

Planning Commission Agenda

August 26, 2021

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Ann Clemons, *Chairperson*

Reg Mantooh, *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. Chairman's Message
- II. Approval of Minutes from the July 22, 2021 meeting

August 26, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9120	ECE Surveying & Design, LLC	Oakbrook Drive	Plat	1
2.	9121	Barrett-Simpson, Inc.	Amanda Loop	Plat	2
3.	MP-2021-001	Flowers & White Engineering	Taylor Lakes	Master Plan	3
4.	RZ-2021-012	“ “	Wetumpka Highway	Rezoning	4
5.	RZ-2021-011	“ “	Selma Highway	Rezoning	5
6.	RZ-2021-010	Paul E. Burkett	Norman Bridge Rd.	Rezoning	6
7.	RZ-2021-013	“ “	Ann Street	Rezoning	7

***The next Planning Commission meeting is on
September 23, 2021***

1. 9120 **PRESENTED BY:** ECE Surveying & Design, LLC

REPRESENTING: Jackie Crawford

SUBJECT: Request final approval of Brookview Manor Plat No. 13 located on the south side of Oakbrook Drive, approximately 120 ft. north of Wildbrook Circle, in R-65-d (Duplex Residential) and R-60-s (Single-Family Residential) Zoning Districts.

REMARKS: This plat creates four (4) lot for residential use. This plat was approved at the July 22nd meeting, however they are coming back to increase the size of Lots 1, 2 & 4. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.

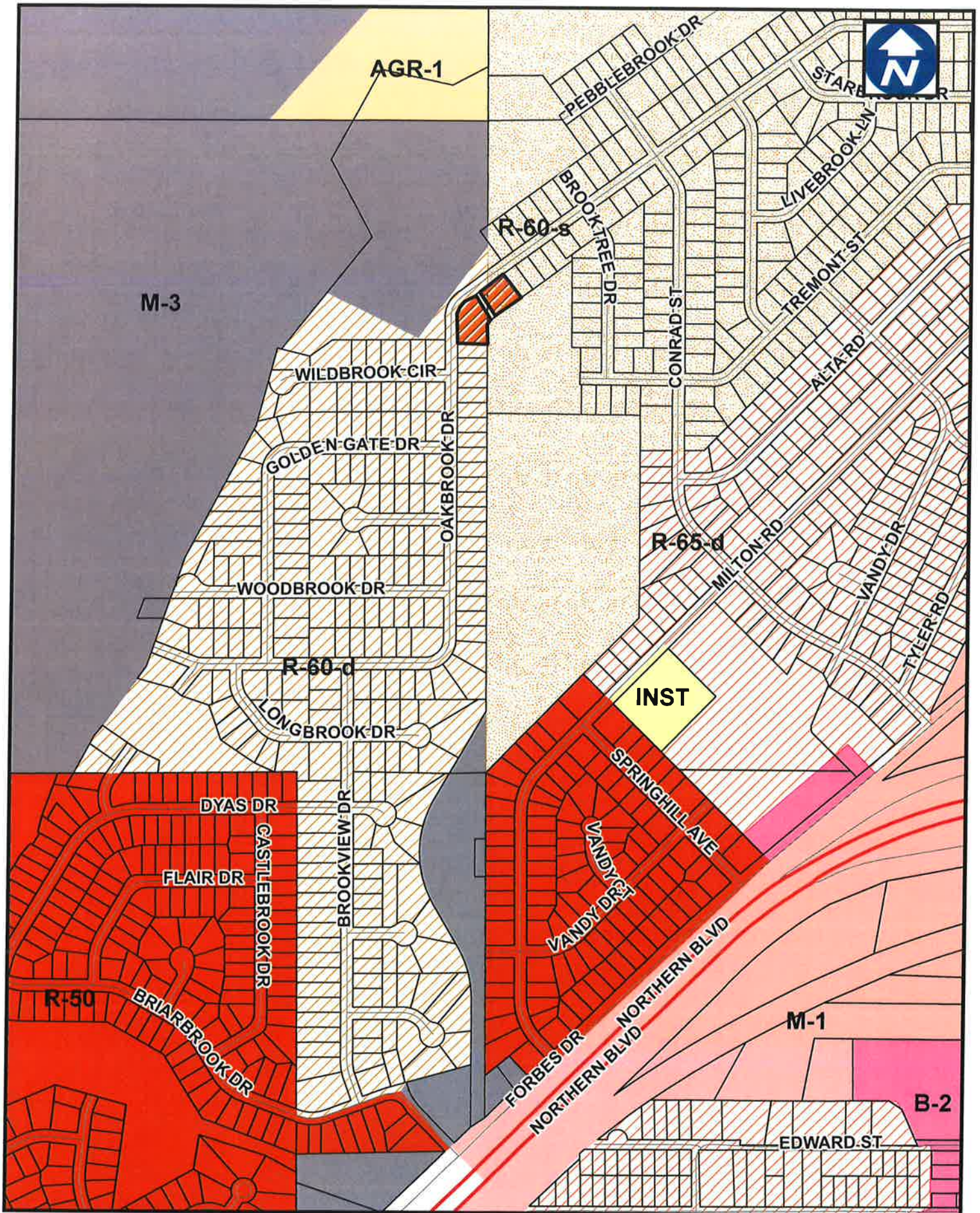
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 1A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. IC

2. 9121 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: Community Action Partnership of North Alabama

SUBJECT: Request final approval of CAPNA Amanda Loop Duplexes Plat No. 1 located on the south side of Amanda Loop, approximately 200 ft. south of Amanda Lane, in an R-24-t (Townhouse) Zoning District.

REMARKS: This plat replats four (4) lots into two (2) lots. Lot D-11A (0.16 acres) has 60.06 ft. of frontage along Amanda Loop and a depth of 119.57 ft. Lot D-15A (0.30 acres) has 53.52 ft. of frontage along Amanda Loop and a depth of 120.03 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.

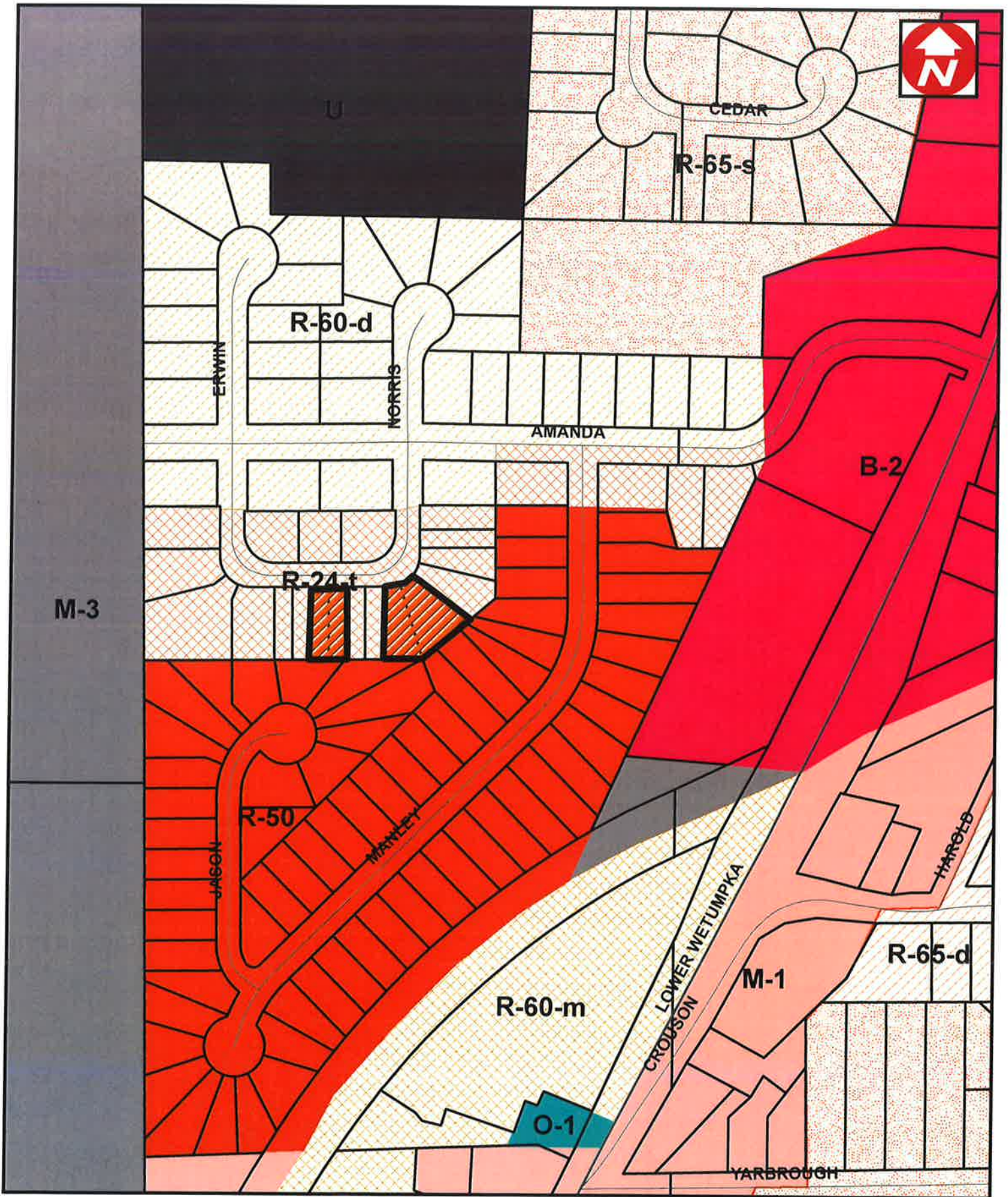
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY



ITEM NO. ZA

1 inch = 200 feet



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. MP-2021-001 **PRESENTED BY:** Flowers & White Engineering
7585

REPRESENTING: T Square, LLC

SUBJECT: Request approval of a revised master plan and revised preliminary overall plat for Taylor Lakes located at the northeast section of the Taylor Lakes PUD which runs along Taylor Lakes Parkway in a PUD (Planned Unit Development) Zoning District.

REMARKS: The request is to revise the master plan and the overall plat. These are single-family residential lots that are proposed to be 60 ft., 65 ft. and 70 ft. wide lots, whereas 75 ft. and 85 ft. lots were approved with the original master plan. Setbacks are proposed to be: 20 ft. front and rear yards, 5 ft. side yards (both sides), and a 20 ft. street side yard (corners). This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

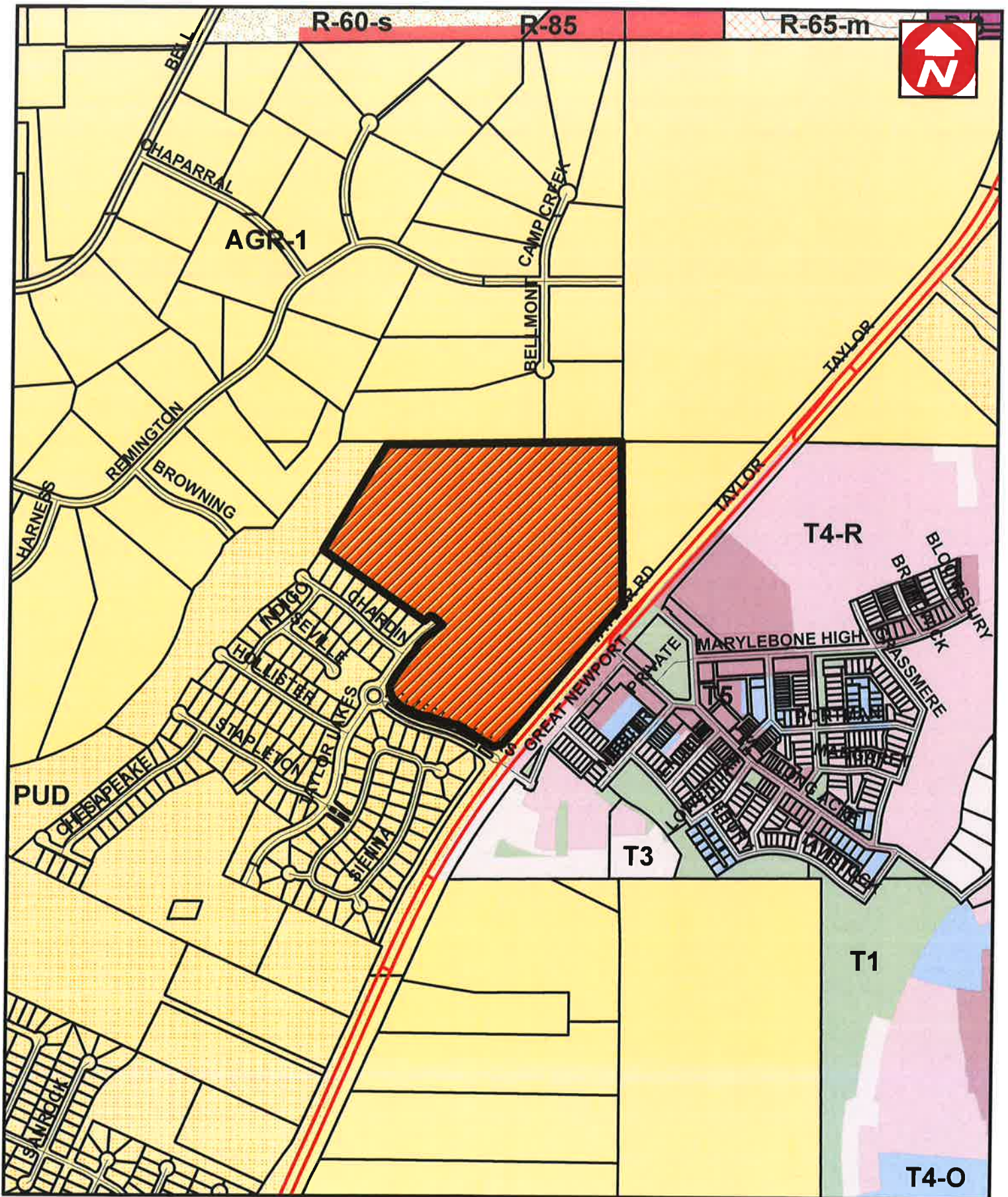
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



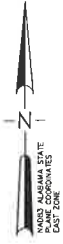
REVISED MASTER PLAN SUBJECT PROPERTY

1 inch = 800 feet

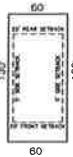


ITEM NO. 3A

TAYLOR LAKES REVISED PUD AND MASTER PLAN



VICINITY MAP
NO SCALE



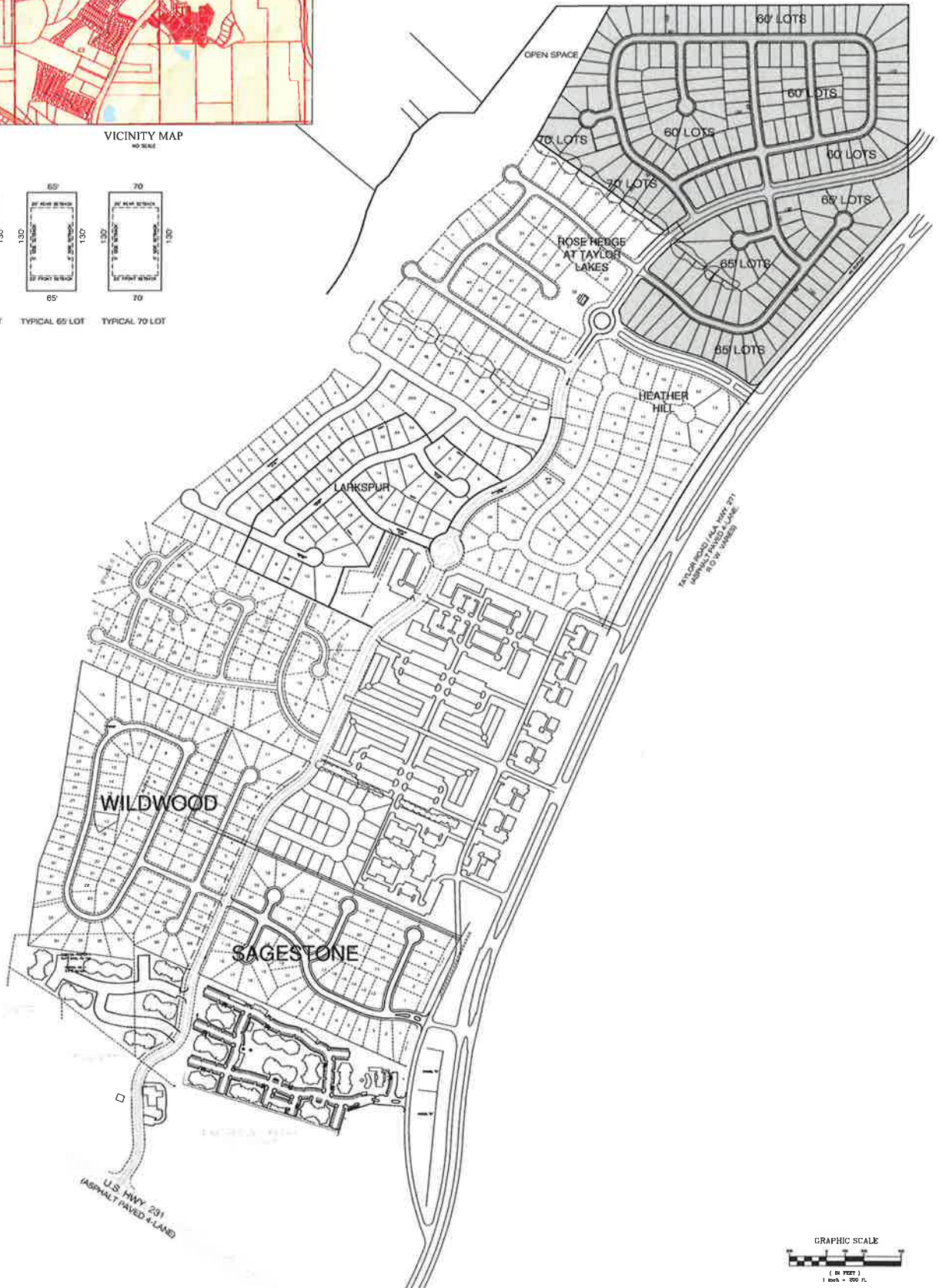
TYPICAL 60 LOT



TYPICAL 65 LOT

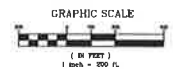


TYPICAL 70 LOT



TAYLOR HOLLOW RD. HWY. 271
MAYBE TRAVEL TO LAKE
TO THE WEST

U.S. HWY 231
ASPHALT PAVED 4-LANE



GRAPHIC SCALE
1" = 100 FT.
1" = 200 FT.

FAW PROJ. 21-03

FLOWERS & WHITE
SHELBY COUNTY, TN, U.S.A.
P.O. BOX 210000 NASHVILLE, TN 37210
PH: 615.259.7600 FAX: 615.259.7601

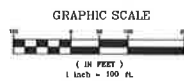
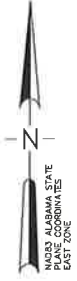
3B

OVERALL

TAYLOR LAKES PRELIMINARY PLAT

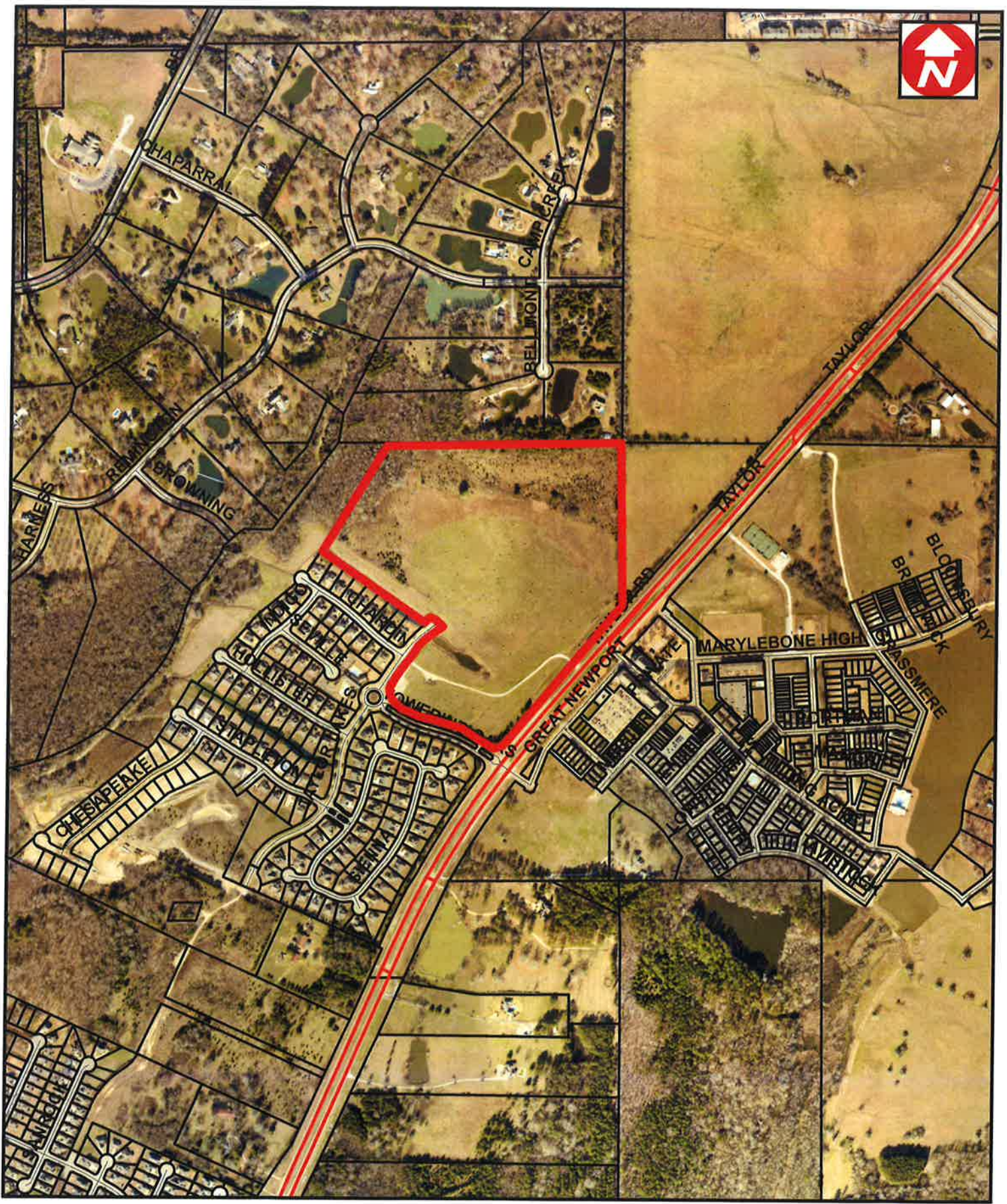


VICINITY MAP
NO SCALE



FLOWERS & WHITE
ENGINEERING L.L.C.

PO BOX 233286 MONTGOMERY, AL 36123
P 434-356-7600 FAX 334-356-1232



REVISED MASTER PLAN SUBJECT PROPERTY



ITEM NO. 3D

1 inch = 800 feet

4. RZ-2021-012 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Jody Wolf – American Oak

SUBJECT: Request to rezone 2.19 acres located approximately 100 ft. west of Wetumpka Highway, and approximately 300 ft. south of Anderson Road, from AGR-1 (Residential Agriculture) and B-2 (Commercial) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is to expand American Oak. The adjacent property has AGR-1 (Residential Agriculture) to the north and west, and B-2 (Commercial) to the east and south. The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge/Conservation Residential.

Department of Planning Comment(s): No objection to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

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: _____



ANDERSON

PRIVATE

AGR-1

FOREST

B-2

WETUMPKA

AGR-2

REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 4A

1 inch = 200 feet



4B

RURAL EDGE / CONSERVATION (RE)

Land at the edge of the City or in unincorporated areas that is primarily undeveloped or in agricultural use. These areas may include rural edge development that is mostly single-family residential with some small commercial or civic uses. Sites may also contain natural features such as wooded areas or floodplain that are suitable for preservation. Buildings are generally set far back from the roadway on large lots (over five acres) and not served by city utilities like water, storm and sanitary sewer, etc.

INTENT

- Encourage preservation of natural features as open space amenities for the community and visitors to the region.
- Promote trail connection for conservation areas and open spaces to create an established, connected greenway system.
- Support low intensity development in designated areas that integrate into the natural landscape.

PRIMARY USES

- Single-family Residential (large-lot)
- Agriculture

SECONDARY USES


- Parks and Open Space
- Renewable generation (solar)



BUILDING BLOCKS

Height Range	1 - 2 stories	Transportation	Automobile, potential for biking
Building Form	Individual residential structures and accessory buildings	Parking	Private off-street (driveways and garages)
Building Setback	Varies	Open Spaces	Regional natural parks and private open spaces
Streets	Rural roadways with minimal connectivity		



REZONING REQUEST SUBJECT PROPERTY 

ITEM NO. 4C

1 inch = 200 feet

5. RZ-2021-011 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Peter Khotsombath – OPK Property Management, LLC

SUBJECT: Request to rezone three (3) parcels located on the north side of Selma Highway, approximately 125 ft. east of Woodcrest Drive, and on the east side of Woodcrest Drive, approximately 150 ft. north of Selma Highway, from M-3 (General Industry) and R-100 (Single-Family Residential) to a B-4 (Commercial) Zoning District.

REMARKS: The intended use for this property is to redevelop the convenience store at 3040 Selma Highway, which will include these parcels. The adjacent property has M-3 (General Industry) zoning to the east, M-1 (Light Industry) zoning to the south, R-85 (Single-Family Residential) to the west and R-100 (Single-Family Residential) to the north. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Employment and Residential Low Intensity.

Department of Planning Comment(s): No objection to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

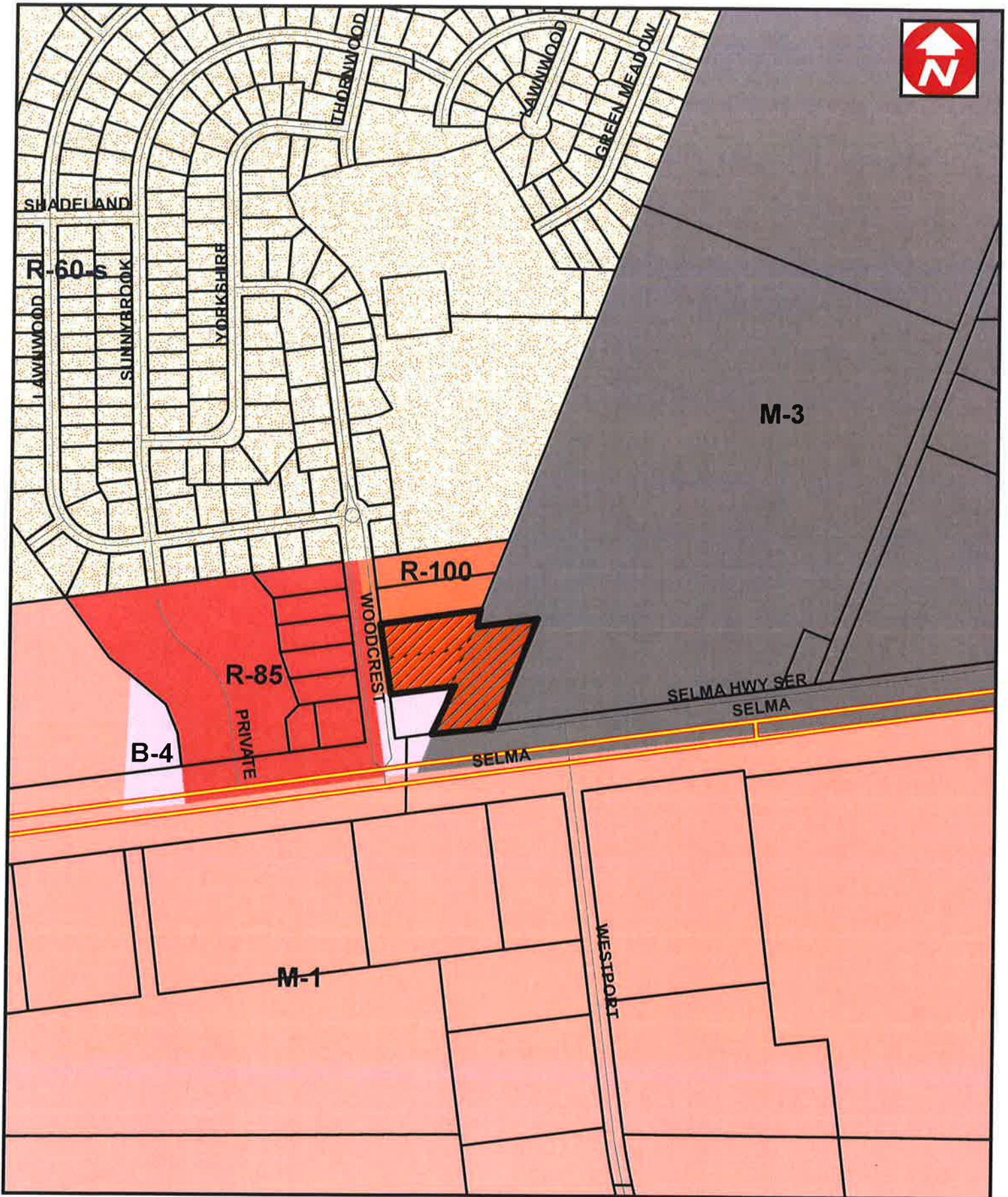
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5A

1 inch = 400 feet



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

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

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	Transportation	Walking, biking, automobile, potential for transit
Building Form	Arrange of housing sizes and styles with similar scale and appearance	Parking	On-street and private off-street (front-loaded garages and driveways)
Building Setback	20 - 30 feet (generally consistent within a block)	Open Spaces	Neighborhood parks, connection to schools and community parks
Streets	Larger, curvilinear blocks with street connectivity between developments		



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5D

1 inch = 400 feet

6. RZ-2021-010 **PRESENTED BY:** Paul E. Burkett

REPRESENTING: BEGUM, LLC

SUBJECT: Request to rezone one (1) lot located at 3447 Norman Bridge Road from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is typical B-2 uses such as: stores selling food, general merchandise, apparel, furniture, sundries, jewelry, gift items, flowers, sporting goods, barber shop and similar services. The adjacent property has O-1 (Office) to the north, south and west, and R-24-t (Townhouse) to the east. The Envision Montgomery 2040 Comprehensive Plan recommends “Community Commercial”.

Department of Planning Comment(s): No objection to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

CITY COUNCIL DISTRICT: 7

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

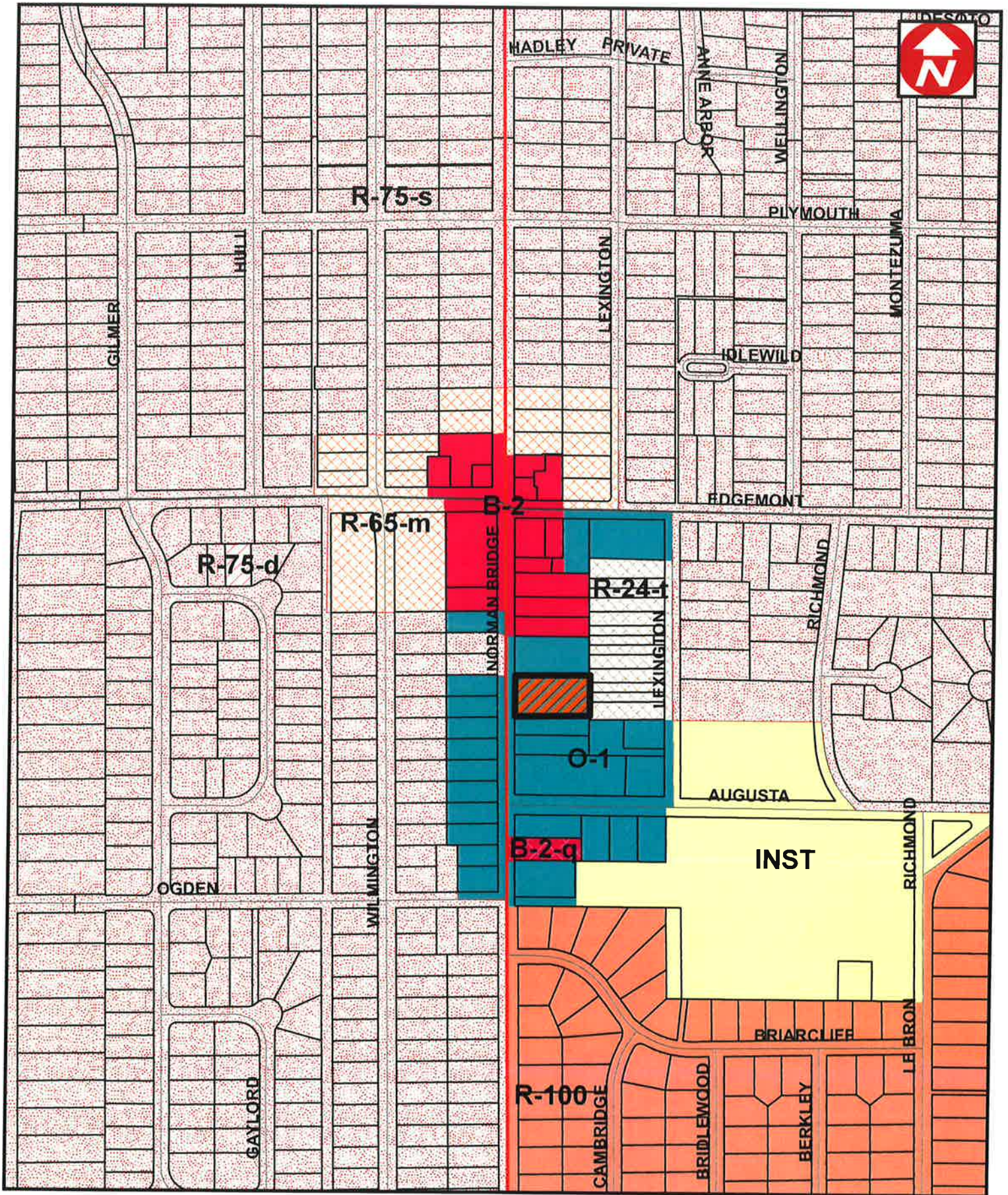
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO.

4eA

1 inch = 400 feet



6B

COMMUNITY COMMERCIAL (CC)

Smaller-scale commercial development located near the edges of commercial corridors or as standalone clusters near major intersections and highway interchanges. These areas have smaller commercial footprints than those within Flex Commercial while providing necessary services to nearby employment centers, multi-family and single-family neighborhoods. Community Commercial primarily includes auto-oriented development patterns but should allow for various forms of connectivity to employment centers and residential neighborhoods.

INTENT

- ★ Promote design for various modes of transportation (walk, bicycle, automobile, transit) with connectivity to neighboring employment centers and neighborhoods.
- ★ Emphasize strategic redevelopment opportunities for smaller, key intersections and highway corridors.
- ★ Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.

PRIMARY USES

- ★ Small-format Commercial
- ★ Office

SECONDARY USES

- ★ Multi-Family Residential
- ★ Civic / Institutional



BUILDING BLOCKS

Height Range	1 - 2 stories	Transportation	Potential for walking and biking, transit, automobile
Building Form	Small footprint buildings that may be occupied by a single or multiple tenants, attached or freestanding	Parking	Shared parking areas located in off-street parking lots.
Building Setback	30 - 50 feet	Open Spaces	Increased landscaping and "green infrastructure" elements, plazas, parks
Streets	Along primary corridors with shared access points connecting individual developments		



REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 606

1 inch = 100 feet

7. RZ-2021-013 **PRESENTED BY:** Paul Burkett

REPRESENTING: Lee Ann Jung

SUBJECT: Request to rezone two (2) parcels at the southeast corner of Ann Street and Chestnut Street from a B-4 (Commercial) Zoning District to an M-1 (Light Industry) Zoning District.

REMARKS: The intended use for this property is a full-service carwash. The adjacent property has B-4 (Commercial) zoning to the north, M-1 (Light Industry) zoning to the east, B-2 (Commercial) zoning to the west, and I-85 to the south. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Commercial.

Department of Planning Comment(s): No objection to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

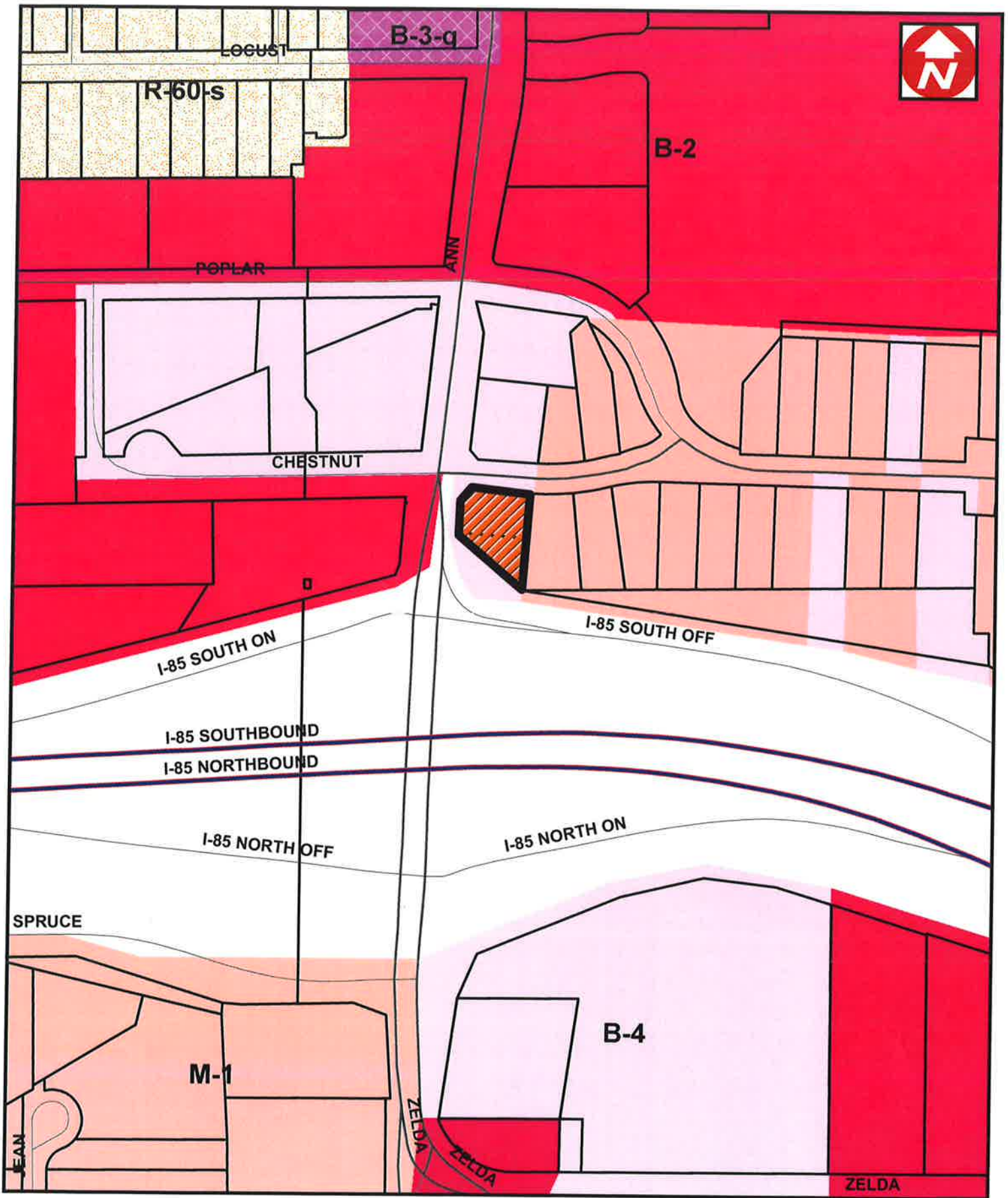
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 7A

1 inch = 200 feet

7B

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

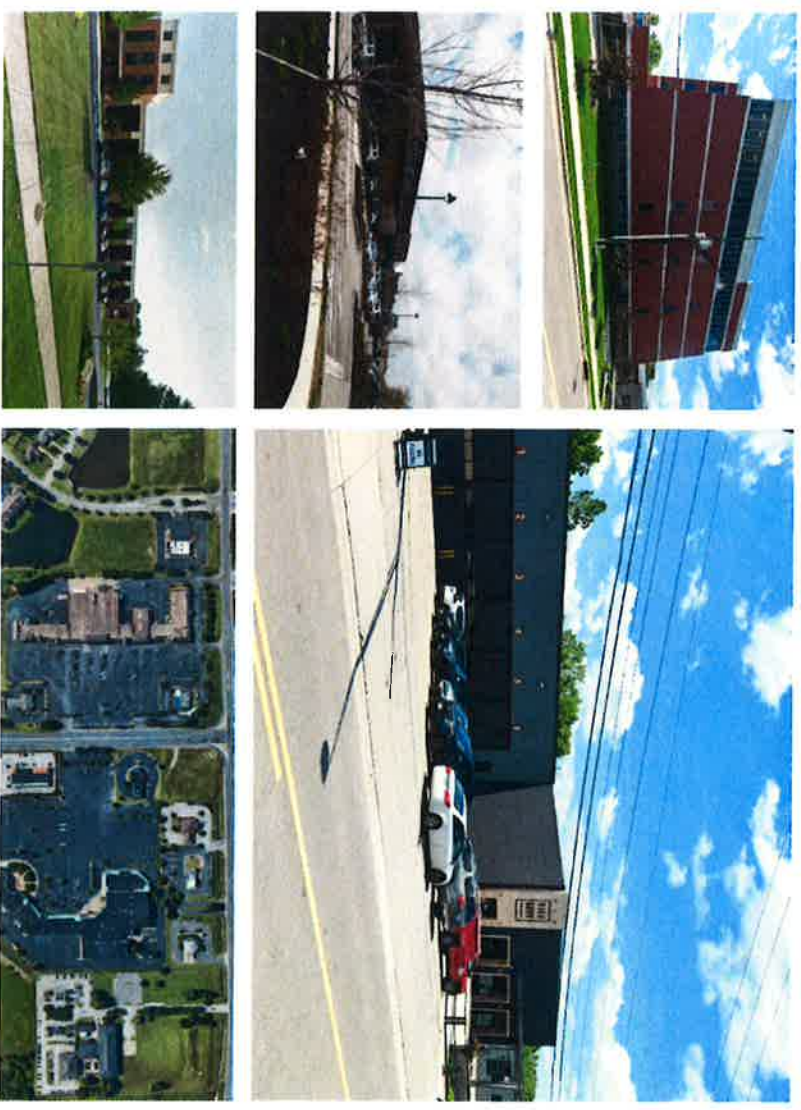
- ✦ Concentrate larger, more intensive uses near major thoroughfares or intersections with development “stepping-down” when approaching residential neighborhoods.
- ✦ Reduce surface parking and encourage shared parking between complementary uses.
- ✦ Encourage new development to address the streetscape 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

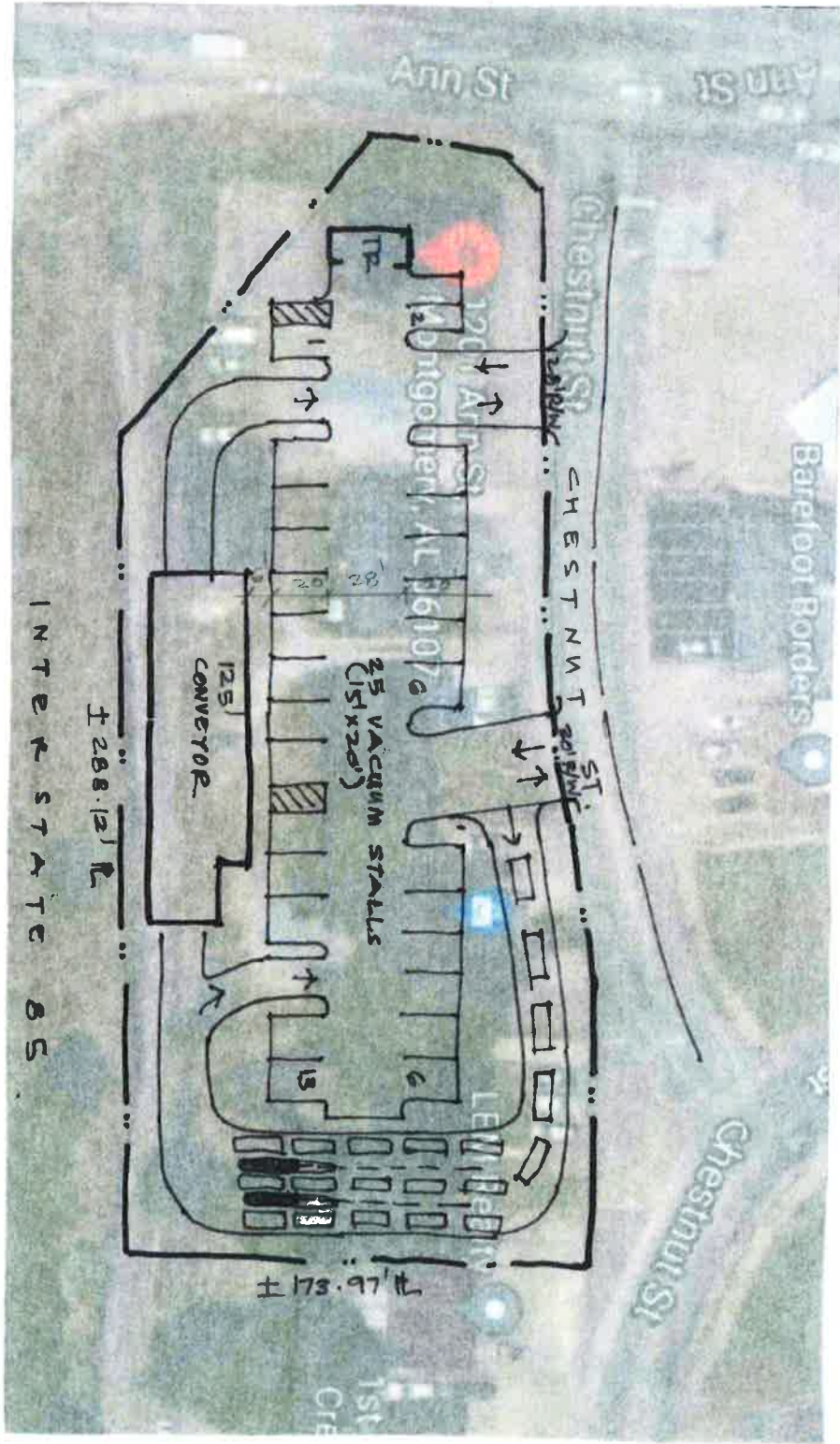
- ✦ Civic / Institutional
- ✦ Multi-Family Residential
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Potential walking or biking, transit, automobile
Building Form	Mix of large and small footprint buildings that may be occupied by single or multiple tenants, attached or freestanding	Parking	Shared parking areas located in off-street parking lots.
Building Setback	20 - 50 feet	Open Spaces	Increased landscaping and “green infrastructure” elements, plazas, parks
Streets	Along primary corridors with shared access drives connecting individual developments		

CONCEPTUAL PLAN



PROJECT NO.	00000000
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01

DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
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PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01

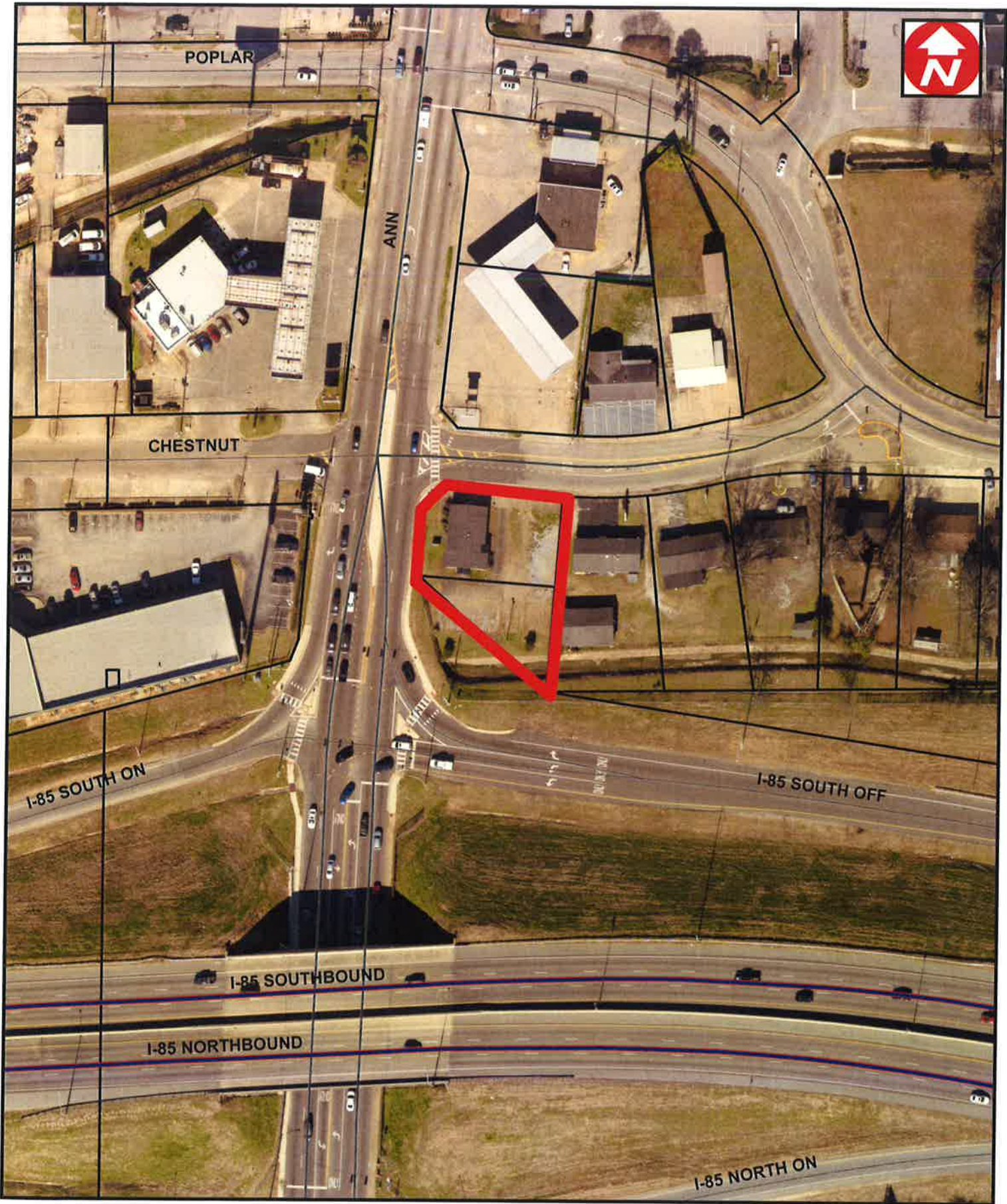
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01

DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01

DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01

DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01

DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01
PROJECT NAME	1301 Ann St, MONTGOMERY AL
CLIENT	Mammoth Holdings
DESIGNER	P.M. DESIGN
DATE	07/19/2021
SCALE	1" = 40'
SHEET NO.	01
SHEET TOTAL	01



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 70

1 inch = 100 feet