

Planning Commission Agenda

October 22, 2020

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Frank Cook, *Chairman*

Ann Clemons, *Vice-Chairman*

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Reg Mantooth

Crews Reaves

James Reid

Kippy Tate

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the Septemeber 24, 2020 meeting

October 22, 2020

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9080	Tuskegee Land Surveying	Kelly Street	Plat	1
2.	9081	Flowers & White Engineering	Upper James Street	Plat	2
3.	9082	“ “	Pike Road	Plat	3
4.	RZ-2020-017	“ “	East South Blvd.	Rezoning	4
5.	RZ-2020-015	Mercedes Love	Williams Road	Rezoning	5
6.	RZ-2020-016	Melvin & Nycosha Davis	Salary Road	Rezoning	6
7.	RZ-2020-018	Steward Hayles	South Court Street	Rezoning	7

*The next Planning Commission meeting is on
November 12, 2020*

1. 9080 **PRESENTED BY:** Tuskegee Land Surveying

REPRESENTING: Richard Casby

SUBJECT: Request final approval of Richard Casby Plat No. 1 located on the west side of Kelly Street, approximately 100 ft. south of West Jeff Davis Avenue, in an R-60-d (Residential Duplex) Zoning District.

REMARKS: This plat creates two lots for residential use. Lot A (0.20 acres) has 100.01 ft. of frontage along Kelly Street and a depth of 88.22 ft. Lot B (0.17 acres) has 84.04 ft. of frontage along Kelly Street and a depth of 89.18 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.

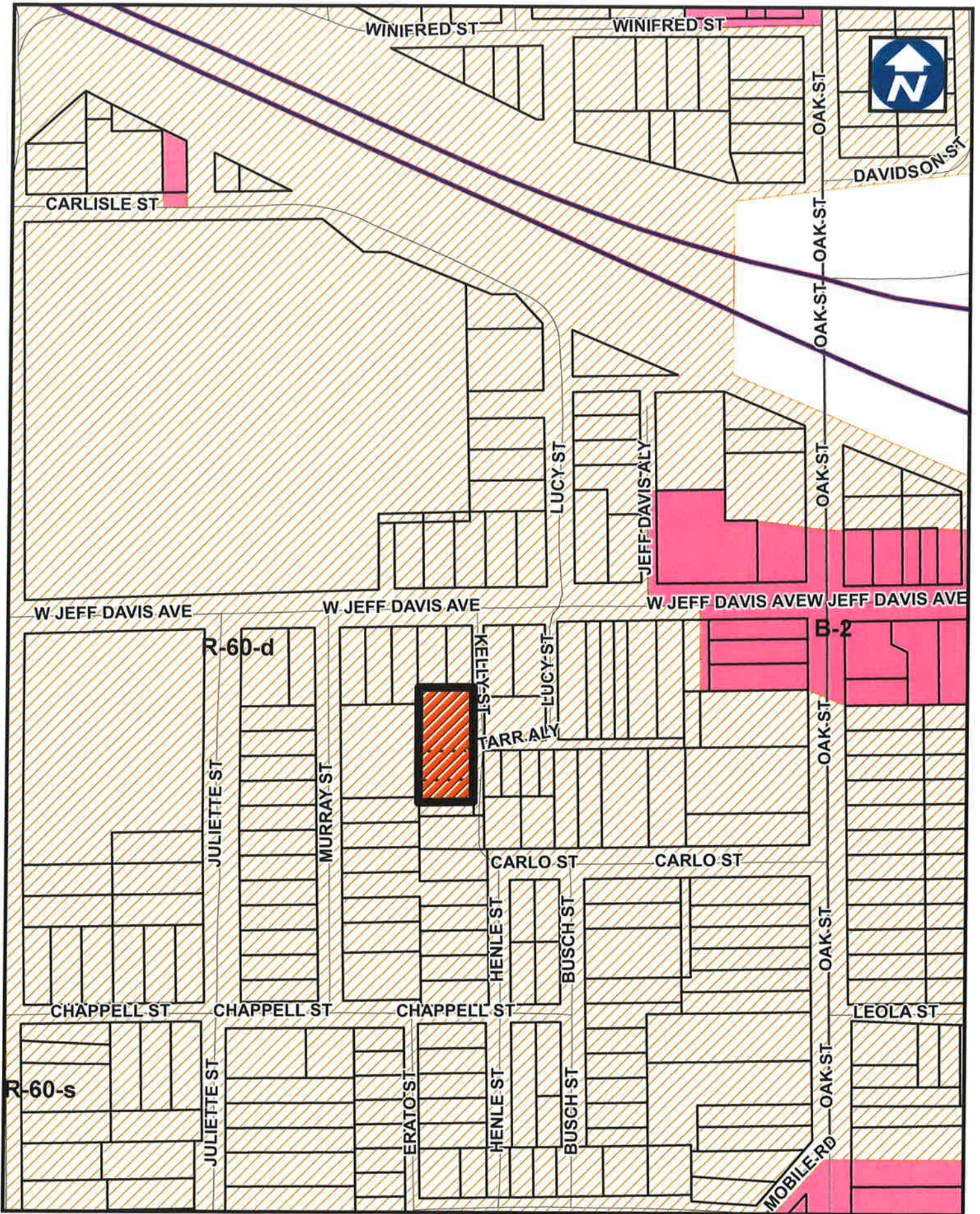
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1A

Richard Casby Plat 1

WEST JEFF DAVIS AVE

S R/W LINE

W R/W LINE

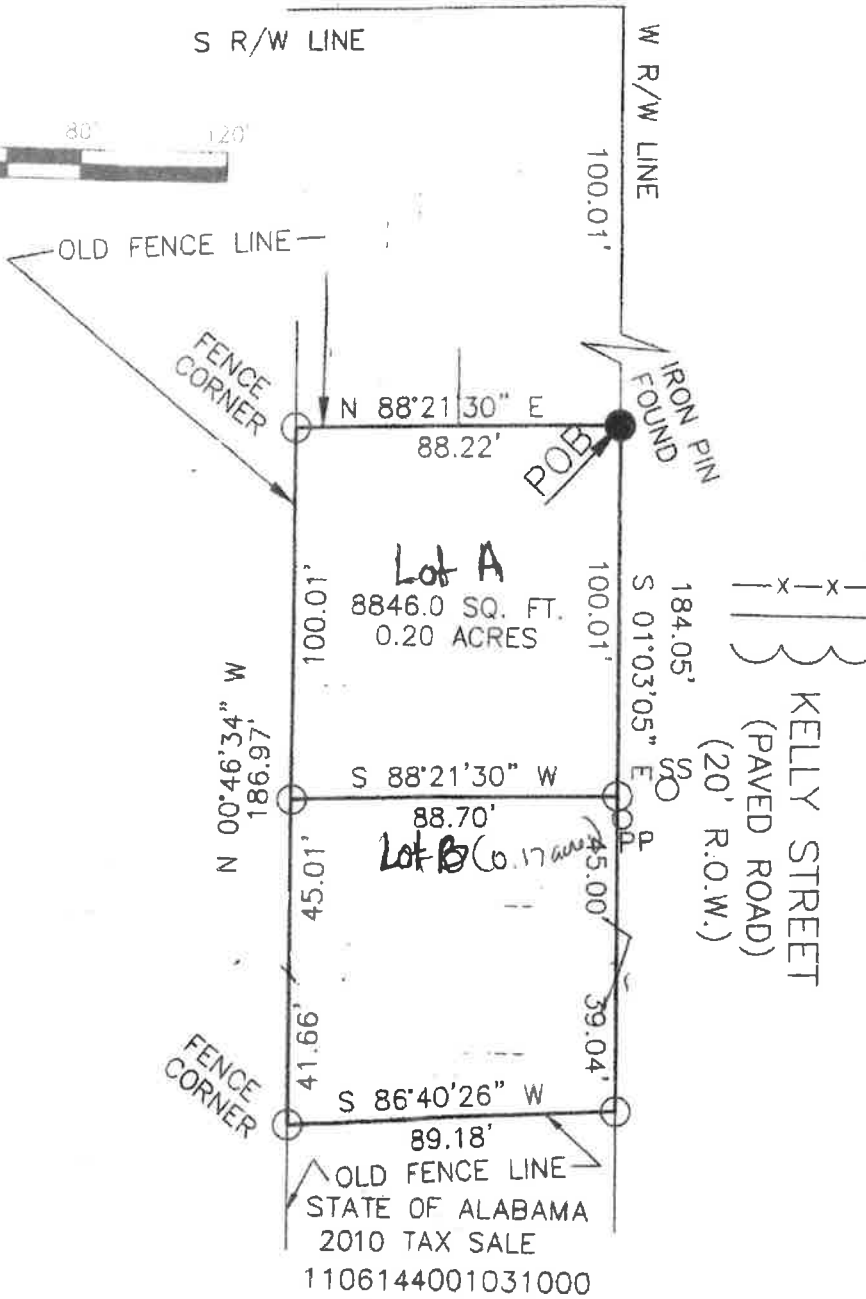


OLD FENCE LINE

LEGEND

These standard symbols will be found in the drawing.

- x SPOT ELEVATION
- ◆ PERC TEST
- CONCRETE MONUMENT SET
- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊗ REBAR FOUND
- PK NAIL SET
- ⊗ RR SPIKE FOUND
- IRON PIN FOUND
- TREES
- FENCE
- HEDGE
- TREE LINE



STATE OF ALABAMA
2010 TAX SALE
1106144001031000



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9081 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 25H located on the west side of Upper James Street, approximately 124 ft. south of Marylebone High Street, in a T4-O (General Urban Zone-Open) Zoning District.

REMARKS: This plat creates one (1) lot. Lot A (0.51 acres) has 268.28 ft. of frontage along Upper James Street and a depth of 100.00 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.

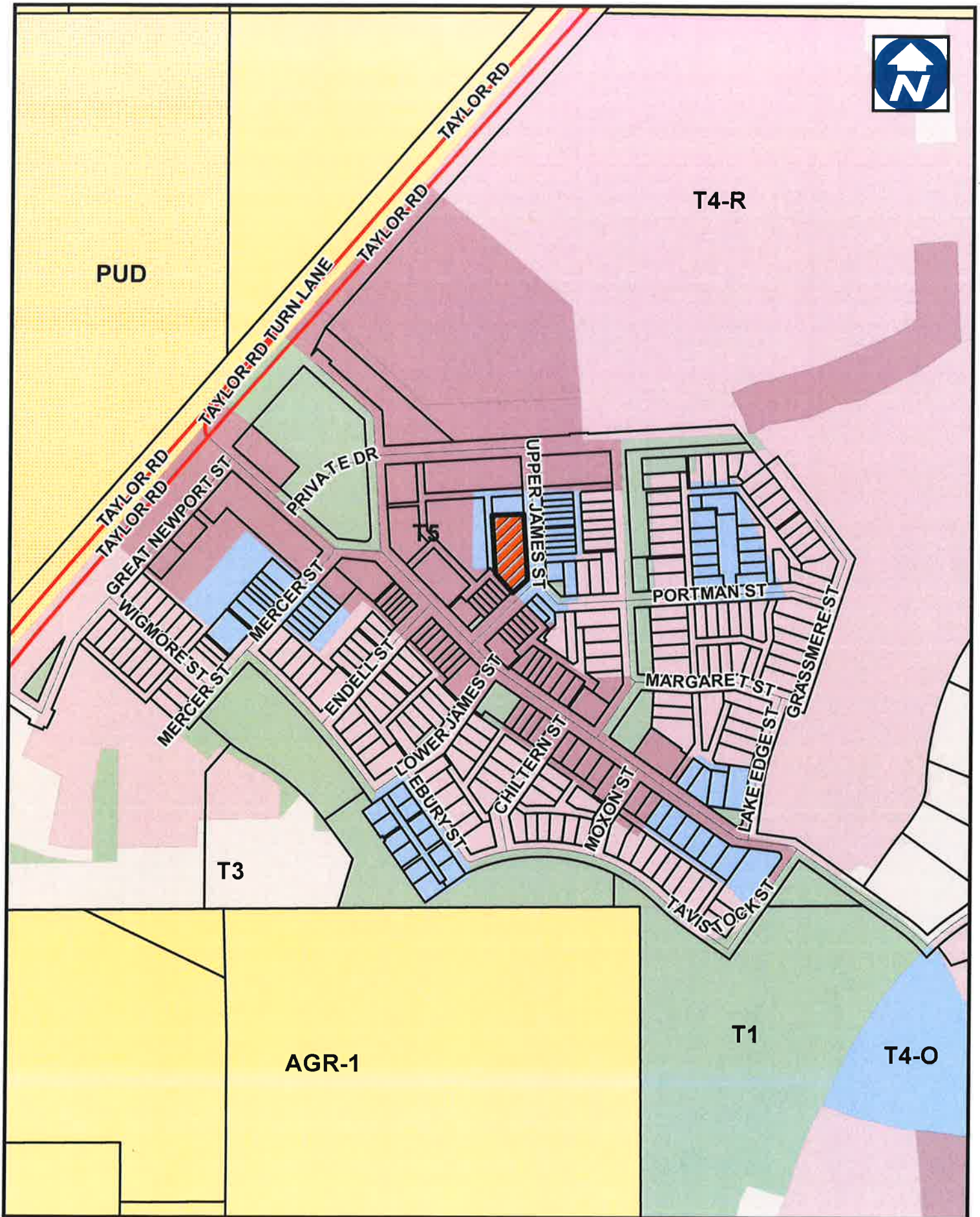
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

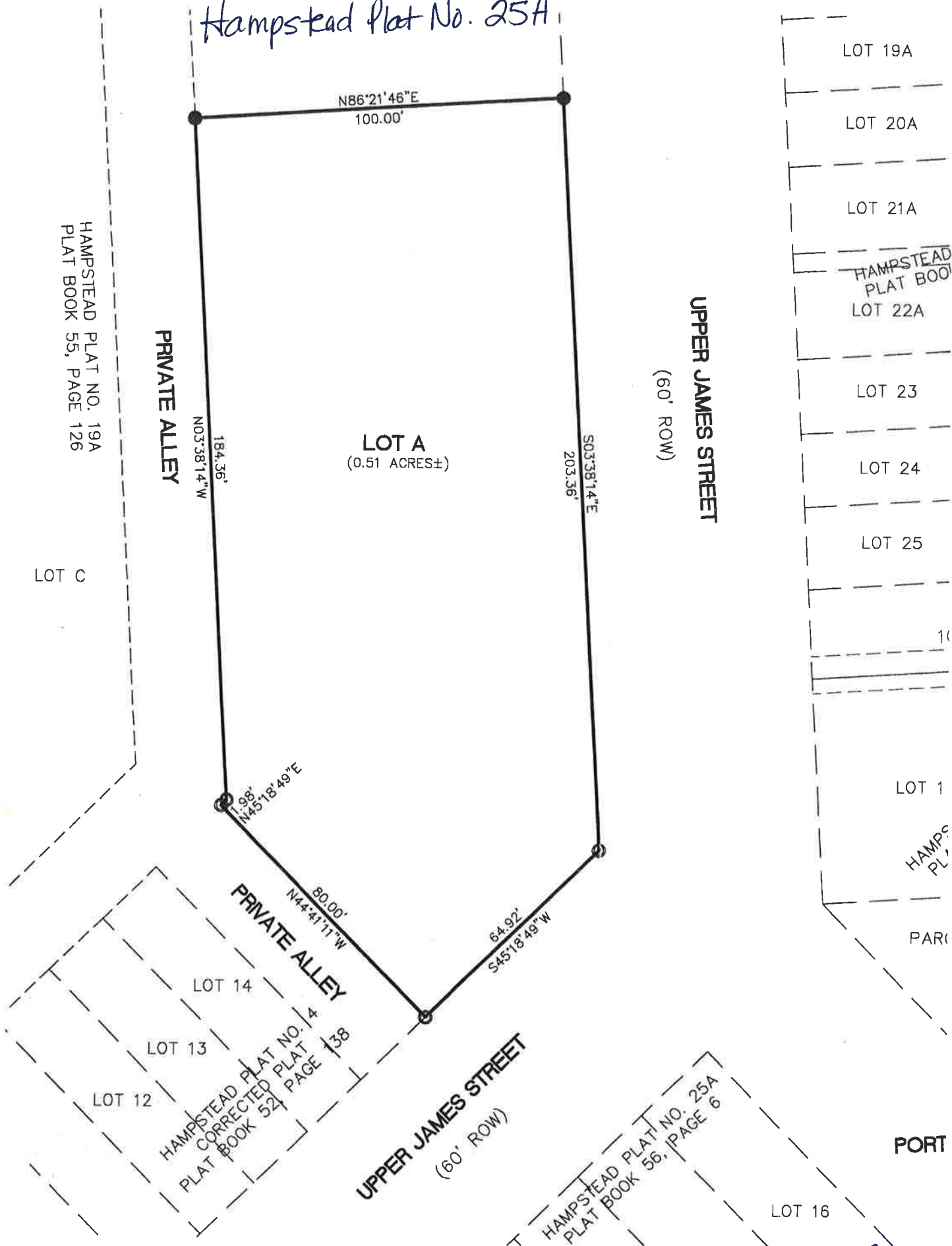
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

Hampstead Plat No. 25H



HAMPSTEAD PLAT NO. 19A
PLAT BOOK 55, PAGE 126

PRIVATE ALLEY

LOT A
(0.51 ACRES±)

UPPER JAMES STREET
(60' ROW)

LOT 19A

LOT 20A

LOT 21A

HAMPSTEAD
PLAT BOOK
LOT 22A

LOT 23

LOT 24

LOT 25

LOT C

LOT 1

HAMPSTEAD
PLAT

PARC

LOT 12

LOT 13

LOT 14

HAMPSTEAD PLAT NO. 4
CORRECTED PLAT
PLAT BOOK 52, PAGE 138

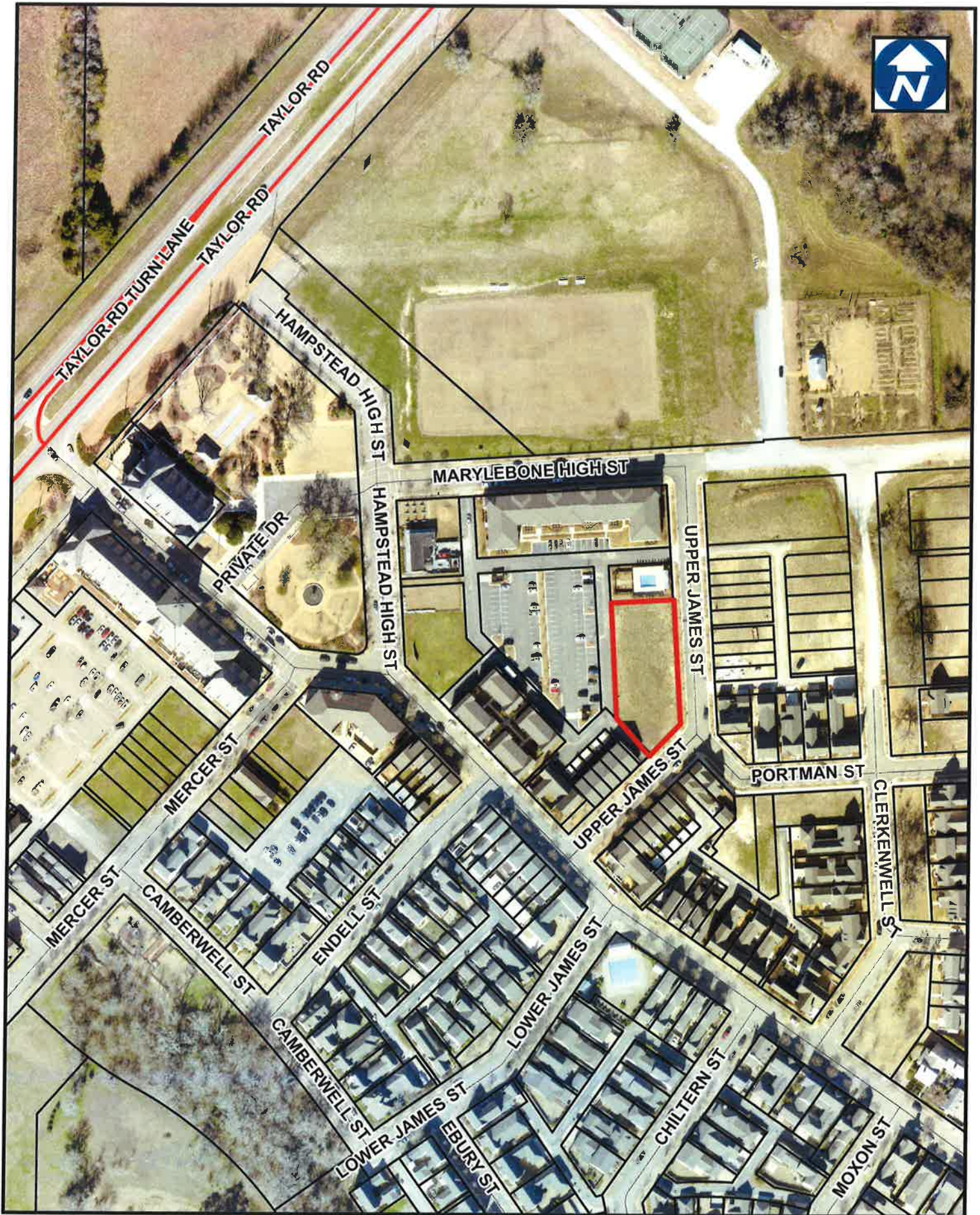
UPPER JAMES STREET
(60' ROW)

HAMPSTEAD PLAT NO. 25A
PLAT BOOK 56, PAGE 6

PORT

LOT 18

2B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9082 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Lillian Coleman

SUBJECT: Request final approval of Moss and Crown Estates Plat No. 1 located on the east side of Pike Road, approximately 700 ft. south of Bon Terre Boulevard, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates two (2) lots. Lot A (2.62 acres) has 279.97 ft. of frontage along Pike Road and a depth of 555.31 ft. Lot B (11.72 acres) has 50.00 ft. of frontage along Pike Road and a depth of 1654.96 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.

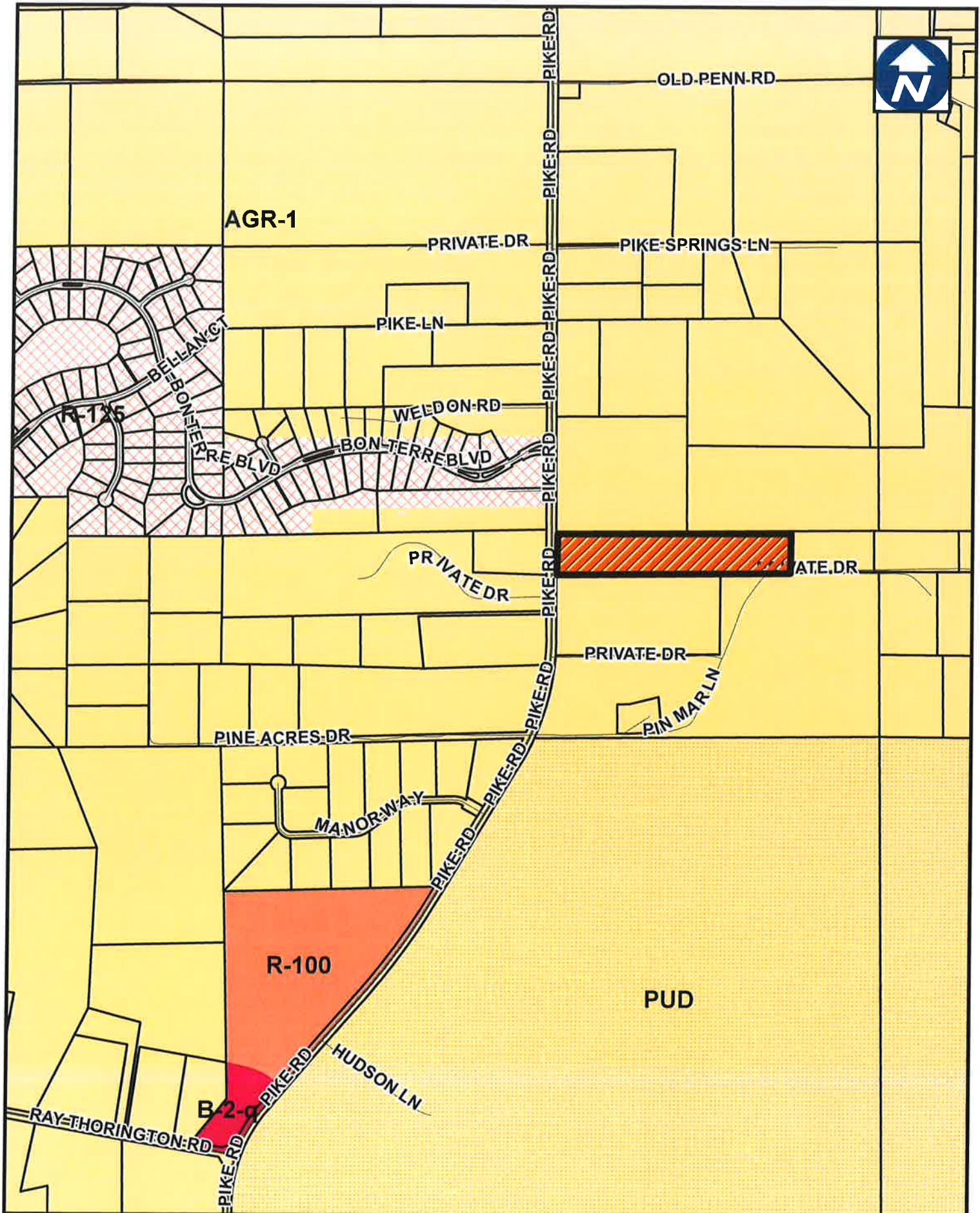
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 3A

MOSS AND CROWN ESTATES, PLAT NO. 1

BEING A PLAT OF UNPLATTED LANDS LYING IN THE SOUTHEAST
CORNER OF SECTION 20-1-E, TOWNSHIP
11-N, RANGE 12-W, COUNTY - ALABAMA

READ BY ALABAMA STATE
PLATE COORDINATES
EAST ZONE



OWNER'S CERTIFICATE

STATE OF ALABAMA
MEMPHIS COUNTY
I, THE UNDERSIGNED, OWNER OF THE FOREGOING SUBDIVISION, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION HAS BEEN APPROVED AND THAT THE MAP THEREON IS IN ACCORDANCE WITH THE ACTS OF MARCH 22ND, 1901, AND APRIL 25TH, 1901.

STATE OF ALABAMA
MEMPHIS COUNTY
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND HAVE BEEN SO FOR THE FOREGOING PERIOD OF YEARS, AND THAT I AM NOT DEBARRED FROM EXERCISING THE FUNCTIONS OF SAID OFFICE.

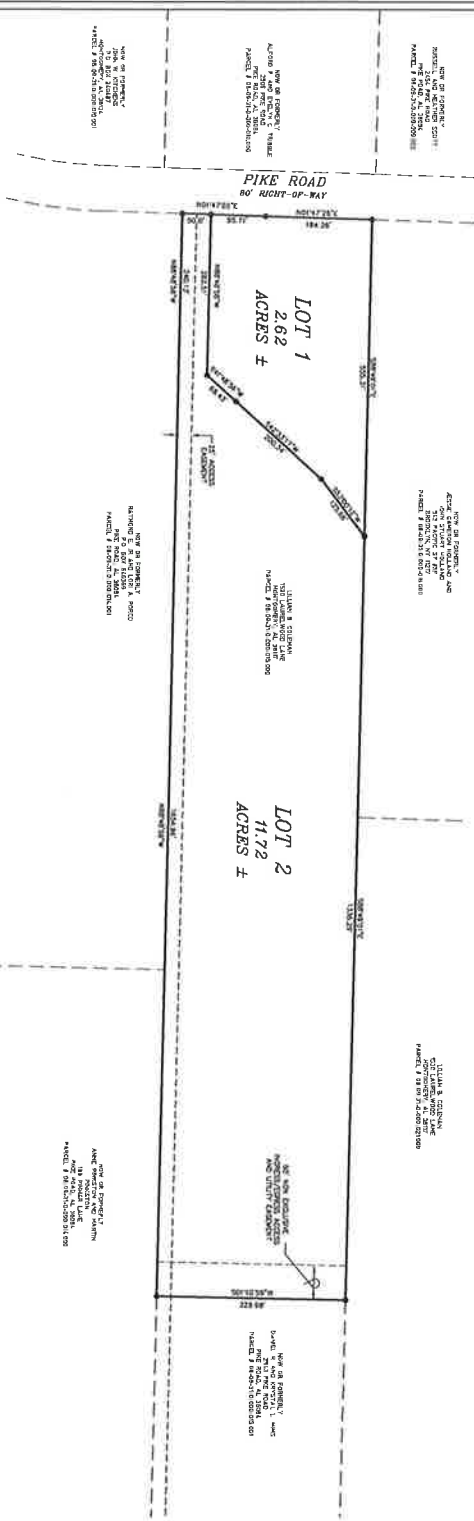
NOTARY PUBLIC
BY COMMISSION EXPIRES _____ (YEAR)

STATE OF ALABAMA
MEMPHIS COUNTY
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND HAVE BEEN SO FOR THE FOREGOING PERIOD OF YEARS, AND THAT I AM NOT DEBARRED FROM EXERCISING THE FUNCTIONS OF SAID OFFICE.

BARREIORS CERTIFICATE

STATE OF ALABAMA
MEMPHIS COUNTY
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND HAVE BEEN SO FOR THE FOREGOING PERIOD OF YEARS, AND THAT I AM NOT DEBARRED FROM EXERCISING THE FUNCTIONS OF SAID OFFICE.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____ (YEAR)



LEGEND

- SURVEY / DISTANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE

SURVEY NOTES

1. THE SURVEY AND SPACING WERE MADE BY THE SURVEYOR AT HIS OWN RISK AND RESPONSIBILITY AND NO WARRANTY IS MADE BY HIM AS TO THE ACCURACY OR TRUTH OF THE RESULTS.
2. THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO RECORDS OF PREVIOUS SURVEYS OR ADJACENT PROPERTY LINES IN THE AREA OF THIS SURVEY.
3. THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO RECORDS OF PREVIOUS SURVEYS OR ADJACENT PROPERTY LINES IN THE AREA OF THIS SURVEY.
4. NO TREES WILL BE ALLOWED IN WAYS AND DRIVE CISIONS.

NOTES

1. ALL EXISTING EASEMENTS AND RIGHTS RESERVED FOR PUBLIC USE ARE SHOWN BY DASHED LINES AND ARE NOT TO BE INTERFERED WITH.
2. THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO RECORDS OF PREVIOUS SURVEYS OR ADJACENT PROPERTY LINES IN THE AREA OF THIS SURVEY.
3. THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO RECORDS OF PREVIOUS SURVEYS OR ADJACENT PROPERTY LINES IN THE AREA OF THIS SURVEY.
4. NO TREES WILL BE ALLOWED IN WAYS AND DRIVE CISIONS.

APPROVAL OF THE MEMPHIS PLANNING COMMISSION

THE PLAT AND DISTRICTS IN THE CITY PLANNING COMMISSION OF THE COUNTY OF ALABAMA, IN ACCORDANCE WITH THE ACTS OF MARCH 22ND, 1901, AND APRIL 25TH, 1901, IS APPROVED.

BY: _____

FLOWERS & WHITE
ENGINEERS, L. L. C.
REGISTERED ENGINEERS IN ALABAMA
741 11TH AVE. N. • MOBILE, AL 36688



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. RZ-2020-017 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: North Montgomery Investors, Inc.

SUBJECT: Request to rezone one (1) parcel of land containing 10.01 acres located on the south side of East South Boulevard, approximately 800 ft. east of Woodley Road, from B-3 (Commercial) and O-1 (Office) Zoning Districts to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is for tractor trailer storage. The adjacent property has B-2 (Commercial) zoning to the north, B-3 (Commercial) and O-1 (Office) zoning to the east, PGH-40 (Patio-Garden Home) and R-85 (Single-Family Residential) zoning to the south, and B-3 (Commercial) and B-4 (Commercial) zoning to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Commercial.

Department of Planning Comment(s): Objection to this proposed rezoning request. The proposed rezoning is not consistent with the future land use map and Envision Montgomery 2040 Comprehensive Plan recommendation for Flex Commercial. M-1 light industrial zoning would not be a good compliment to all other zoning designations to include residential neighborhoods that are to the south of the proposed rezoning location.

CITY COUNCIL DISTRICT: 6

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: _____

4A

FLEX COMMERCIAL (FC)

The Flex Commercial classification comprises the mix of retail, service, and other commercial development along major streets and highway corridors. The classification targets existing strip centers, “Big-box” stores, drive-thru restaurants, and/or similar auto-oriented commercial uses along major thoroughfares. Flex loosens the use requirements along these corridors to encourage redevelopment or re-use of existing buildings and combat vacancy through incorporation of office and light industrial uses. The Flex classification increases permissible density and height restrictions with an emphasis on high quality design of buildings, grounds, and landscape. Flex districts seek to limit access through consolidated intersections and improve pedestrian connectivity between and across parcels.

INTENT

- ★ Concentrate larger, more intensive uses near major thoroughfares or intersections with development “stepping-down” when approaching residential neighborhoods.
- ★ Reduce surface parking and encourage shared parking between complementary uses.
- ★ Encourage new development to address the streetscape and allow for pedestrian activity along the street frontage while remaining primarily auto-oriented.
- ★ Redirect parking between the building and street towards the side or behind buildings.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.

PRIMARY USES

- ★ Commercial (small and large format)
- ★ Office
- ★ Light Industrial
- ★ Warehousing / Fulfillment

SECONDARY USES

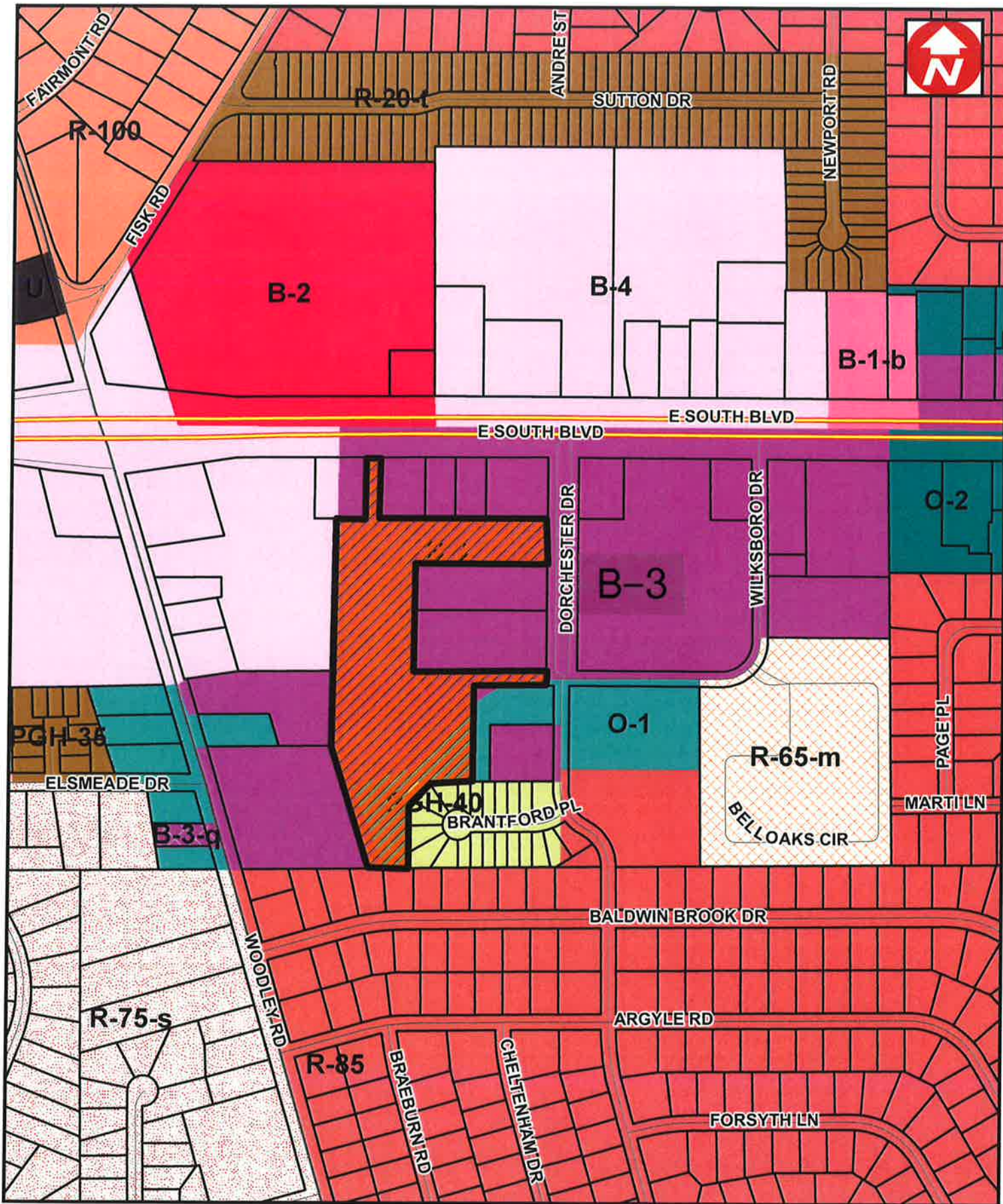
- ★ Civic / Institutional
- ★ Multi-family Residential
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	Mix of large and small footprint buildings that may be occupied by single or multiple tenants, attached or freestanding
Building Setback	20 - 50 feet
Streets	Along primary corridors with shared access drives connecting individual developments

Transportation	Potential walking or biking, transit, automobile
Parking	Shared parking areas located in off-street parking lots.
Open Spaces	Increased landscaping and “green infrastructure” elements, plazas, parks



REZONING REQUEST **SUBJECT PROPERTY**



ITEM NO. 4B

1 inch = 400 feet



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 4C

1 inch = 400 feet

5. RZ-2020-015 **PRESENTED BY:** Mercedes Love

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at 3824 Williams Road from an R-50 (Single-Family Residential) Zoning District to an R-99-s Mobile Home Subdivision Zoning District.

REMARKS: The intended use for this property is for a mobile home. There is an existing single-family home and one (1) mobile home on the property. The property is surrounded by R-50 zoning. The Envision Montgomery 2040 Comprehensive Plan recommends Potential Open Space.

Department of Planning Comment(s): No objection. The Envision Montgomery 2040 Comprehensive Plan future land use map is incorrect in this area and is being revisited for corrections and adjustment. The future land use map should be rural/edge/conservation (RE) or residential/low density. The future land use map is being corrected by city planning staff. Therefore. There is no objection to this rezoning request, as it is low density residential in a rural edge location near the edge of the city.

CITY COUNCIL DISTRICT: 2

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: _____

5A

INSTITUTIONAL / CIVIC (IN)

Land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, such as major libraries, airports, public schools and public safety facilities. Semi-public uses such as hospitals and other major institutions such as large church facilities are included. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings. Small-scale institutional uses may be incorporated into the surrounding context in residential or commercial areas.

INTENT

- ★ Encourage integration of institutional uses with adjacent neighborhoods, urban areas, commercial corridors, and open spaces.
- ★ Provide appropriate connectivity to nearby uses through sidewalks, paths and streets.



OPEN SPACE / RECREATION (OS)

Public and private parks, recreational open space or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification also includes golf courses that function as open space.

INTENT

- ★ Ensure parks and public recreational amenities are available to all neighborhoods.
- ★ Conserve environmentally sensitive land.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.



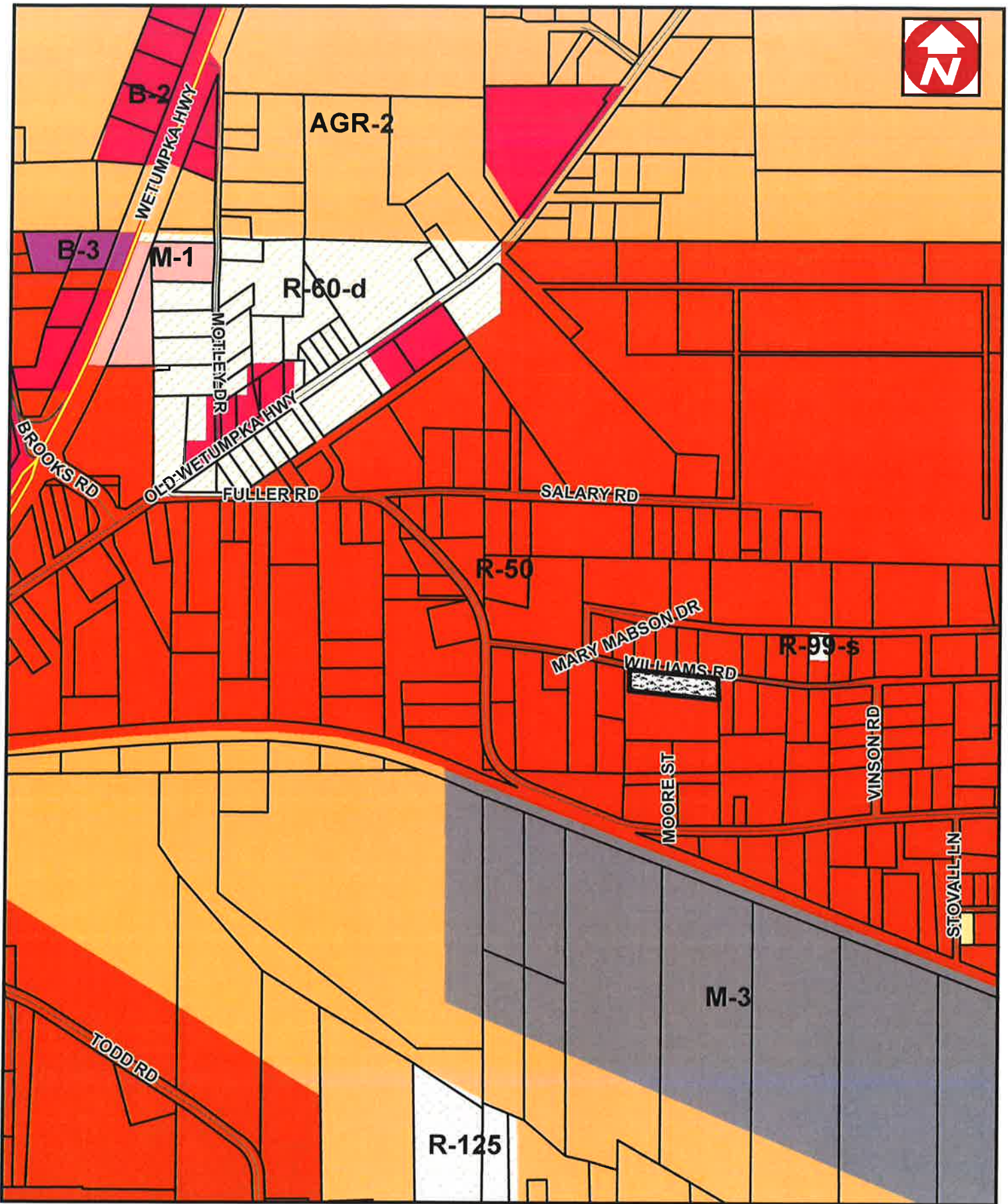
POTENTIAL OPEN SPACE (PO)

Potential Open Space is undeveloped land that is not currently preserved but should be considered for conservation. These areas often exhibit potential for flooding or are deemed inappropriate for development due to significant physical or environmental limitations. In some cases, these lands also serve as buffers to separate areas that may have the potential to become conflicting land uses.

INTENT

- ★ Consider formal conservation of environmentally sensitive land through various means.
- ★ Minimize development in designated areas based on existing natural features.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.
- ★ Promote buffering of incompatible land uses using natural features such as greenways, waterways, and wooded areas.





REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5B

1 inch = 600 feet



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5C

1 inch = 100 feet

6. RZ-2020-016 **PRESENTED BY:** Melvin & Nycosha Davis

REPRESENTING: Same

SUBJECT: Request to rezone property containing 0.98 acres located on the north side of Salary Road, approximately 2,300 ft. east of Old Wetumpka Highway, from an R-50 (Single-Family Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

REMARKS: The intended use for this property is for a mobile home. This property is surrounded by R-50 (Single-Family Residential) zoning. The Envision Montgomery 2040 Comprehensive Plan recommends Potential Open Space.

Department of Planning Comment(s): No objection. The Envision Montgomery 2040 Comprehensive Plan future land use map is incorrect in this area and is being revisited for corrections and adjustment. The future land use map should be rural/edge/conservation (RE) or residential/low density. The future land use map is being corrected by city planning staff. Therefore. There is no objection to this rezoning request, as it is low density residential in a rural edge location near the edge of the city.

CITY COUNCIL DISTRICT: 2

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: _____

60A

INSTITUTIONAL / CIVIC (IN)

Land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, such as major libraries, airports, public schools and public safety facilities. Semi-public uses such as hospitals and other major institutions such as large church facilities are included. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings. Small-scale institutional uses may be incorporated into the surrounding context in residential or commercial areas.

INTENT

- ★ Encourage integration of institutional uses with adjacent neighborhoods, urban areas, commercial corridors, and open spaces.
- ★ Provide appropriate connectivity to nearby uses through sidewalks, paths and streets.



The Juliette Hampton Morgan Memorial Library by Rivers A. Langtry

OPEN SPACE / RECREATION (OS)

Public and private parks, recreational open space or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification also includes golf courses that function as open space.

INTENT

- ★ Ensure parks and public recreational amenities are available to all neighborhoods.
- ★ Conserve environmentally sensitive land.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.



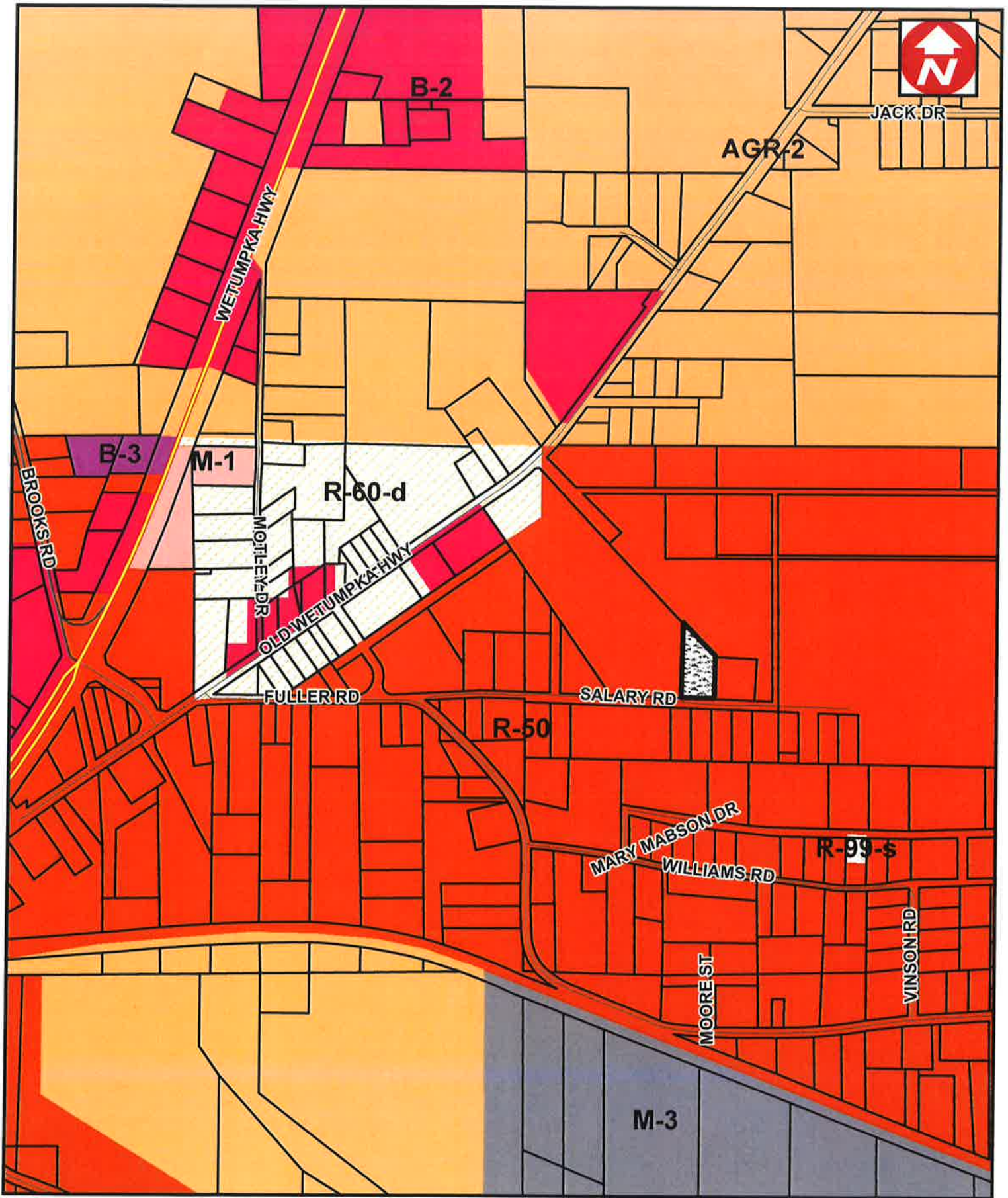
POTENTIAL OPEN SPACE (PO)

Potential Open Space is undeveloped land that is not currently preserved but should be considered for conservation. These areas often exhibit potential for flooding or are deemed inappropriate for development due to significant physical or environmental limitations. In some cases, these lands also serve as buffers to separate areas that may have the potential to become conflicting land uses.

INTENT

- ★ Consider formal conservation of environmentally sensitive land through various means.
- ★ Minimize development in designated areas based on existing natural features.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.
- ★ Promote buffering of incompatible land uses using natural features such as greenways, waterways, and wooded areas.



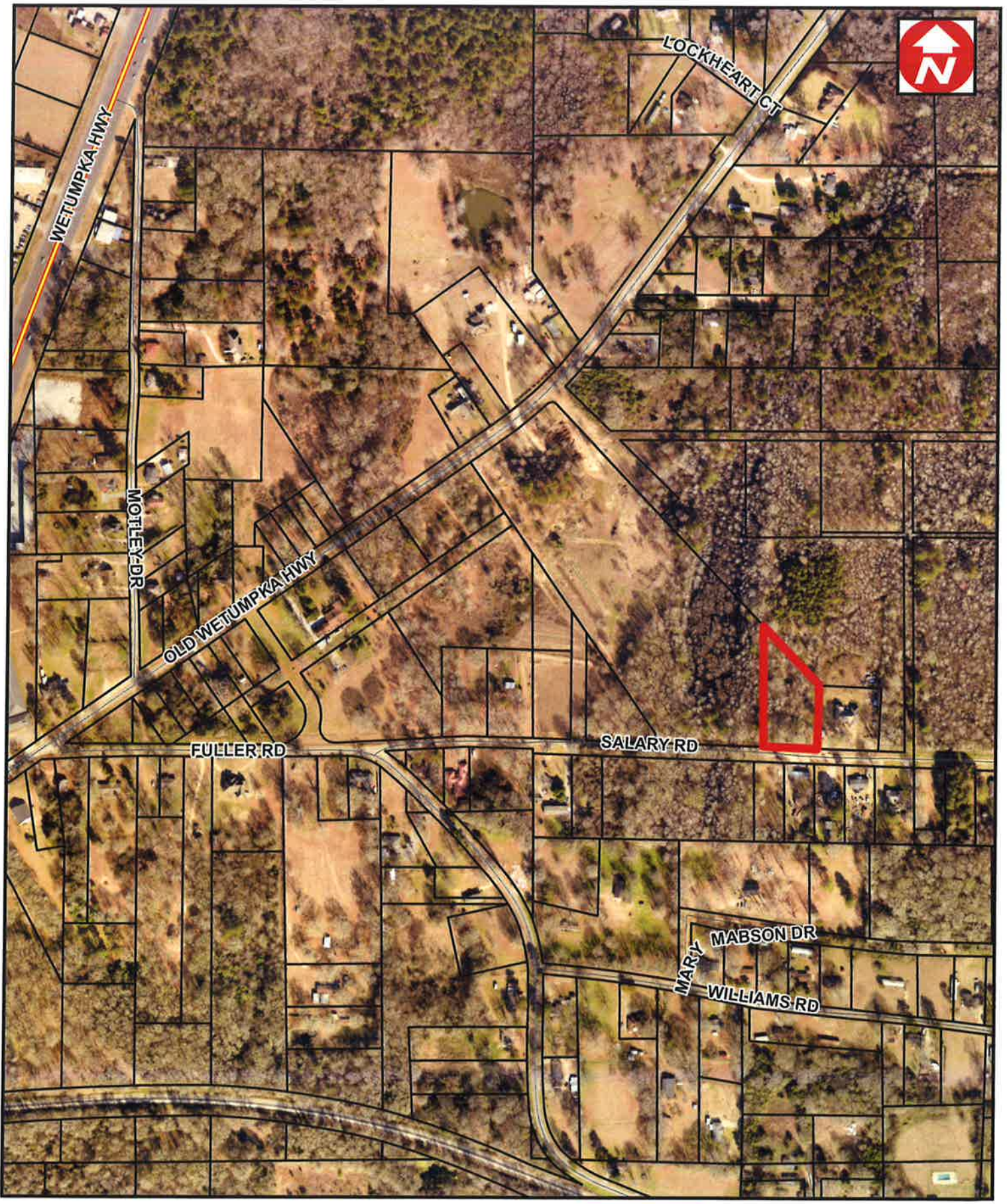


REZONING REQUEST **SUBJECT PROPERTY**



ITEM NO. 63

1 inch = 600 feet



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 60

1 inch = 400 feet

7. RZ-2020-018 **PRESENTED BY:** Steward Hayles

REPRESENTING: Homes by Hayles

SUBJECT: Request to rezone one (1) lot located at 1310 South Court Street from an O-1 (Office) Zoning District to a B-1-a (Central Business) Zoning District.

REMARKS: The intended use for this property is for office/residential. The adjacent property has O-1 (Office) to the north, east and south, and R-60-d (Duplex Residential) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

Department of Planning Comment(s): No objection. The future land use map is correct due to the location being in a traditional older neighborhood. The future land use map designation allows for residential use for the primary use and also allows for small format commercial as the secondary use per the Envision Montgomery 2040 Comprehensive Plan. The B-1-a proposed zoning is a mixed use type of zoning that allows business, commercial and residential. This will be an acceptable fit for this location.

CITY COUNCIL DISTRICT: 6

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: _____

TA

TRADITIONAL NEIGHBORHOOD (TN)

Residential area featuring a mix of housing types with single-family neighborhood appearance. This category applies to established neighborhoods and new development that encapsulate many qualities of central neighborhoods including a walkable block pattern and integrated amenities such as parks, schools and neighborhood commercial. These areas include some of Montgomery's oldest neighborhoods such as Cloverdale and Garden District along with new developments like Hampstead. While predominantly single-family residential on small lots, these neighborhoods may include areas of larger lot single-family and attached or multi-family dwellings.

INTENT

- ✦ Maintain the existing neighborhood character. Allow residential infill development that is compatible in scale and design to neighboring homes.
- ✦ Continue historic preservation efforts and encourage restoration of historic properties.
- ✦ Provide code enforcement measures to address unmaintained homes and properties to stabilize declining areas.
- ✦ Continue efforts to provide resources for property and neighborhood maintenance to neighborhood associations.

PRIMARY USES

- ✦ Single-family Residential (Small-lot)
- ✦ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ✦ Attached Town Homes

SECONDARY USES

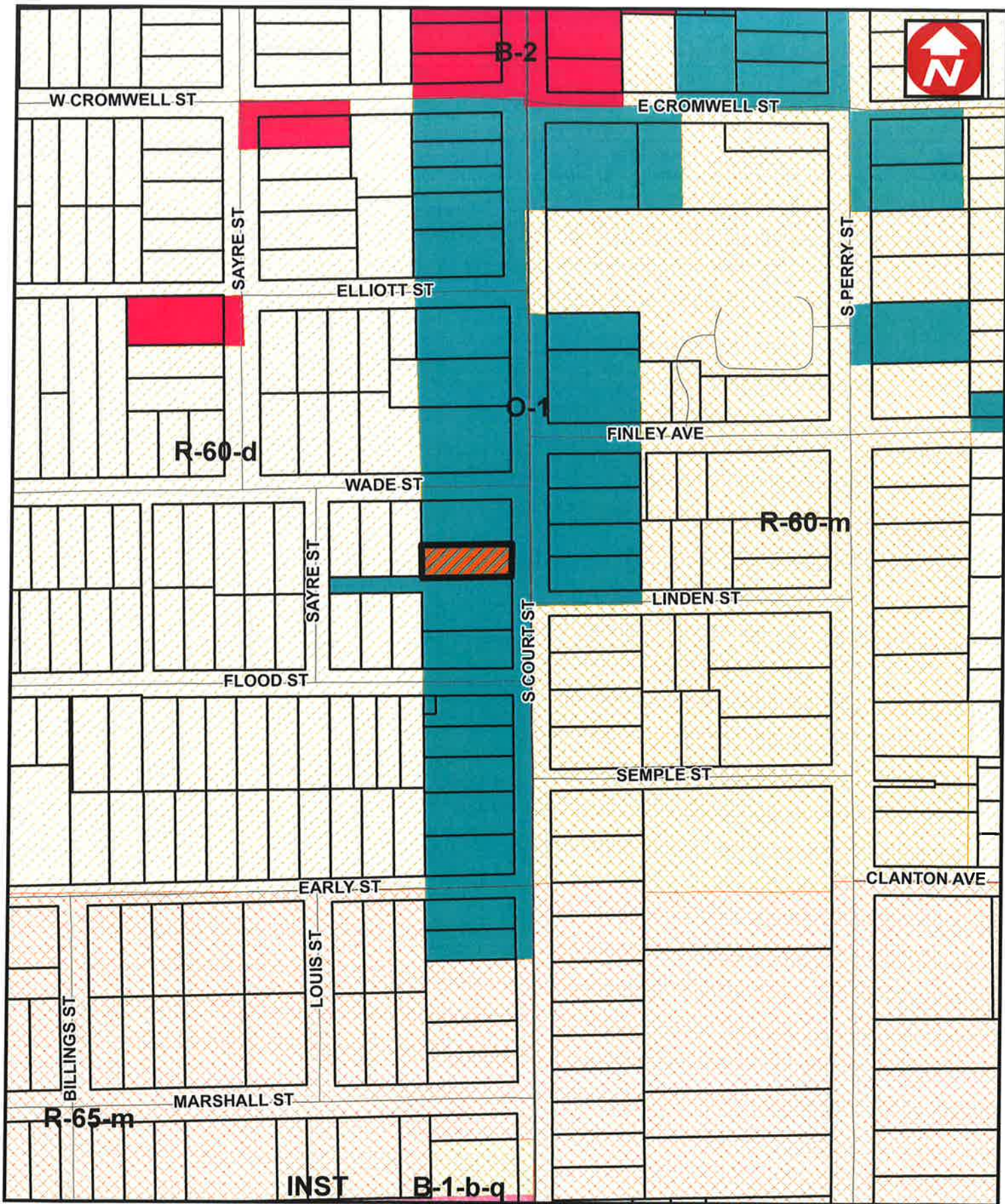
- ✦ Small-format Commercial
- ✦ Civic / Institutional
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 2.5 stories
Building Form	Variety of building types and sizes attached and freestanding
Building Setback	10 - 30 feet (generally consistent within a block)
Streets	Small, grid like blocks with a high degree of street connectivity

Transportation	Walking, biking, transit, automobile
Parking	On-street and private off-street (both alley-loaded and front-loaded driveways / garages)
Open Spaces	Pocket parks within neighborhoods, connections to schools and community parks



REZONING REQUEST **SUBJECT PROPERTY**



ITEM NO. 7B

1 inch = 200 feet



FINLE



WADE ST

S COURT ST

LINDEN ST

FLOOD ST

REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 7C

1 inch = 50 feet