

Planning Commission Agenda

June 24, 2021

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Ann Clemons, *Chairperson*

Reg Mantooth, *Vice-Chairperson*

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

James Reid

Leslie Stone

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

- I. Chairperson's Message
- II. Approval of Minutes from the May 27, 2021 meeting

June 24, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9117	Foresite Group, LLC	Malcolm Dr.	Plat	1
2.	RZ-2009-009	Larry R. Speaks & Associates	Lower Wetumpka Rd.	Rezoning	2
3.	9116	Flowers & White Engineering	Bloomsburg St.	Plat	3

*The next Planning Commission meeting is on
July 22, 2021*

1. 9117 **PRESENTED BY:** Foresite Group, LLC

REPRESENTING: Caliber Collision

SUBJECT: Request final approval of Caliber Collision Plat No. 1 located on the east side of Malcolm Drive, approximately 144.88 ft. south of McRae Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats two (2) lots into one lot (1) for commercial use. Lot A (1.75 acres) has 272.30 ft. of frontage along Malcolm Drive and a depth of 258.64 ft. This lot will have denied access to Taylor Road with a 10 ft. wide beautification easement. This lot will be developed with 30 ft. front yard and 20 ft. rear yard setbacks. 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.

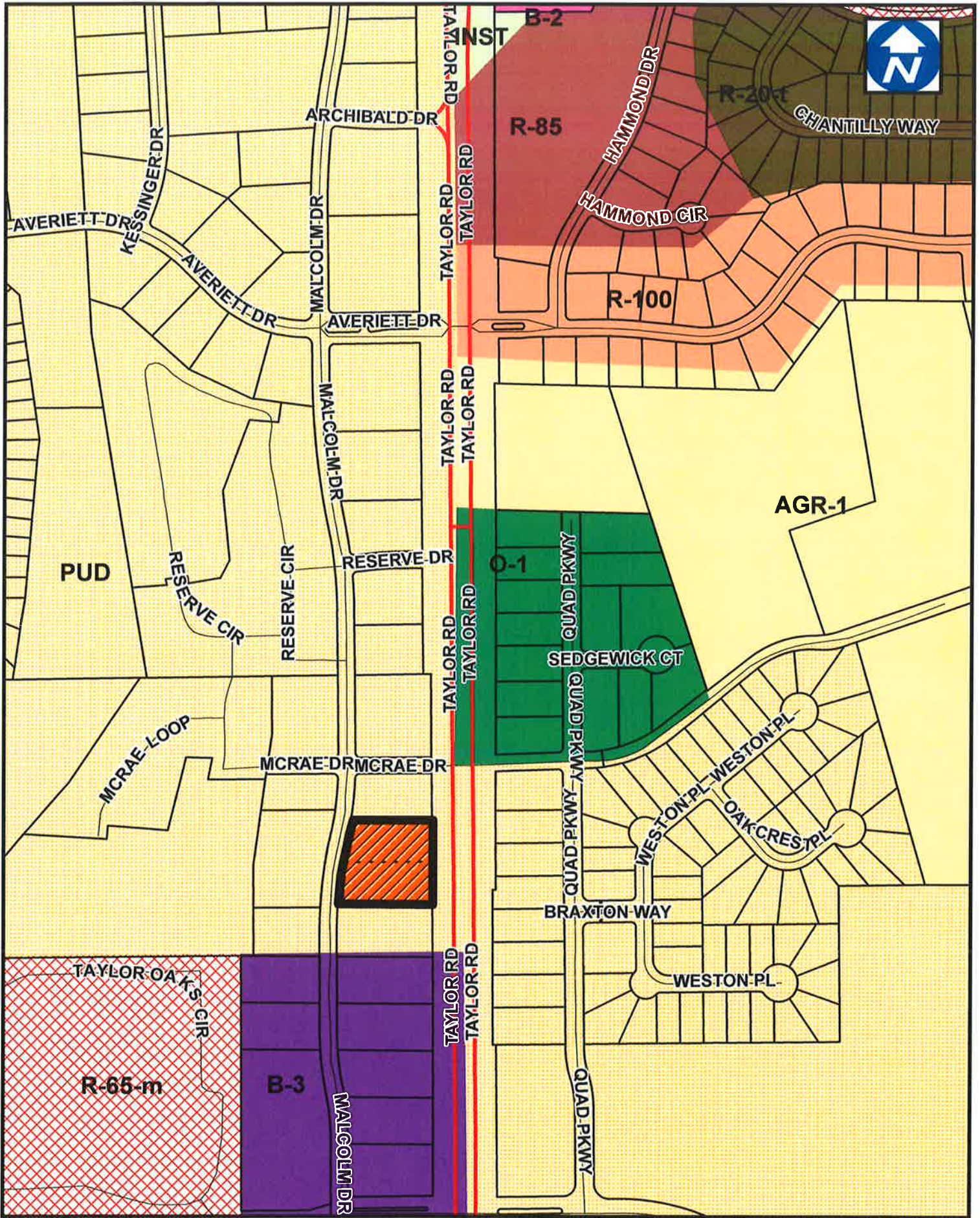
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



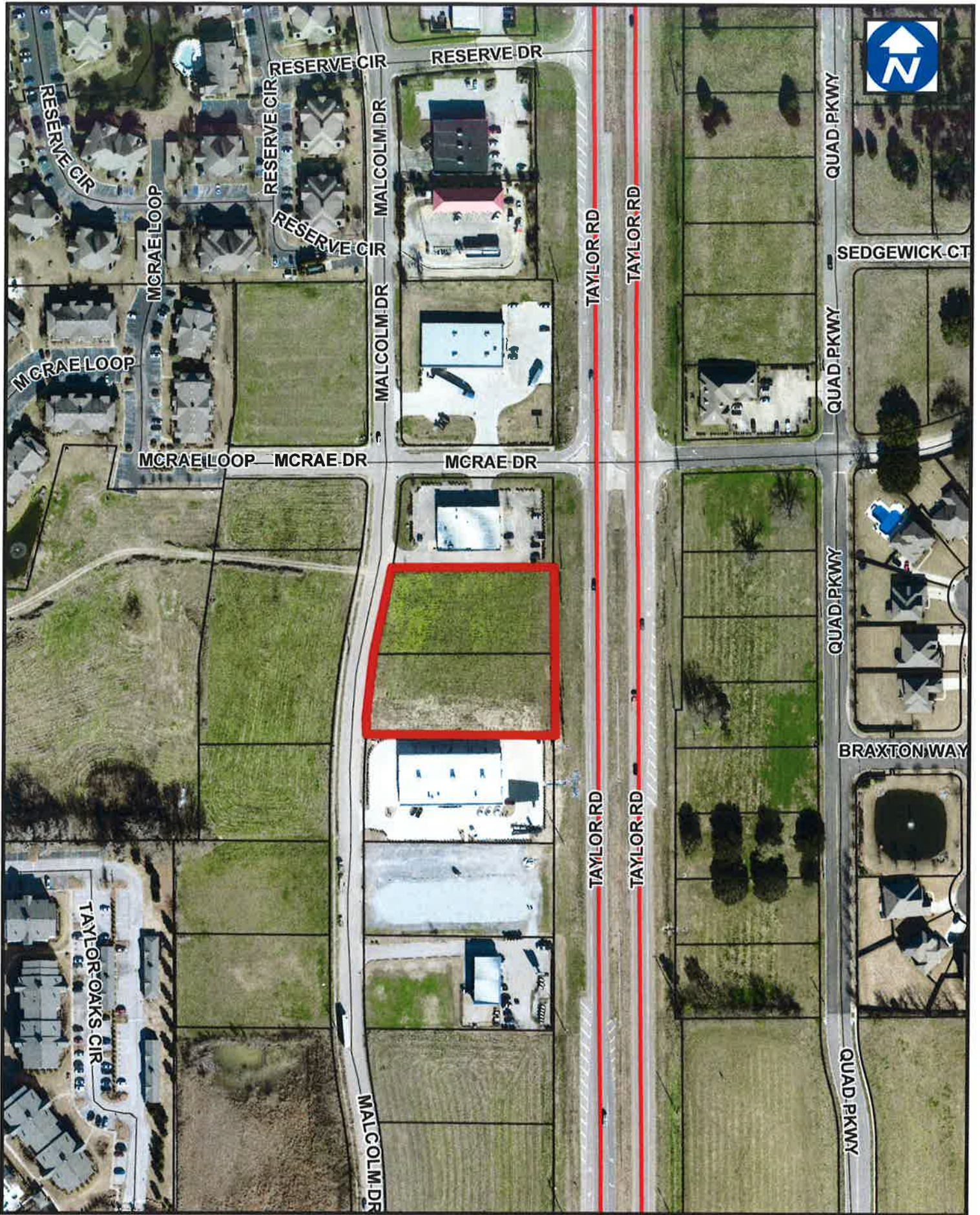
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1B

2. RZ-2009-009 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Marcus Boyd

SUBJECT: Request to rezone one (1) parcel of land on the west side of Lower Wetumpka Road, approximately 100 ft. south of Pine Crest Street, from a B-2 (Commercial) Zoning District to an R-65-s (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is single-family residential. The adjacent property has R-65-s (Single-Family Residential) to the north, west and south, and M-1 (Light Industrial) to the east. The Envision Montgomery 2040 Comprehensive Plan recommends Residential Low Intensity.

Department of Planning Comment(s): No objections. This land use is consistent with the Envision Montgomery 2040 Comp Plan Future Land Use Map for low density residential.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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: _____

RESIDENTIAL, LOW DENSITY (RL)

Primarily single-family developments arranged along curvilinear streets with few intersections connecting outside the development. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between the neighborhood and non-residential uses. Future Suburban Residential areas should be focused along the outer edge of Montgomery's existing built environment, avoiding creation of isolated neighborhoods.

INTENT

- Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- Limit new residential development in rural areas of the planning boundary and focus development to areas of existing growth.
- Encourage a mix of residential housing types and complementary non-residential uses in established neighborhoods.

PRIMARY USES

- Single-family Residential (Large- and Small-lot)

SECONDARY USES

- Attached Town Homes
- Civic / Institutional
- Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	A range of housing sizes and styles with similar scale and appearance
Building Setback	20 - 30 feet (generally consistent within a block)
Streets	Larger, curvilinear blocks with street connectivity between developments

Transportation	Walking, biking, automobile, potential for transit
Parking	On-street and private off-street (front-loaded garages and driveways)
Open Spaces	Neighborhood parks, connection to schools and community parks



R-50

FH

AGR-1

SADDLEBROOK DR

R-60-s

R-99-s

FLEETWOOD DR

R-65-s

MAPLEWOOD DR

PINE CREST ST

LOWER WETUMPKA RD

GLENVIEW ST

M-1

ERINWOOD DR

PERDIDO DR

CANOCHEE DR

OCONEE DR

ROSEWOOD PL

PGH-35

ALABAMA RIVER PKWY

TOMBIGBEE DR

R-65-m

EDDA LN

M-1-q

B-2



REZONING REQUEST SUBJECT PROPERTY

ITEM NO. 2B

1 inch = 400 feet



REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 2C

1 inch = 200 feet

3. 9116 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 27A located on the northeast corner of Haymarket Street and Bloomsbury Street in a T4-O (General Urban Zone-Open) SmartCode Zoning District.

REMARKS: This plat replats one (1) lot and previously unplatted property into one (1) lot. Lot 1A (0.19 acres) has 71.13 ft. of frontage along Haymarket Street and 110.54 ft. of frontage along Bloomsbury Street. This plat is in compliance with the SmartCode 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.

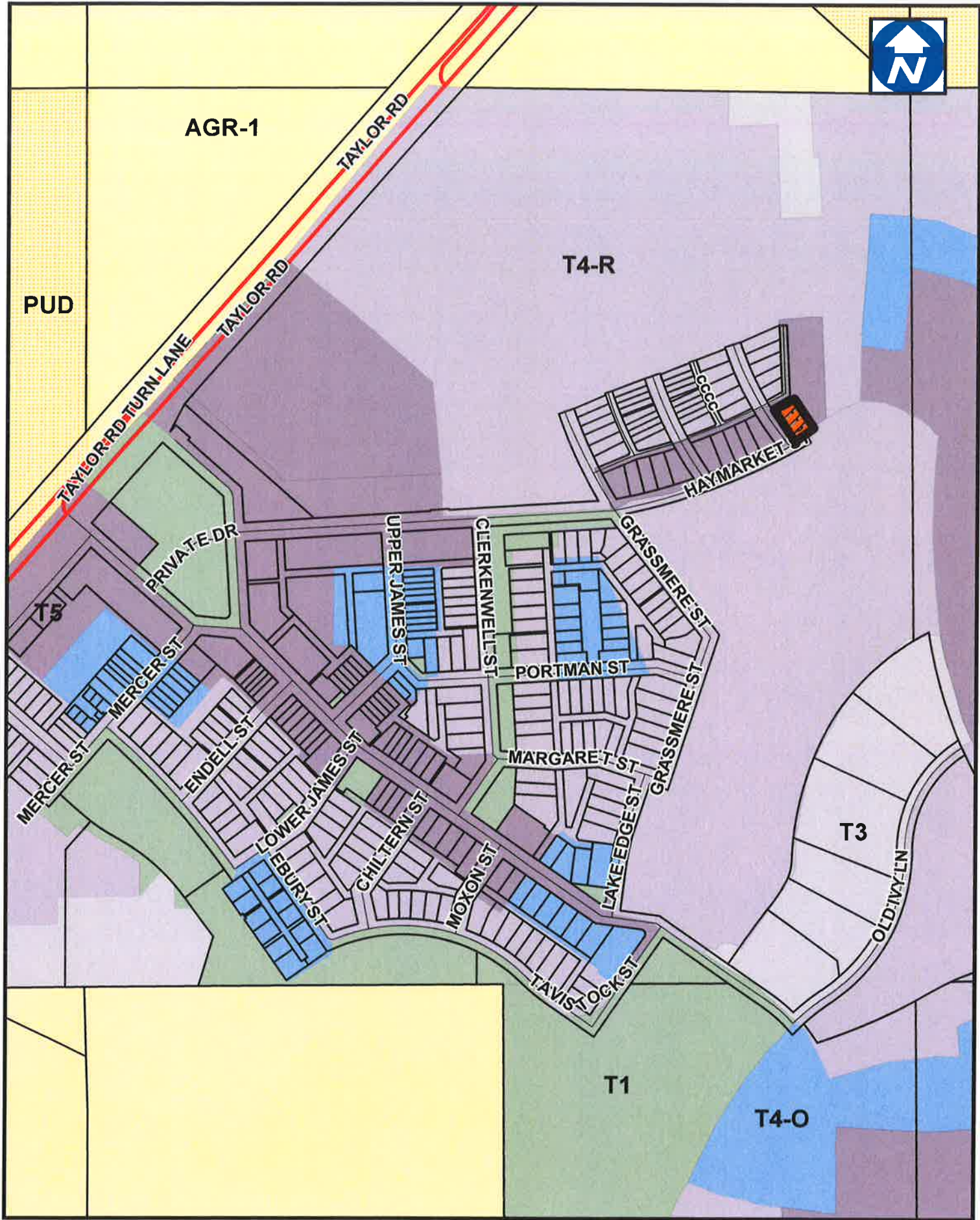
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PUD

AGR-1

T4-R

T5

T3

T1

T4-O

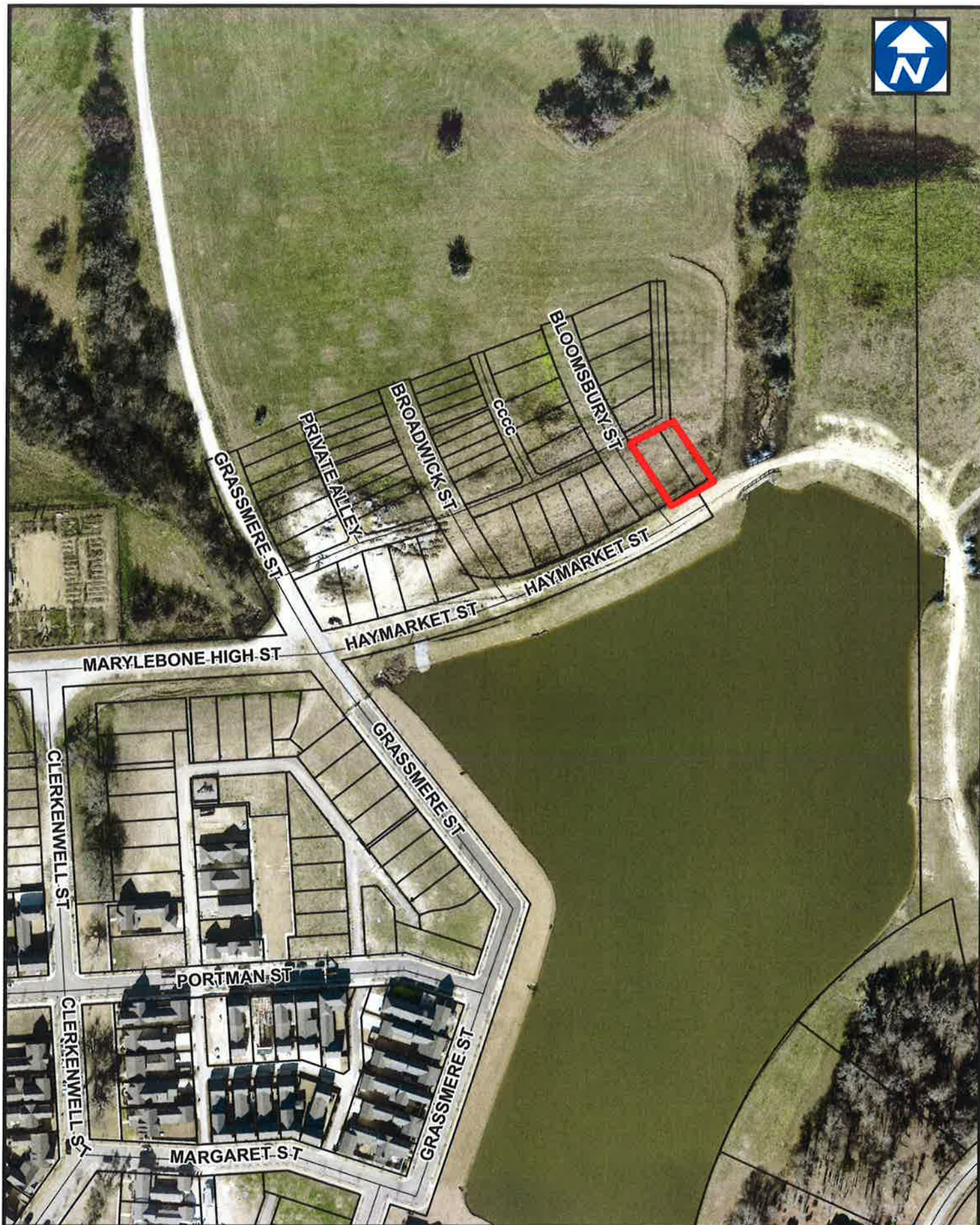
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3B