

# Planning Commission Agenda

February 25, 2021

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Ann Clemons, *Chairman*

Reg Mantooth, *Vice-Chairman*

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

James Reid

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. Approval of Minutes from the January 28, 2021 meeting

**February 25, 2021**

<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.	9099	Flowers & White Engineering	Taylor Road	Plat	1
2.	9097	Goodwyn Mills & Cawood	Hyundai Boulevard	Plat	2
3.	RZ-2021-002	Stephaine Reynolds	Mobile Street	Rezoning	3
4.	9091	Pilgreen Engineering	North Palomino Drive	Plat	4
5.	RZ-2021-001	Pilgreen Engineering	Highway 80 East	Rezoning	5
6.	9098	Jeffcoat Engineers	Biltmore Avenue	Plat	6
7.	RZ-2021-003	Jeffcoat Engineers	Todd Road	Rezoning	7

*The next Planning Commission meeting is on  
March 25, 2021*

1. 9099 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** LaneJones, LLC

**SUBJECT:** Request final approval of Lanes Landing Overall located on the east side of Taylor Road, approximately 1,500 ft. north of Troy Highway, in an R-50 (Single-Family Residential) Zoning District.

**REMARKS:** This preliminary plat creates a residential neighborhood with single family lots. There are 139 lots proposed ranging in width from 50 ft. to 60 ft. and an average depth of 130 ft. There are five (5) new streets (50 ft. ROW) proposed. Street A (50 ft. ROW) runs south and ends in a cul-de-sac. Street B (50 ft. ROW) runs east and then south and dead ends at an intersection with Street E. Street C (50 ft. ROW) runs south off Street B and makes a loop to run back into Street B. Street D (50 ft. ROW) runs north off Street C and ends in a cul-de-sac. Street E (50 ft. ROW) runs west, south and then east off Street B and ends in a stub-out for future development on adjoining property. There are three (3) detention ponds noted on the plat. 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.

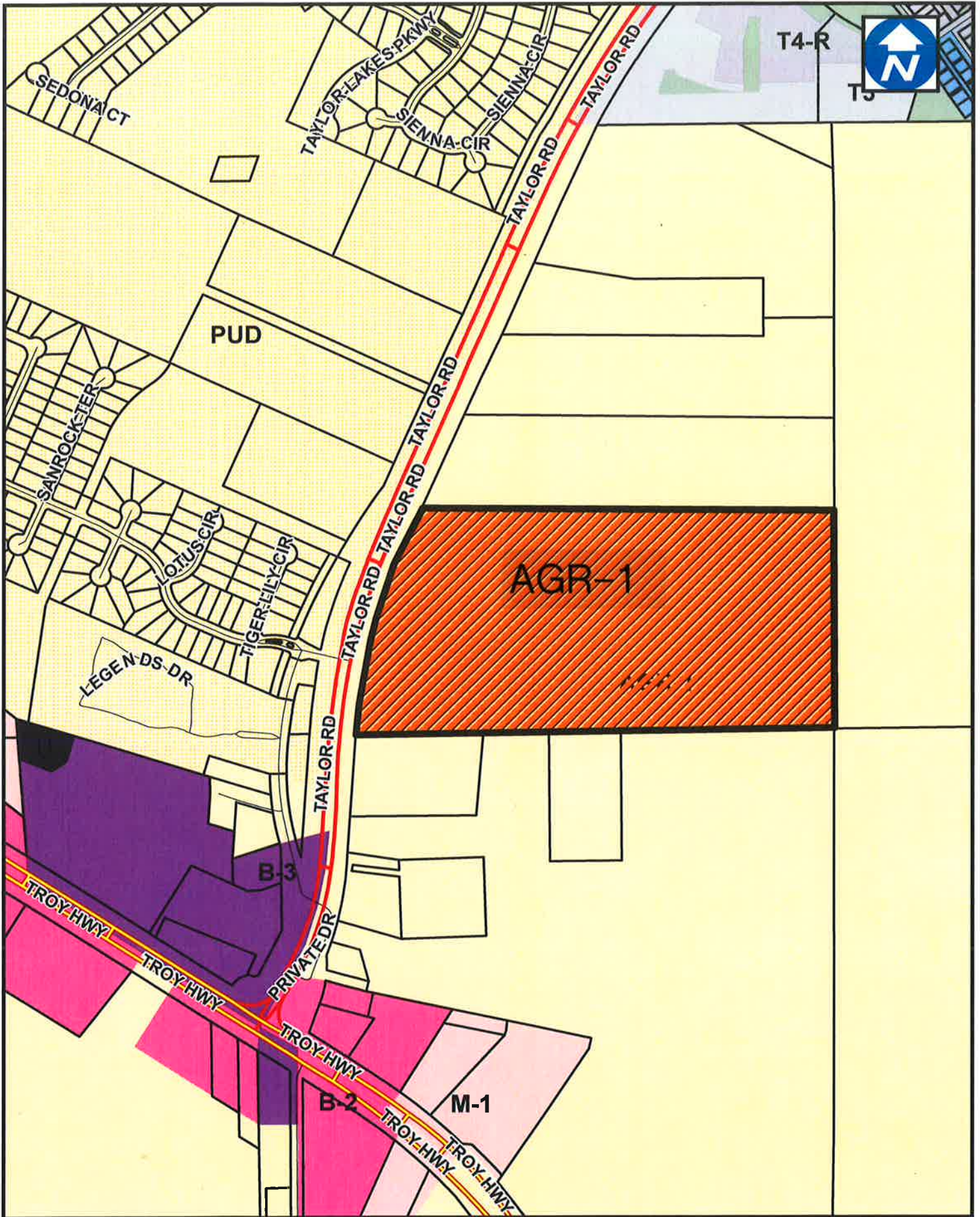
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



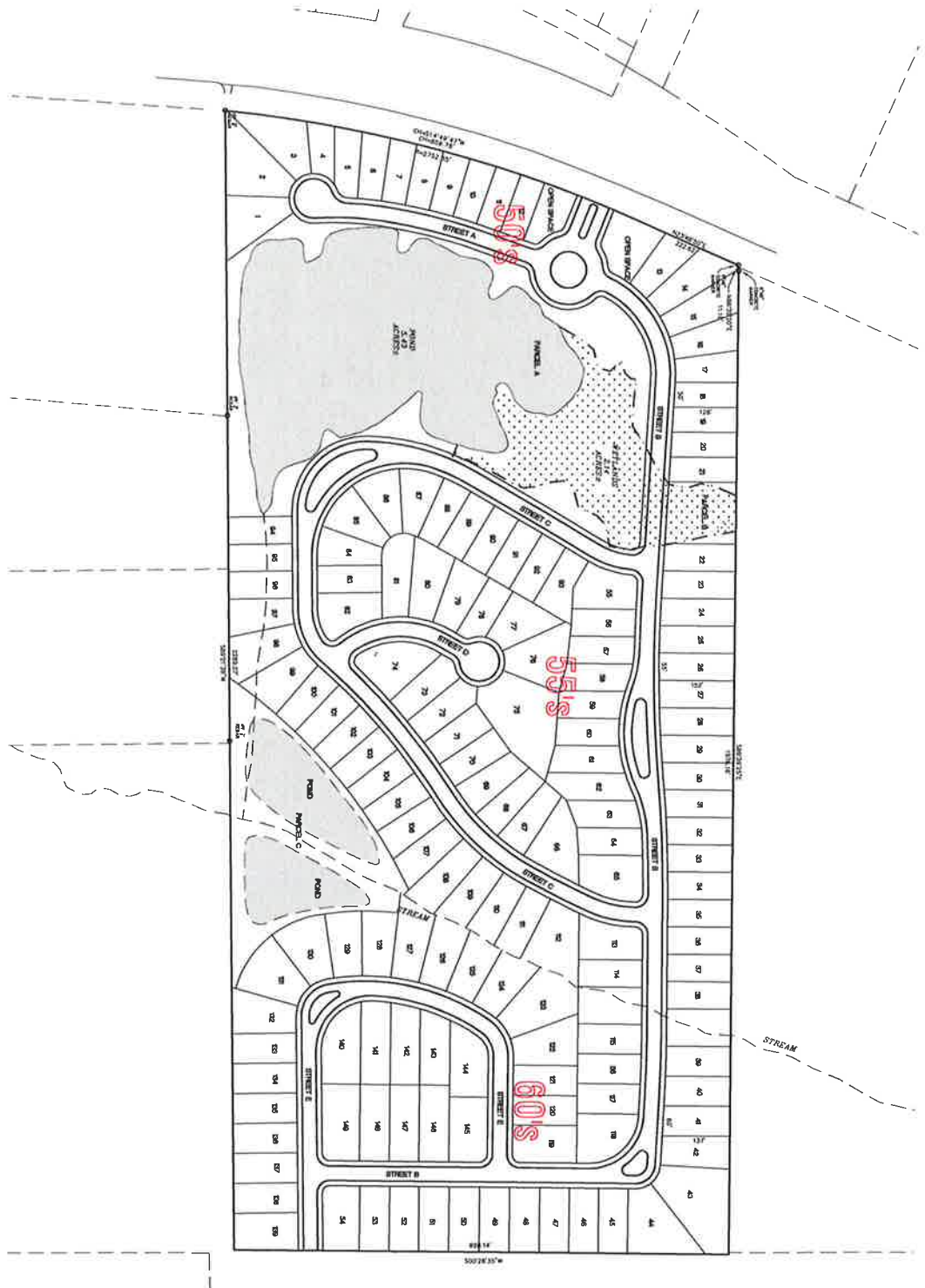
**PLATS**  
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 1A





PRELIMINARY PLAT



PRELIMINARY PLAT FOR  
LANES LANDING SUBDIVISION  
MONTGOMERY, ALABAMA



**FLOWERS & WHITE**  
ENGINEERING, L.L.C.  
PO BOX 227222 MONTGOMERY, AL 36122  
PH. 334.834.7600 FAX. 334.716.1231

DATE	1-28-23
REV. 1	
REV. 2	
REV. 3	
PROJECT NO.	20-004
DRAWN BY	KJ
CHECKED BY	
PROJECT TITLE	PRELIMINARY PLAT
SHEET NUMBER	

1B





**PLATS**  
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 1C



2. 9097 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Alfa Properties, Inc and Charles & Inez Everage

**SUBJECT:** Request final approval of Hyundai Boulevard Industrial Plat No. 1 located on the northeast corner of Hyundai Boulevard and Mobile Highway in M-3 (General Industrial) and AGR-1 (Agriculture (proposed M-3)) Zoning Districts.

**REMARKS:** This plat creates two (2) lots for industrial use. Lot 1 (93.44 acres) has approximately 1,987 ft. of frontage along Mobile Highway and a depth of 2,243.51 ft. Lot 2 (70.22 acres) has approximately 2,000 ft. of frontage along Mobile Highway and approximately 1,700 ft. of frontage along Hyundai Boulevard. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 4 and Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2

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.

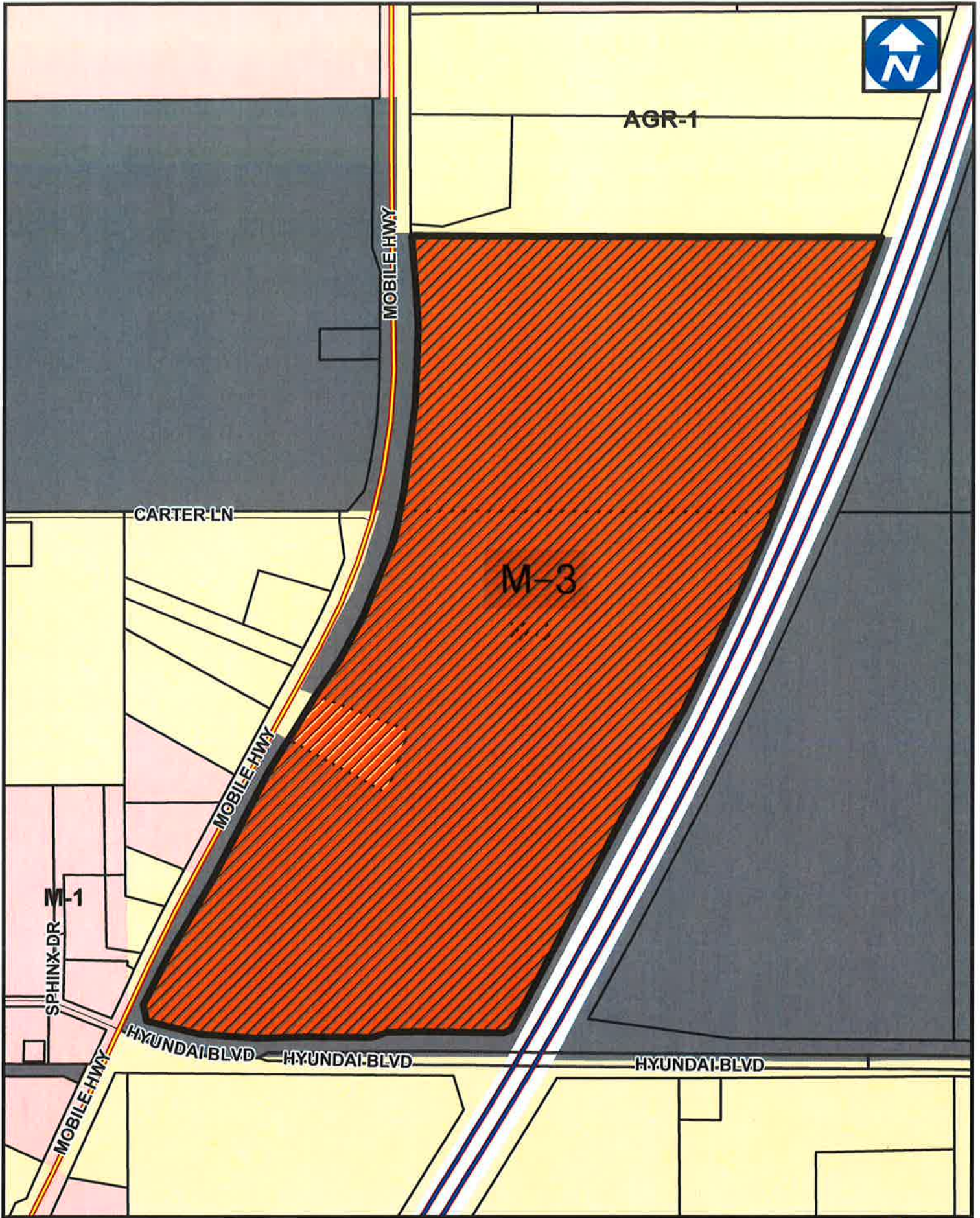
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**  
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 2A









CARTER LN

MOBILE HWY

MOBILE HWY

SPINX DR

HYUNDAI BLVD

HYUNDAI BLVD

HYUNDAI BLVD

MOBILE HWY

**PLATS**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

2C



3. RZ-2021-002 **PRESENTED BY:** Stephanie Reynolds

**REPRESENTING:** Firestation No. 2 Montgomery, LLC

**SUBJECT:** Request to rezone one (1) lot located at 400 Mobile Street from a T4-O (General Urban Zone-Open) to a T5 (Urban Center Zone) SmartCode Zoning District

**REMARKS:** The intended use for this property is an event center. The property is surrounded by T4-O (General Urban Zone-Open) zoning. The maximum occupancy of the building is 85. The Consolidated Review Committee determines the amount of parking by a warrant and is currently working with the petitioner on a parking plan. The Envision Montgomery 2040 Comprehensive Plan recommends Downtown Core.

**Department of Planning Comment(s):**

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



## DOWNTOWN CORE (DC)

The Downtown Core identity and development should be protected as the heart of the city, region, and as a state capital. Development includes both new and adaptive reused historic buildings that support a mix of employment, commercial, entertainment, civic and residential uses. Buildings frame attractive, pedestrian scale streets providing connectivity to shared open spaces and historical assets. Investment should build upon recent development within the Downtown Core creating a vibrant, dense epicenter for Montgomery and Alabama. Land use decisions should reflect and reinforce the following goals.

### INTENT

- ★ Promote adaptive reuse of historic buildings to maintain the downtown character and reduce blight.
- ★ Encourage context appropriate infill development, building upon initial investments made around the riverfront and along the Commerce/Dexter corridor.
- ★ Highlight historic assets located throughout downtown that serve as local, regional, state, and federal landmarks.
- ★ Improve pedestrian connections between recreational uses, entertainment venues, open spaces and the adjacent neighborhoods.
- ★ Emphasize state government presence through targeted development opportunities and complementary uses.

### PRIMARY USES

- ★ Vertical Mixed-Use (Commercial or office on first floor, residential or office above)
- ★ Office
- ★ Commercial
- ★ Civic / Institutional
- ★ Multi-family Residential

### SECONDARY USES

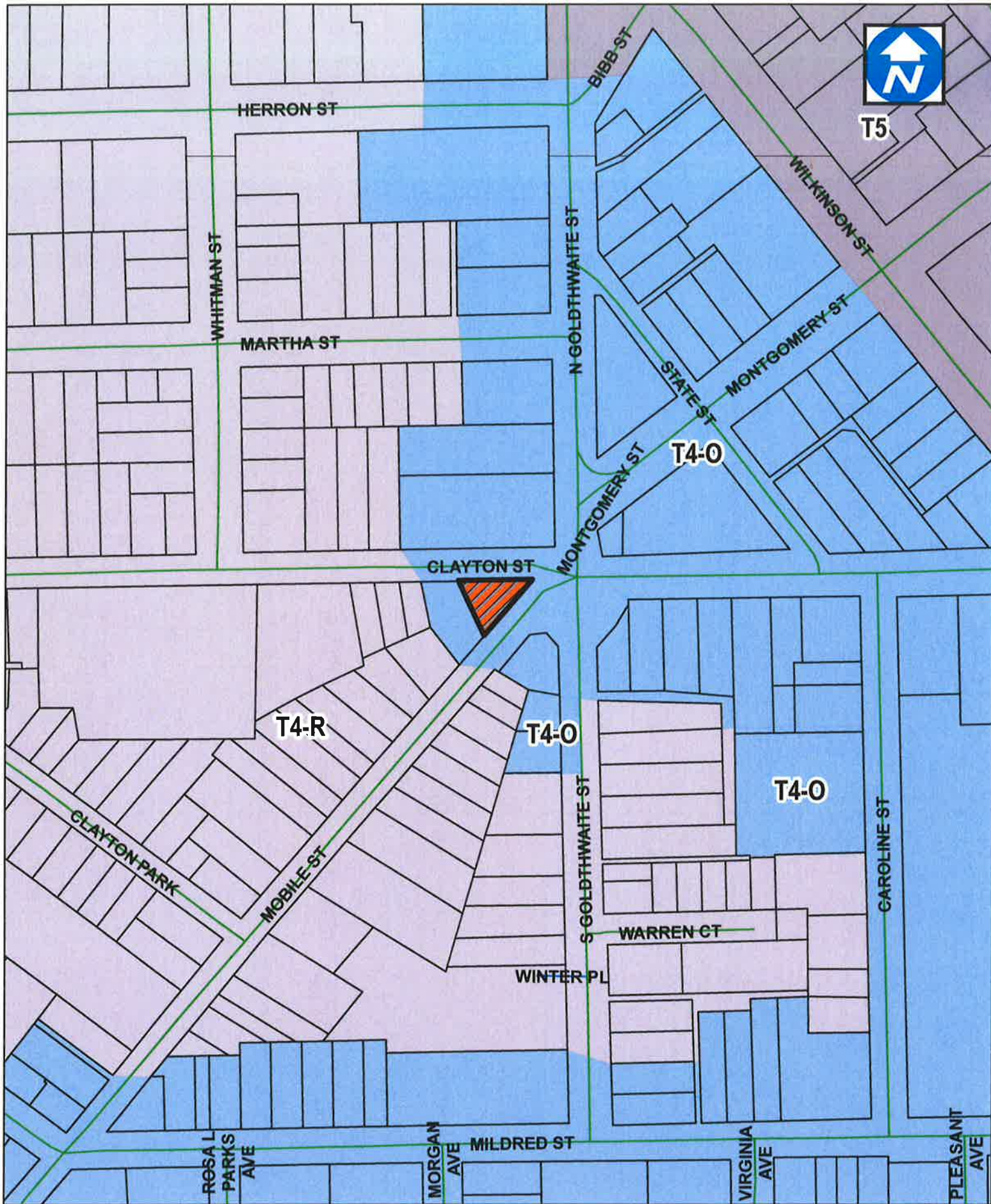
- ★ Attached Town Homes
- ★ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ★ Parks and Open Space



### BUILDING BLOCKS

<b>Height Range</b>	2 - 8 stories (no height limit)	<b>Transportation</b>	Walking, biking, transit, automobile
<b>Building Form</b>	Variety of building types and sizes attached and freestanding	<b>Parking</b>	Shared parking areas located behind businesses. Structured parking incorporated into infill mixed use projects, on-street parking
<b>Building Setback</b>	0 - 15 feet (generally consistent within a block. Greater setbacks for civic or institutional uses is appropriate)	<b>Open Spaces</b>	Plazas, pocket parks, public realm acts as an open space. Wide sidewalks, street trees, benches.
<b>Streets</b>	Small, grid like blocks with streetscaping designed to encourage pedestrian activity		





T5

T4-O

T4-R

T4-O

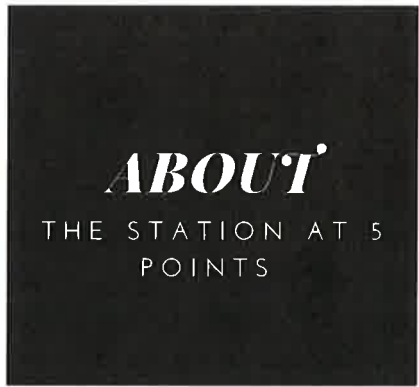
T4-O

Site 

1 inch = 200 feet

Item 3B

# THE STATION AT 5 POINTS



Located in the historic Five Points fire-station near Cottage Hill, with picturesque views overlooking downtown, The Station at 5 Points is an intimate, modern venue and event space situated in the heart of downtown Montgomery.

It's close proximity to The National Memorial for Peace & Justice and it's location directly on the historic Selma to Montgomery Trail, make it the perfect venue for a number of cultural, social, or business events.

## Types of Events:

WEDDINGS,  
RECEPTIONS,  
BIRTHDAY PARTIES,  
SHOWERS,  
NETWORKING  
EVENTS

MAXIMUM  
OCCUPANCY  
**85**

EVENT HOURS:  
**11:00 AM -  
11:00 PM**





Site 

1 inch = 100 feet

Item 3D



4. 9100 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Patricia Holloway Norris

**SUBJECT:** Request final approval of Ranchette Estates Plat No. 1-B located on the north side of North Palomino Drive, approximately 105 ft. east of Sorrell Lane, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This replat plats two (2) lots into two (2) lots for residential use. Lot 1-A (0.60 acres) has 130 ft. of frontage along North Palomino Drive and a depth of 200.61 ft. Lot 13-B (0.60 acres) has 130.00 ft. of frontage along North Palomino Drive and a depth of 201.45 ft. These lots are being replatted to incorporate recently vacated ROW for a future road that will no longer be developed. 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.

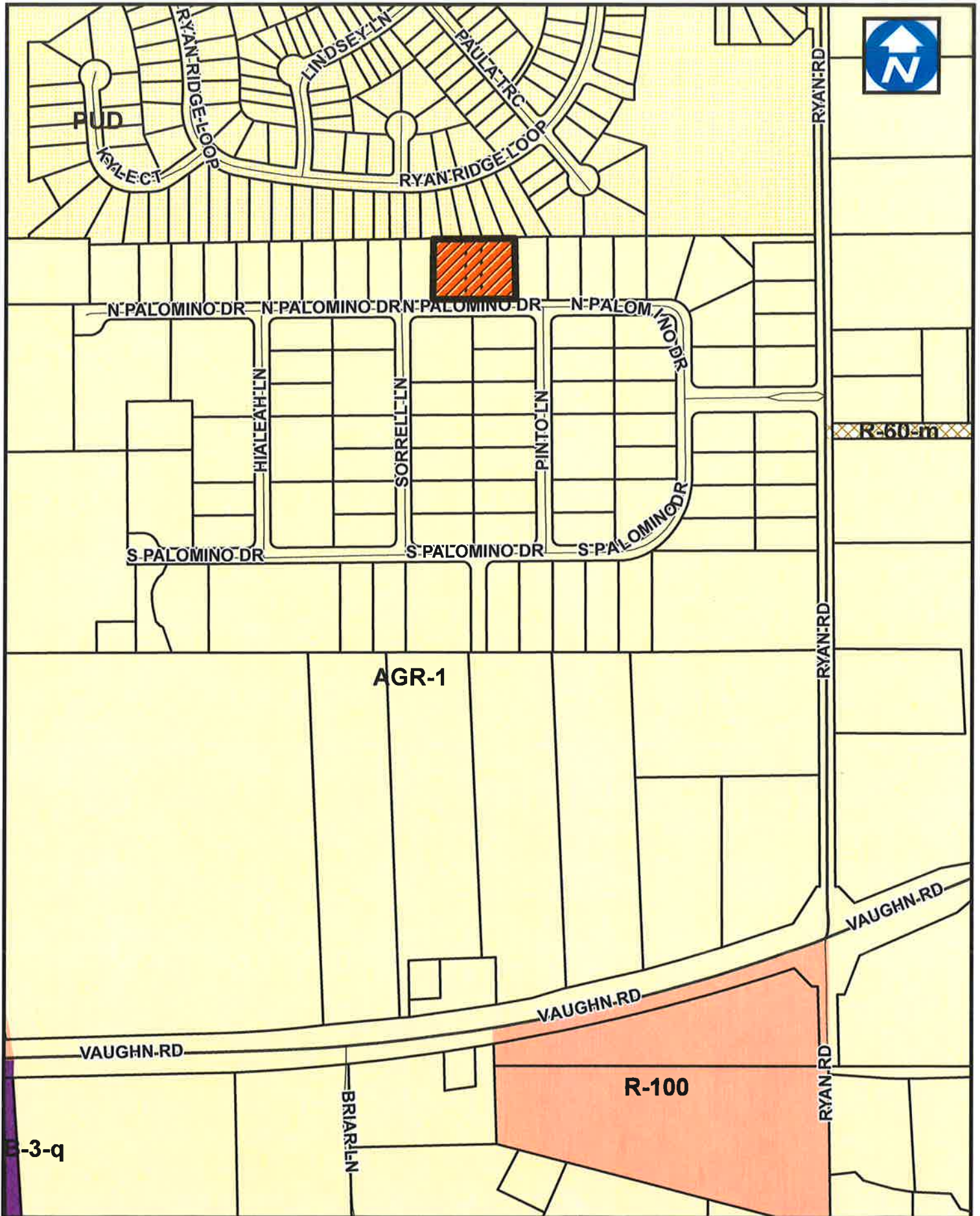
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY 

ITEM NO. 4A







**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 40



5. RZ-2021-001 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Buckmaster, LTD

**SUBJECT:** Request to rezone one (1) lot located at 10350 Highway 80 East from a FH (Flood Hazard) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The intended use for this property is to continue the existing office use and for possible future marketing purposes. The adjacent property has M-1 (Light Industrial) zoning to the east and south, and FH (Flood Hazard) zoning to the west. I-85 is to the north. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Employment.

**Department of Planning Comment(s):** No objection. The M-1 light industrial is consistent with the future land use in the Envision Montgomery 2040 Comprehensive Plan for Flex Employment based on the intent and primary uses listed. Further, all other land surrounding this property is currently zoned M-1.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

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





## FLEX EMPLOYMENT (FE)

Includes a collection of low-impact industrial uses that include assembly and processing, warehousing and distribution and flex space suitable for high-tech or research and development activities. Growth of these areas should be focused in existing industrial areas and around assets such as Hyundai Manufacturing, Montgomery Regional Airport, Maxwell AFB, and Gunter Annex. Appropriate buffering and separation from incompatible uses may be necessary in certain Flex Employment areas to protect the surrounding context from industrial operations. These areas may include commercial and residential uses but generally at a smaller scale than other commercial or mixed use areas.

### INTENT

- ★ Promote continued expansion of industrial areas using regional influence from existing business presence such as Hyundai Manufacturing.
- ★ Support operation of military campuses through complementary flex space for light industrial or research and development requirements.
- ★ Encourage consolidation of low-impact industrial uses to strategic opportunity areas with access to railway, highway, or waterway (if applicable).

### PRIMARY USES

- ★ Light Industrial
- ★ Office
- ★ Commercial

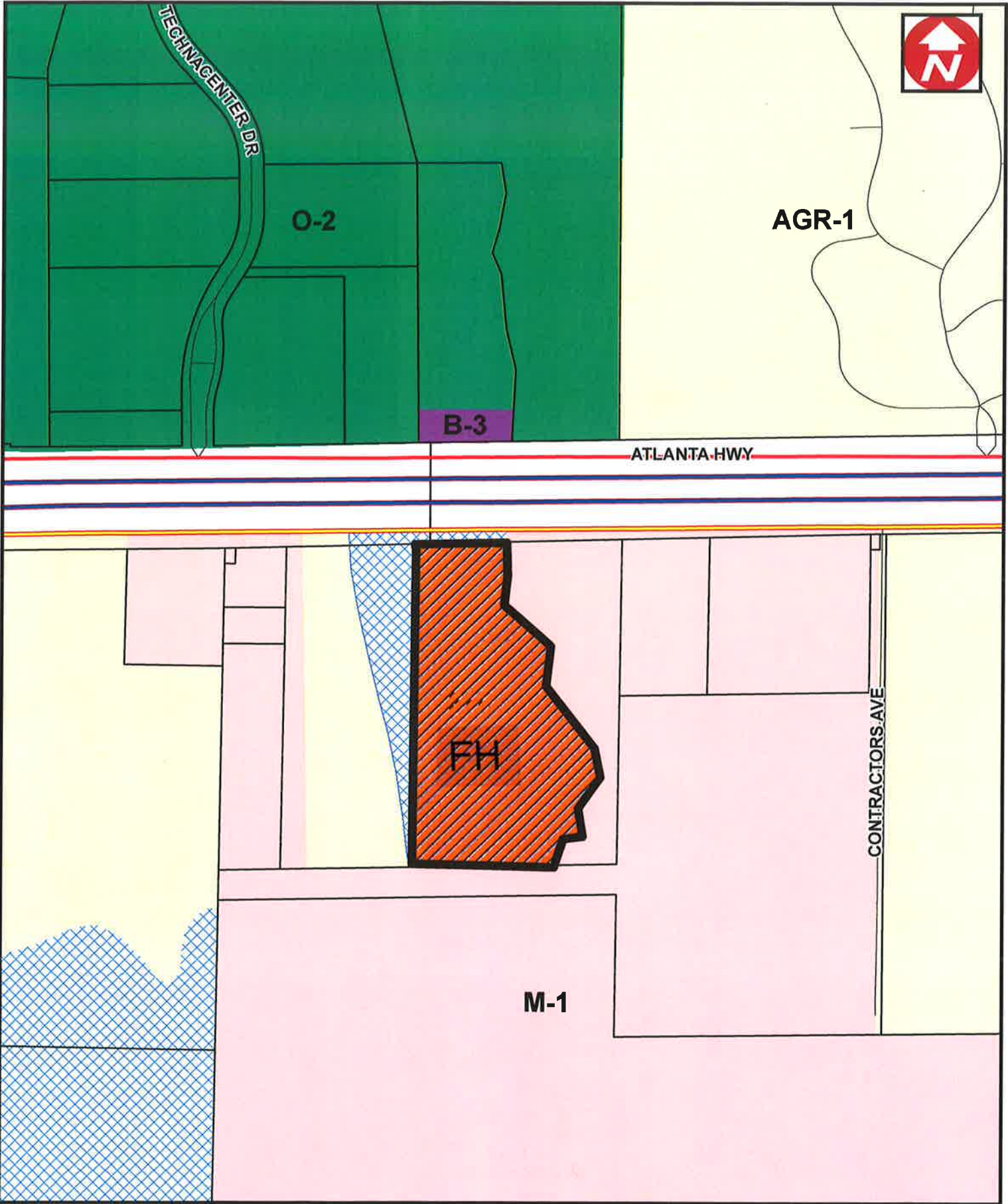
### SECONDARY USES

- ★ Mixed-Use
- ★ Multi-family Residential
- ★ Civic / Institutional



### BUILDING BLOCKS

<b>Height Range</b>	1 - 3 stories	<b>Transportation</b>	Automobile, transit, potential for walking and biking
<b>Building Form</b>	Large to very large footprint structures, flexible space to accommodate various users	<b>Parking</b>	Private off-street parking lots
<b>Building Setback</b>	30 - 50 feet (varies from lot to lot)	<b>Open Spaces</b>	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design
<b>Streets</b>	Varies but should accommodate truck and automobile traffic, easy access to major corridors		



**REZONING REQUEST**

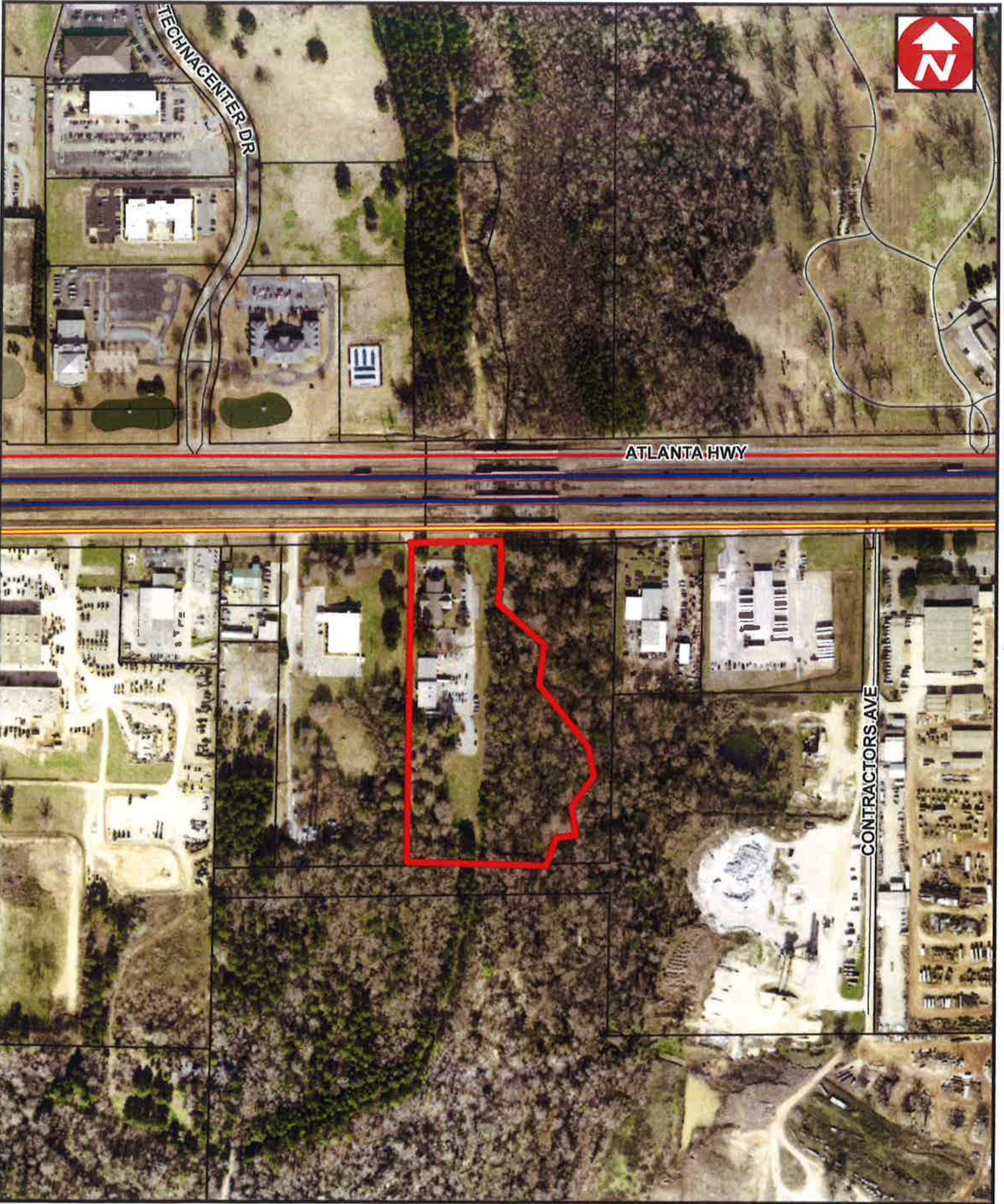
**SUBJECT PROPERTY**



**ITEM NO.** 5B

1 inch = 400 feet





REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5C

1 inch = 400 feet



6. 9098 **PRESENTED BY:** Jeffcoat Engineers & Surveyors, LLC

**REPRESENTING:** Wade & Debbie Osborne

**SUBJECT:** Request final approval of Osborne Plat No. 1 located on the northwest corner of Biltmore Avenue and Cliff Road in an R-85 (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 1A (0.73 acres) has 95.05 ft. of frontage along Cliff Road and 237.65 ft. of frontage along Biltmore Avenue. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 2**

**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.

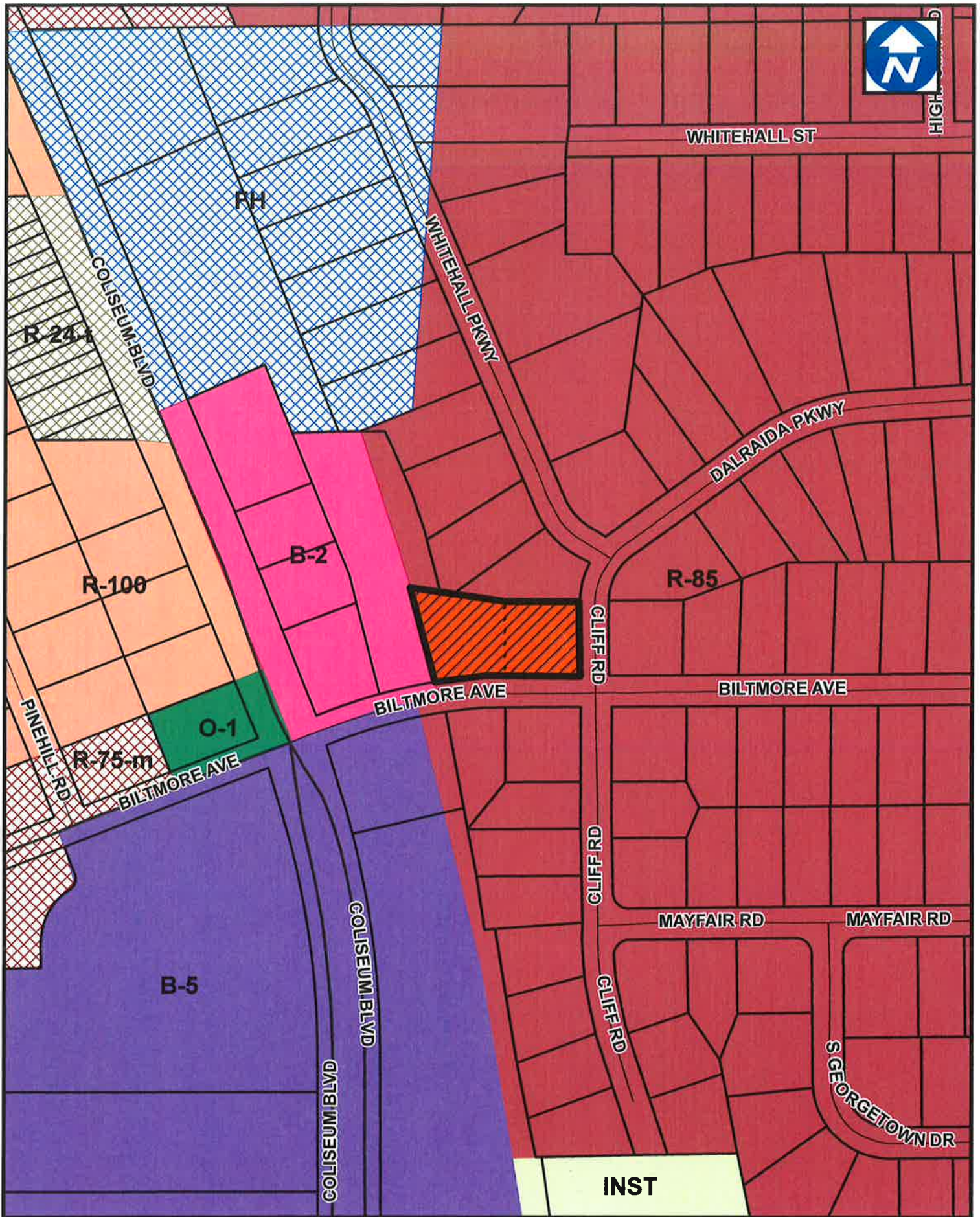
*COMMENTS:* \_\_\_\_\_

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





HIGHWAY



# PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6A

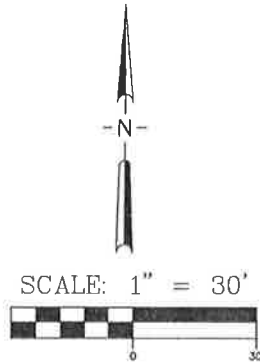
# OSBORNE PLAT NO. 1

BEING A REPLAT OF LOT 2, BLOCK G OF THE "MAP OF DALRAIDAPARK ESTATE PLAT NO. 8 (PB. 12, PAGE 139) AND LOT 2 OF "CORRECTED MAP OF DALRAIDA PARK ESTATE PLAT NO. 8-B (PB. 18, PAGE 57)

LYING IN THE SW 1/4 OF SECTION 3, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

**LEGEND:**

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- ✕✕ - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- ( ) - PLAT OR DEED CALL



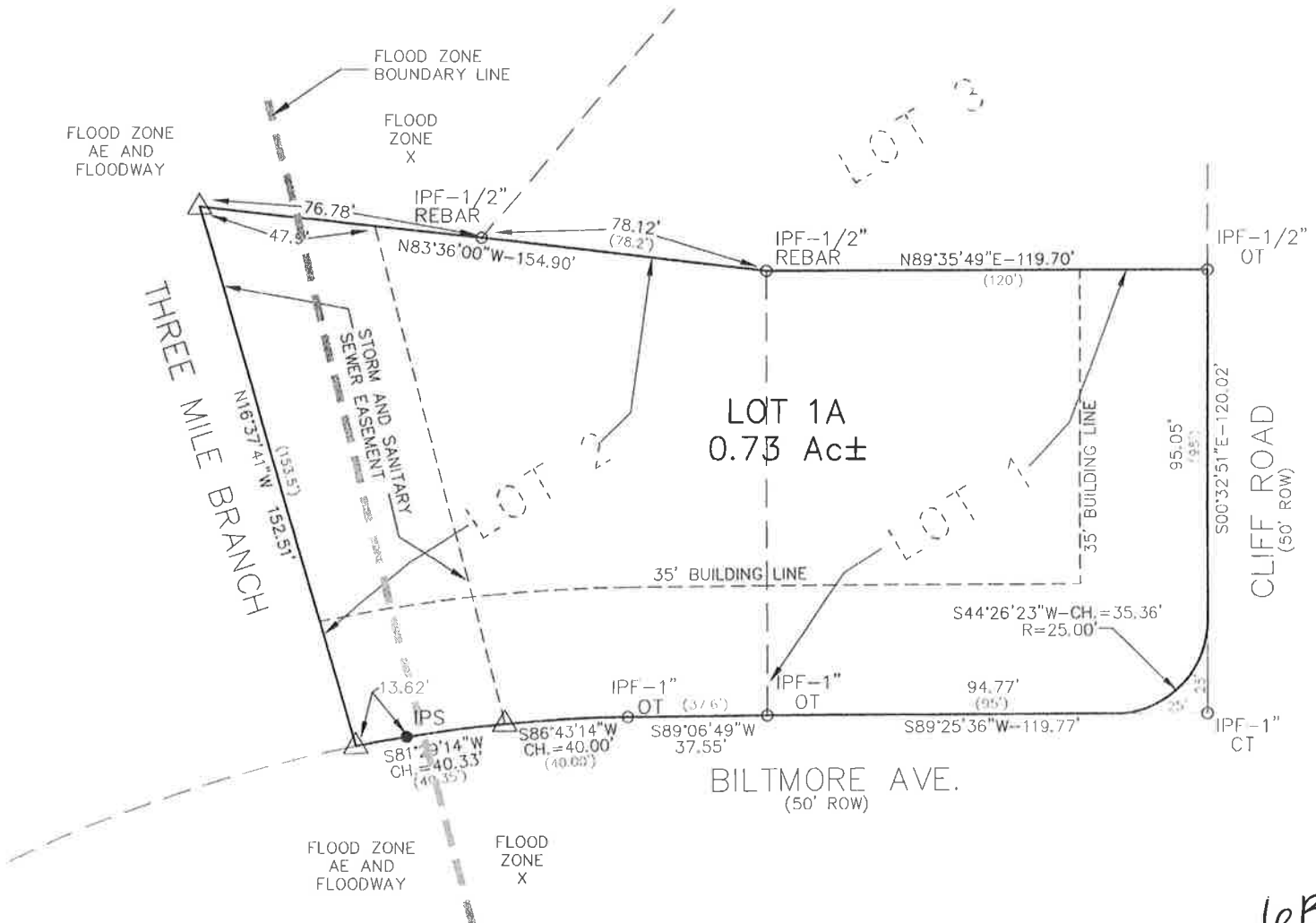
**SPECIAL NOTES:**

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
3. THE BUILDABLE PORTION OF THIS LOT IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0094H, DATED 2/5/14.



**BASIS OF BEARING:**  
THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)

**SOURCE OF INFORMATION:**  
- RLPY 4654, PAGE 758



leB





**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

66



7. RZ-2021-003 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Larry Riley

**SUBJECT:** Request to rezone property containing 3.59 acres on the south side of Todd Road, approximately 1,600 ft. east of Russell Lane\*, 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 one (1) mobile home. The 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):**

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





## 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.



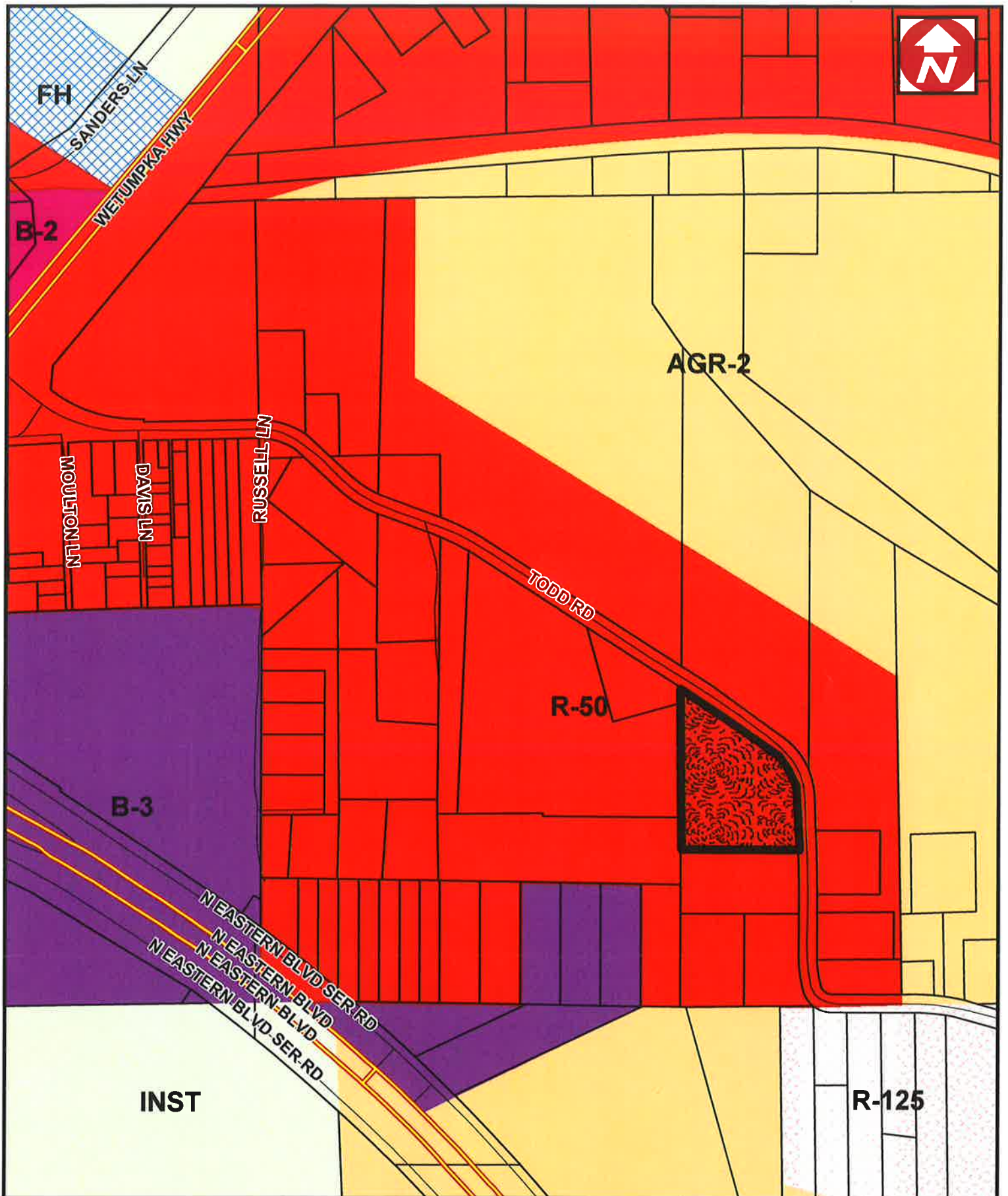
## POTENTIAL OPEN SPACE (PO)

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**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7B





**REZONING REQUEST**

**SUBJECT PROPERTY**



**ITEM NO.** TC

1 inch = 400 feet