

Planning Commission Agenda

January 27, 2022

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Ann Clemons, *Chairperson*

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

James Reid

Garrett Smith

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 December 9, 2021 meeting

January 27, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9141	J. M. Garrett & Son	Old Wetumpka Hwy.	Plat	1
2.	8860	Larry E. Speaks & Associates	Troy Highway	Plat	2
3.	9142	Barrett-Simpson, Inc.	Edgar D. Nixon Ave.	Plat	3
4.	RZ-2022-003	Laina Costanza	Watson Circle	Rezoning	4
5.	RZ-2022-002	Troy L. Blevins	West Second Street	Rezoning	5
6.	RZ-2003-029	Carson Baird	Cong WL Dickinson Dr	Rezoning	6
7.	RZ-2022-001	Steven Zimmerman	East South Boulevard	Rezoning	7
8.	RZ-2021-016	Gonzalez-Strength & Assoc.	North Holt Street	Rezoning	8

***The next Planning Commission meeting is on
February 24, 2022***

- III. Election of Officers

1. 9141 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Clifford Winston

SUBJECT: Request final approval of Clifford Winston Plat No. 1 located at the south intersection of Old Wetumpka Highway and Fuller Road in an R-50 (Single Family Residential) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot A (2.51 acres) has 256.11 ft. of frontage along Old Wetumpka Highway, 45.67 ft. of frontage along Fuller Road, and a depth of 619.71 ft. 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.

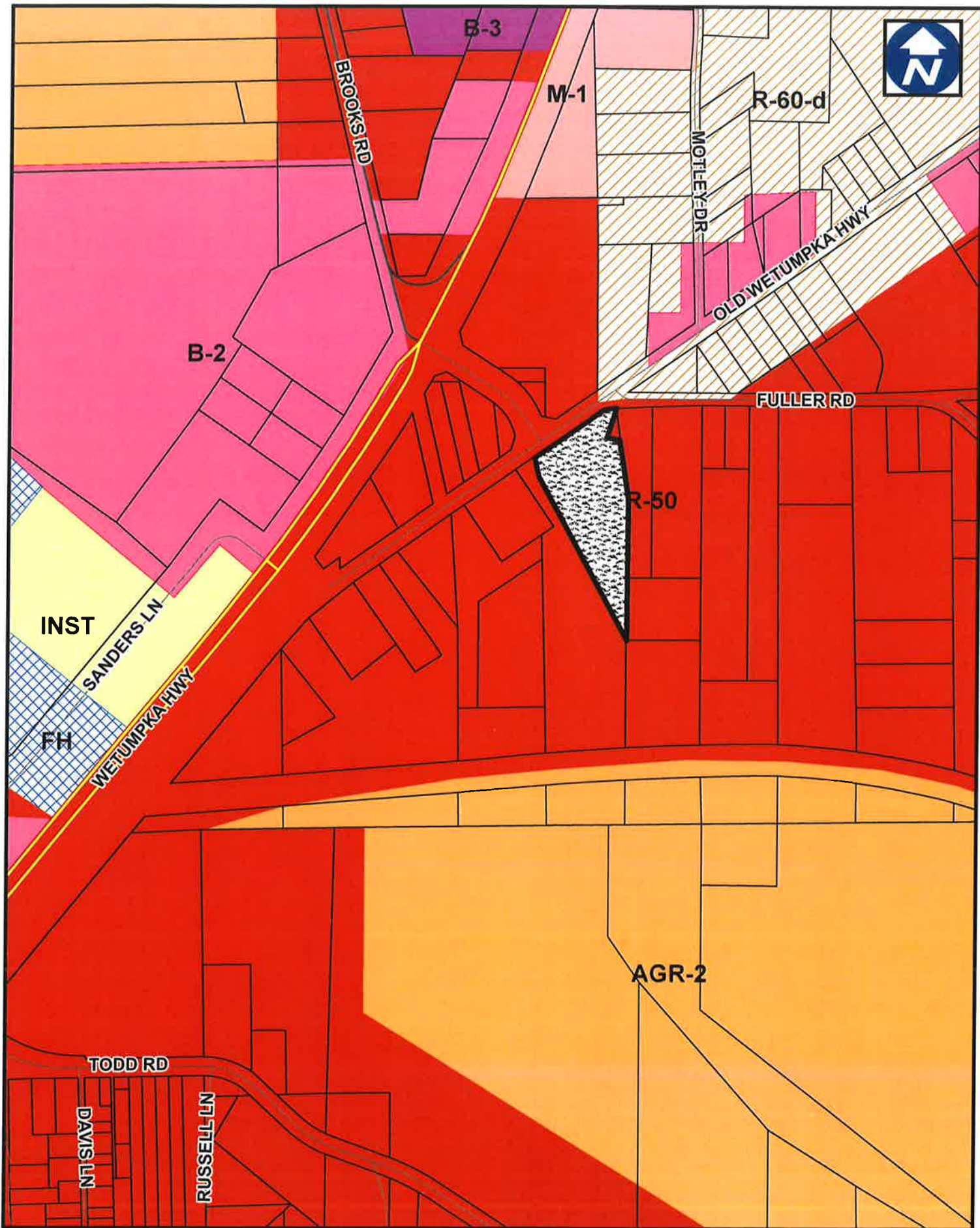
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

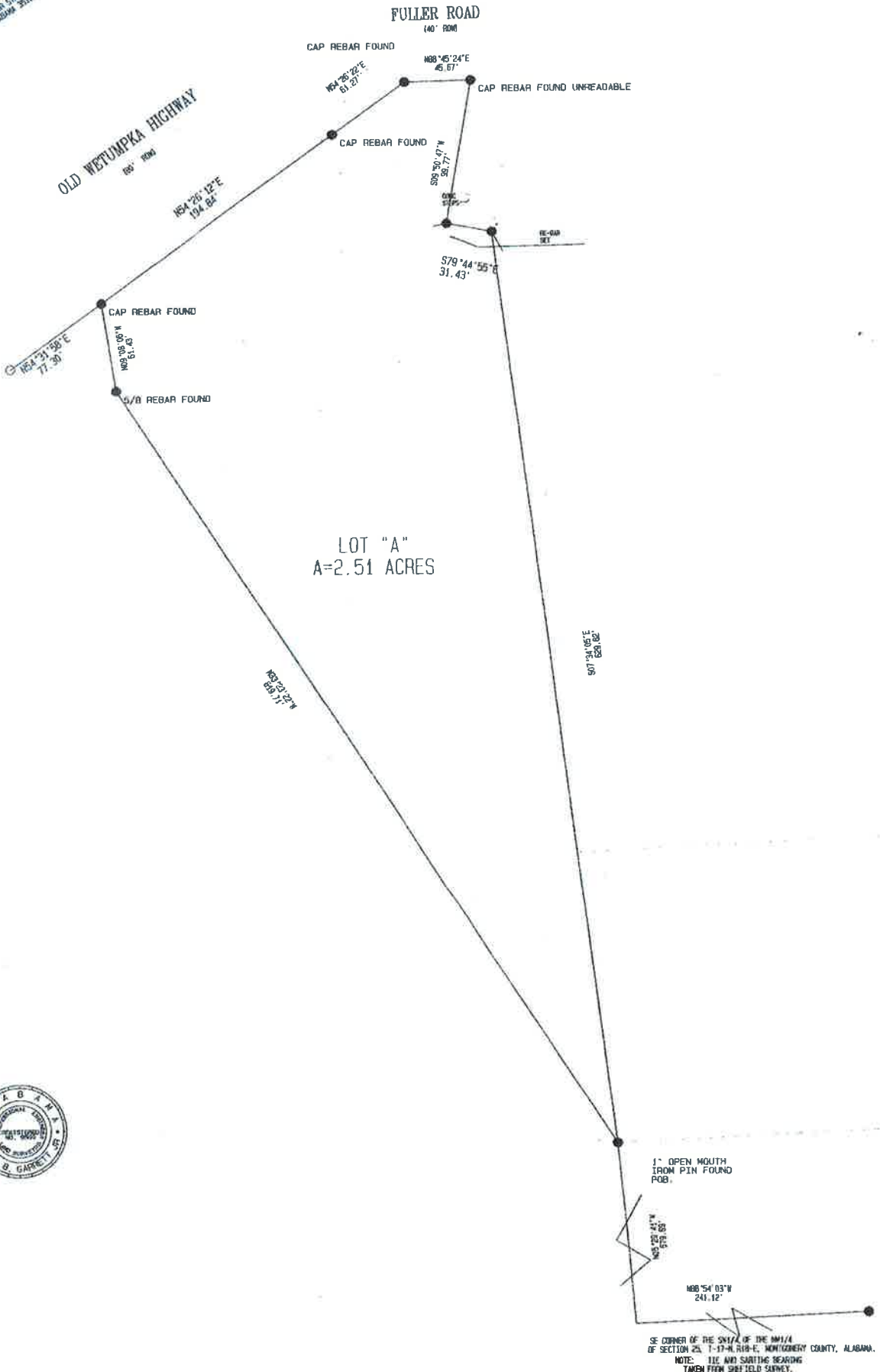


ITEM NO. 1A

Clifford Winston Plat No. 1

4
N

MONTGOMERY BOARD OF EDUCATION
30 SOUTH DELAINE STREET
MONTGOMERY, ALABAMA 36104



REV 2021
02-23



30

18



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 8860 **PRESENTED BY:** Larry E. Speaks & Associates, Inc.

REPRESENTING: Wells Printing Company, Inc.

SUBJECT: Request final approval of Wells Printing Company, Inc. Plat No. 1 located on the north side of Troy Highway, approximately 750 ft. east of Bell Road, in an M-1 (Light Industry) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot B (8.48 acres) has 300.39 ft. of frontage along Troy Highway and a depth of 1,325.31 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 6

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.

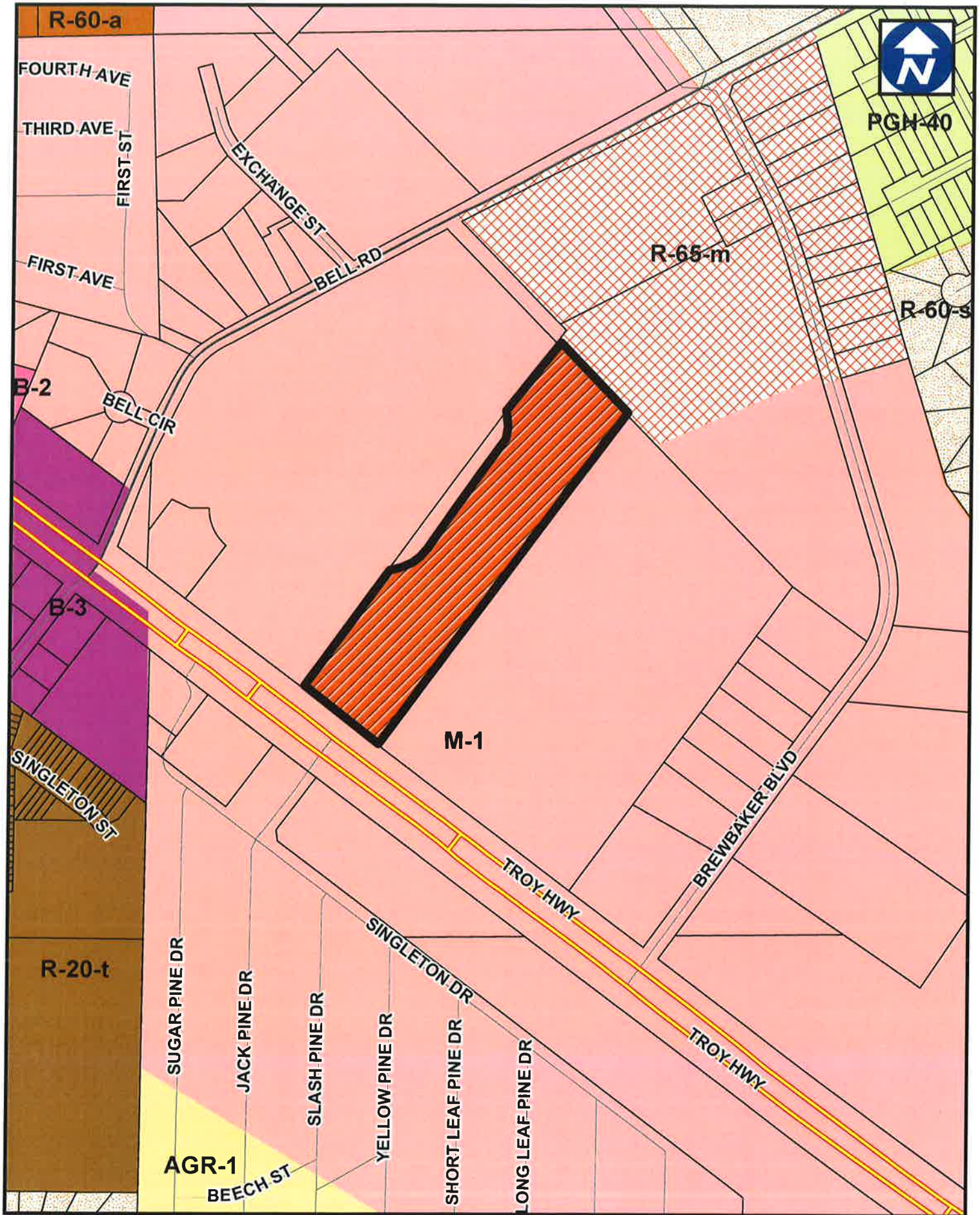
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PGH-40

R-65-m

R-60-s

M-1

R-20-t

AGR-1

ITEM NO. 2A

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



WELLS PRINTING COMPANY, INC. PLAT NO. 1
A PORTION OF UNPLATTED PROPERTY
LOCATED IN THE NW 1/4 OF SECTION 1
T-15-N, R-18-E
MONTGOMERY, ALABAMA

231 BELL PARTNERS
 RLPY 1098 @ PG 957



BELL ROAD (60' R.O.W.)

OLD NORFOLK SOUTHERN
 RAILROAD R.O.W.

SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 MONTGOMERY COUNTY

I, George C. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and plat, and that the same is true and correct. That all parts of this survey and drawing have been completed in accordance with the current regulations of the Standards of Practice for Surveyors in the State of Alabama, to the best of my knowledge, information and belief, that the corners have been marked both on the ground and on this plat as indicated.

This is this _____ day of _____, 2022.

George C. Speaks P.E., P.L.S.
 Alabama Registration No. 20827

DECLARATION:
 STATE OF ALABAMA
 MONTGOMERY COUNTY

I, Howard Wells, as Vice-President of Wells Printing Company, Inc., owner of Wells Printing Company, Inc. Plat No. 1, shown on this map and plat, hereby certify that I have read the Surveyor's Certificate and adopt this map and plat as true and correct.

This is this _____ day of _____, 2022.

Wells Printing Company, Inc.
 By: _____
 Howard Wells
 Vice-President

ACKNOWLEDGMENT:
 STATE OF ALABAMA
 MONTGOMERY COUNTY

I, _____, Mayor of the City of Montgomery, do hereby certify that I have read the Surveyor's Certificate and the plat hereon, and that the same is true and correct. That all parts of this survey and drawing have been completed in accordance with the current regulations of the Standards of Practice for Surveyors in the State of Alabama, to the best of my knowledge, information and belief, that the corners have been marked both on the ground and on this plat as indicated.

This is this _____ day of _____, 2022.

Mayor of the City of Montgomery
 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 19-9-22.

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

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER:
 This plat has been submitted to and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

By: George C. Speaks, Date _____
 Montgomery County Engineer

- GENERAL NOTES:**
- ALL EASEMENTS OR RIGHTS-OF-WAYS EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, THROUGH THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF PIPES AND CULVERTS BY CITY ENGINEER COUNTY EASEMENTS FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENT. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
 - EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR AGENTS, FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
 - STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR DEDICATION TO PUBLIC USE.
 - A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY REFERRED ON THAT PORTION OF EACH LOT ADJUTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM FOR SURFACE DAMAGE OR ACCESS AS NECESSARY. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.

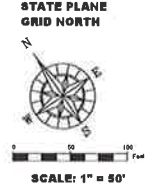
LOT "B"
 8.48 ACRES
 MORE OR LESS

WELLS PRINTING CO. INC.
 RLPY 4126 @ PAGE 167

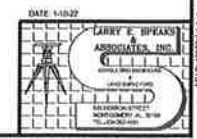
LOT 1
 CALVARY BAPTIST
 PLAT NO. 2
 PB 43 @ PG 95

LOT 1-B
 APPLETON WIREWORKS PLAT NO. 1A
 PLAT BOOK 56, PAGE 162

ALABAMA HWY #231
 (TROY HIGHWAY)
 (200' R.O.W.)



- LEGEND:**
- FOUND IRON PIN
 - SET IRON PIN (5/8" REBAR CAPPED) W/ # GA-0017-L5
 - || PLAT DIMENSIONS



2B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9142 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: City of Montgomery

SUBJECT: Request final approval of Freedom Village Plat No. 1 located on the west side Edgar D. Nixon Avenue, approximately 184 ft. north of Liberty Street, in an R-60-m (Multi-Family Residential) Zoning District.

REMARKS: This plat replats a portion of one (1) lot into one (1) lot for multi-family residential use. Lot 1 (4.43 acres) has 388.42 ft. of frontage along Edgar D. Nixon Avenue and a depth of 598.05 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 7

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.

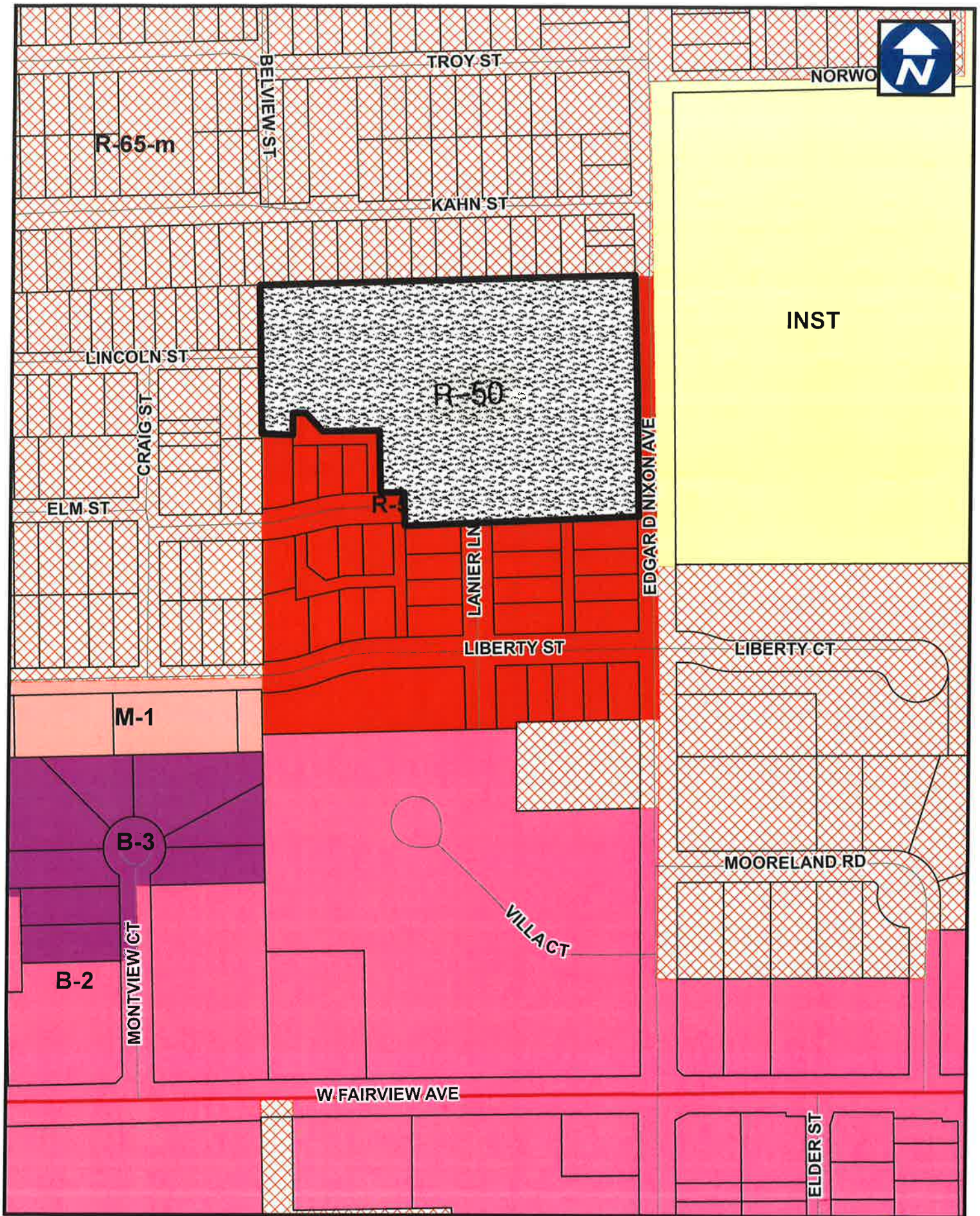
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



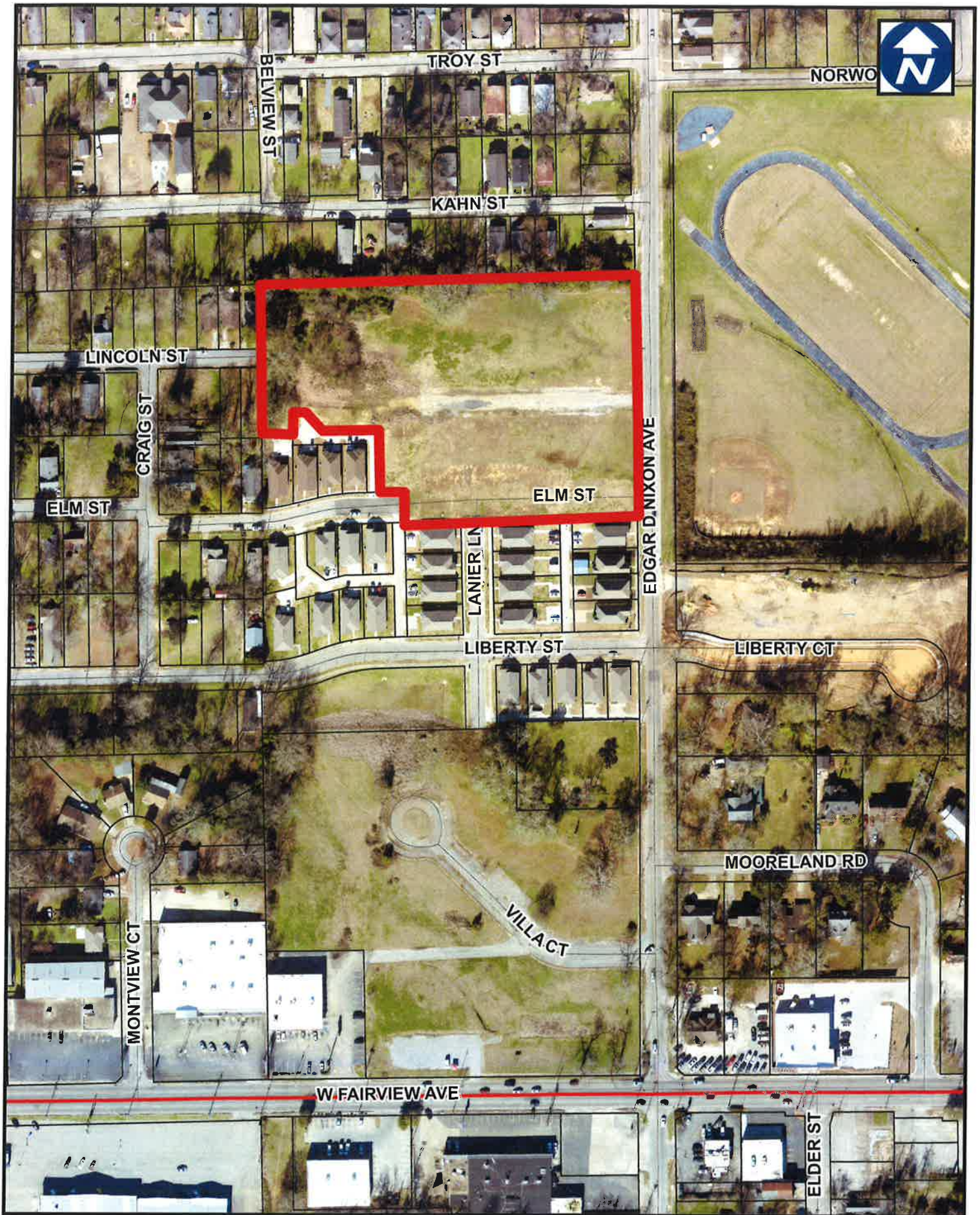
PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. RZ-2022-003 **PRESENTED BY:** Laina Costanza

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 2.12 acres located on the west side of Watson Circle, approximately 400 ft. south of Atlanta Highway, from a B-3 (Commercial) Zoning District to an R-100 (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is single-family residential. The adjacent property has R-100 (Single-Family Residential) to the west and south, and B-3 (Commercial) zoning to the north and east. The Envision Montgomery 2040 Comprehensive Plan recommends 'Residential Low Intensity'.

Department of Planning Comment(s): No Objection to the proposed rezoning request. The future proposed rezoning is consistent with the Envision Montgomery 2040 Comprehensive Plan and Future Land Use Map and Development Character Area Prescriptions, under Intent, Primary Uses and Secondary Uses Tables..

CITY COUNCIL DISTRICT: 1

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

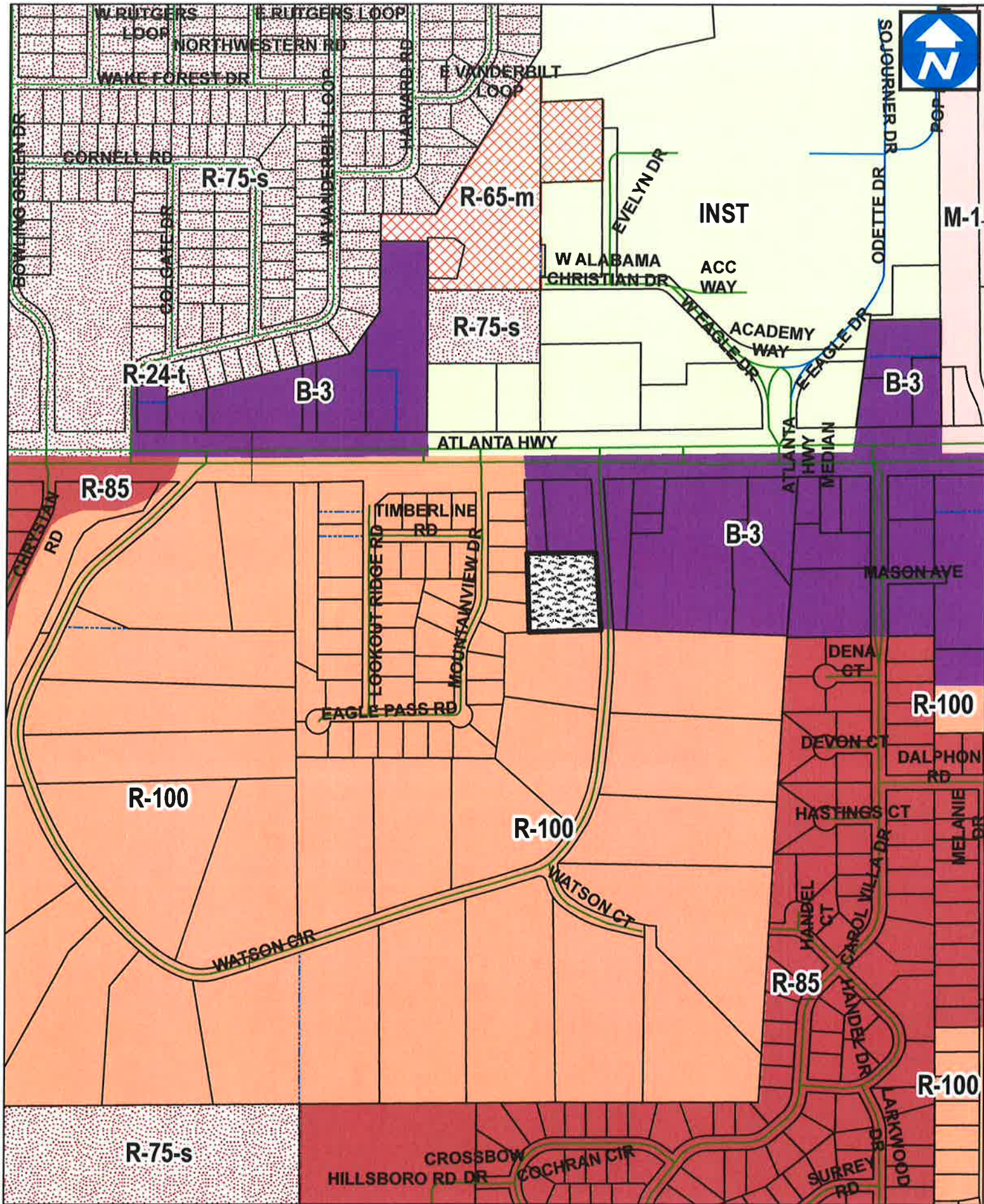
- ★ Attached Town Homes
- ★ Civic / Institutional
- ★ Parks and Open Space



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



REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



Item No

43



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. RZ-2022-002 **PRESENTED BY:** Troy L. Blevins

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located on the north side of West Second Street, approximately 300 ft. east of Forest Avenue, from an O-1 (Office) Zoning District to a B-1-b (Central Business) Zoning District. (1721 West Second Street)

REMARKS: The intended use for this property is mixed use (commercial and residential). The adjacent property has O-1 (Office) zoning to the east and west, B-2 (Commercial) zoning to the south, and I-85 to the north. The Envision Montgomery 2040 Comprehensive Plan recommends 'Traditional Neighborhood'.

Department of Planning Comment(s): No objection to the proposed rezoning request. The Envision Montgomery 2040 Comprehensive Plan Future Land Use Map is not correct. From an aerial view land uses appear to be residential, but all are office and business uses with very little residential. The proposed B-1-b mixed use zoning is an appropriate land use for this area.

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: _____

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

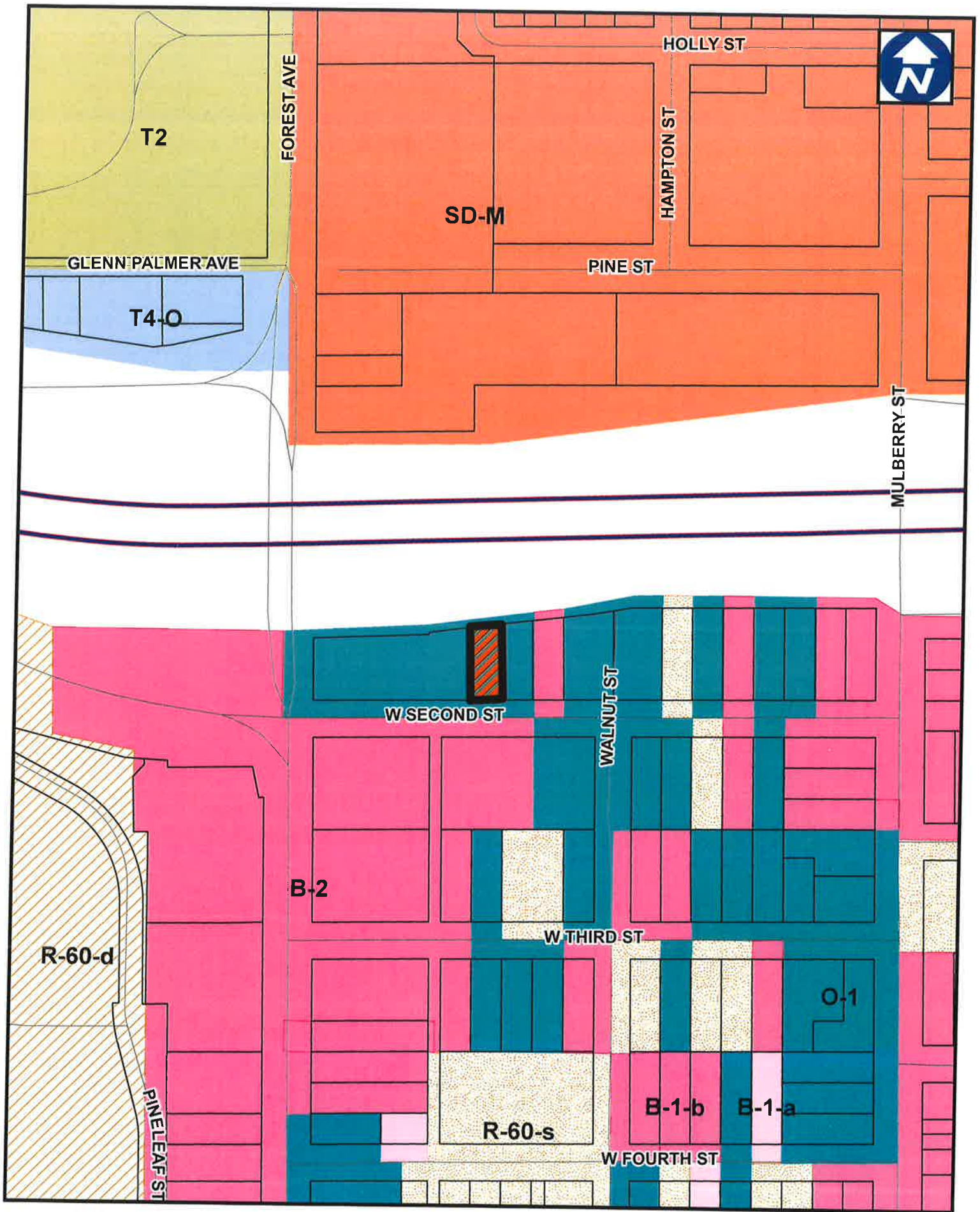
- ★ Small-format Commercial
- ★ Civic / Institutional
- ★ Parks and Open Space



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
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5B



REZONING REQUEST
1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. RZ-2003-029 **PRESENTED BY:** Carson Baird

REPRESENTING: Collision Craft, Inc.

SUBJECT: Request to rezone one (1) parcel of land containing 1.53 acres located on the north side of Cong. W. L. Dickinson Drive adjacent to the CSX Railroad from an M-1-Q (Light Industrial-Qualified) Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The intended use for this property is auto repair. Currently this property is restricted to 'wholesale paper distributors only'. The adjacent property has B-3 (Commercial) to the east, M-1 (Light Industrial) to the south and north, and B-2 (Commercial) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Commercial'.

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

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: _____

5

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



B-5

M-1

NEWELL PKWY

B-3

M-1-Q

TRAFFIC OPERATIONS DR

TRAFFIC OPERATIONS DR

COLISEUM BLVD

CONG W L DICKINSON DR

B-2

CONG W L DICKINSON DR

INST

FEDERAL DR

FEDERAL DR

R-75-s

KENWOOD ST

PARKWOOD DR

GRENADA DR

REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6B



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. CoC

7. RZ-2022-001 **PRESENTED BY:** Steven Zimmerman

REPRESENTING: Zimmerman Capital, LLC

SUBJECT: Request to rezone one (1) parcel of land containing 18 (+/-) acres located on the southwest corner of East South Boulevard and Woodley Road from a B-4 (Commercial) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is to use tenant space(s) for mini-warehouse storage, which is not permitted in a B-4 district. The adjacent property has B-2 (Commercial) and B-4 (Commercial) to the north; B-4 (Commercial) to the east; O-1 (Office), R-20-t (Townhouse), PGH-35 (Patio Garden Home) and R-75-s (Single-Family Residential) to the south; and O-2 (Office) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Commercial'.

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

Please Note: This could oversaturate the area due to the already existing mini storage available that is fairly new on the opposite side of East South Boulevard at Fisk Road and Woodley Road.

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: _____

AL

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

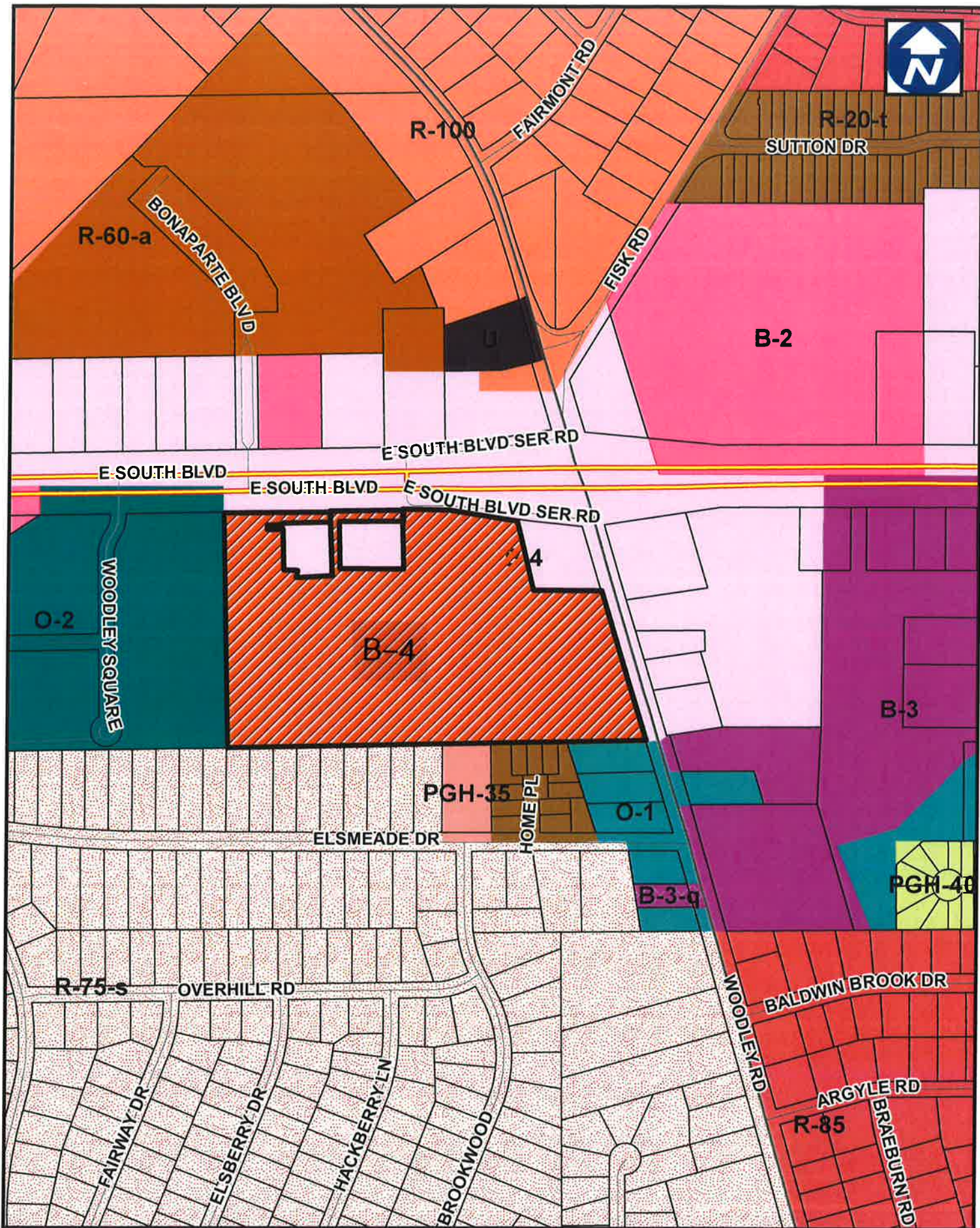
- ✦ Civic / Institutional
- ✦ Multi-family Residential
- ✦ Parks and Open Space



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



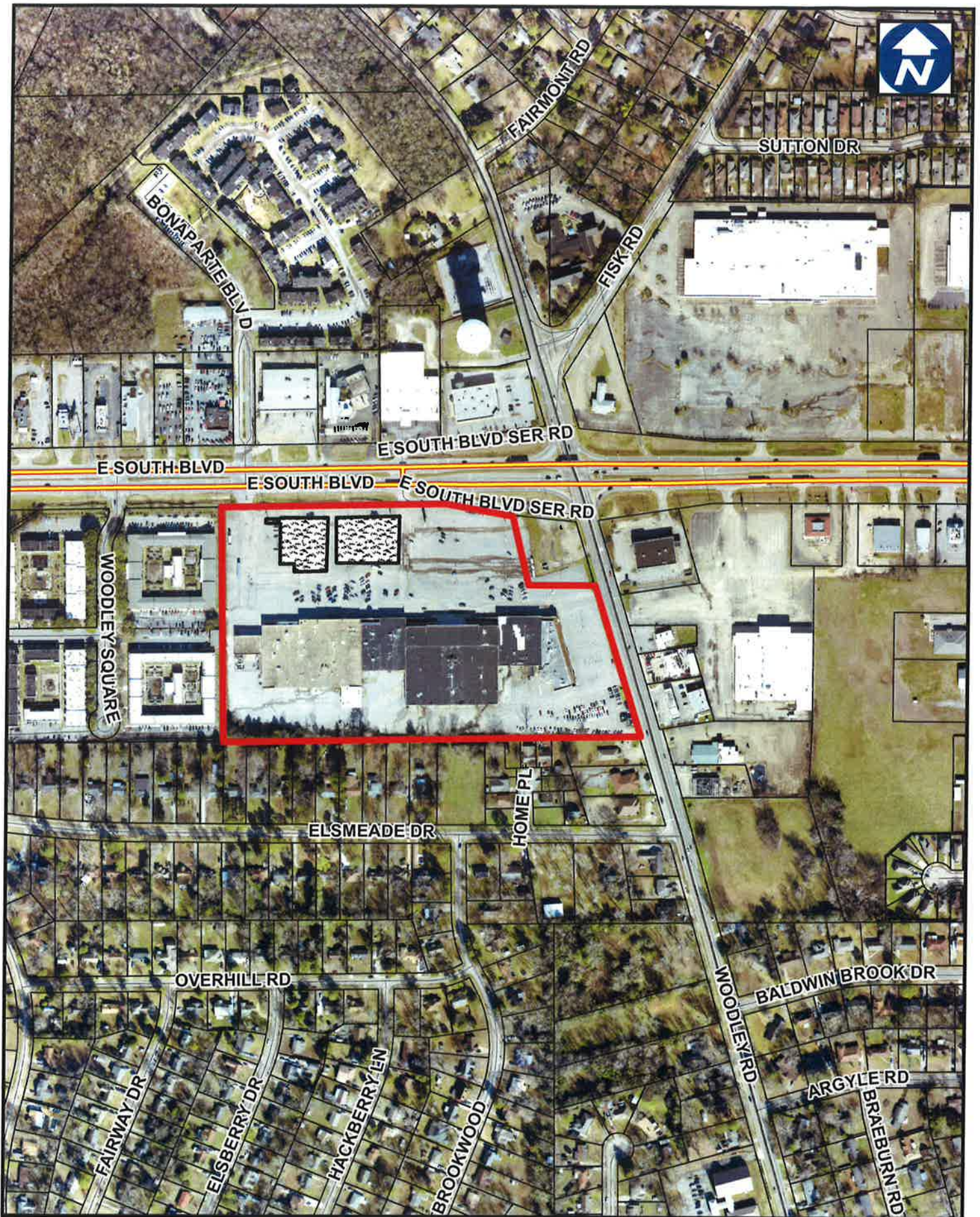
REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 7B

1 inch = 400 feet



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY



NOT A PART OF PARCEL



ITEM NO.

7C

8. RZ-2021-016 **PRESENTED BY:** Gonzalez-Strength & Associates, Inc.

REPRESENTING: MAPCO

SUBJECT: Request to rezone land located on the northeast corner of North Holt Street and Herron Street from a T4-R (General Urban Zone-Restricted) SmartCode Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a convenience store/gas station. The adjacent property has T4-R (General Urban Zone-Restricted) zoning to the north, east and south, and B-1-b (Central Business) zoning to the west (other side of I-65). The Envision Montgomery 2040 Comprehensive Plan recommends “Downtown Core”.

Staff Comment(s): This is spot zoning. This property is in the Cottage Hill Historic District which requires a demolition plan and suitable replacement plan to be approved by the Architectural Review Board. *On December 15, 2021, the Architectural Review Board held a public hearing for the request for approval of demolition of two historic structures, tree removals, grading, and construction of a gas station. The ARB delayed the request, in consultation with and agreement by the petitioner, until either the January or February meeting to give the petitioner time to incorporate the comments of the Board and concerns of the public and resubmit revised drawings.* Historic district regulations are stringent relating to design and layout. Staff has met with the developer and had multiple discussions regarding their proposed development, which does not comply. Although the code is known by the developer and were discussed with staff, to date they have declined to incorporate staff recommendations in the plan to comply with historic regulations.

Department of Planning Comment(s): Both object and don’t object to this proposed rezoning request. The proposed land use isn’t consistent with the intent of the “Downtown Core” for future land use and character. However, it meets the commercial land use as a primary commercial land use under the Primary Uses list under the Future Land Use and Character section in the Envision Montgomery 2040 comp plan. Further, there are a mix of multiple types of commercial land uses throughout the Downtown Core area. The location also makes good sense to be used a gas station if rezoned because of its proximity to I-65 and other major roadways (Clay, Herron & Holt Streets).

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



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 target 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

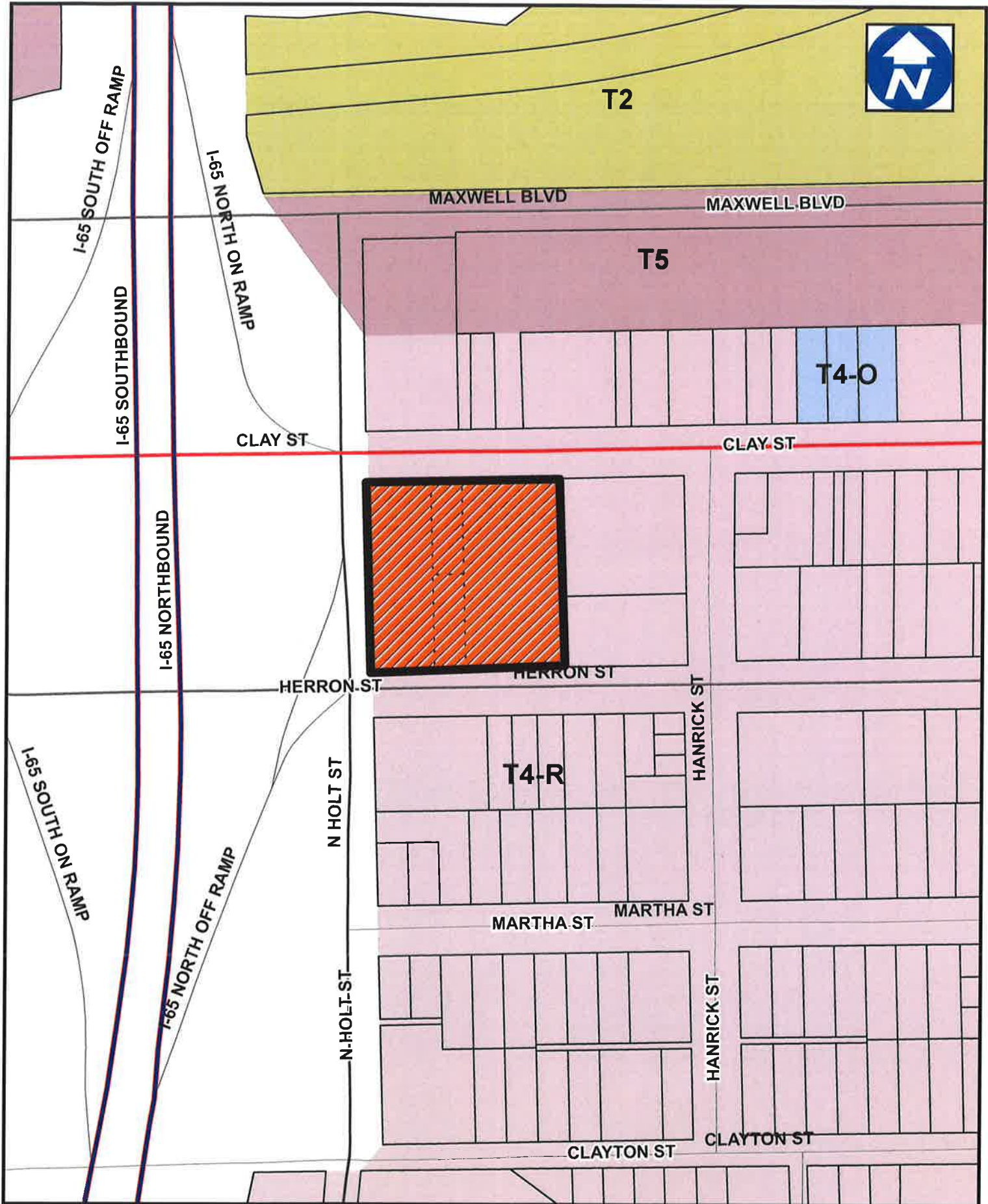
- ✦ Attached Town Homes
- ✦ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	2 - 8 stories (no height limit)
Building Form	Variety of building types and sizes attached and freestanding
Building Setback	0 - 15 feet (generally consistent within a block. Greater setbacks for civic or institutional uses is appropriate)
Streets	Small, grid like blocks with streetscaping designed to encourage pedestrian activity

Transportation	Walking, biking, transit, automobile
Parking	Shared parking areas located behind businesses. Structured parking incorporated into infill mixed use projects, on-street parking
Open Spaces	Plazas, pocket parks, public realm acts as an open space. Wide sidewalks, street trees, benches.

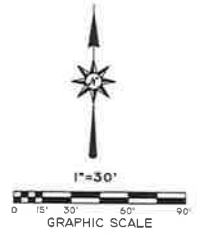
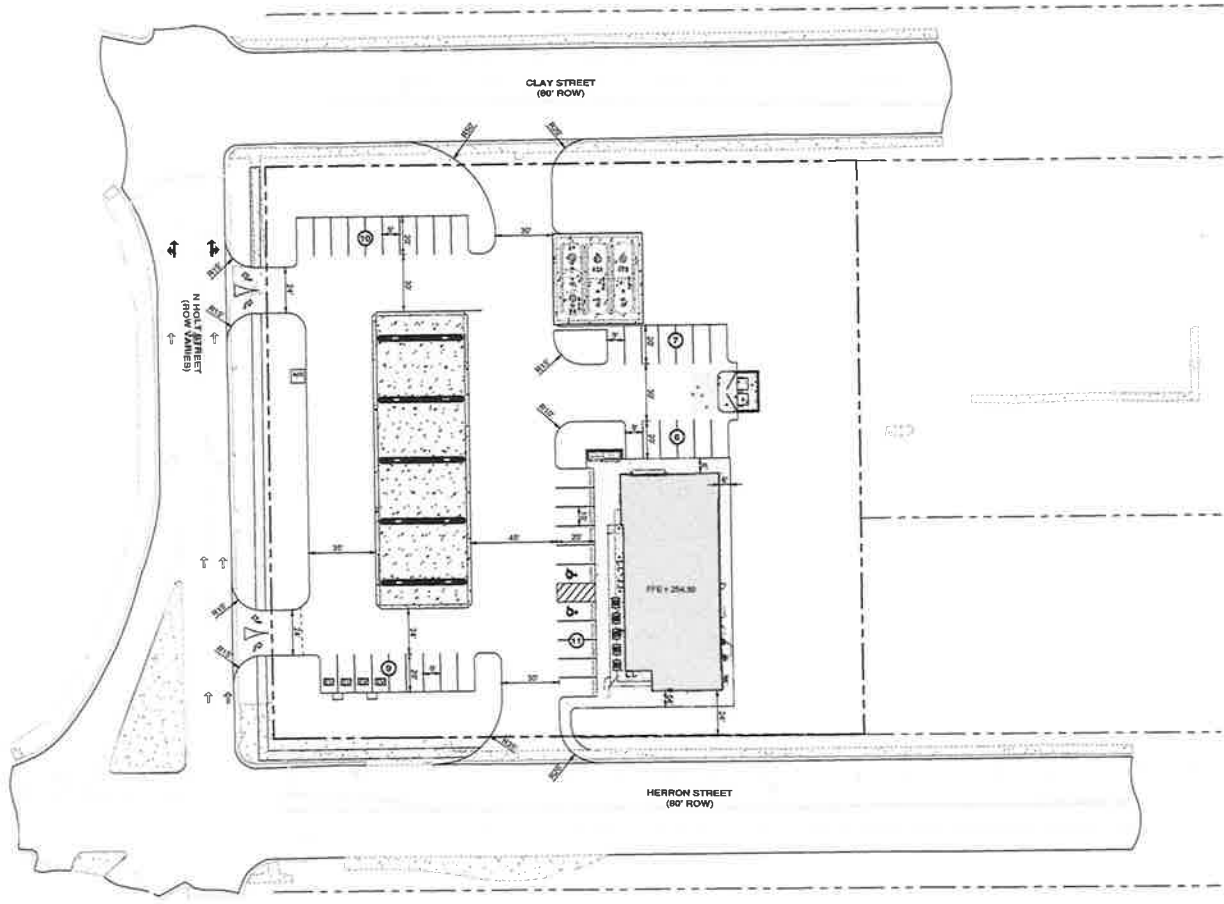


REZONING
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8B



NO.	REVISIONS	DATE

TITLE	
SITE LAYOUT PLAN	
MAPCO CONVENIENCE STORE	
HERRON STREET MOUNDVILLE, MISSISSIPPI	
MAPCO	
FRANKLIN, TENNESSEE	
SCALE	DATE
AS SHOWN	11/20/11
SCALE	DATE
AS SHOWN	11/20/11

GONZALEZ STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, SURVEYING,
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 1850 WOODS DR. SUITE 200
 PHONE: (202) 842-2488
 WWW.GONZALEZ-STRENGTH.COM

PRELIMINARY
 NOT FOR
 CONSTRUCTION,
 RECORDING,
 PURPOSES OR
 IMPLEMENTATION

DWG. NO.	20-0496
PROJECT	20-0496





REZONING
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8E