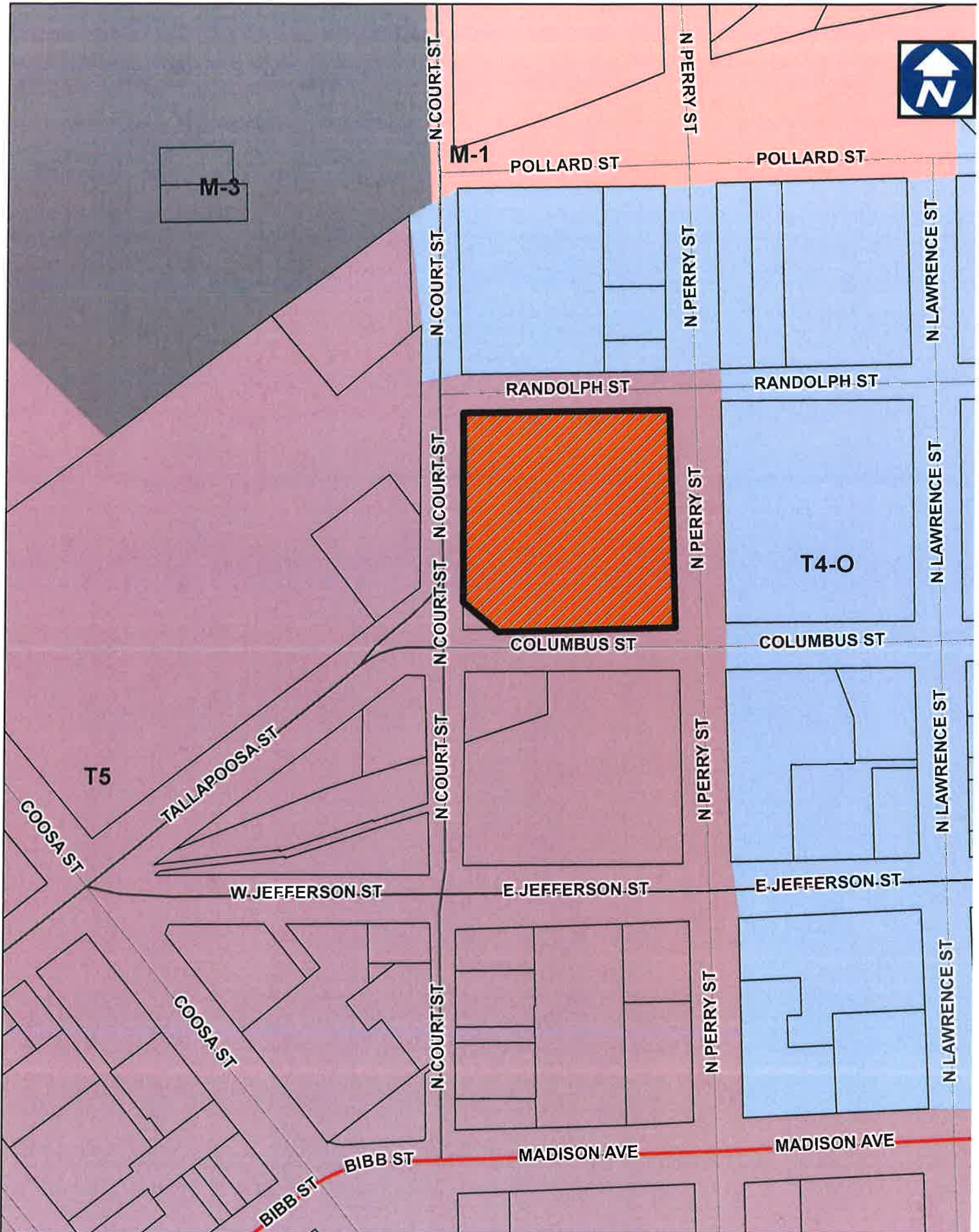
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

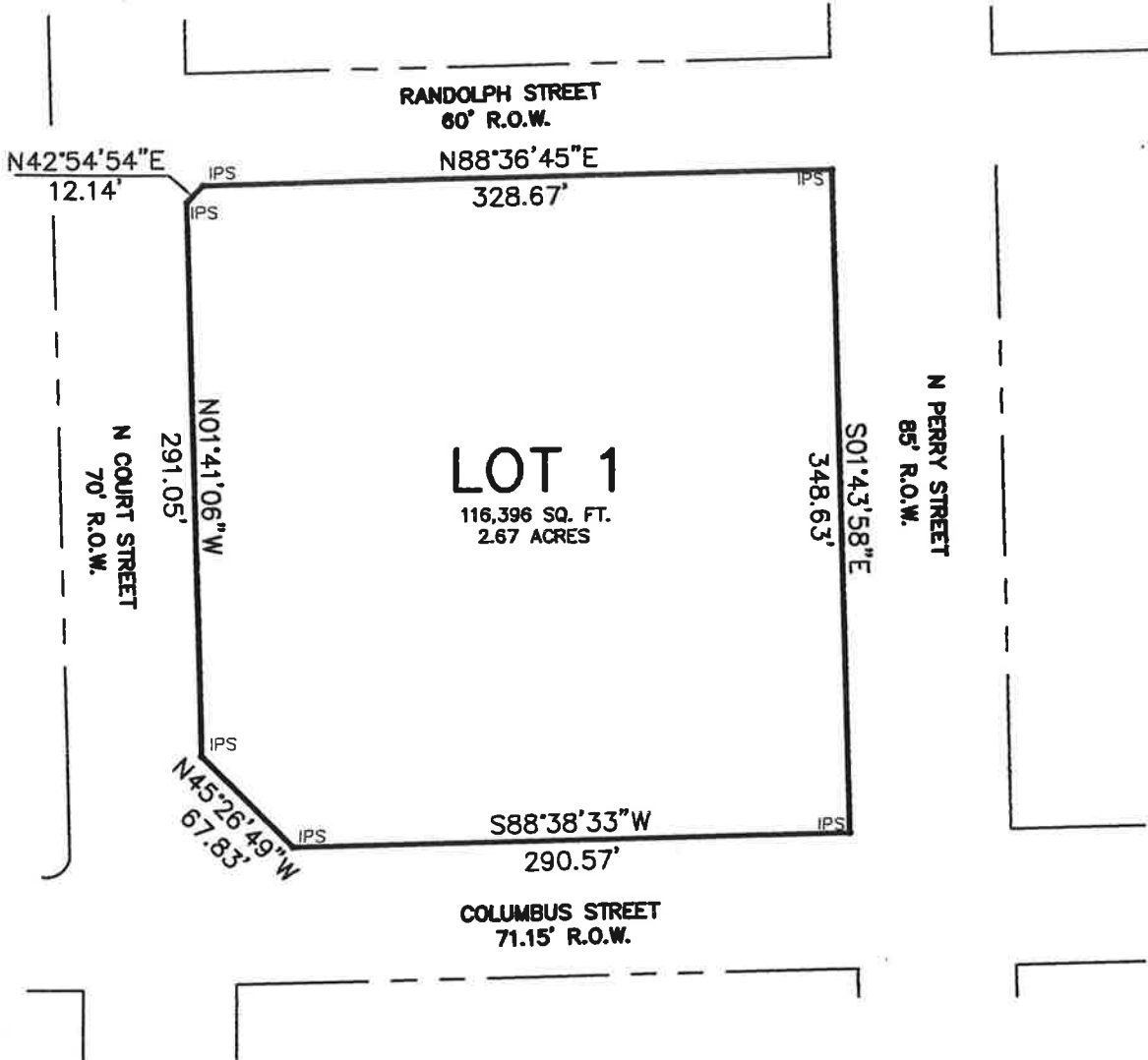
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. \_\_\_\_\_

7A



AN

**ALABAMA POWER COMPANY**

ALABAMA POWER COMPANY IS OPERATE AND MAINTAIN ITS FACILITIES, TRANSCLOSURES AND CONNECTION THEREWITH, WITHIN PORTION OF EACH LOT ABUTTING UTILITY EASEMENT SHOWN, FOR DISTRIBUTION OF ELECTRIC POWER PRIVILEGES NECESSARY OR CONSTRUCTION THEREOF, INCLUDING THE RIGHT TO REPAIR, AND REMOVAL THEREOF TO CLEAR ALL TREES, UNDERBRUSH TO KEEP ANY AND ALL OBSTRUCTIONS, UNDER AND ABOVE SAID FACILITIES GRANTED HEREIN IS THE RIGHT FROM SAID 10 FOOT WIDE EASEMENT CONSTRUCTED ON THE LOTS WITHIN

**NOTES:**

ALL UTILITY, PRIVATE DRAINAGE HEREON, ARE FOR THE USE OF FOR SURFACE DRAINAGE AS WELL AS FOR INGRESS AND EGRESS FOR AND APPARATUS INCLUDED THEREIN PROPERTY IN THESE EASEMENTS OR COUNTY OF MONTGOMERY, ALABAMA.

ALL EASEMENTS OR RIGHTS-OF-WAY AND/OR PRIVATE ACCESS EASEMENTS DEDICATED TO THE CITY AND/COUNTY PUBLIC USE. EASEMENTS INCLUDING CITY AND COUNTY EMPLOYEES IN THE EASEMENTS. NO PERMANENT EASEMENT SHOWN.

EASEMENTS FOR SANITARY SEWER DEDICATED, ARE HEREBY DEDICATED WORKS AND SANITARY SEWER INGRESS AND EGRESS IN THE CITY SEWER AND WATER LINES AND

STREETS SHOWN HEREON, IF NOT TENDERED FOR DEDICATION TO THE CITY AND COUNTY, ARE NOT TO BE CONSIDERED PERMANENT EASEMENTS.

**LEGEND**

S84°14'55"E 108.85'	MEASURED BEARING/DISTANCE
_____	PROPERTY LINE
● IPS	1/2" REBAR IRON PIN SET, CAP #5935

SOURCE OF INFORMATION: PLAT BOOK 25 PAGE 49  
PLAT BOOK 27 PAGE 197

BASIS OF BEARINGS: HORIZONTAL AND VERTICAL CONTROL  
BASED ON ALDOT CORS STATION

*EJI North  
Perry Plat No. 1*

STATE OF ALABAMA )  
MONTGOMERY COUNTY)

I, PATRICK A. MOSELEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S SIGNATURE

ALABAMA LICENSE NUMBER 5935

PROFESSIONAL ENGINEERING CONSULTANTS  
822 SOUTH McDONOUGH STREET  
MONTGOMERY, ALABAMA 36104

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**EJI NO**  
BEING A REPLAT OF NO. 1  
& THE SOUTH HALF  
LOCA

*TB*

DATE:  
FILE:



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

70

8. 8988 **PRESENTED BY:** Professional Engineering & Consultants, LLC

**REPRESENTING:** Mercy Missionary Baptist Church

**SUBJECT:** Request final approval of Mercy Missionary Baptist Church Plat No. 2 located on the north side of Bell Road at the intersection of Young Meadows Road in B-2 (Commercial) and R-75-s (Single-Family Residential) Zoning Districts.

**REMARKS:** This plat replats one (1) lot and unplatted property into two (2) lots for church use. Lot 1 (10.13 acres) has 955.94 ft. of frontage on Bell Road and a depth of 532.07 ft. Lot 2 (2.87 acres) has 332.48 ft. of frontage on Bell Road and a depth of 399.50 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.

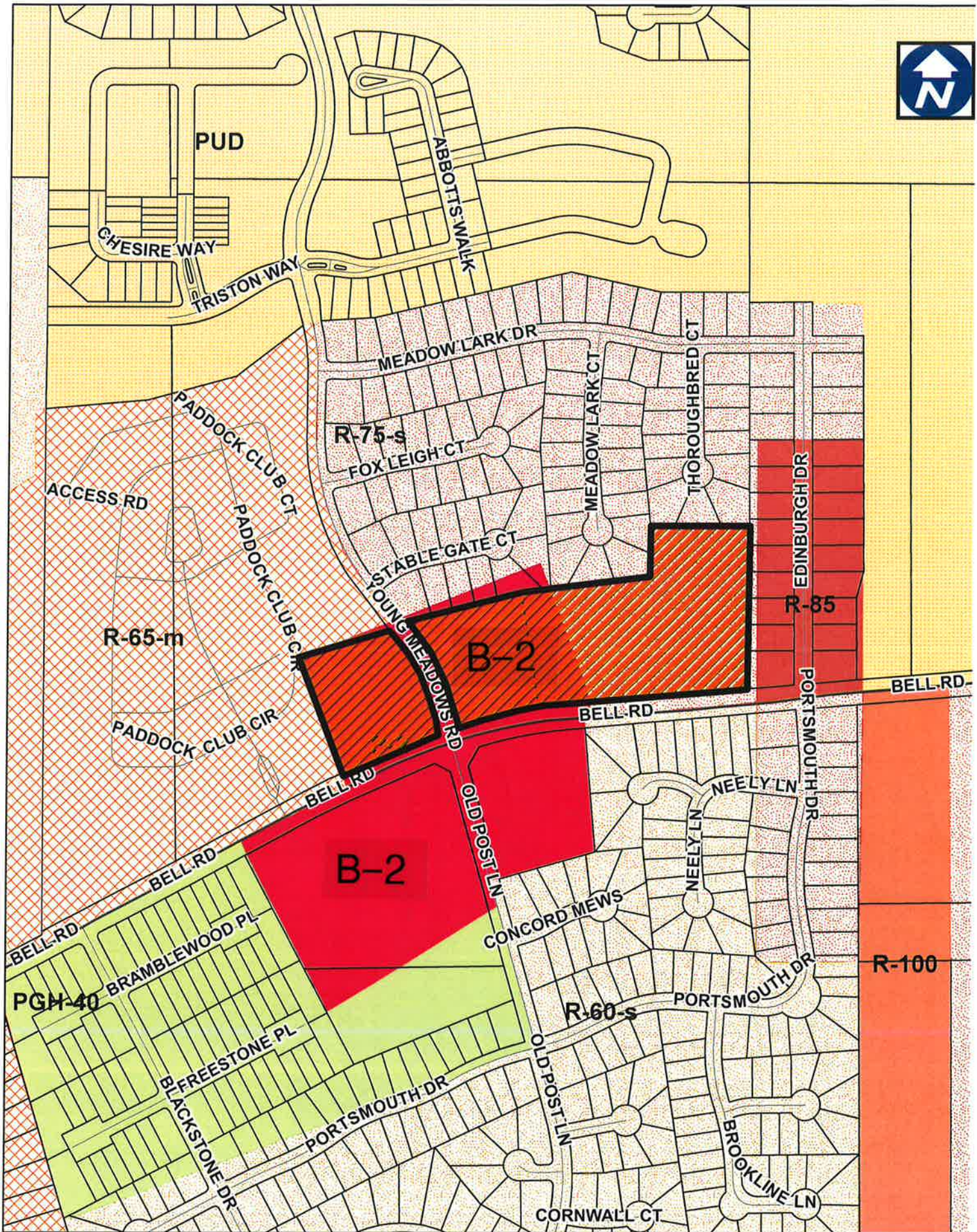
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY

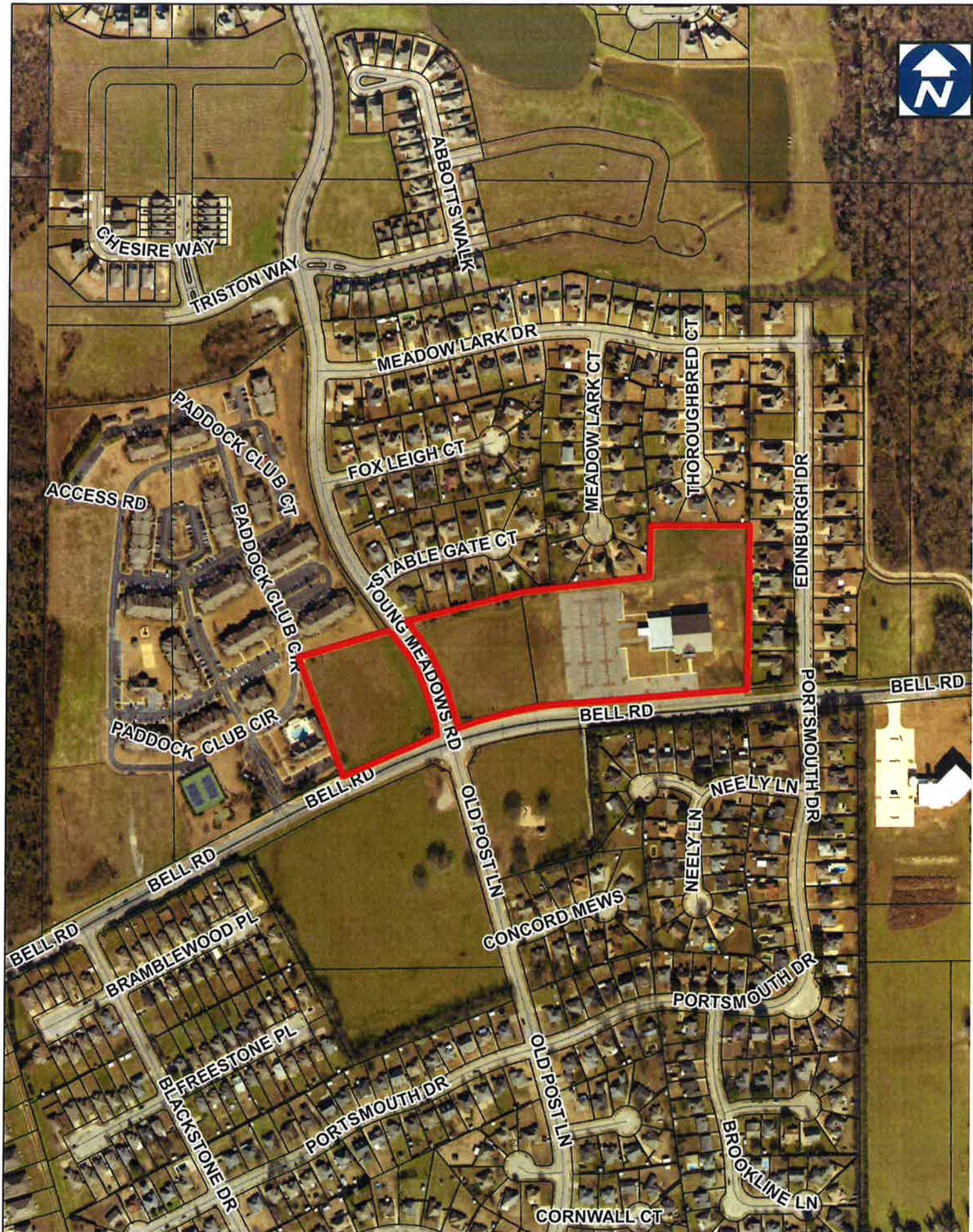


ITEM NO.

8A







**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. DP-2019-003 **PRESENTED BY:** J. M. Garrett & Son, LLC

**REPRESENTING:** Holiday Inn Conference Center EastChase

**SUBJECT:** Public hearing for a development plan for a new building to be located the south side of EastChase Lane, approximately 1,000 ft. west of Berryhill Road, in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a six (6) story, 96,816 sq. ft. hotel, with a 1,658 canopy. There are 182 paved parking spaces indicated on the site plan. There is one (1) divided access drive to EastChase Lane and one (1) access drive to Berryhill Road. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 9

**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.

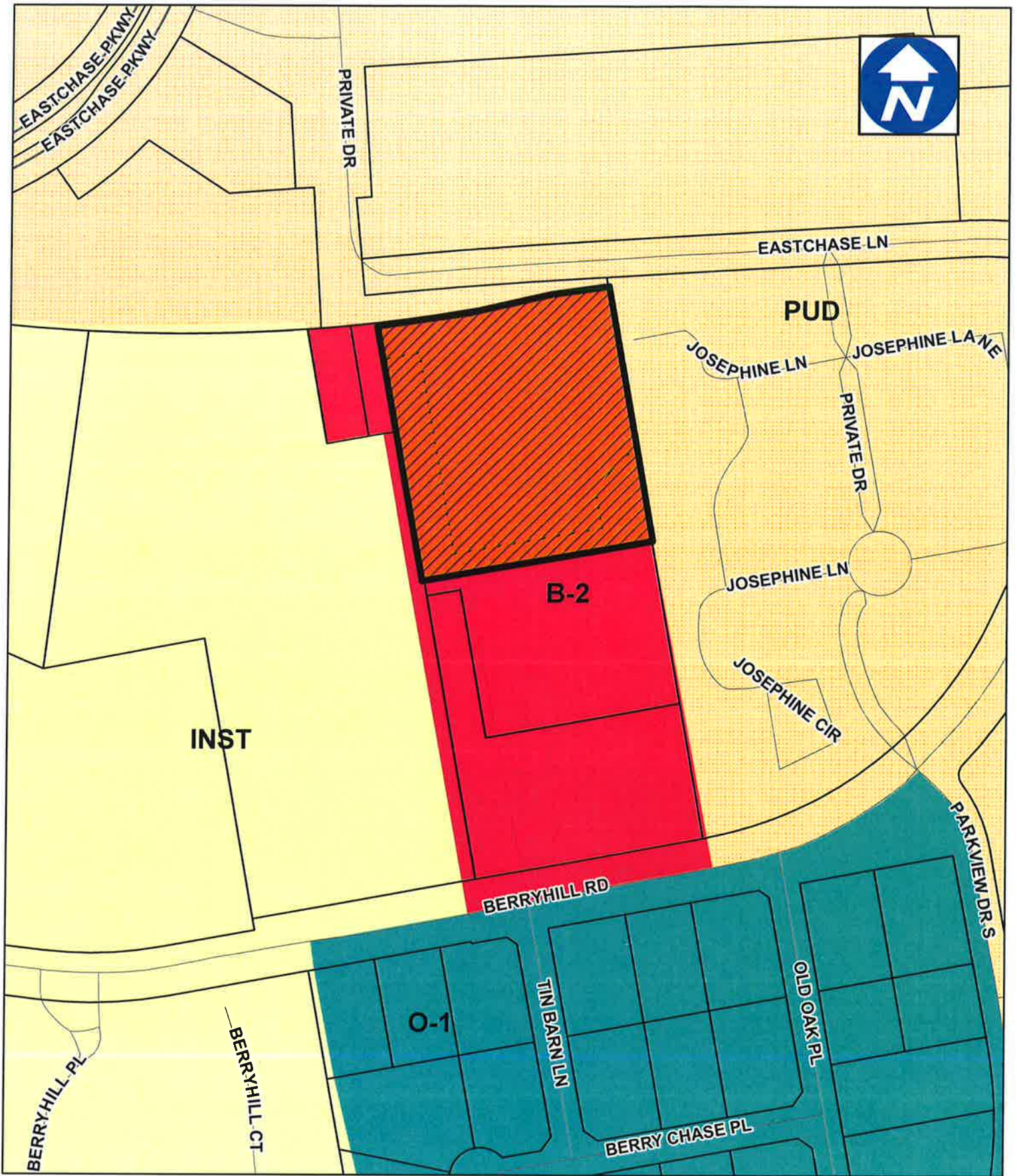
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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

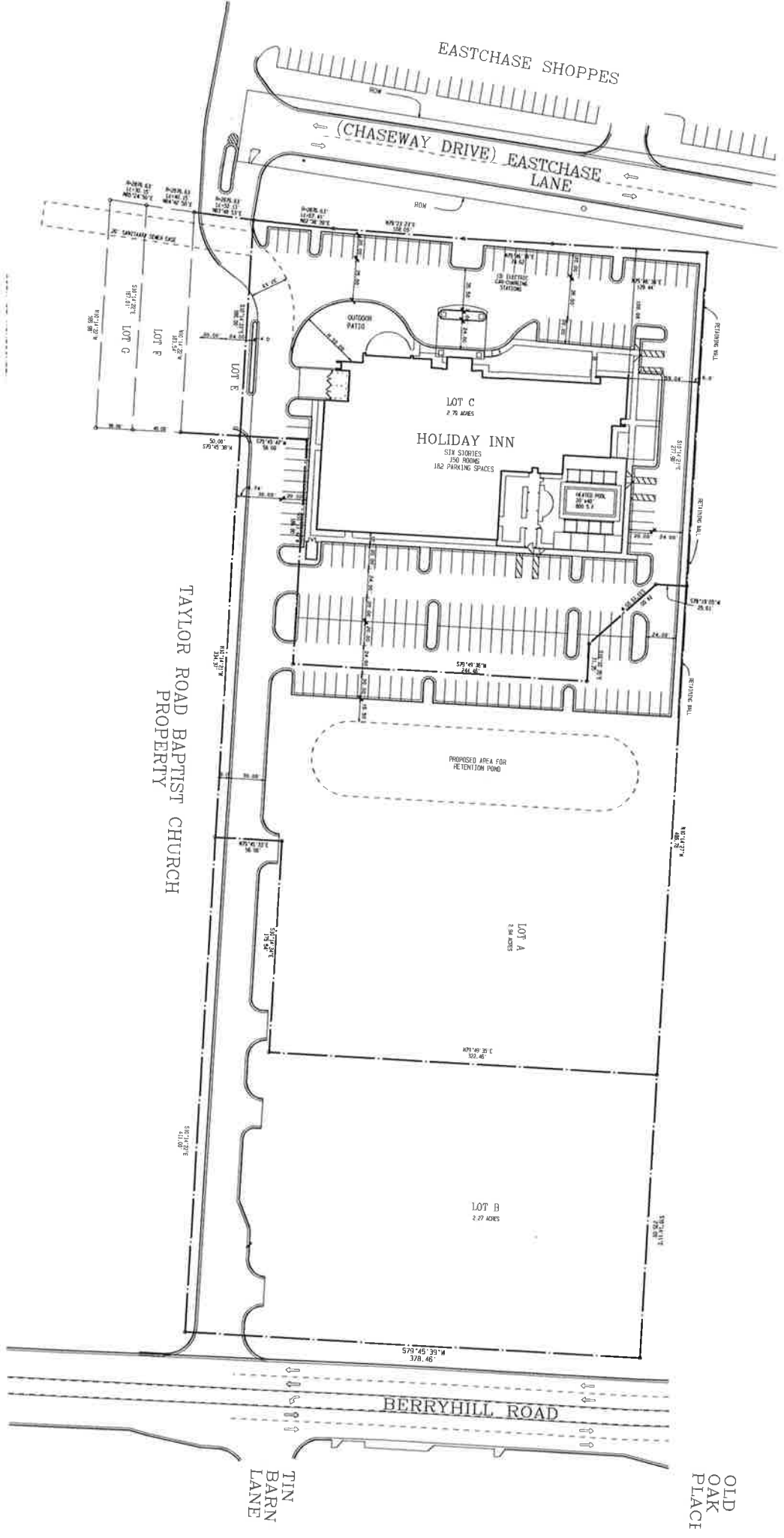


**DEVELOPMENT SITE    SUBJECT PROPERTY**

1 inch = 200 feet

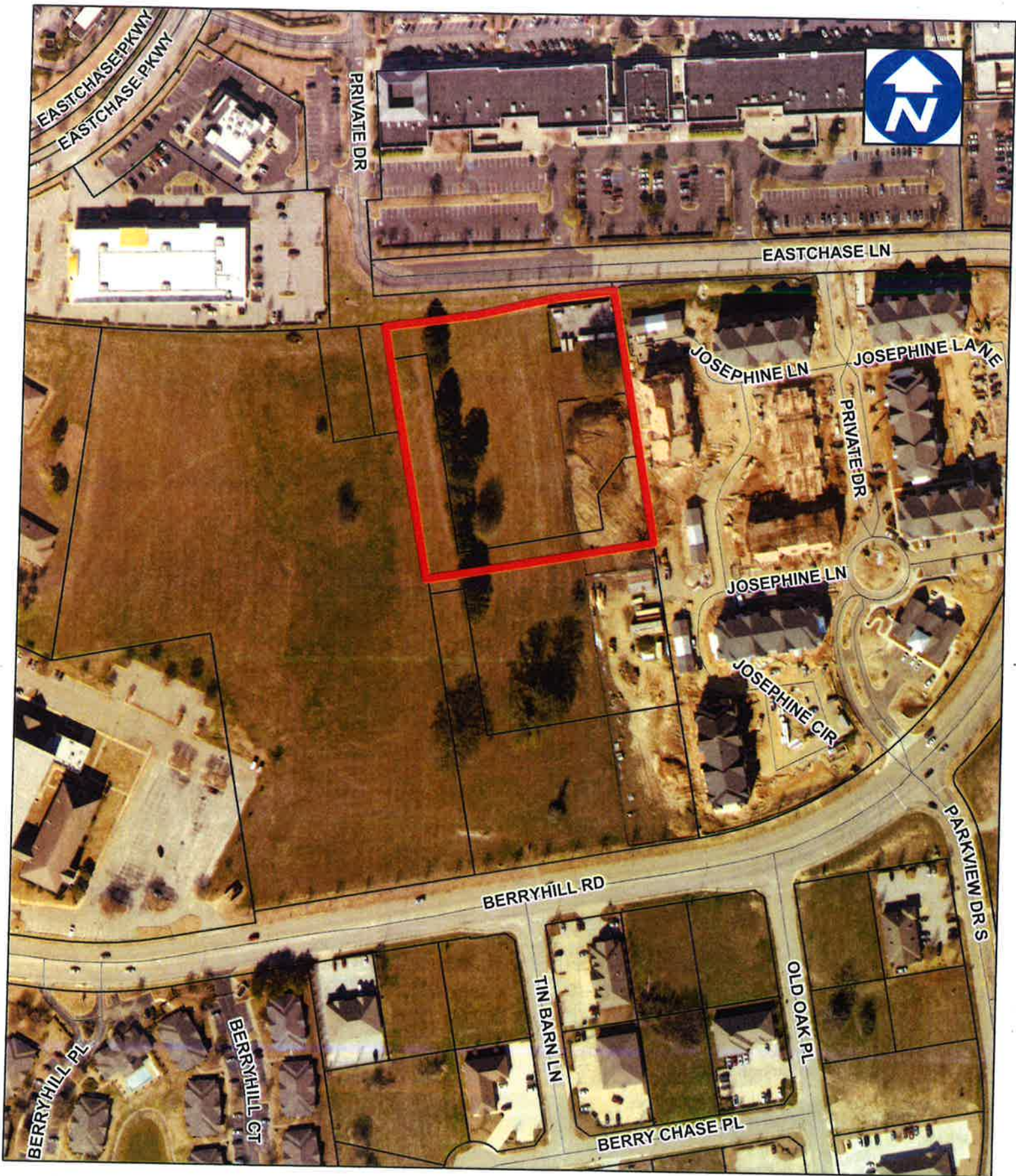


ITEM NO. 9A



TAYLOR ROAD BAPTIST CHURCH  
PROPERTY

*JB*



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 9C

10. 8990 **PRESENTED BY:** J. M. Garrett & Son, LLC

**REPRESENTING:** Lucky, LLC

**SUBJECT:** Request final approval of Holiday Inn EastChase Plat No. 1 located on the north side of Berryhill Road approximately 1,400 ft. east of Taylor Road in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates six (6) lots for commercial use. Lot A (2.94 acres) has no frontage to a public right-of-way; however will be accessed by an access easement. Lot B (2.27 acres) has 378.46 ft. of frontage on Berryhill Road and a depth of 411.00 ft. Lot C (2.79 acres) has a width of 378.56 ft. and a depth of approximately 360.00 ft. Lot E (0.208 acres) has a width of 50.13 ft. and a depth of 183.4 ft. Lot F (0.170 acres) has a width of 40.15 ft. and a depth of 187.01 ft. Lot G (0.130 acres) has a width of 30.15 ft. and a depth of 189.98 ft. All lots will have crossover parking and crossover access. The exact location will be determined at a later date and will be recorded as a separate document in Real Property at the Montgomery County Judge of Probate. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 9

**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.

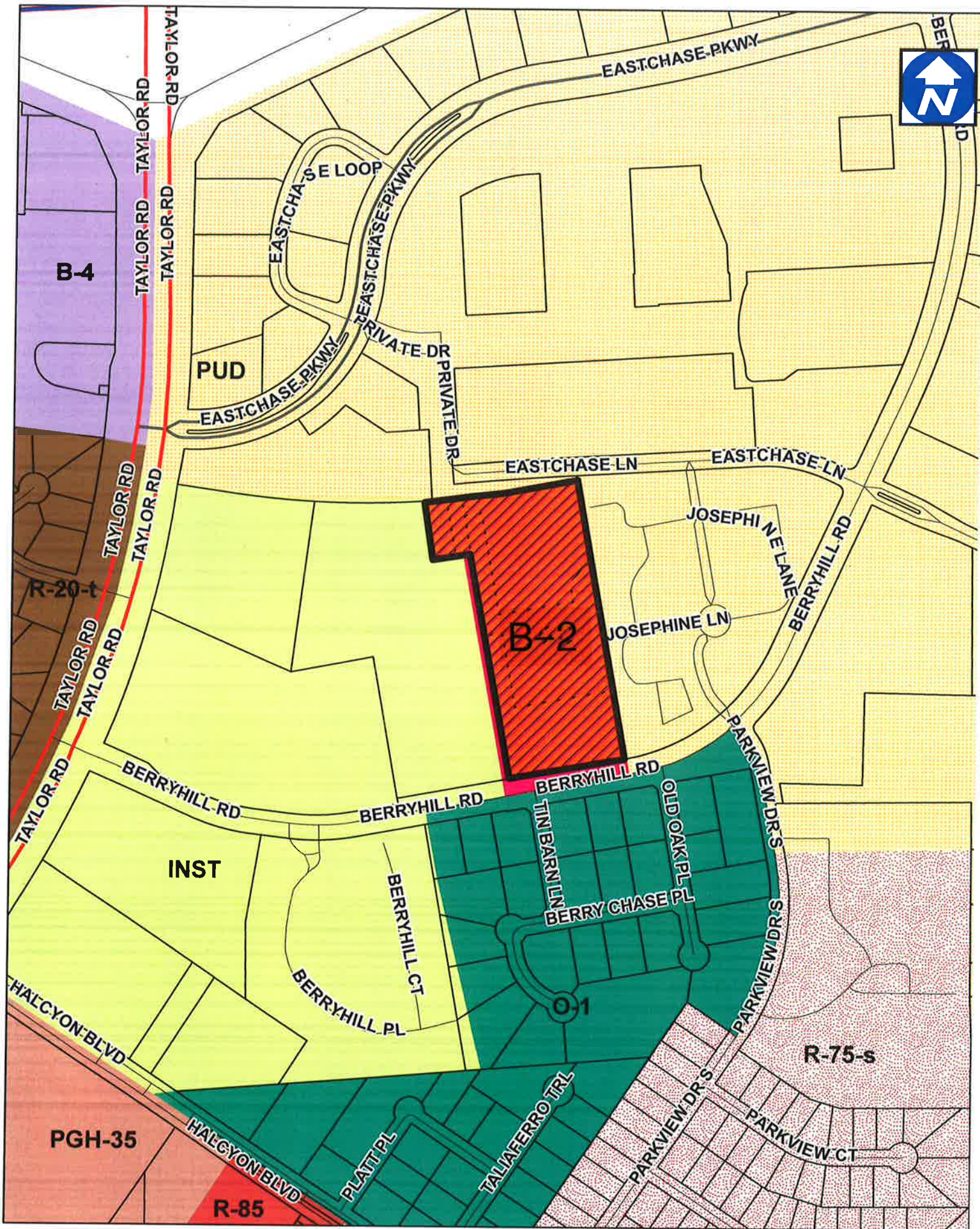
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

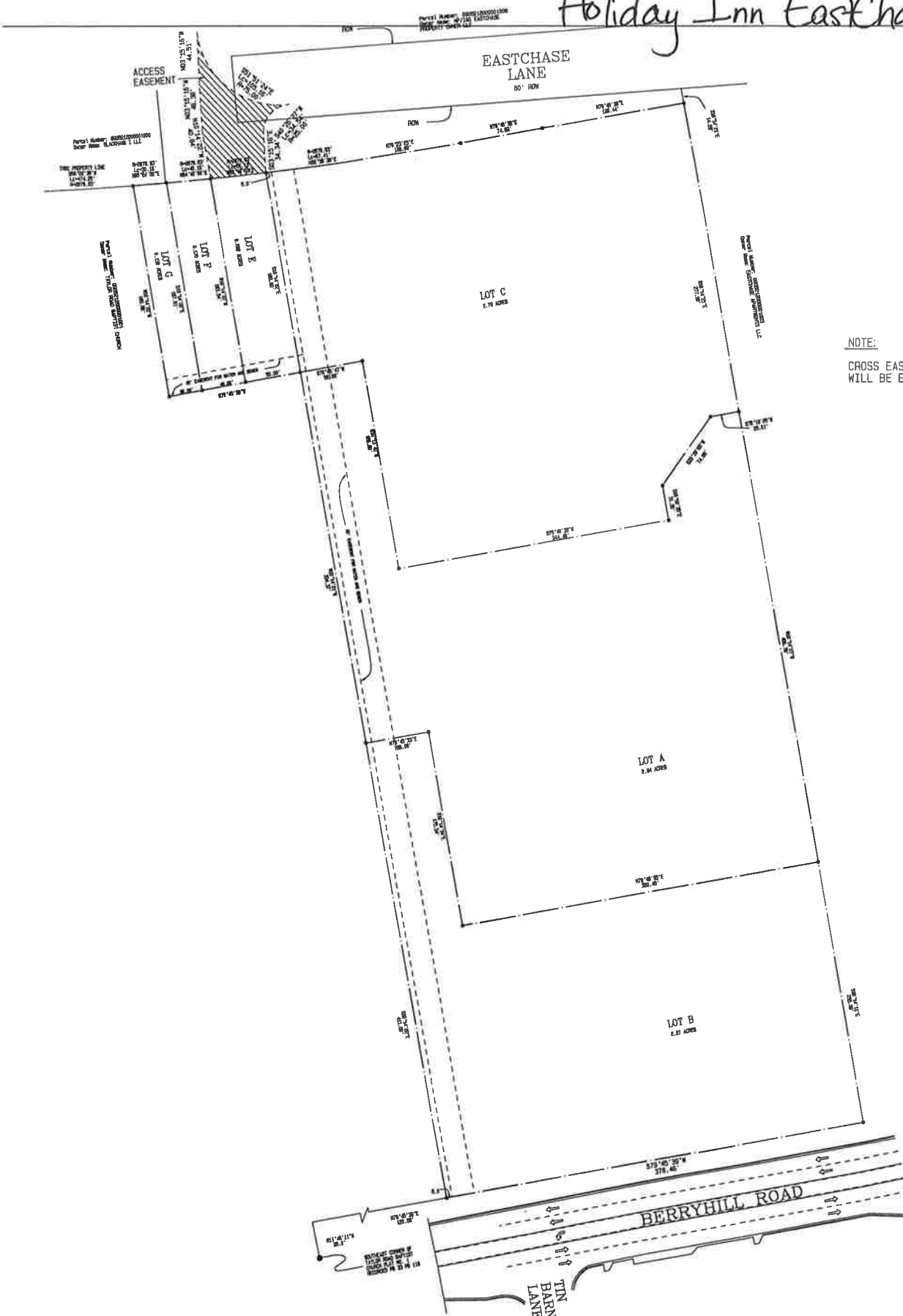
SUBJECT PROPERTY



ITEM NO. 10A



# Holiday Inn EastChase Plat No. 1



BASIS OF BEARINGS  
PLAT PB 33 PG 119

NOTE:  
CROSS EASEMENT PARKING AND ACCESS FOR ALL LOTS  
WILL BE EXECUTED BY SEPARATE DOCUMENT

OLD  
OAK  
PLACE



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

100