

# Planning Commission Agenda

February 28, 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 January 24, 2019 meeting

**February 28, 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.	RZ-2019-001	Mark Dauber	Columbus Street	Rezoning	1
2.	8992	Cardno	Park Crossing	Plat	2
3.	DP-1974-023	Gene McNeil	Wetumpka Highway	DP	3
4.	DP-2019-006	Professional Engineering	Newell Parkway	DP	4
5.	DP-1987-083	“ “	Troy Highway	DP	5

- IV. Election of Officers

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

1. RZ-2019-001 **PRESENTED BY:** Mark Dauber

**REPRESENTING:** Ascent Hospitality Management Co., LLC

**SUBJECT:** Request to rezone one (1) parcel of land bounded by Columbus Street on the south, Randolph Street on the north, North Perry Street on the west and North Lawrence Street on the east (400 North Perry Street) from a T4-O (General Urban Zone-Open) SmartCode Zoning District to a T5 (Urban Center Zone) SmartCode Zoning District.

**REMARKS:** The adjacent property has T5 (Urban Center Zone) zoning to the east, and T4-O (General Urban Zone) zoning to the north, west and south. The intended use for this property if rezoned is for hotel use (at least four (4) stories). The Land Use Plan recommends light industrial use; however all of downtown was rezoned to SmartCode in 2007.

**Land Use Division Comment(s):** This property is adjacent to T5 zoning and would be appropriate for the use intended. Currently this is city owned property and is in negotiation with the potential buyer for developing the property. This property will have a development agreement which will set time limitations for development, design standards, etc. that must be adhered to.

**CITY COUNCIL DISTRICT: 3**

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

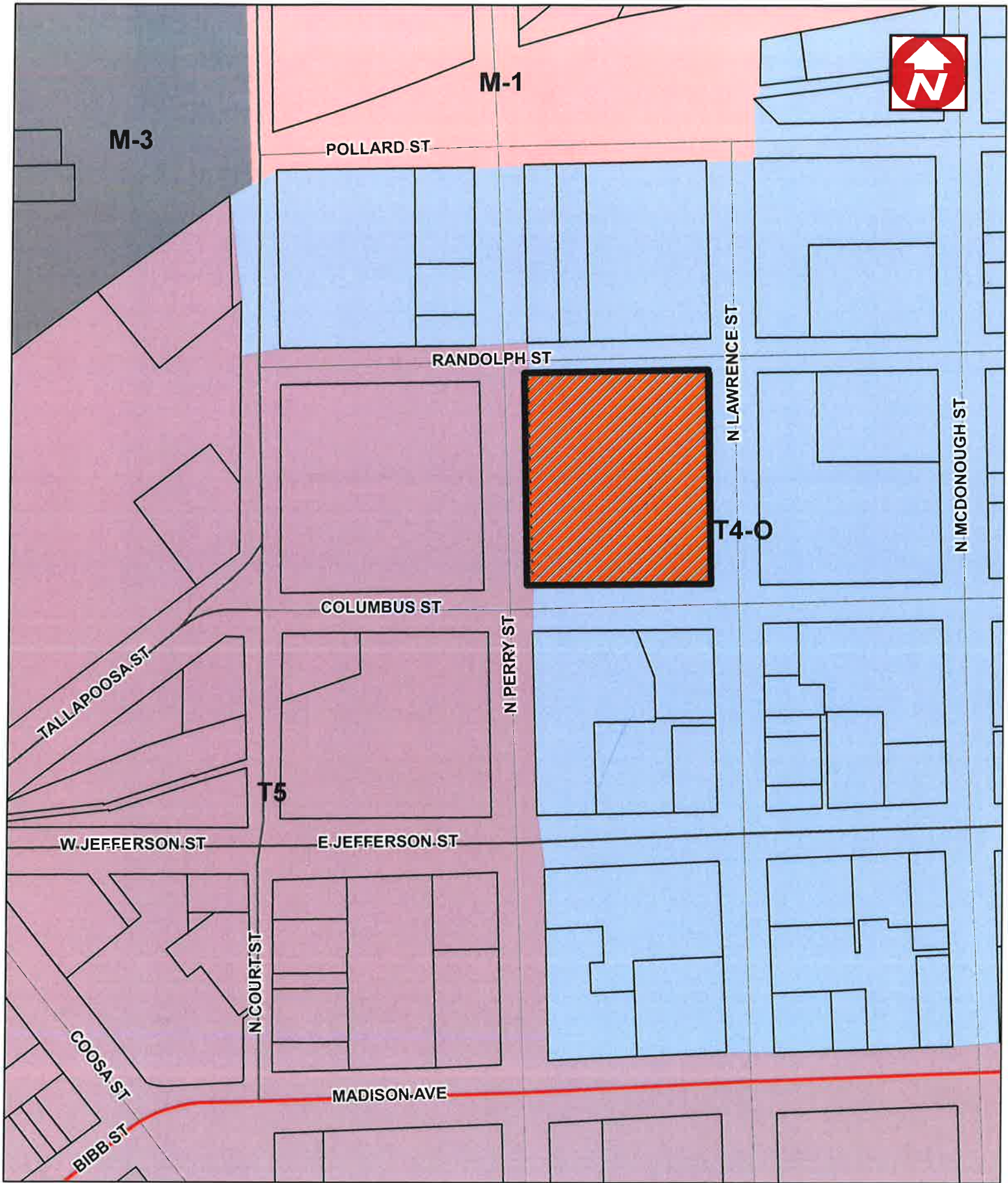
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2019-001

1 inch = 200 feet

FROM T4-O TO T5

ITEM NO. 1A



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2019-001

1 inch = 200 feet

FROM T4-0 TO T5

ITEM NO. 1B

2. 8992 **PRESENTED BY:** Cardno

**REPRESENTING:** The Church of Latter Day Saints

**SUBJECT:** Request final approval of Park Crossing Plat No. 1 located on the north side of Park Crossing, approximately 270 ft. west of Ray Thorington Road, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats one lot and previously unplatted property into two (2) lots for church use. Lot 1 (4.82 acres) has 535.00 ft. of frontage along Park Crossing and a depth of 485.00 ft. Lot 2 (20.36 acres) has 846.47 ft. of frontage along Park Crossing a depth of 875.46 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.

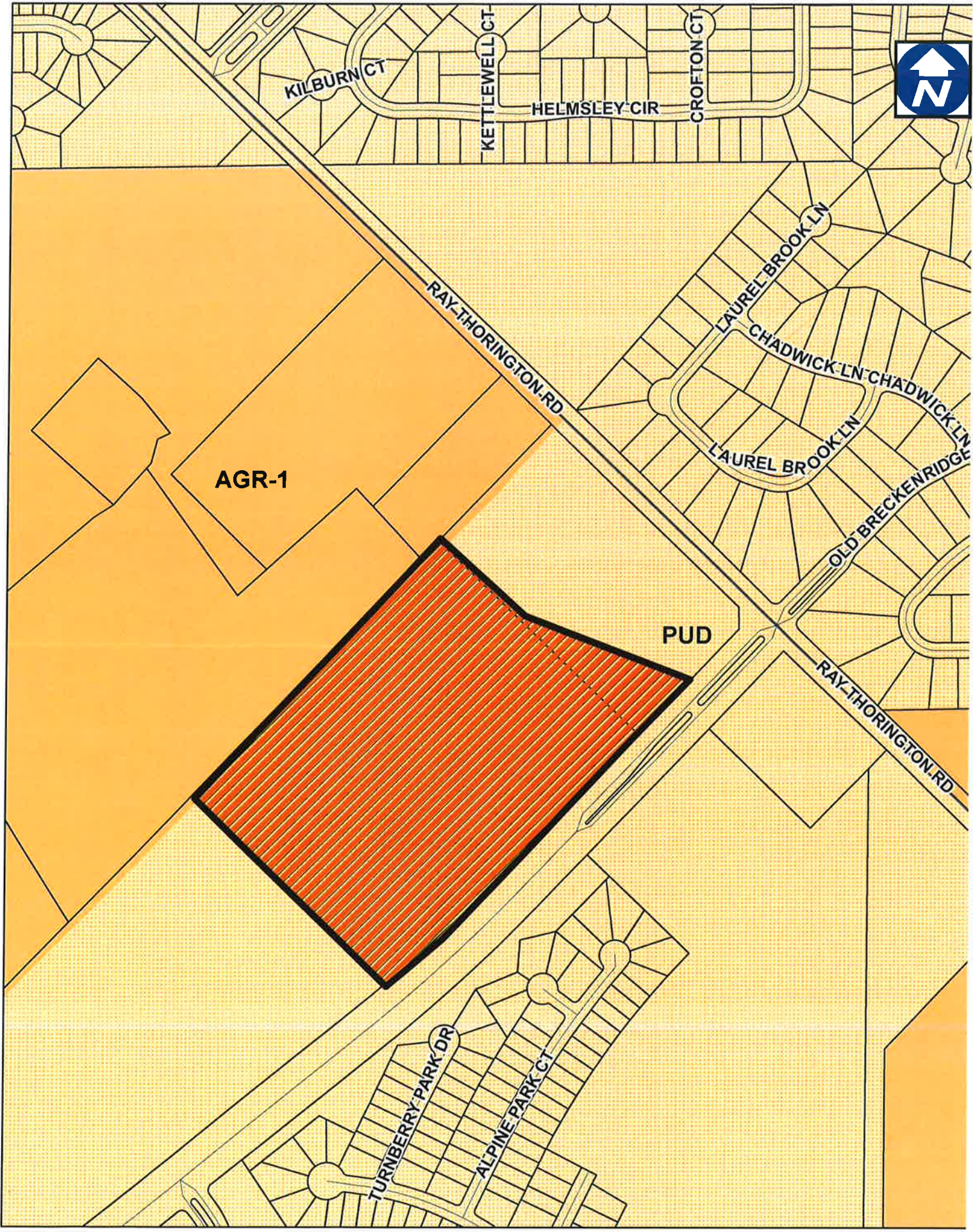
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

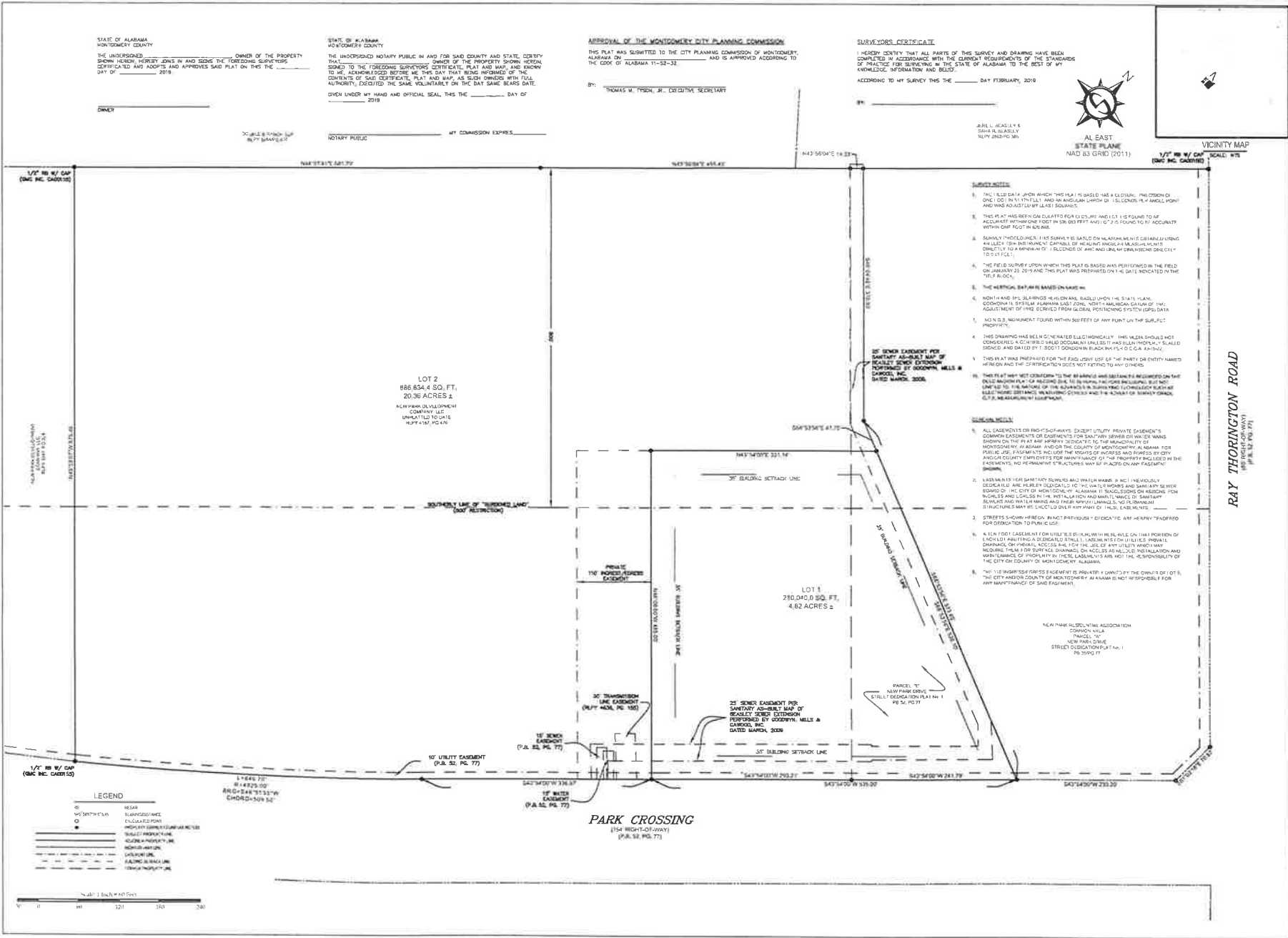
Handwritten initials: JB

Cardno, Inc. Shaping the Future

REPLAT OF LOT "E" NEW PARK DRIVE STREET DEDICATION PLAN No. 1 AS RECORDED IN PLAT BOOK 52 PAGE 77 & PREVIOUSLY UNPLATTED LOT LYING IN THE NORTH 1/2 SECTION 3 T-15-N MONTGOMERY COUNTY, ALABAMA

Table with columns: DATE, DESCRIPTION, and a grid for recording.

DATE: 1/22/2020  
DRAWN: J.D.A.  
FIELD BOOK: 155E FREE  
CHECKED: J.L.G.  
PROJECT #: 1144803591  
SHEET TITLE: SHEET 1 OF 1  
SHEET NUMBER: 1 OF 1



STATE OF ALABAMA MONTGOMERY COUNTY THE UNDERSIGNED, \_\_\_\_\_ OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY JOINS IN AND SIGNED THE FOREGOING SURVEY CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

STATE OF ALABAMA MONTGOMERY COUNTY THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT THE UNDERSIGNED SURVEYORS CERTIFICATE, PLAT AND MAP, AS KNOWN TO ME, AS KNOWN TO BE BEFORE ME THIS DAY THAT BEING PROVIDED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH CONFORM WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAID BEARS DATE.

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.

SURVEYORS CERTIFICATE 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.



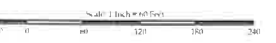
AL EAST STATE PLANE NAD 83 GRID (2011) 1/2" = 80' HORIZONTAL SCALE: 1" = 80' VERTICAL

- 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE (1) IN 100,000 IN ALL DIRECTIONS AND AN ANGULAR ERROR OF 15.0 SECONDS PER HUNDRED POINTS AND WAS ADJUSTED BY LEAST SQUARES.
- 2. THIS PLAT HAS BEEN CALCULATED FOR ACRES AND CUBIC FEET FOUND TO BE ACCURATE WITHIN ONE (1) HUNDRED THOUSANDTH PART OF AN ACRE AND CUBIC FEET TO BE ACCURATE WITHIN ONE (1) HUNDRED THOUSANDTH PART OF AN ACRE.
- 3. SURVEY PROCEDURES: THE SURVEY WAS BASED ON MEASUREMENTS OF GEOMETRICALLY STABLE, 1" DIA. INVARIENT CAPABLE OF RELIABLE MEASUREMENTS TO 0.001 FT. TO A MINIMUM OF 3 SECONDS OF ANGLE AND LINEAR DIMENSIONS ONE (1) TO 500 FT.
- 4. THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS PERFORMED IN THE FIELD ON JANUARY 23, 2019 AND THIS PLAT WAS PREPARED ON THE DATE INDICATED IN THE TITLE BLOCK.
- 5. THE VERTICAL DATUM IS BASED ON NAVD83.
- 6. NORTH AND THE 3-DIMENSIONAL POINTS, BASED UPON THE STATE PLANE, GEODETIC SYSTEM ALABAMA ZONE, NORTH AMERICA DATUM OF 1983, ADJUSTMENT OF 1992 DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) DATA.
- 7. MONUMENT FOUND WITHIN 50 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- 8. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS VALUE SHOULD NOT BE CONSIDERED A CHECKED VALUE UNLESS IT HAS BEEN PRINTED, SLAID, SIGNED AND DATED BY THE SURVEYOR IN BLACK INK ON A COPIED PAPER.
- 9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE INFORMATION DOES NOT Pertain TO ANY OTHERS.
- 10. THIS PLAT HAS BEEN PREPARED TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MONTGOMERY, ALABAMA. THIS PLAT IS SUBJECT TO THE RIGHTS OF THE CITY AND COUNTY OF MONTGOMERY, ALABAMA AND THE COUNTY OF MONTGOMERY, ALABAMA.

- 1. ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY PRIVATE EASEMENTS OR COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWER OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF ACCESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS AND PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT (SHOWN).
- 2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS (IF ANY) INDIVIDUALLY DEDICATED ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES, NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT (IF ANY).
- 3. STREETS 5'-0" WIDE, UNLESS OTHERWISE INDICATED, ARE HEREBY DEDICATED FOR DEDICATION TO PARK CROSSING.
- 4. A 10' (10') EASEMENT FOR UTILITIES SHALL BE SHOWN IN THE SURFACE ON THE PORTION OF EACH LOT ABUTTING A DEDICATED STREET, EXCEPT FOR UTILITIES THAT ARE DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS FOR UTILITIES SHALL BE SHOWN IN THE SURFACE ON THE PORTION OF EACH LOT ABUTTING A DEDICATED STREET, EXCEPT FOR UTILITIES THAT ARE DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS FOR UTILITIES SHALL BE SHOWN IN THE SURFACE ON THE PORTION OF EACH LOT ABUTTING A DEDICATED STREET, EXCEPT FOR UTILITIES THAT ARE DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE.
- 5. THE CITY AND/OR COUNTY OF MONTGOMERY, ALABAMA IS NOT RESPONSIBLE FOR ANY MAINTENANCE OF SAID EASEMENT.

PARK CROSSING (1/4" RIGHT-OF-WAY) (P.B. 52, PG. 77)

LEGEND table with symbols for BEAR, BEARING/ANGLE, ELEVATED POINT, etc.







**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. DP-1974-023 **PRESENTED BY:** Gene McNeil

**REPRESENTING:** Bell Treasures

**SUBJECT:** Public hearing for a development plan for additions to a building located at 3521 Wetumpka Highway in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct two (2) additions totaling 2,662 sq. ft. There will be no changes to the existing parking or access drives. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION 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.

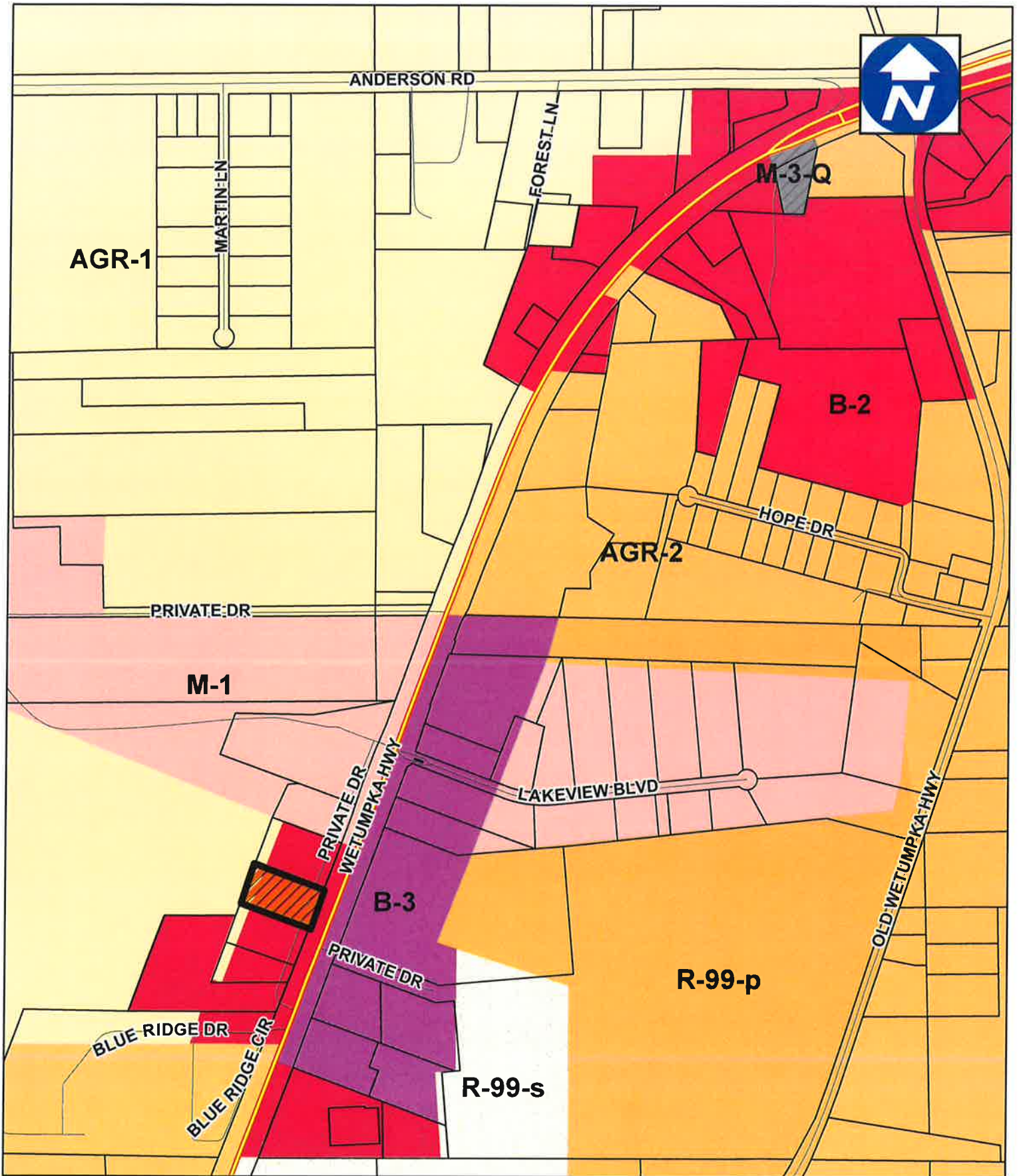
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



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

1 inch = 600 feet

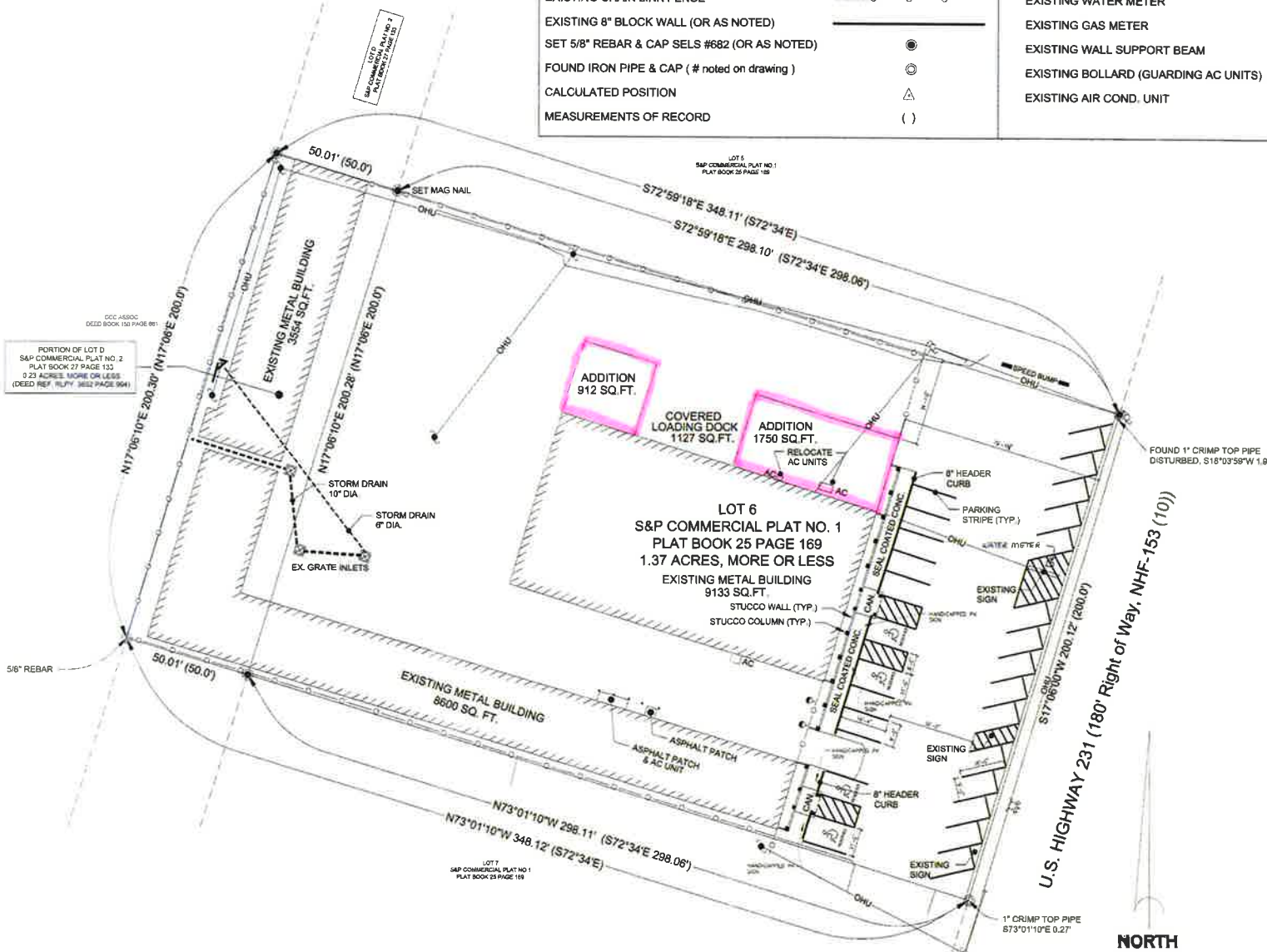


ITEM NO. 3A



**LEGEND**

BOUNDARY LINE		EXISTING UTILITY POLE	
ADJOINING LOT LINES		EXISTING UTILITY POLE (ILLUMINATED)	
EASEMENTS		GUY WIRE ANCHOR	
OVERHEAD UTILITY LINES		EXISTING FIRE HYDRANT	
EXISTING CHAIN LINK FENCE		EXISTING WATER METER	
EXISTING 8" BLOCK WALL (OR AS NOTED)		EXISTING GAS METER	
SET 5/8" REBAR & CAP SELS #682 (OR AS NOTED)		EXISTING WALL SUPPORT BEAM	
FOUND IRON PIPE & CAP (# noted on drawing)		EXISTING BOLLARD (GUARDING AC UNITS)	
CALCULATED POSITION		EXISTING AIR COND. UNIT	
MEASUREMENTS OF RECORD			



CC: 15000  
DEED BOOK 150 PAGE 801

PORTION OF LOT D  
S&P COMMERCIAL PLAT NO. 2  
PLAT BOOK 27 PAGE 133  
0.23 ACRES, MORE OR LESS  
(DEED REF. TULPY 3652 PAGE 994)

LOT 2  
S&P COMMERCIAL PLAT NO. 2  
PLAT BOOK 27 PAGE 133

LOT 6  
S&P COMMERCIAL PLAT NO. 1  
PLAT BOOK 25 PAGE 169

LOT 6  
S&P COMMERCIAL PLAT NO. 1  
PLAT BOOK 25 PAGE 169  
1.37 ACRES, MORE OR LESS  
EXISTING METAL BUILDING  
9133 SQ. FT.

LOT 1  
S&P COMMERCIAL PLAT NO. 1  
PLAT BOOK 25 PAGE 169

**DEVELOPMENT PLAN**

**NORTH**

An Addition  
For  
**GM & MG PROPERTIES**  
3521 WETUMPKA HWY. MONTGOMERY, AL 36110

SHEET TITLE	SITE DEVELOPMENT PLAN
PROJECT NUMBER	19190
FILE NUMBER	19190
DATE	JAN 31 2019
REVISION	1844
SHEET NUMBER	

**X1.0**



LAKEVIEW BLVD

PRIVATE DR

WETUMPKA HWY

PRIVATE DR

BLUE RIDGE DR

BLUE RIDGE CIR

DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 3C

4. DP-2019-006 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** NexAir

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1221 Newell Parkway in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 6,390 sq. ft. building with a 2,605 sq. ft. canopy. There are 12 paved parking spaces indicated on the site plan. There is one (1) access drive to Newell Parkway. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 2

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.

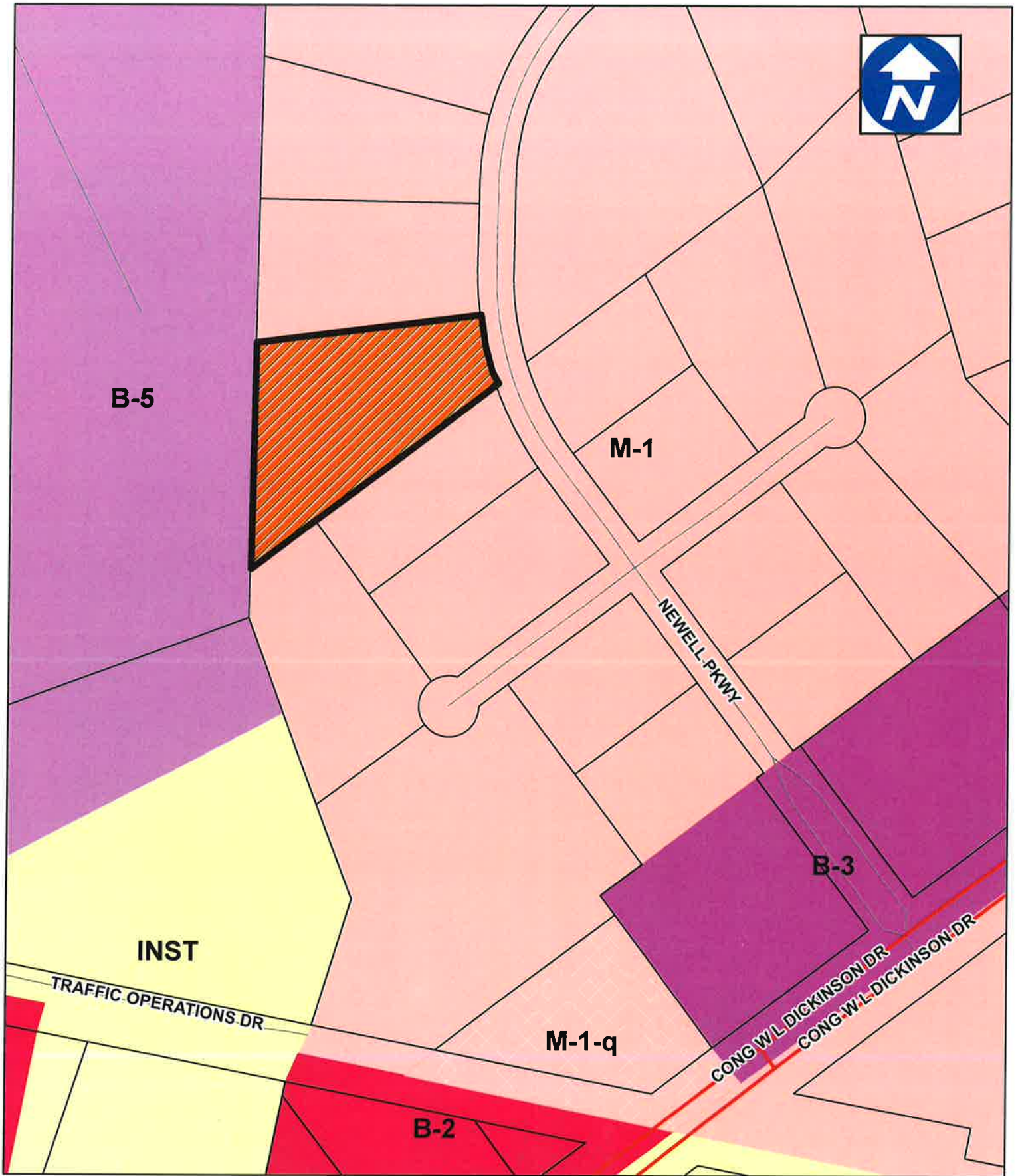
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



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

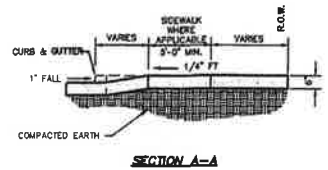
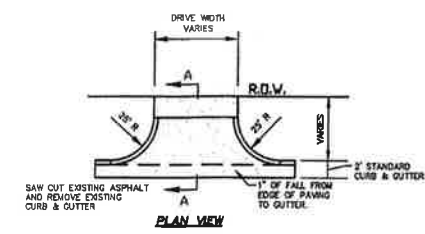
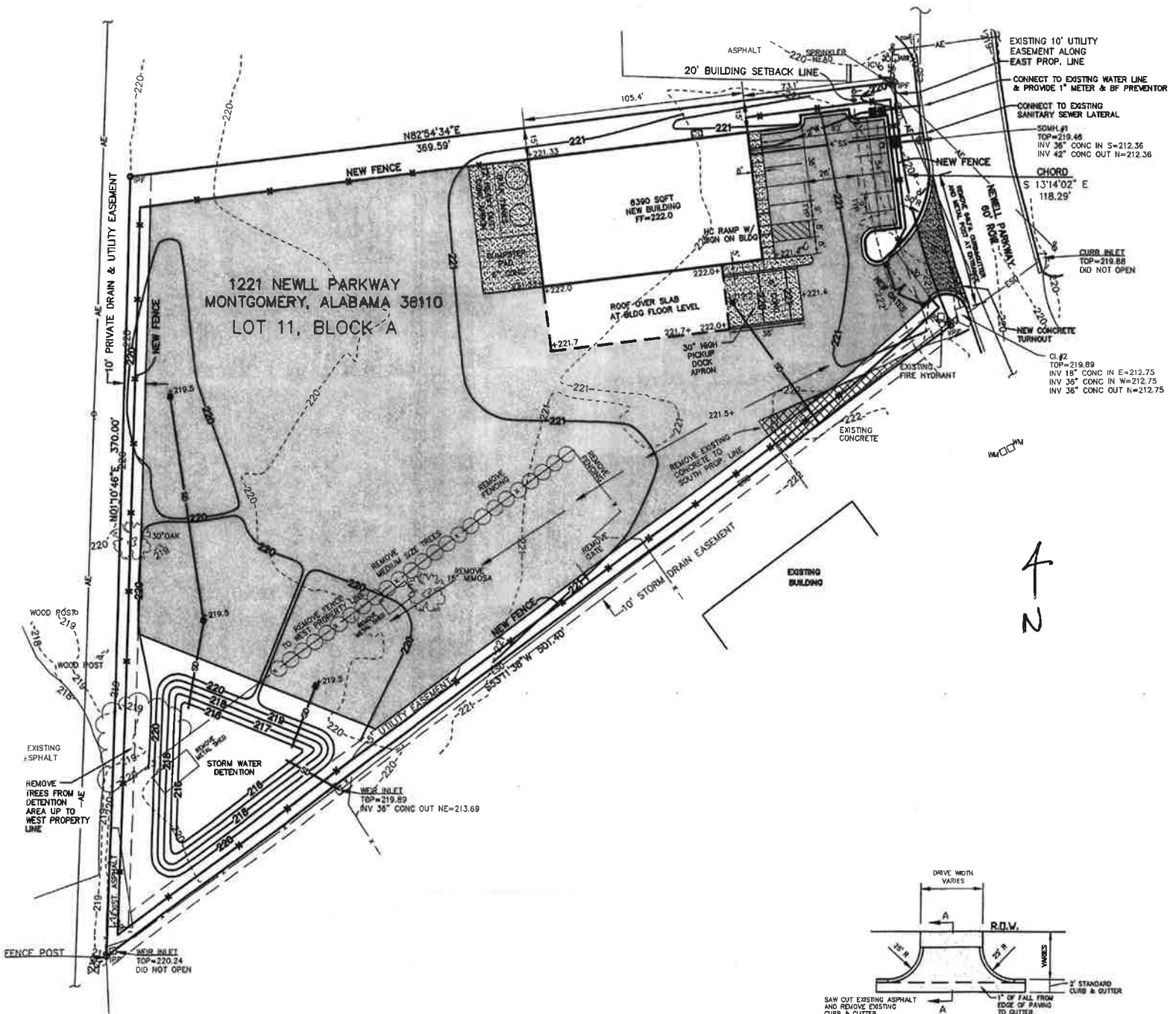
1 inch = 200 feet



ITEM NO. 4A

**NOTE:** HORIZONTAL AND VERTICAL CONTROL BASED ON ALDOT. CORS. STATION.

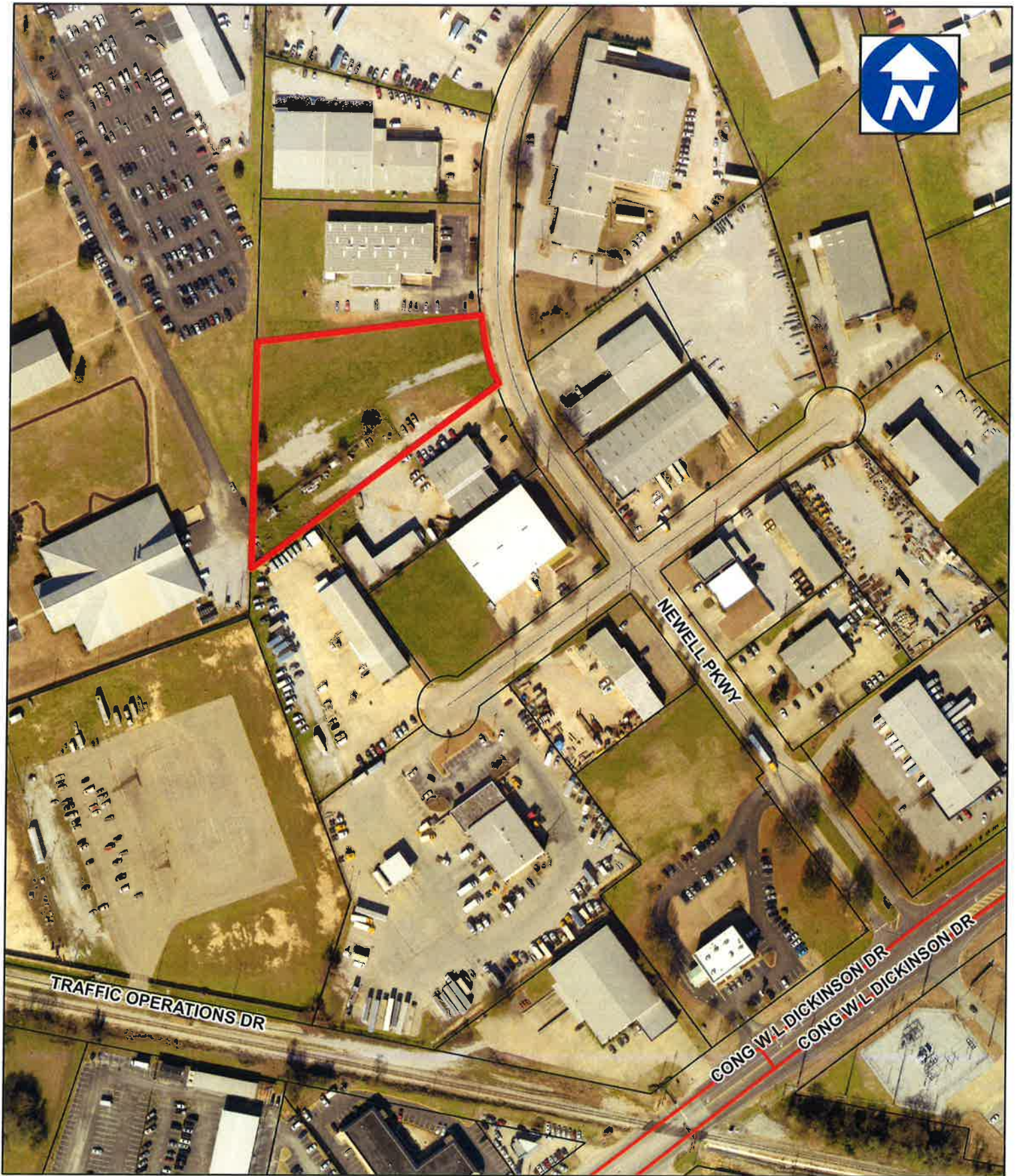
SOURCE OF BOUNDARY INFO: MONTGOMERY BUSINESS PARK PLAT NO. 1



STANDARD COMMERCIAL CONCRETE DRIVE CURB CUT  
N.T.S.

4B





DEVELOPMENT SITE    SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 4C

5. DP-1987-083 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Servpro

**SUBJECT:** Public hearing for a development plan for a new building to be located at 5955 Troy Highway in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an additional 15,284 sq. ft. building. There are 13 new paved parking spaces and six (6) new gravel parking spaces indicated on the site plan. There are no changes to the existing access drives. All applicable requirements will be met.

**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.

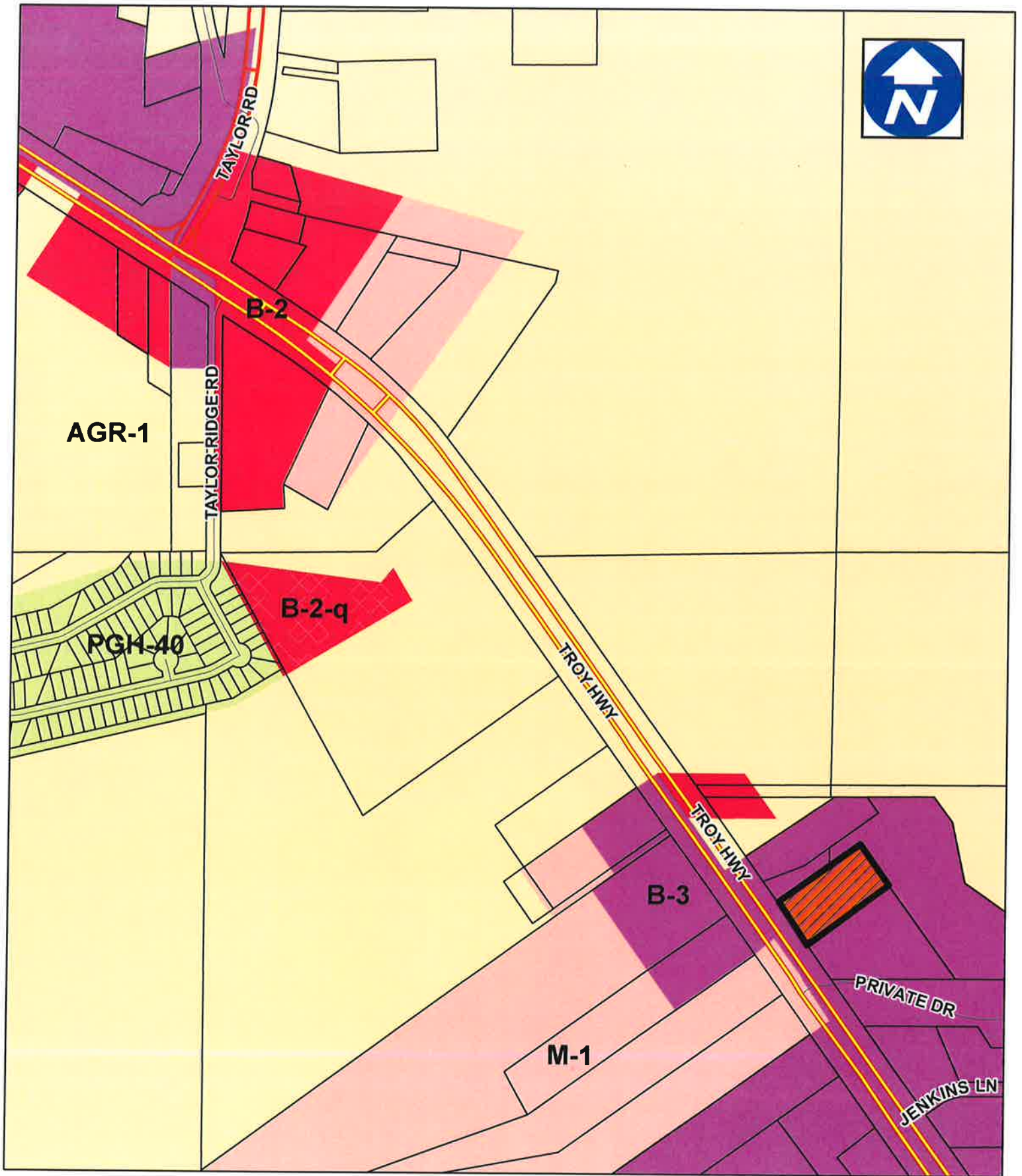
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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

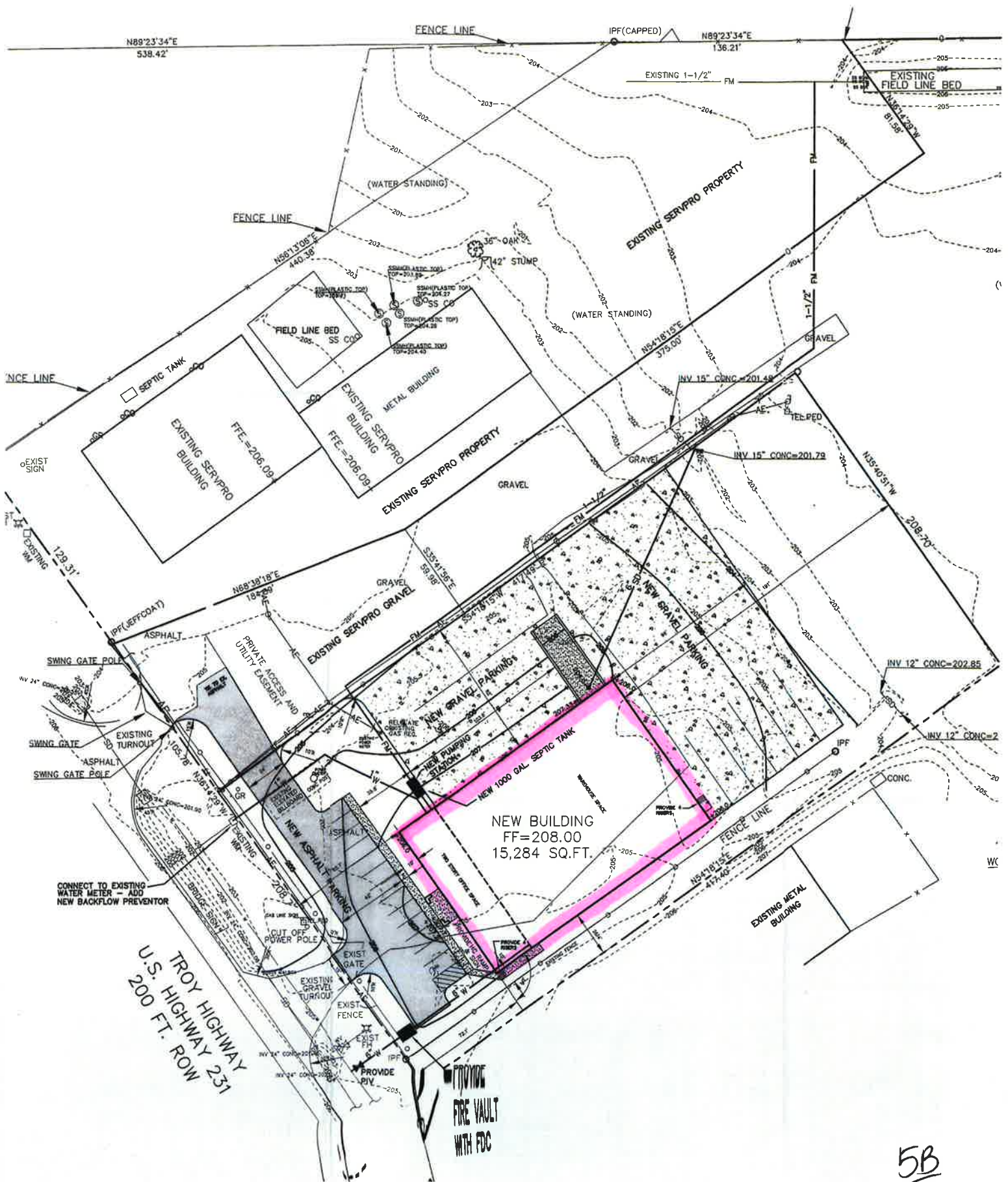


**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 500 feet



ITEM NO. 5A



TROY HIGHWAY  
 U.S. HIGHWAY 231  
 200 FT. ROW

PROVIDE  
 FIRE VAULT  
 WITH FDC

5B



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

1 inch = 200 feet



ITEM NO. 5C