

Planning Commission Agenda

November 18, 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. Chairman's Message
- II. Approval of Minutes from the October 28, 2021 meeting

November 18, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9133	Flowers & White Engineering	County Downs	Plat	1
2.	RZ-2008-007	Doug Isaacson	Wisdomwood Rd.	Rezoning	2
3.	9097	Goodwyn, Mills & Cawood	Mobile Highway	Plat	3
4.	9135	Overstreet & Associates Consulting Engineers	Wasden Road	Plat	4
5.	9136	Jeffcoat Engineers & Surveyors	Corwin Drive	Plat	5
6.	RZ-2021-024	Barrett-Simpson, Inc.	Edgar D. Nixon Ave.	Rezoning	6
7.	RZ-2021-023	Mahesh Patel & Rutvij Patel	Taylor Road	Rezoning	7

***The next Planning Commission meeting is on
December 9, 2021***

1. 9133 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: T Investments, LLC

SUBJECT: Request preliminary approval of County Downs Addition Preliminary Plat located on the east end of Paddock Lane in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This plat creates 244 lots for residential use. The typical lot size will be 75 ft. wide and 135 ft. in depth. This plat will extend Chrystan Road, Paddock Lane, Holly Brook Drive, Citation Drive, Flagstaff Drive, Triple Crown Drive and Keeneland Way. There are four (4) new streets and cul-de-sacs proposed. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

Staff Comment(s): Land Use Staff, the Traffic Engineer, the developer and his engineer met to discuss this overall plat. The Traffic Engineer has no objection to the preliminary overall plat. The intersection of Holly Brook Drive and Fox Hollow Road may need to be re-evaluated due to increased traffic flow and significant grade change. This is an extension of County Downs that was approved dating back to the 1970's. County Downs and Fox Hollow were originally designed for the streets to connect, hence the dead-end streets throughout. The Subdivision Regulations require connectivity for public convenience and safety (lower response time for emergency vehicles).

The petitioner delayed this request at the October 28, 2021 meeting.

CITY COUNCIL DISTRICT: 1

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.

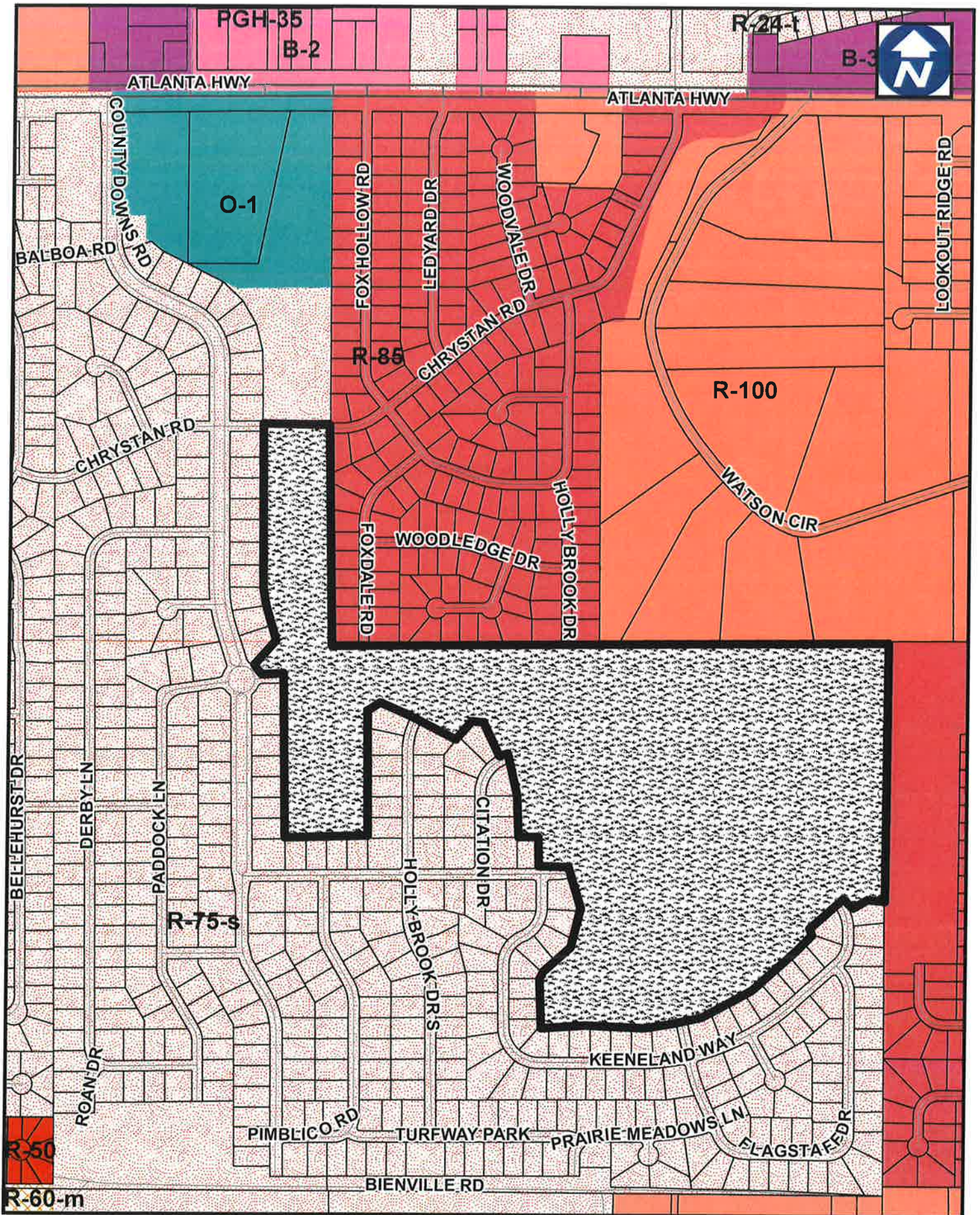
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

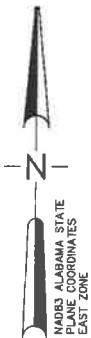
SUBJECT PROPERTY

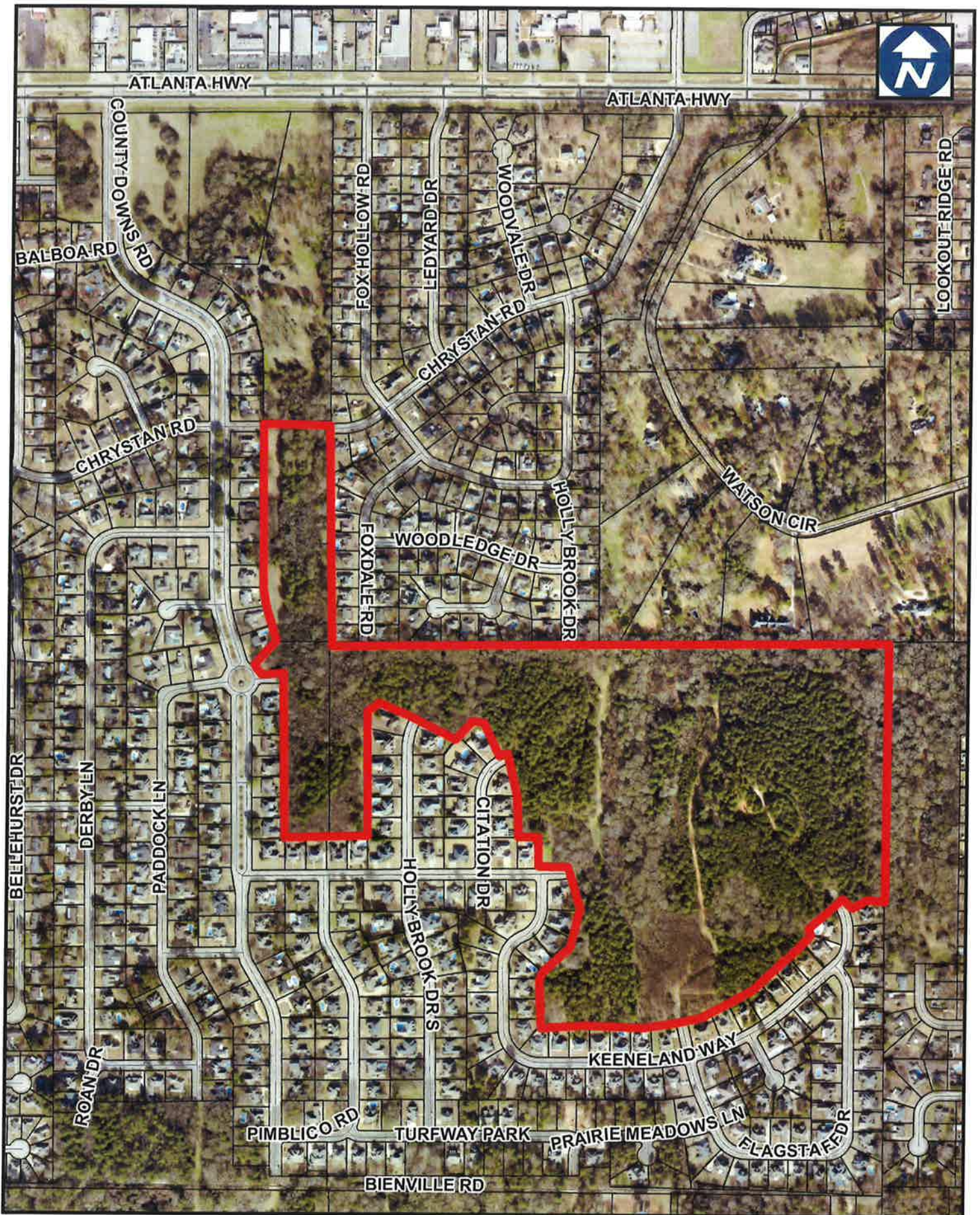


ITEM NO. 1A

COUNTY DOWNS^Y PRELIMINARY PLAT

1B





PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

2. RZ-2008-007 **PRESENTED BY:** Doug Isaacson

REPRESENTING: Isaacson Family Enterprises, LLC

SUBJECT: Request to rezone the east portion of a parcel located on the northeast corner of Ray Thorington Road and Wisdomwood Road, containing 3.85 acres, from an O-1 (Office) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District. (297 Ray Thorington Road).

REMARKS: The intended use for this property is Class A storage facility. The qualifications for this property will be the same as the rest of this parcel and the property to the south, which are:

- No nightclubs or bars
- No adult video stores
- No gas stations or convenience stores
- No auto repair
- No stand-alone fast food restaurants
- No drive-thru backing up to houses
- 10 ft. buffer
- Lights directed away from houses
- Enclosed dumpsters 30 ft. away from houses
- Only monument and building signs permitted

The adjacent property has PUD (Planned Unit Development) zoning to the north and east, and B-2-Q (Commercial-Qualified) zoning to the south and west. The Envision Montgomery 2040 Comprehensive Plan recommends “Residential Low Intensity”.

Department of Planning Comment(s): No objection to this proposed rezoning request. The Envision Montgomery 2040 Comprehensive Plan Future Lane Use Map is incorrect. The existing zoning of the subject property and adjacent property are both in-line or consistent with what is being proposed. This should be commercial and not residential.

The petitioner delayed this request at the October 28, 2021 meeting.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

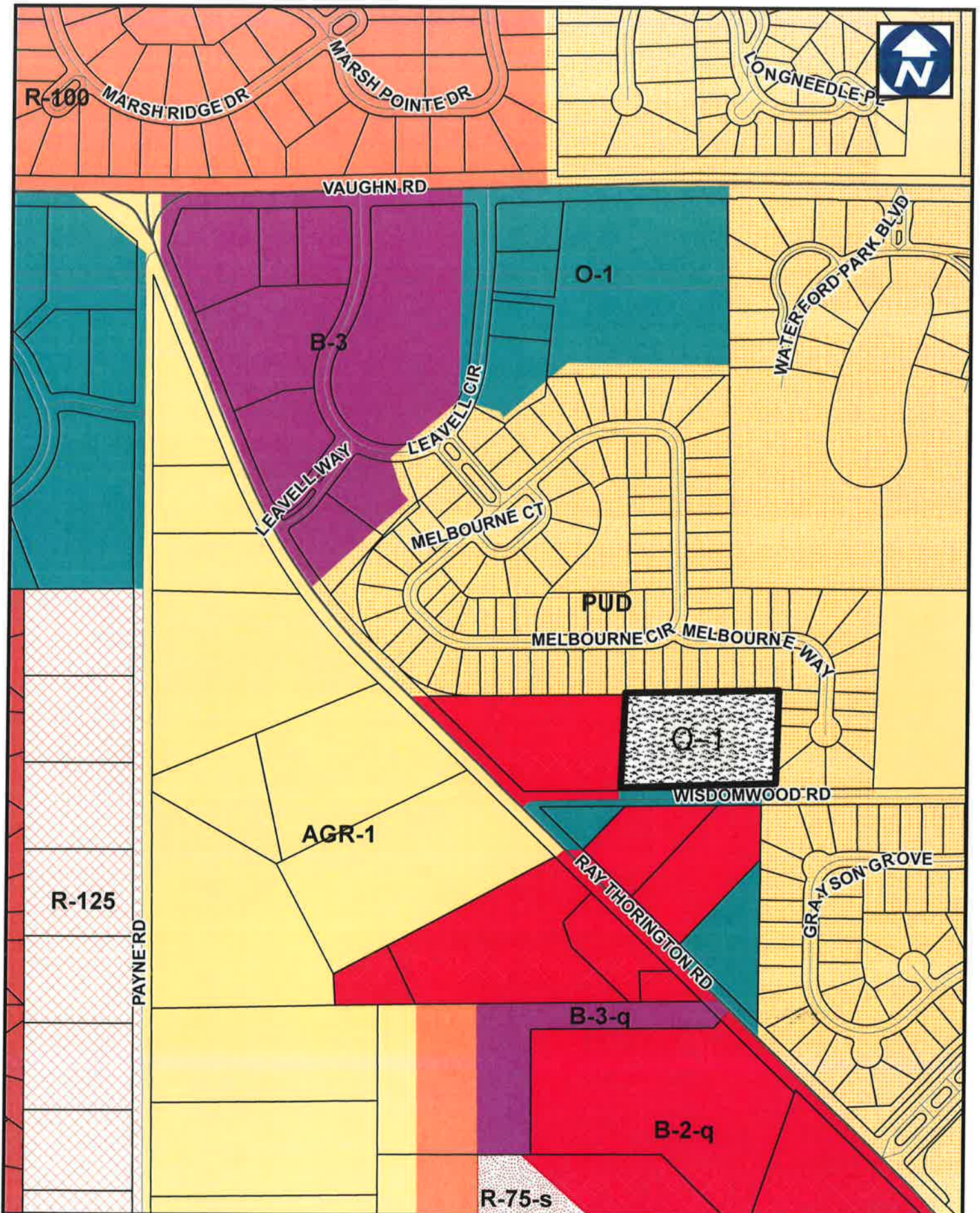
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

Conceptual Design Layout

297 Ray Thorington Rd.
Montgomery, AL 36117



Red: Property Line
Blue: Pond
White: Asphalt, curbing, & concrete
Green: Facilities (36% coverage)

Design Aesthetic Visualization

297 Ray Thorington Rd.
Montgomery, AL 36117

*Note: our proposal is for a single-story construction only; the below visualizations represent the design aesthetic for this project, except for their multi-story characteristic.





REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2D

3. 9097 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Amazon.com Services, LLC

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

REMARKS: This plat creates two (2) lots for industrial use. Lot 1 (97.20 acres) has approximately 1,940 ft. of frontage along Mobile Highway and a depth of 2,243.51 ft. Lot 2 (66.47 acres) has approximately 2,084 ft. of frontage along Mobile Highway and approximately 1,760 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.

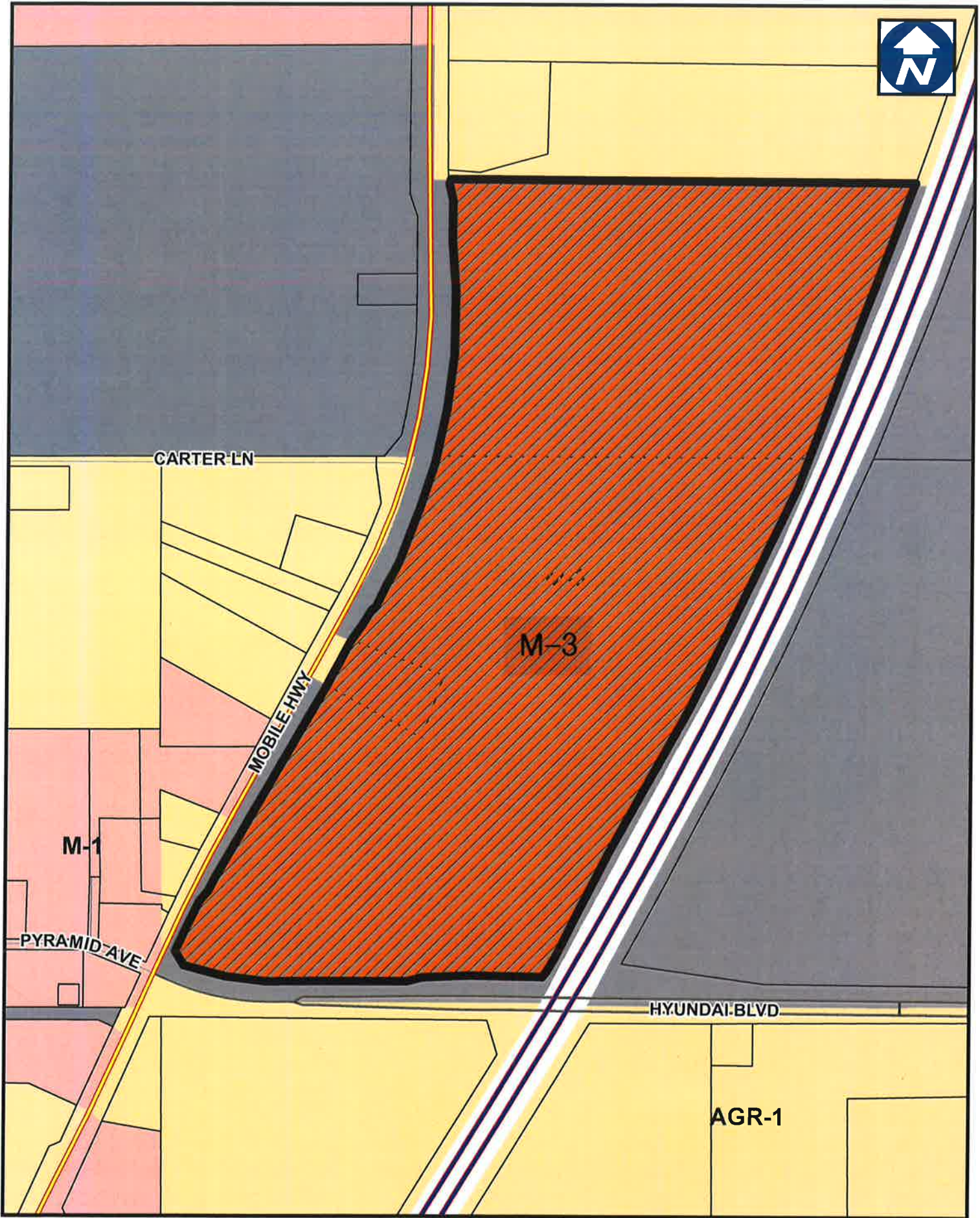
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



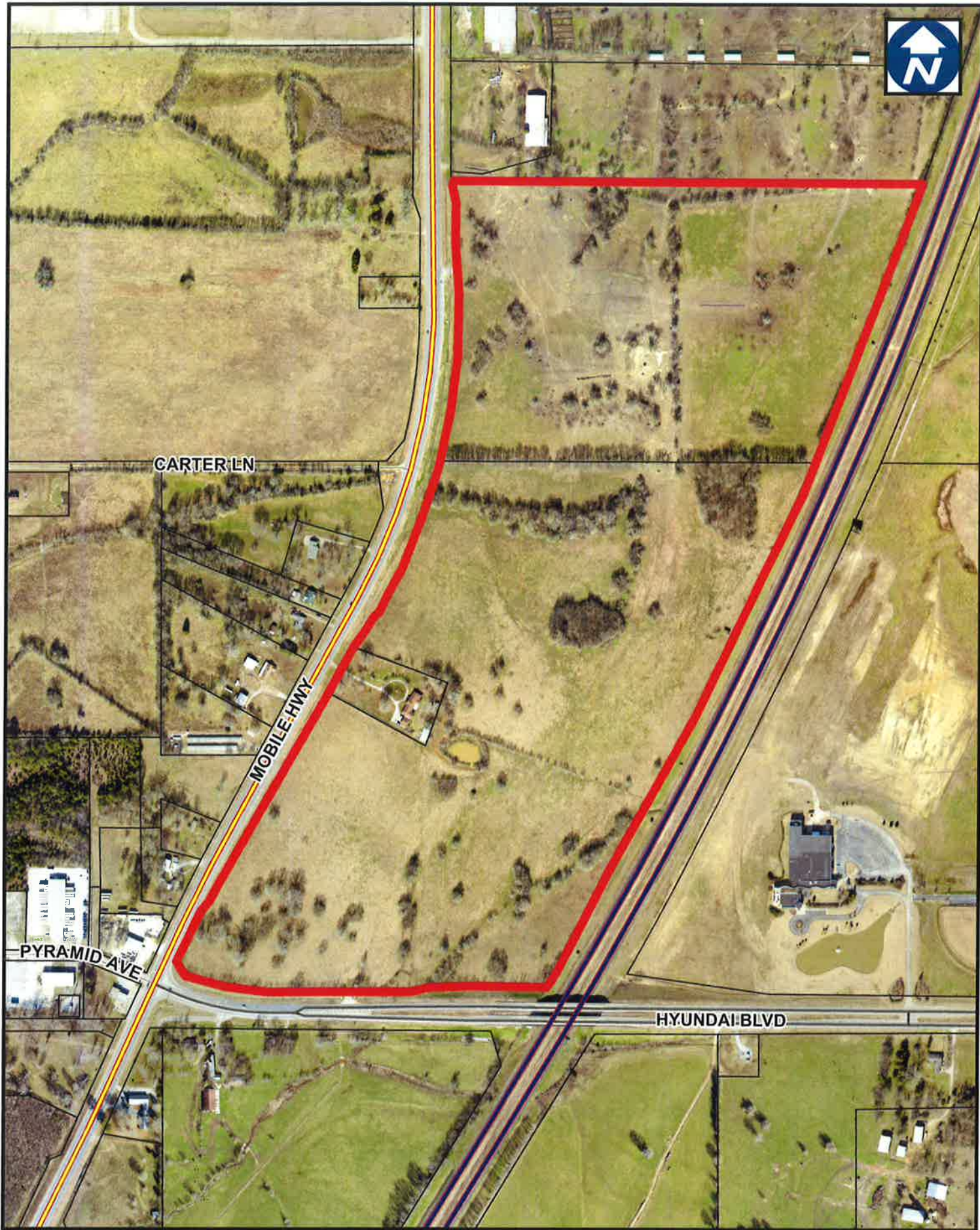
PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 3A



CARTER LN

MOBILE HWY

PYRAMID AVE

HYUNDAI BLVD

PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 9135 **PRESENTED BY:** Overstreet & Associates Consulting Engineers

REPRESENTING: Westco MGM, LLC

SUBJECT: Request final approval of Westco MGM Plat No. 1 located on the south side of Wasden Road, approximately 1,000 ft. west of Mobile Highway, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat replats one (1) lot and previously unplatted property into two (2) lots for industrial use. Lot 1 (39.10 acres) has 1562.86 ft. of frontage along Wasden Road, 737.99 ft. of frontage along Folmar Parkway and 738.05 ft. of frontage along a new proposed street. Lot 2 (7.79 acres) has 322.06 ft. of frontage along Wasden Road, 565.16 ft. of frontage along Folmar Parkway and 671.87 ft. of frontage along a new proposed street. There is one (1) street proposed (70 ft. ROW) that will run north and south between Wasden Road and Folmar Parkway. 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.

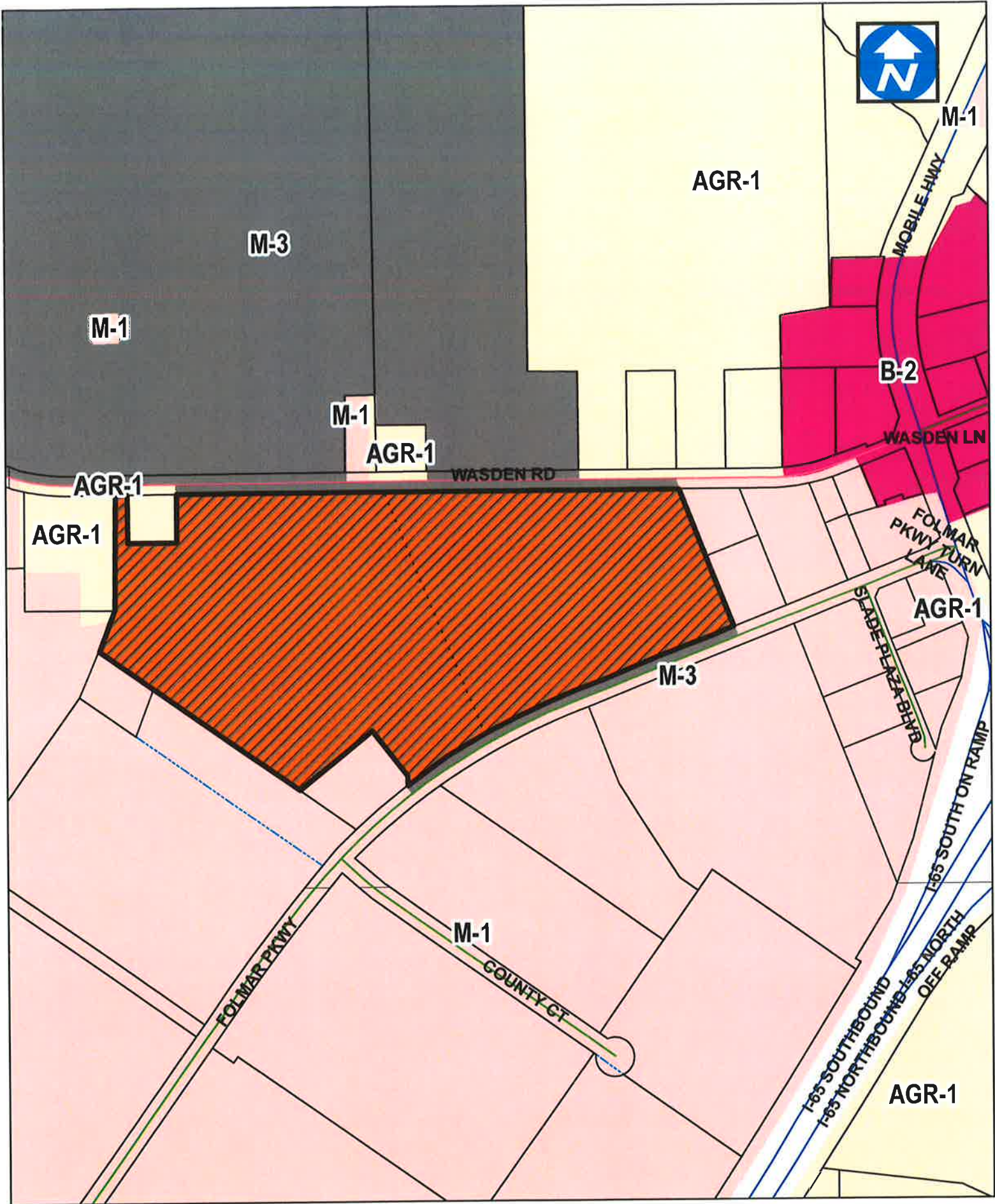
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY

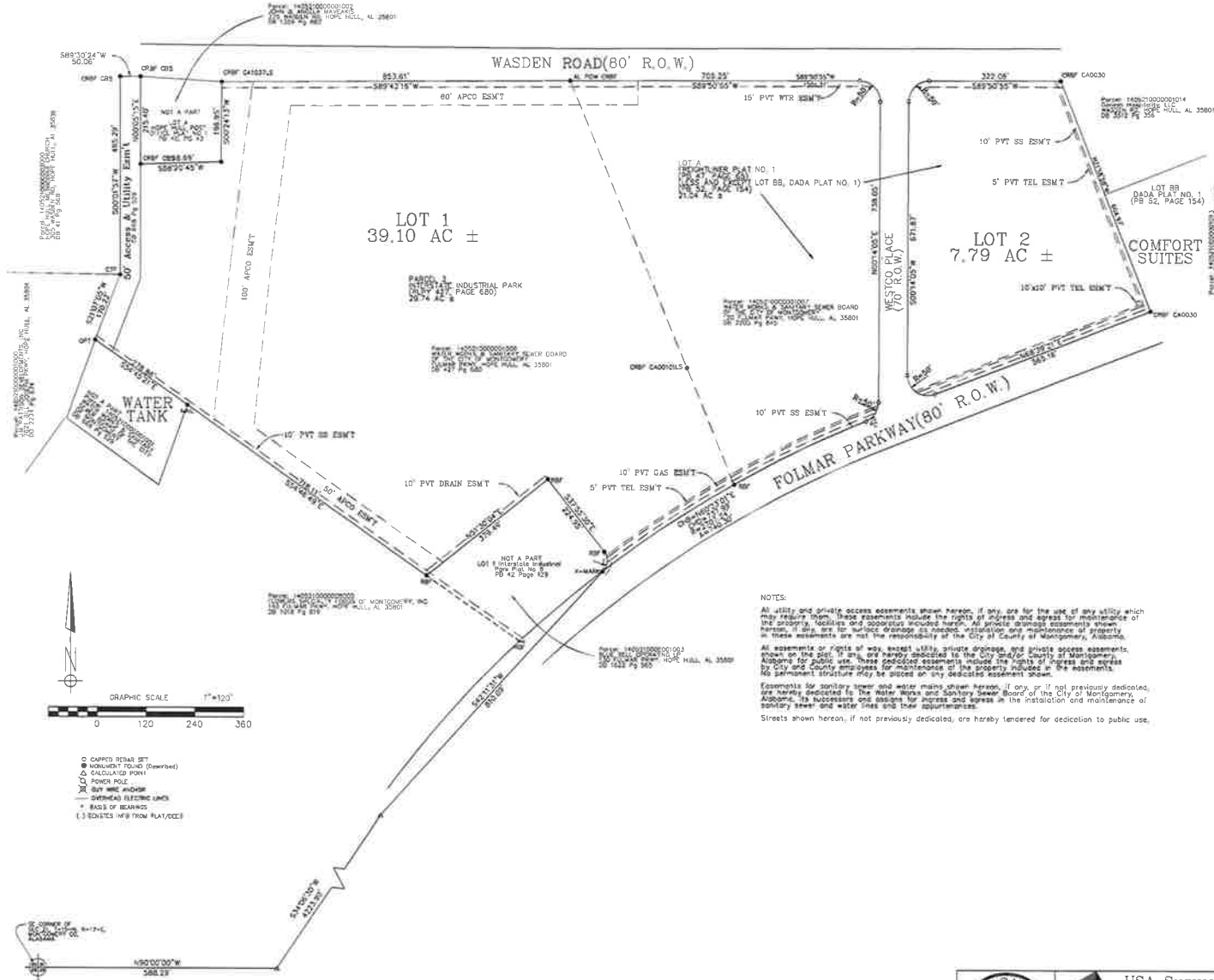


Item _____

4A

147

MAP OF
WESTCO MGM SUBDIVISION
SECTION 21, TOWNSHIP 15 NORTH, RANGE 17 EAST,
MONTGOMERY COUNTY, ALABAMA



CERTIFICATIONS:
STATE OF ALABAMA
MONTGOMERY COUNTY
I, J. KEVIN MAXWELL, a Professional Land Surveyor & Engineer of the State of Alabama, hereby certify that the property shown on this map is true and correct; that all corners are marked with iron pins and that they actually exist; I hereby certify that all parts of the 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.

J. Kevin Maxwell, PE, PLS 17262 Date
STATE OF ALABAMA
MONTGOMERY COUNTY

I, The Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, owner of the property shown on this map, hereby grant in and sign this foregoing Surveyors Certificate and Plat and agree said plat to be true and correct, and dedicate said parts of said street to the public use and said easements shown to the appropriate entity on the _____ day of _____, 2021.

ATTEST: THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY

BY: _____

STATE OF ALABAMA
MONTGOMERY COUNTY

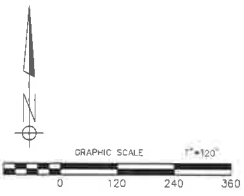
I, the undersigned, a Notary Public in and for said State of Large, hereby certify that _____ and _____ whose names are shown above are signed to this foregoing instrument, and said signatures are not acknowledged before me on this day that same were entered of the records of this Notary Public on this day of _____, 2021. They executed the same voluntarily for and on the part of said The Water Works and Sanitary Sewer Board of the City of Montgomery on the day the same were signed. Given under my hand this _____ day of _____, 2021.

Notary Public _____ (SEAL)
My Commission Expires _____

CERTIFICATE OF APPROVAL BY 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 _____.

By: Thomas M. Tyson, Jr., Executive Secretary

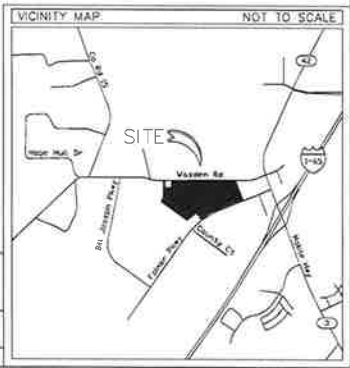
NOTES:
All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of access and egress for maintenance of the easements, facilities and appurtenances included herein. All private drainage easements shown hereon, if any, are for surface drainage at present, existing and future maintenance of property in these easements are not the responsibility of the City of Montgomery, Alabama.
All easements or rights of way, except utility, private drainage, and private access easements, shown on the plat to any, are hereby dedicated to the City and/or County of Montgomery, Alabama, for public use. These dedicated easements include the rights of access and egress by City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.
Easements for sanitary sewer and water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns for access and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances.
Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

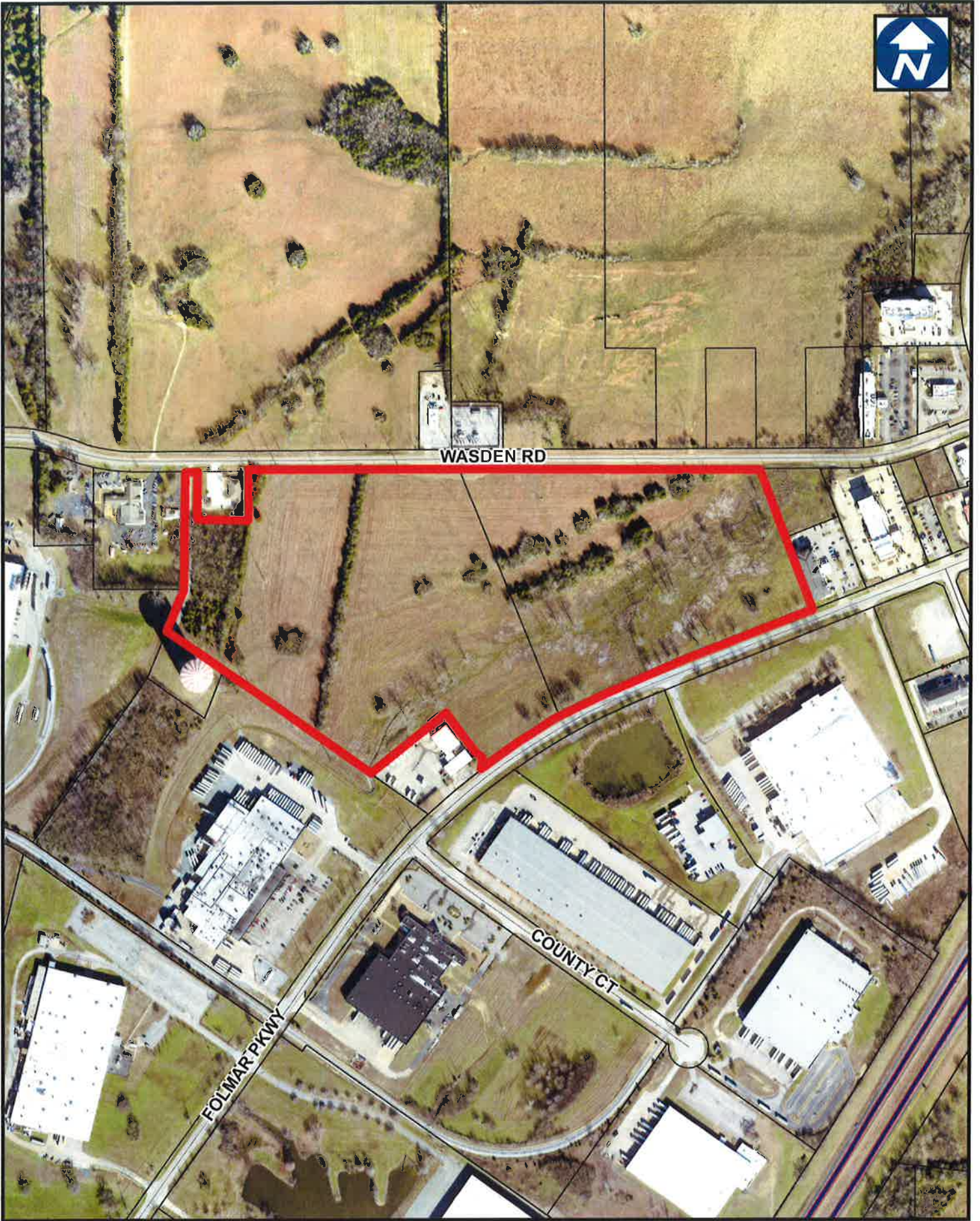


- CAPTIO RETAIN SET
- CONCRETE TOWER (described)
- △ CALCULATED POINT
- POWER POLE
- ⊕ SURVEY WIRE ANCHOR
- OVERHEAD ELECTRIC LINES
- BASES OF BEARINGS
- (S) EASEMENTS FROM PLAT(S)



USA Surveying & Engineering
MONTGOMERY • ANDERSON • TROY • DRYDEN • HUNTSVILLE
244 KYLER BLVD #204, MONTGOMERY, AL 36108
Phone (205) 798-8840 je@usa-surveying.com
MAP OF
WESTCO MGM SUBDIVISION
DATE: 11/11/21
SCALE: 1"=120'
PLAT NO: 2021-008 PLAT 201
BY: JKM
DATE: 11/11/21
© 2021 ALL RIGHTS RESERVED





WASDEN RD

COUNTY CT

FOLMAR PKWY

PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9136 **PRESENTED BY:** Jeffcoat Engineers & Surveyors, LLC

REPRESENTING: Colline Corp.

SUBJECT: Request final approval of Vaughn Meadows Plat No. 26B located on the south side of Corwin Drive, approximately 160 ft. west of Beck Close in an R-85 (Single Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot 40A (0.95 acres) has approximately 285 ft. of frontage along Corwin Drive and a depth of 220 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 5

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.

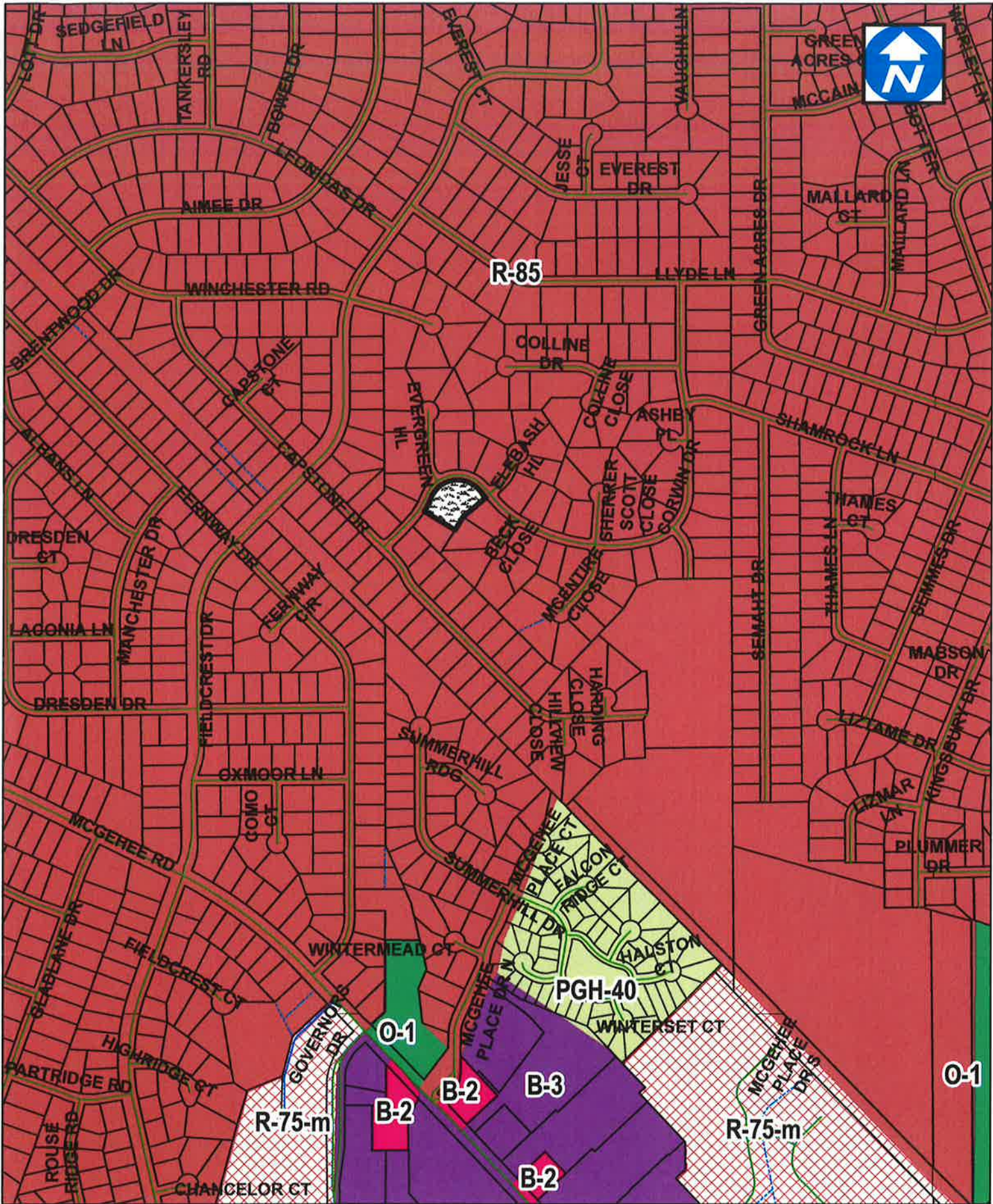
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY



Item 5A

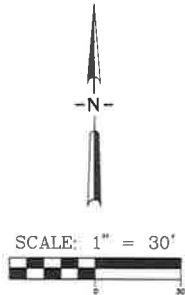
1 inch = 600 feet

VAUGHN MEADOWS PLAT NO. 26B

BEING A REPLAT OF LOTS 40 AND 41, BLOCK D OF THE "MAP OF VAUGHN MEADOWS PLAT NO. 26" AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 42, PAGE 163 LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 27, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

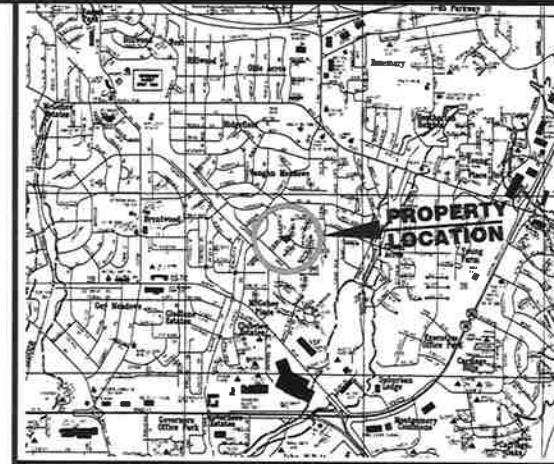
LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X—X— - 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. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0228H, DATED 2/5/14.



VICINITY MAP
SCALE: NTS

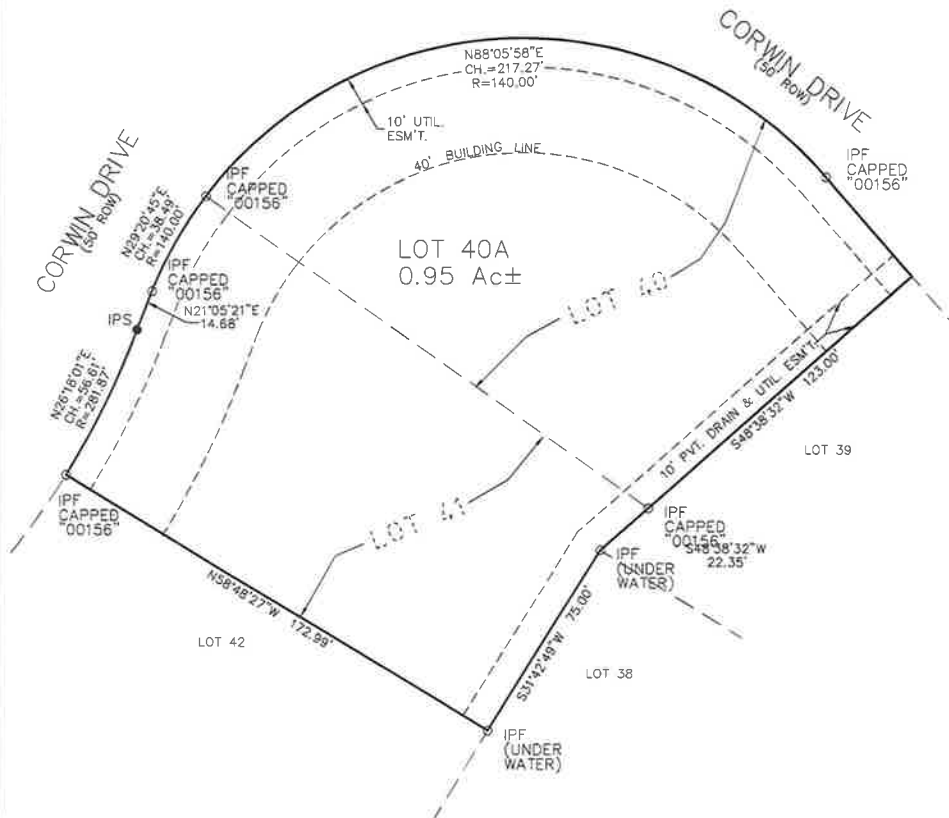
RESERVED FOR COURTHOUSE RECORDING
PREPARED BY:

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

928 S. HULL ST.
MONTGOMERY, AL 36104
PHONE: 265-1246
FAX: 265-1268
CLANTON:
PHONE: 755-3677
TROY:
PHONE: 566-0030

PROJECT NO: 21-601
PROJECT: ROBINSON
DRAWN BY: SH
REVIEWED BY: SH
FIELD SURVEY: 9/20/21 (JLJ/W)
APPROVED BY: O.G.J.
SCALE: NOTED
DATE: 9/23/21
DRAWING NAME: 21501 PLAT 10 27 21.DWG

5B



STATE OF ALABAMA
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 23rd day of September, 2021,
D. Guthrie Jeffcoat, Jr.
D. GUTHRIE JEFFCOAT, JR., P. E. & L. S.
AL. REG. 9587



State of Alabama
Montgomery County

I, Leroy McEntire, as President of COLLINE CORP., an Alabama corporation, owner of the lands shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the ____ day of _____, 2021.

Leroy McEntire
President of COLLINE CORP.

State of Alabama
County of Montgomery

I, _____ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that Leroy McEntire, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the ____ day of _____, 2021.

NOTARY PUBLIC

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY 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.

By: _____
Thomas M. Tyson, Jr, Executive Secretary



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. RZ-2021-024 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: The Bennett Group

SUBJECT: Request to rezone one (1) parcel of land containing 4.6 acres located on west side of Edgar D. Nixon Avenue, approximately 250 ft. north of Liberty Street, from an R-50 (Single-Family Residential) Zoning District to an R-60-m (Multi-Family Residential) Zoning District.

REMARKS: The intended use for this property is for multi-family residential. The adjacent property has R-65-m (Multi-Family Residential) to the north and west, INST (Institutional) to the east, and R-50 (Single-Family Residential) to the south. The Envision Montgomery 2040 Comprehensive Plan recommends 'Traditional Neighborhood'.

Department of Planning Comment(s): No objection to this proposed rezoning request. The proposed land use will be consistent with the future land use map and consistent with the Envision Montgomery 2040 Comprehensive Plan Primary Uses Table for "Missing Middle" housing. This proposed multifamily apartment project for Senior's age 55 and above is a City of Montgomery HUD funded project in partnership with the City's Community Housing Development Organization (CHDO) similar to completed adjacent housing developments in close proximity.

Community Development Comment(s):

- The City began phased investment of some of its annual HUD entitlement grant funds into this formerly abandoned apartment community in about 2008.
- Since then, the City has loaned nearly \$4 Million in Federal dollars to supplement almost \$1.3 Million in private *non-profit* investment, revitalizing and removing about 50% of the original land from the City's surplus real property inventory.
- The non-profit owner/investors have put 27 new rental homes into service at limited rent rates for 20 years, and under HUD & City Community Development monitoring.
- Independent professional study of the local market continues to bear out a need for affordable senior-dedicated housing.
- **The planned 56 new units are designed to provide fully independent living by seniors aged 55 and up.**

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: _____

6A

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

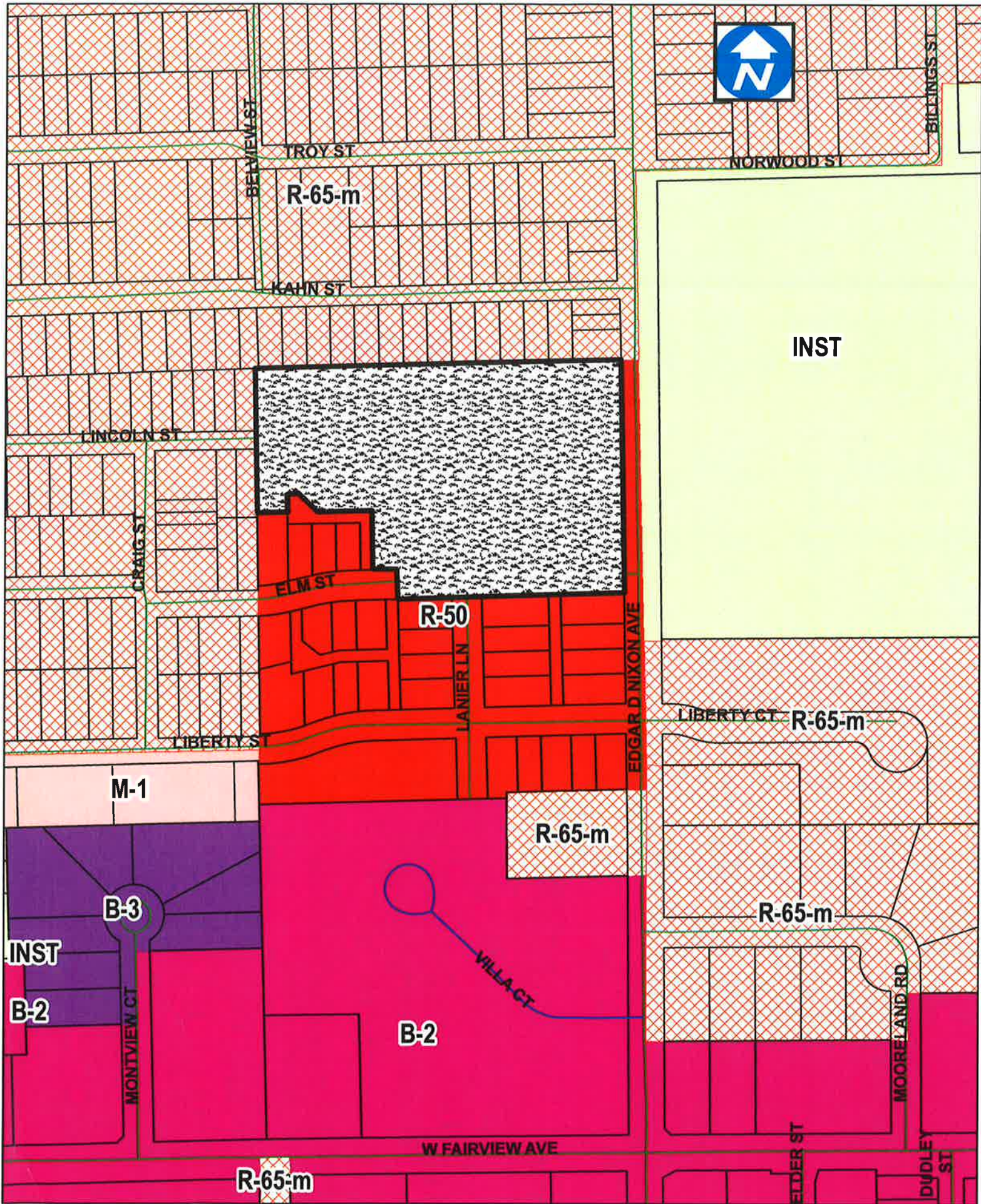
SECONDARY USES

- ★ 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 6B

1 inch = 200 feet

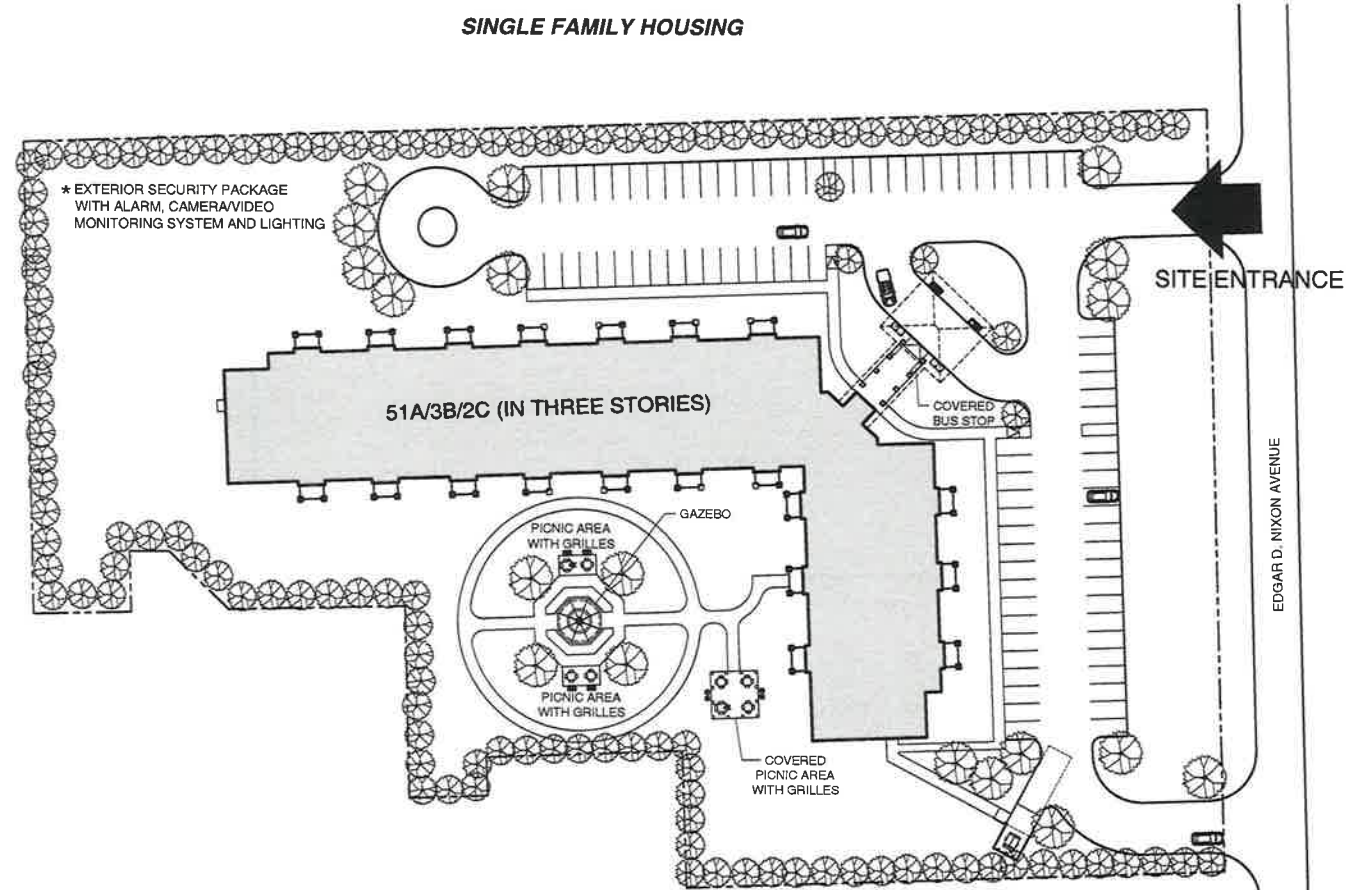
LEGEND

UNIT TYPE	COUNT
UNIT "A" - TWO BEDROOM	51
UNIT "B" - TWO BEDROOM - ACCESSIBLE	3
UNIT "C" - TWO BEDROOM - SENSORY IMPAIRED	2
TOTAL UNITS	56
TOTAL PARKING	88

OWNER:	FREEDOM VILLAGE, LTD MONTGOMERY, ALABAMA
ARCHITECT:	THE ARCHITECTURAL OFFICE OF WILLIAM J. PEEK P.C. MONTGOMERY, AL 36104 908 SOUTH HULL STREET

601

SINGLE FAMILY HOUSING



SINGLE FAMILY HOUSING

EDUCATIONAL



RECEIVED

OCT 22 2021

LAND USE DIVISION

SINGLE FAMILY HOUSING

Proposed Freedom Village Montgomery, Alabama	PROPOSED SITE PLAN	1
	DATE: 09/21/2021	



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6D

7. RZ-2021-023 **PRESENTED BY:** Mahesh Patel & Rutvij Patel

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 19.21 acres located on the east side of Taylor Road, approximately 2,600 ft. north of Troy Highway, from an AGR-1 (Residential Agriculture) Zoning District to an R-50 (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is for single-family residential. The adjacent property has R-50 (Single-Family Residential) to the south, AGR-1 (Residential Agriculture) to the east and north and PUD (Planned Unit Development) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Potential Open Space'.

Department of Planning Comment(s): No objection to the proposed rezoning request. The Envision Montgomery 2040 Comprehensive Plan Future Land Use Map is incorrect in this location where it incorrectly has this area labeled as Potential Open Space and should be listed as Low-Density Residential for single family housing. The Future Land Use Map is being revised to correctly show that this area is low density residential housing.

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: _____

7A

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.

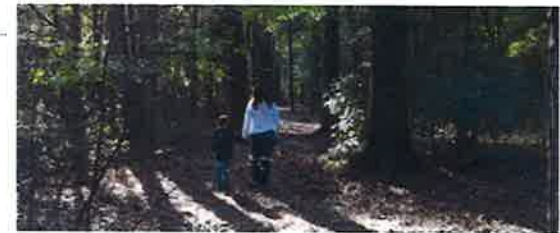


OPEN SPACE / RECREATION (OS)

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.



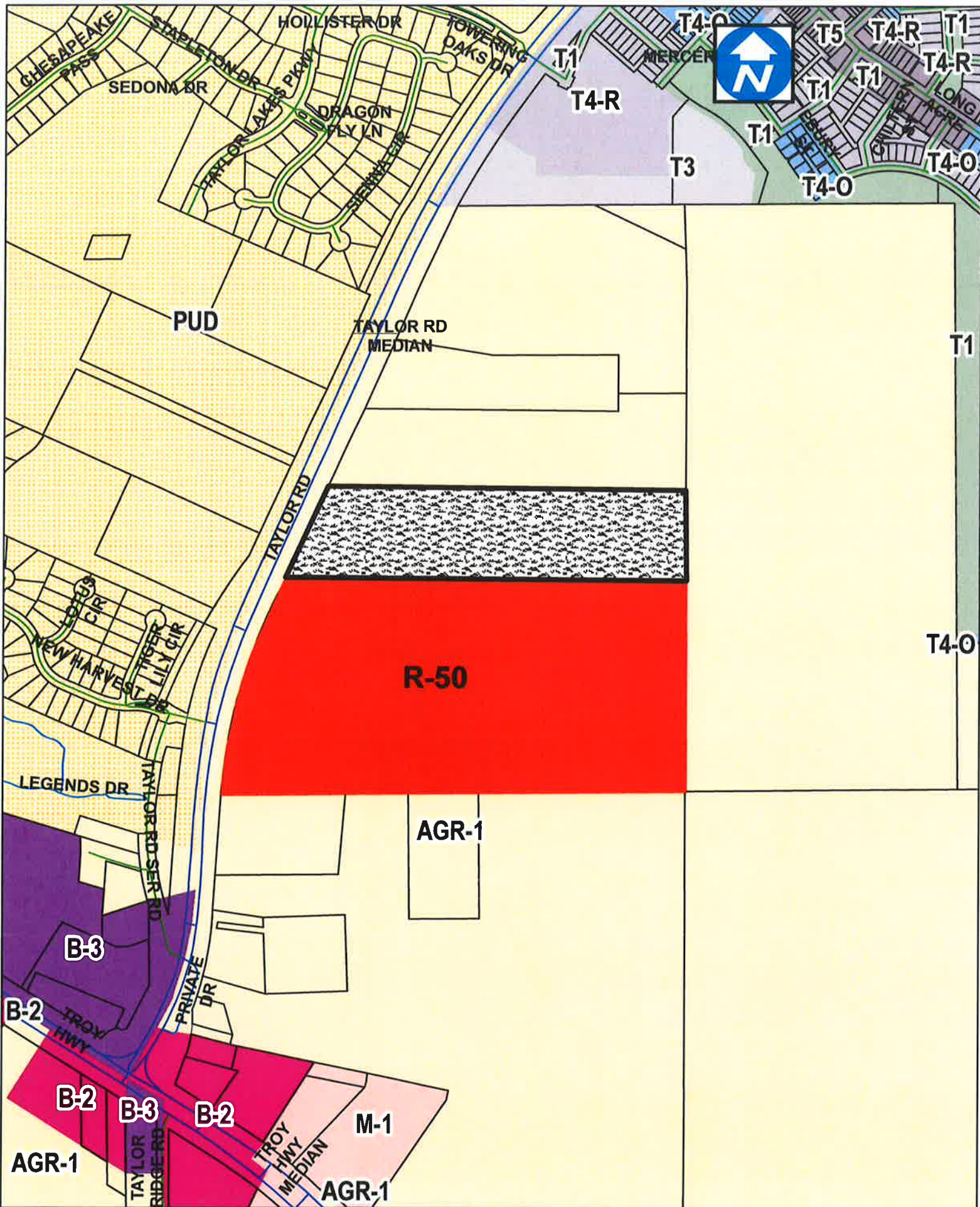
POTENTIAL OPEN SPACE (PO)

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



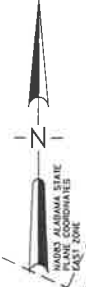
ITEM NO

7B

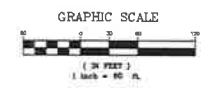
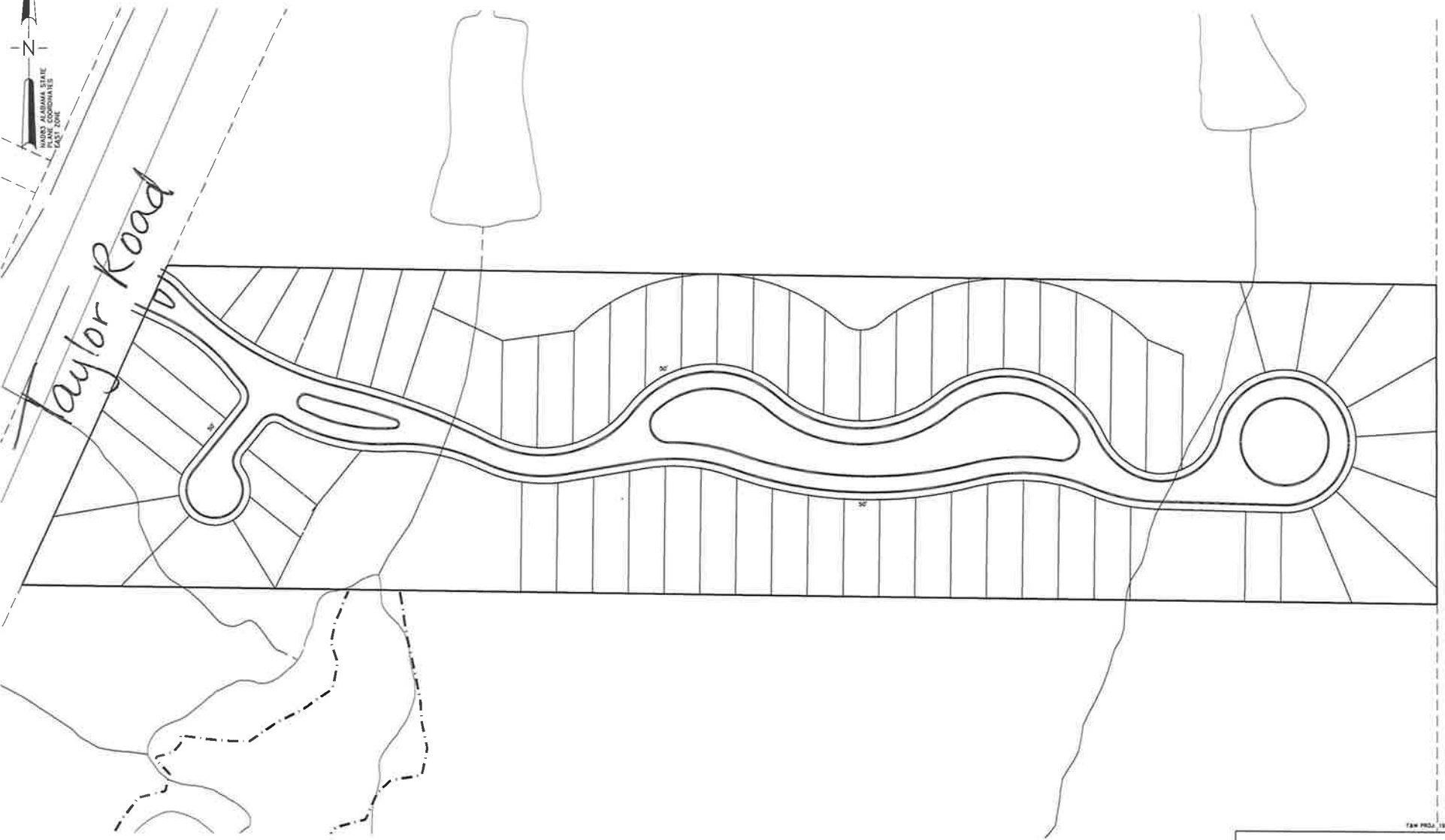
1 inch = 600 feet

72/

SILVER OAK SCHEMATIC LAYOUT



Taylor Road



FAW 082, 19-201

FLOWERS & WHITE
ENGINEERING, L.L.C.
PO BOX 211294 MONTGOMERY, AL 36123
PH: 334.356.7900 - FAX: 334.356.1231



REZONING REQUEST

SUBJECT PROPERTY 

ITEM NO 7D

1 inch = 500 feet