

# Planning Commission Agenda

May 28, 2015

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Crews Reaves, Chairperson

Greg Calhoun, Vice-Chairperson

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

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**Planning Controls Division  
25 Washington Ave., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the April 23, 2015 meeting

**May 28, 2015**

<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.	RZ-2014-017	Survey South	Norman Bridge Road	Rezoning	1
2.	RZ-2015-008	Mike Callis	Old Selma Road	Rezoning	2
3.	RZ-2015-009	Brian Croyle	South Court Street	Rezoning	3
4.	DP-1979-194	J. M. Garrett & Son	Selma Highway	DP	4
5.	7832	Gonzalez-Strength & Assoc.	Vaughn Road	Plat	5
6.	DP-1996-105	Flowers & White Engineering	Westfield Lane	Revised Master Plan	6
7.	8748	“ “	Clerkenwell Street	Plat	7
8.	8749	“ “	Perry Hill Road	Plat	8
9.	8746	Larry E. Speaks & Assoc.	Burnsdale Drive	Plat	9
10.	8747	Glen Tanner Land Surveying	Mt. Meigs Road	Plat	10
11.	8750	Professional Engineering	East South Blvd.	Plat	11
12.	DP-1978-131	“ “	East South Blvd.	DP	12
13.	DP-2002-047	“ “	Snowdoun Chambers Rd.	DP	13
14.	8751	Hayden Surveying	Myrtlewood Drive	Plat	14
15.	8752	Arrington Engineering	Wetumpka Highway	Plat	15
16.	DP-2015-020	Civil Consultants, Inc.	Wetumpka Highway	DP	16
17.	DP-2015-016	Duplantis Design Group	Federal Drive	DP	17
18.	DP-2015-017	DLM Architect	Old Oak Place	DP	18
19.	DP-2015-018	Lat 32, Inc.	Sydney Curve	DP	19
20.	DP-2015-019	“ “	Cotton Gin Road	DP	20

***The next Planning Commission meeting is on  
June 25, 2015***

1. RZ-2014-017 **PRESENTED BY:** Survey South

**REPRESENTING:** Frank Thomas

**SUBJECT:** Request to rezone property containing 108.96 acres located on the east side of Norman Bridge Road, across from the intersection of Hyundai Boulevard, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The adjacent property has B-2-Q (Commercial-Qualified) and AGR-1 (Residential Agriculture) zoning to the north, east and south, and M-1 (Light Industrial) zoning to the west. The intended use for this property if rezoned is light industrial. The Land Use Plan recommends low density residential and agricultural use.

*The property north of this site was rezoned to B-2-Q and M-1-Q at the January, 2015 City Council meeting. This portion of the proposed rezoning was originally planned as R-75-s (Residential) and was pulled at the Planning Commission meeting in December, 2014.*

**COUNCIL DISTRICT:** Police Jurisdiction

**Long Range Planning:** No objection.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

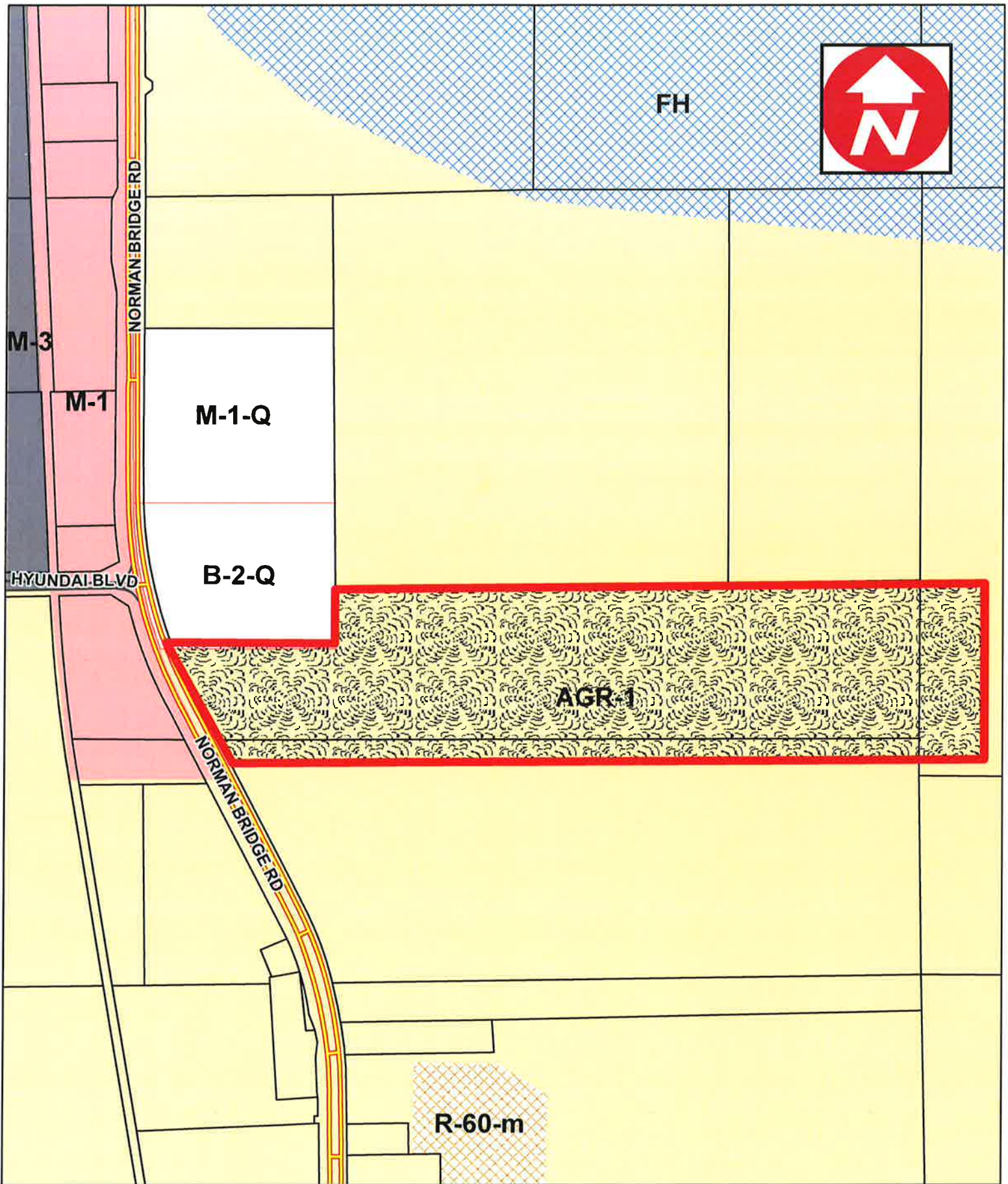
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

**SUBJECT PROPERTY** 

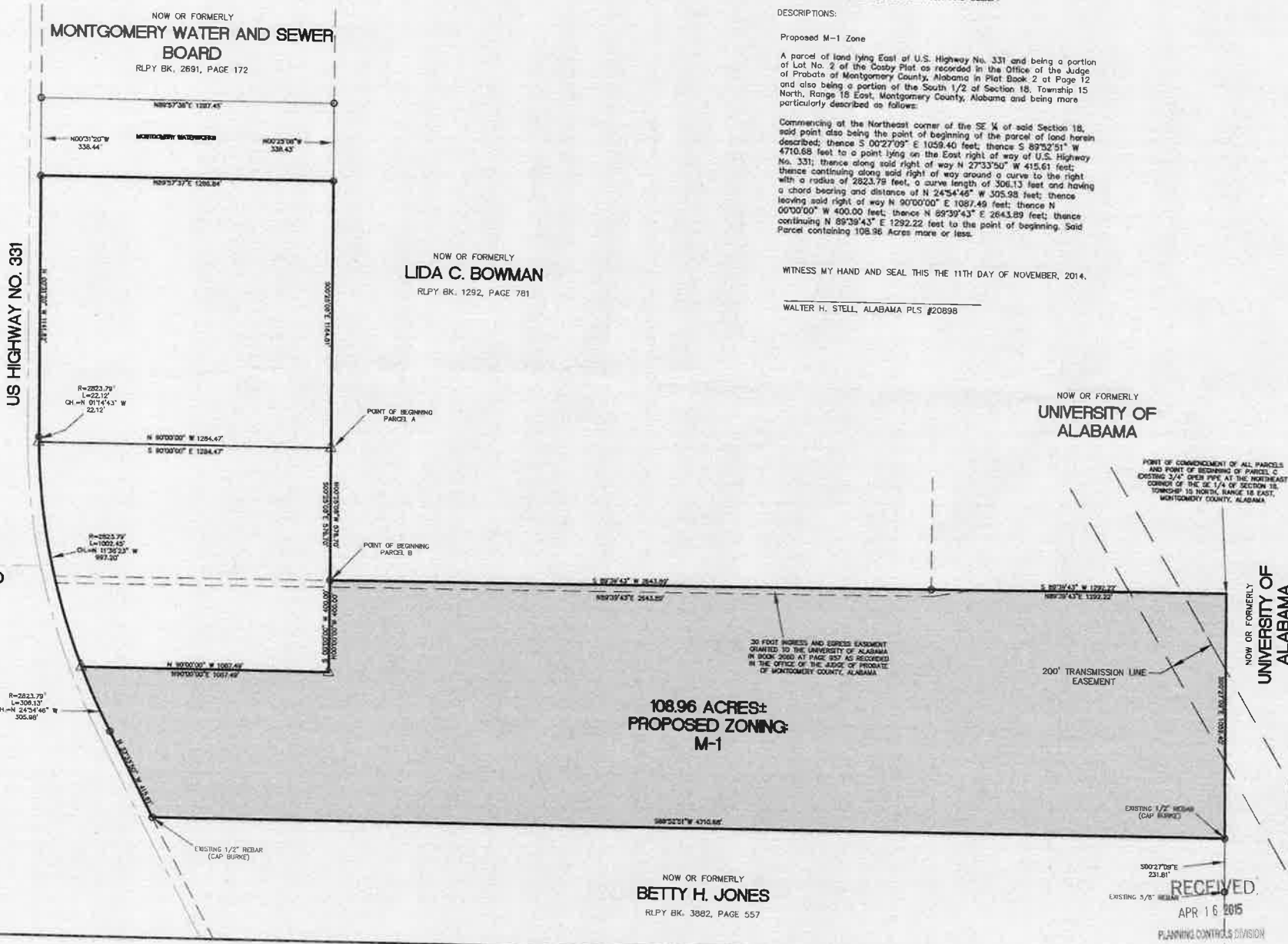
**FILE NO.** R2-2014-017

1 inch = 800 feet

**FROM** AGR-1 **TO** M-1

**ITEM NO.** 1A

**BOUNDARY SURVEY OF  
A PARCEL OF LAND  
LYING IN SECTION 18,  
TOWNSHIP 15 NORTH, RANGE 18 EAST,  
MONTGOMERY COUNTY, ALABAMA**  
(FOR THE PURPOSE OF REZONING)



STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DESCRIPTIONS:

Proposed M-1 Zone

A parcel of land lying East of U.S. Highway No. 331 and being a portion of Lot No. 2 of the Cosby Plat as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 2 of Page 12 and also being a portion of the South 1/2 of Section 18, Township 15 North, Range 18 East, Montgomery County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 of said Section 18, said point also being the point of beginning of the parcel of land herein described; thence S 00°27'09" E 1058.40 feet; thence S 89°52'51" W 4710.68 feet to a point lying on the East right of way of U.S. Highway No. 331; thence along said right of way N 27°33'50" W 415.61 feet; thence continuing along said right of way around a curve to the right with a radius of 2823.79 feet, a curve length of 308.13 feet and having a chord bearing and distance of N 24°54'46" W 355.89 feet; thence leaving said right of way N 90°00'00" E 1087.49 feet; thence N 00°00'00" W 400.00 feet; thence N 89°39'43" E 2843.89 feet; thence continuing N 89°39'43" E 1292.22 feet to the point of beginning. Said Parcel containing 108.96 Acres more or less.

WITNESS MY HAND AND SEAL THIS THE 11TH DAY OF NOVEMBER, 2014.

WALTER H. STELL, ALABAMA PLS #20898

**SURVEY SOUTH**  
LAND SURVEYING AND LAND PLANNING  
A DIVISION OF ENVIRONMENTAL PRECISION ASSOCIATES, INC.  
ENVIRONMENTAL, LAND AND CONSTRUCTION SURVEY SERVICES  
P.O. BOX 811, TOLSON, ALABAMA 36088  
PHONE: (334) 897-0911

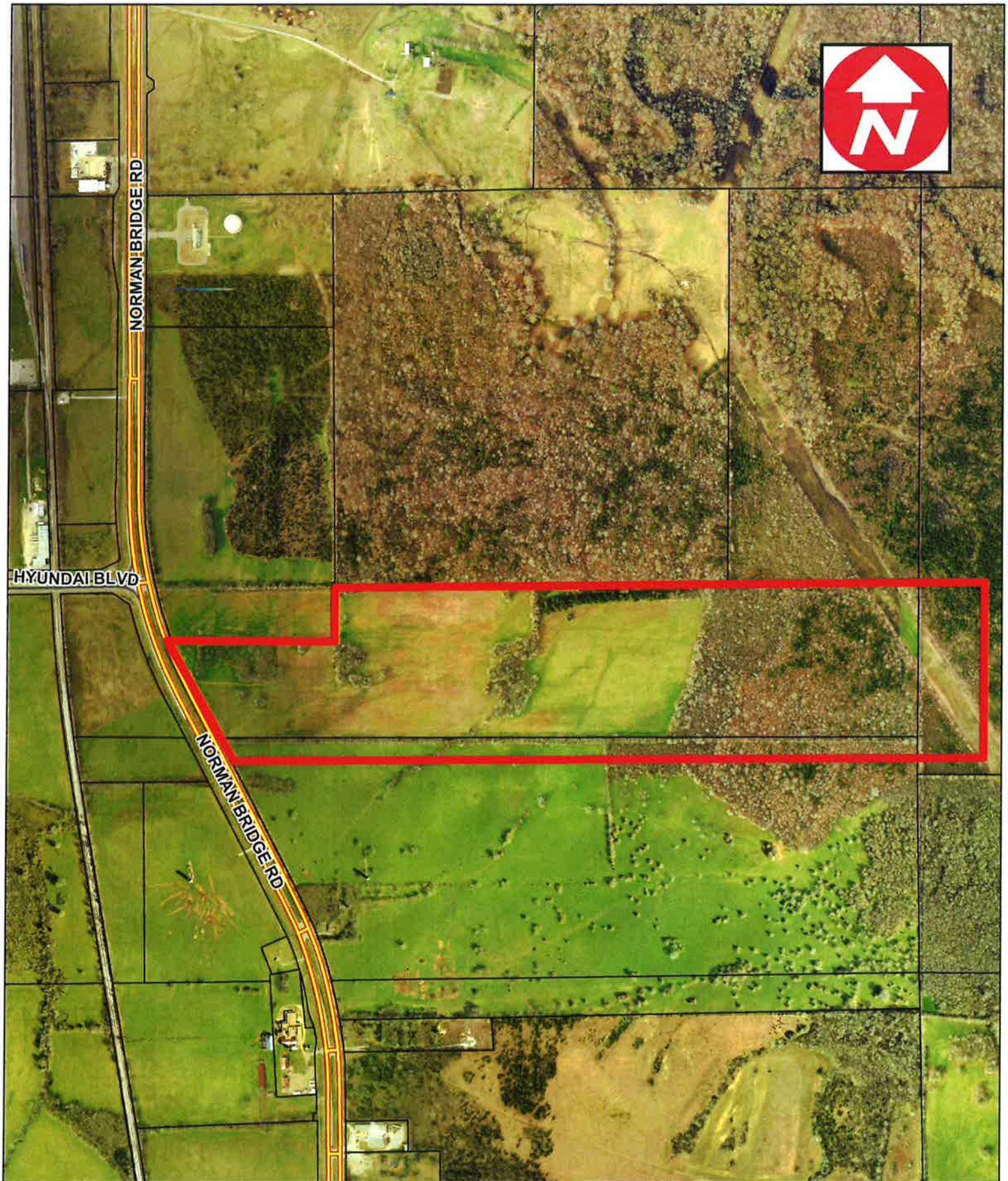


**BOUNDARY SURVEY OF  
A PARCEL OF LAND  
LYING IN SECTION 18,  
TOWNSHIP 15 NORTH, RANGE 18 EAST,  
MONTGOMERY COUNTY, ALABAMA**  
(FOR THE PURPOSE OF REZONING)



DRAWN BY: D.F.S.
CHECKED BY: W.H.S.
SURVEY DATE: 04-14-2015
DRAWING DATE: 04-16-2015
F.I.D. BK.: ELECTRONIC
SCALE: 1"=300'
DRAWING NAME: 15-096
LAST REVISION:

**RECEIVED**  
APR 16 2015  
PLANNING CONTROLS DIVISION



**REZONING REQUEST**

**SUBJECT PROPERTY**

**RECOMMENDED**

**FILE NO.** RZ-2014-D17

1 inch = 800 feet

**FROM** AGR-1 **TO** M-1

**ITEM NO.** IC

2. RZ-2015-008 **PRESENTED BY:** Mike Callis

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel of land containing 2.722 acres located at 5615 Old Selma Road from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** This property is surrounded by AGR-1 (Residential Agriculture) zoning. The intended use for this property if rezoned is for commercial and storage in conjunction with an office. This property was previously used for a landscaping and construction business. The Land Use Plan recommends low density residential and indicates flood plain area.

**COUNCIL DISTRICT:** Police Jurisdiction

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

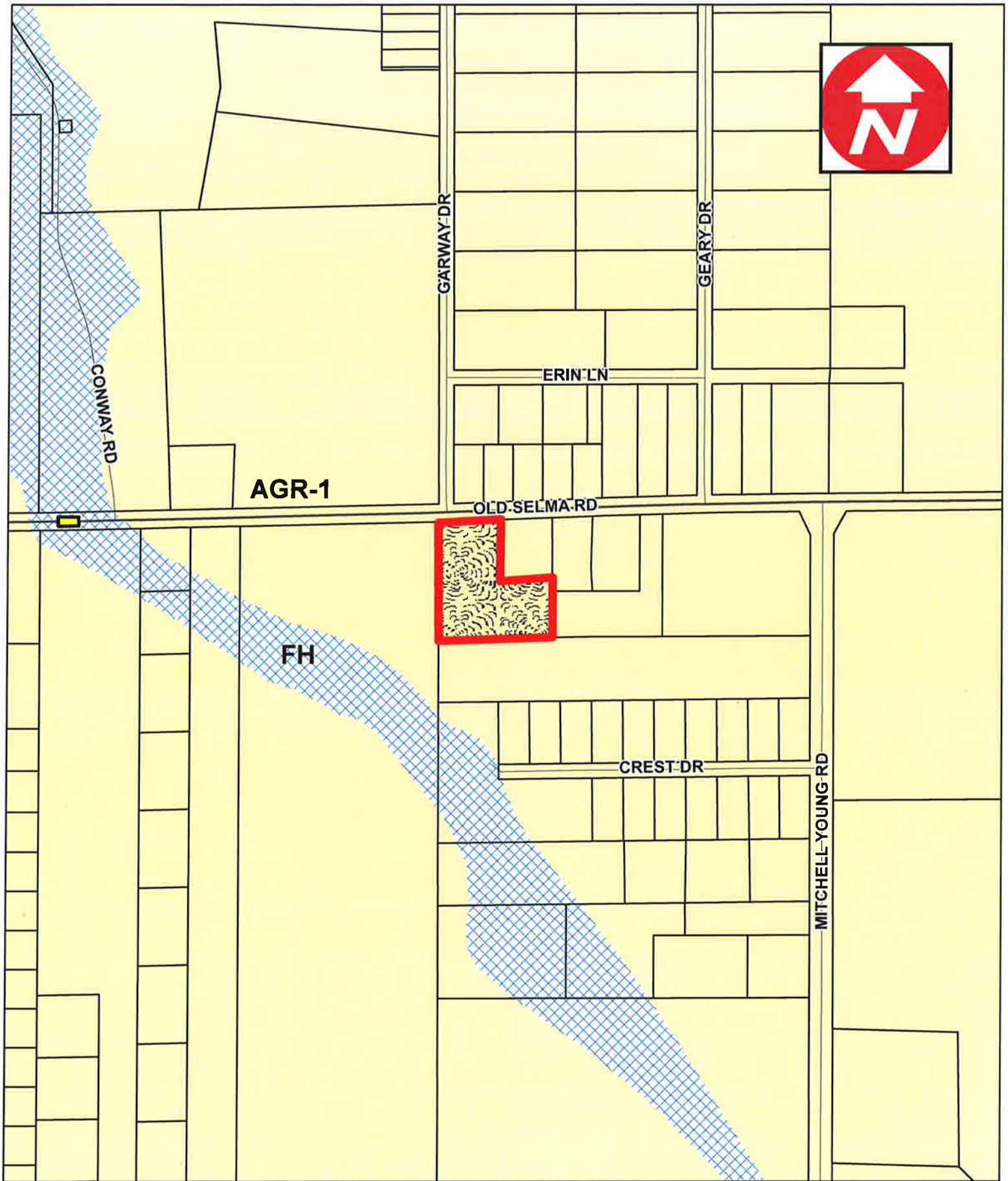
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

**SUBJECT PROPERTY**



**FILE NO.** RZ-2015-008

1 inch = 400 feet

**FROM** AGR-1 **TO** B-2

**ITEM NO.** 2A





**REZONING REQUEST**

**SUBJECT PROPERTY** ~~AGR-1 DISTRICT~~

**FILE NO.** R2-2015-008

1 inch = 200 feet

**FROM** AGR-1 **TO** B-2

**ITEM NO.** 2B

3. RZ-2015-009 **PRESENTED BY:** Brian Croyle

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) lot located at 601 South Court Street from a T4-R (General Urban Zone-Restricted) Zoning District to a T4-O (General Urban Zone-Open) Zoning District.

**REMARKS:** This property is surrounded by T4-R (General Urban Restricted) zoning. The intended use for this property if rezoned is for an office furniture retail store and office spaces for lease use. The Land Use Plan recommends commercial and office use.

T4-R does not allow retail sales and only allows office on the first floor. T4-O allows retail sales and office use.

**COUNCIL DISTRICT:** 3

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

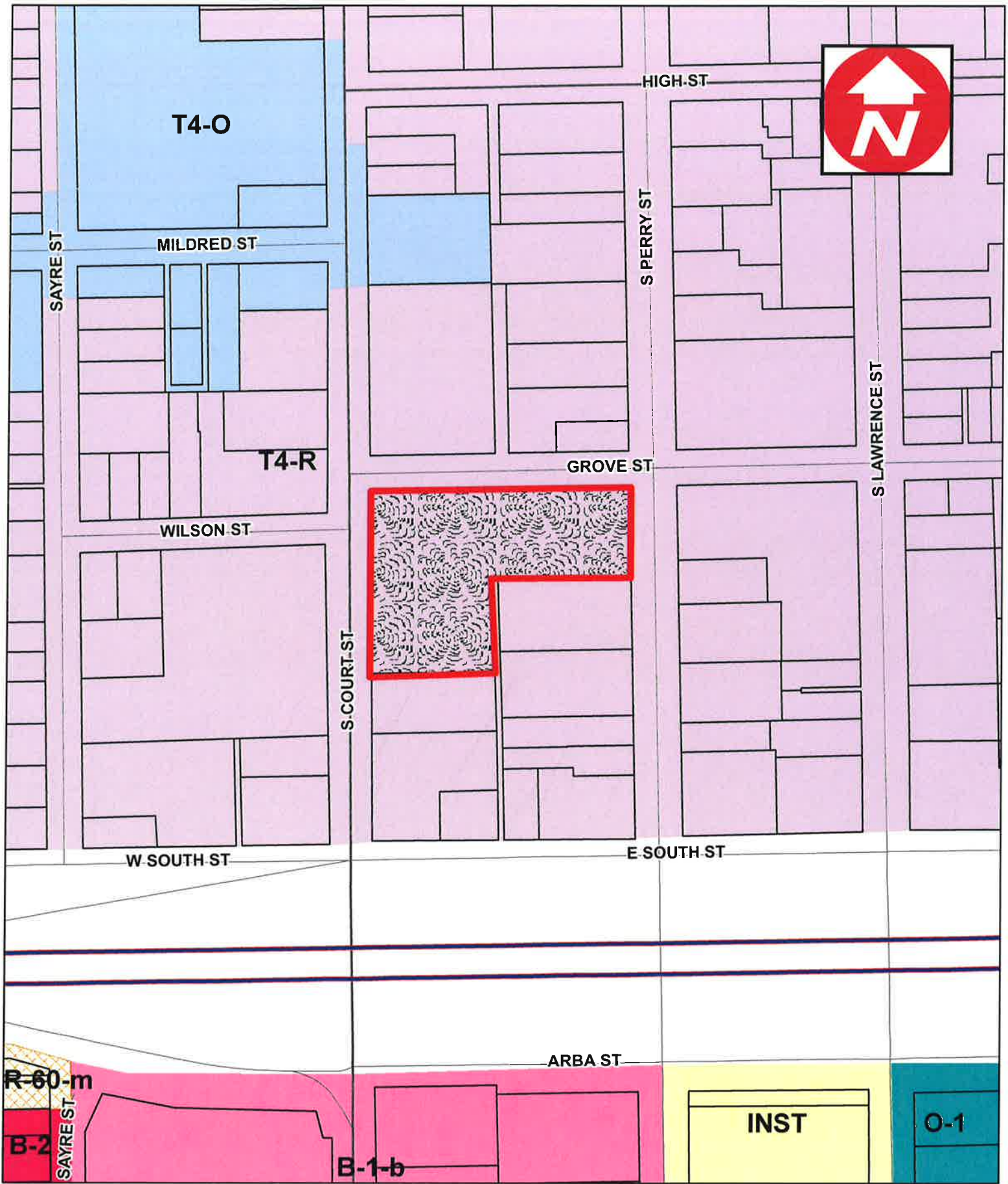
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

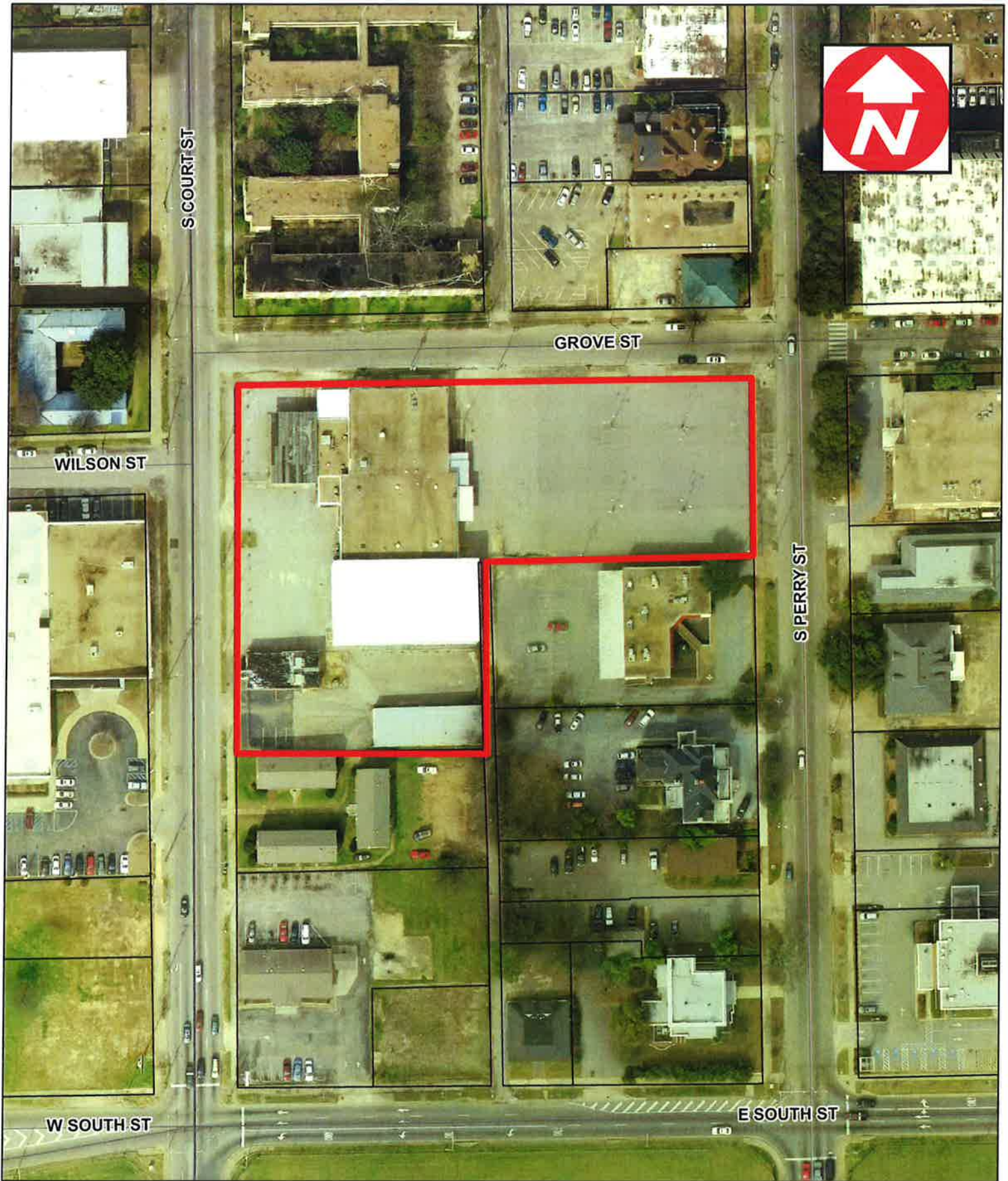
**SUBJECT PROPERTY** [REDACTED]

**FILE NO.** RZ-2015-009

1 inch = 200 feet

**FROM** T4-R **TO** T4-O

**ITEM NO.** 3A



**REZONING REQUEST**

**SUBJECT PROPERTY**

**APR 2015 DISMISSED**

**FILE NO.** R2-2015-009

1 inch = 100 feet

**FROM** T4-R **TO** T4-O

**ITEM NO.** 3B

4. DP-1979-194 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Koam, LLC

**SUBJECT:** Public hearing for a development plan for a new building to be located at 4520 Selma Highway in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,500 sq. ft. building. There will be no changes to the existing parking. A decel lane will be added to the existing access drives. All applicable requirements will be met.

**COUNCIL DISTRICT:** 4

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

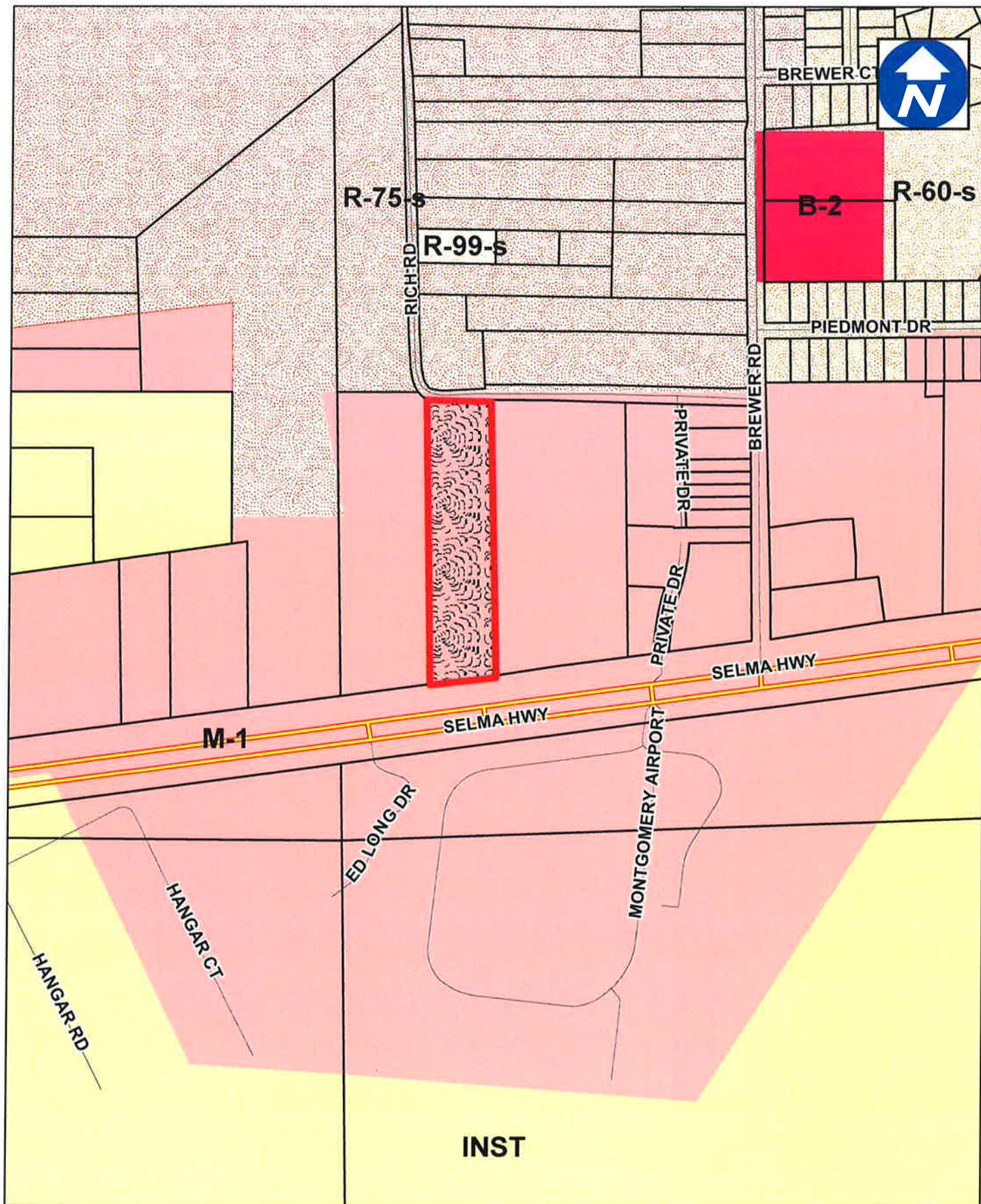
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 4A

ALARENT, INC PLAT #1  
LOT 1

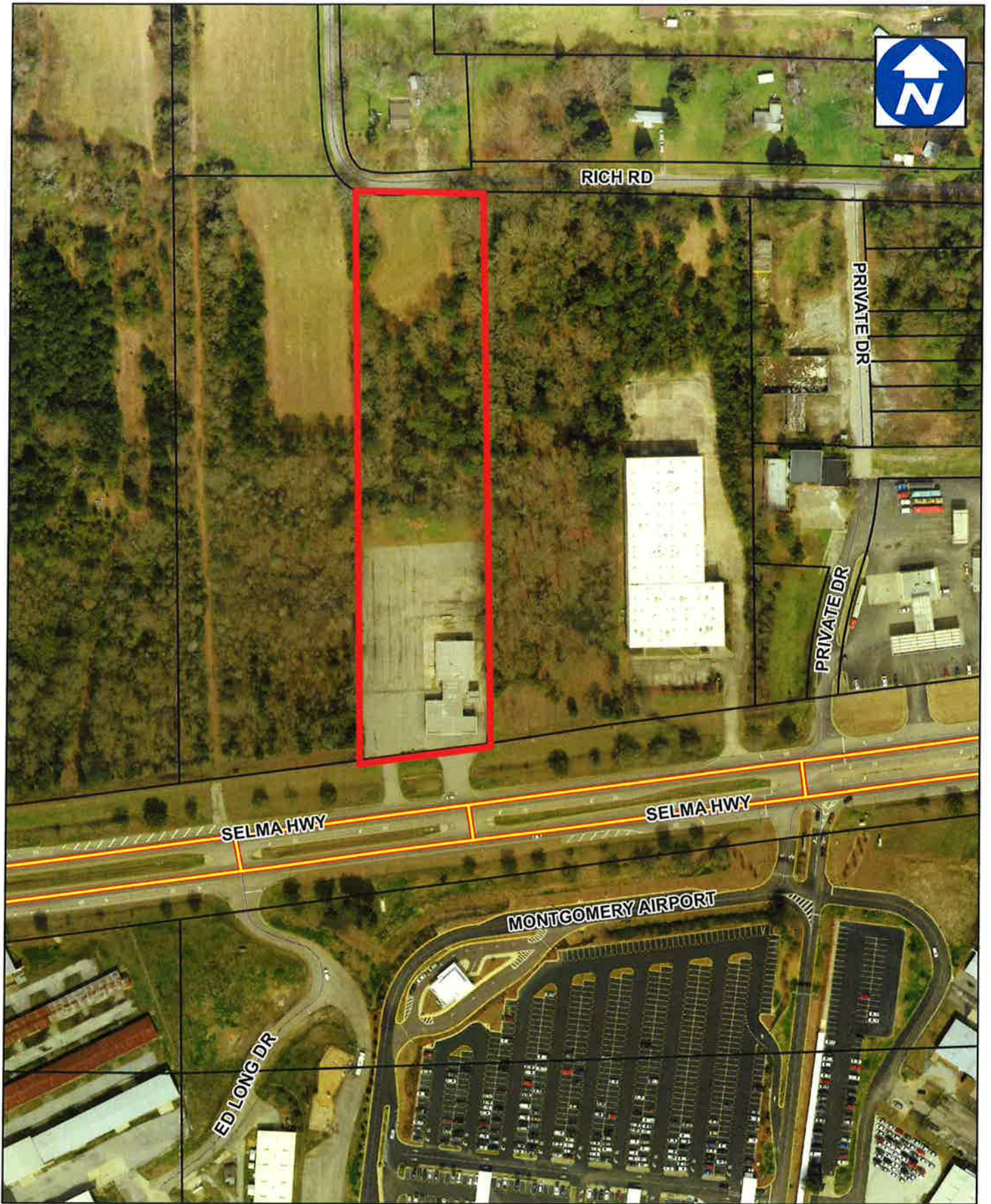
Being a replat of Lot "A" of  
the Sawyers Plat PB 30 PG 125  
and a Parcel of unplatted property

Proposed Building

Existing Building



4B



**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** \_\_\_\_\_



5. 7832 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** Festival Plaza II, LLC

**SUBJECT:** Request final approval of Festival Plaza Plat No. 3 located on the north side of Vaughn Road, approximately 500 ft. west of Halcyon Park Drive, in a B-2 (Commercial) and B-3 (Commercial) Zoning Districts.

**REMARKS:** This plat creates one (1) lot for commercial development. Lot 1 (5.85 acres) has 159 ft. of frontage along Vaughn Road and a depth of 819 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



O-1

OLD FEDERAL RD

PEPPERTREE LN

B-3

B-2

HALCYON PARK DR

VAUGHN RD

SEATON BLVD  
SEATON P

**PLATS**

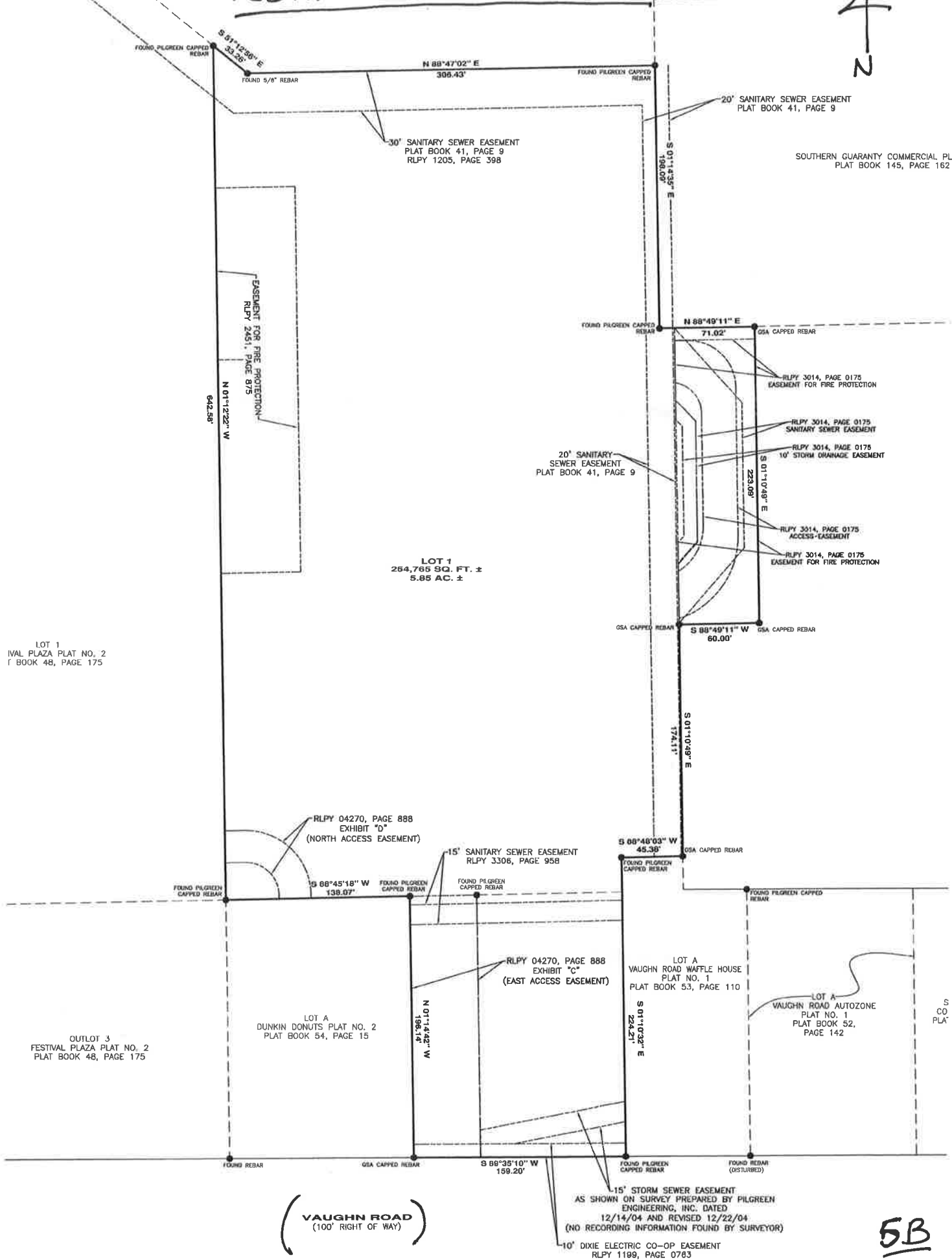
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5A

# Festival Plaza Plat No. 3



LOT 1  
 VAUGHN PLAZA PLAT NO. 2  
 PLAT BOOK 48, PAGE 175

SOUTHERN GUARANTY COMMERCIAL PL  
 PLAT BOOK 145, PAGE 162

**LOT 1**  
 264,765 SQ. FT. ±  
 5.85 AC. ±

LOT A  
 DUNKIN DONUTS PLAT NO. 2  
 PLAT BOOK 54, PAGE 15

LOT A  
 VAUGHN ROAD WAFFLE HOUSE  
 PLAT NO. 1  
 PLAT BOOK 53, PAGE 110

LOT A  
 VAUGHN ROAD AUTOZONE  
 PLAT NO. 1  
 PLAT BOOK 52,  
 PAGE 142

OUTLOT 3  
 FESTIVAL PLAZA PLAT NO. 2  
 PLAT BOOK 48, PAGE 175

(**VAUGHN ROAD**  
 100' RIGHT OF WAY)

15' STORM SEWER EASEMENT  
 AS SHOWN ON SURVEY PREPARED BY PILGREEN  
 ENGINEERING, INC. DATED  
 12/14/04 AND REVISED 12/22/04  
 (NO RECORDING INFORMATION FOUND BY SURVEYOR)

10' DIXIE ELECTRIC CO-OP EASEMENT  
 RLPY 1189, PAGE 0783

**5B**



OLD FEDERAL RD

PEPPERTREE LN

HALCYON PARK DR

VAUGHN RD

SEATON BLVD  
SEATON P

**PLATS**

1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 5C

6. DP-1996-105 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** SDS Thorington Trace, LLC

**SUBJECT:** Request approval of revised master plan for property located south of Westfield Lane, east of Birchfield Place, and west of Trace Oak Circle in Thorington Trace in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is for approval of a revised master plan to alter the approved lot sizes and street layout. The approved lots were to be 35 ft. wide and the revised overall will have 45 ft. and 50 ft. wide lots. All lots will be developed with 20 ft. front yards, 20 ft. rear yards, and 5 ft. side yards.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

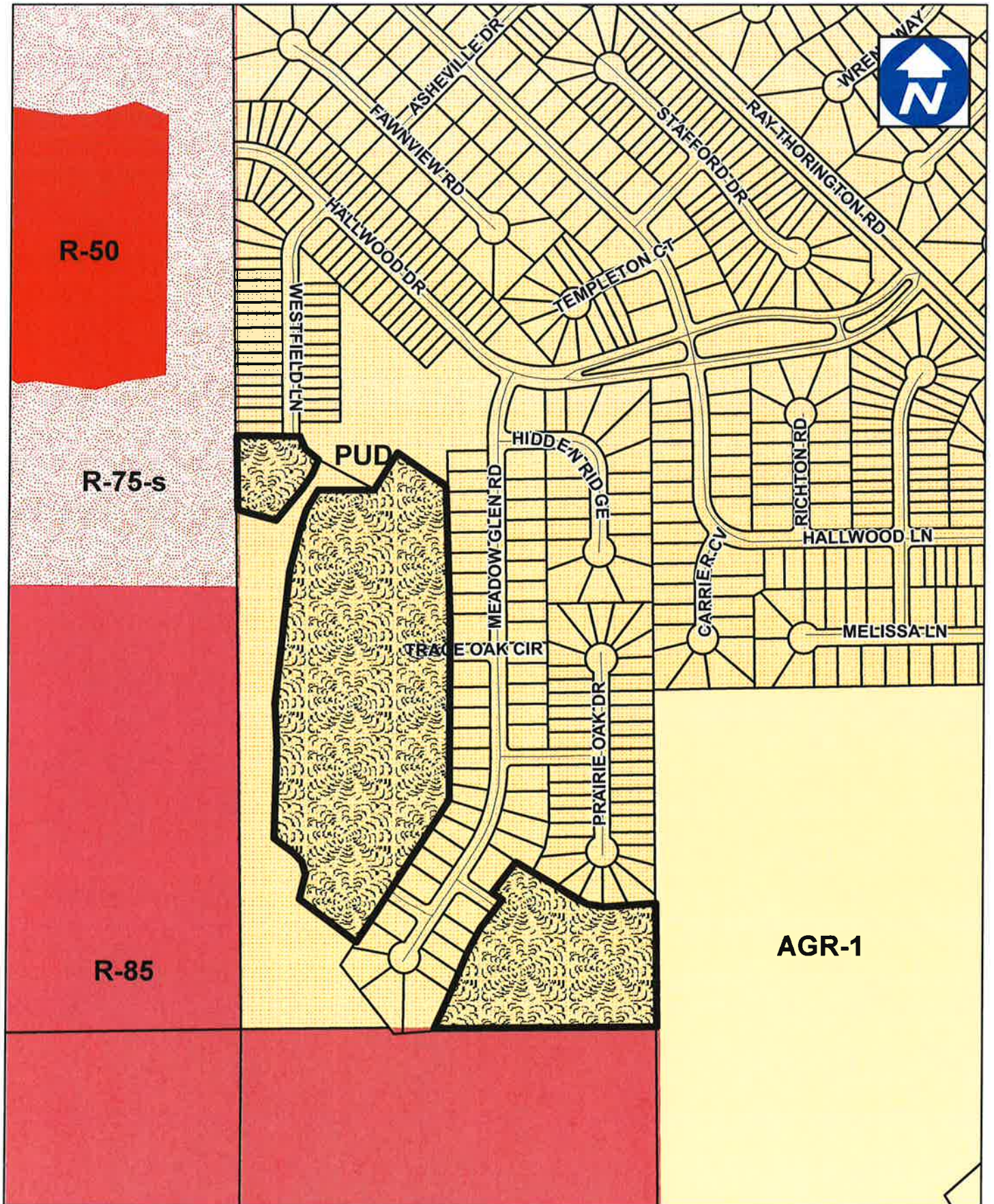
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**DEVELOPMENT SITE**

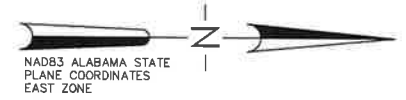
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 6A

# THORINGTON TRACE SUBDIVISION



GRAPHIC SCALE

100 0 100 200

10/3



**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 6C



7. 8748 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 18A located on the west side of Clerkenwell Street, approximately 80 ft. north of Long Acre, in a T4-R (General Urban Zone-Restricted) and T5 (Urban Center Zone) Zoning Districts.

**REMARKS:** This plat replats five (5) lots for residential use. The interior lot lines are being adjusted on each lot. The lots range from 45 ft. in width to 53 ft. in width. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



T4-O

T5



T4-R

T2

T3

T1

AGR-1

HAMPSTEAD HIGH ST

ENDELL ST

UPPER JAMES ST

LOWER JAMES ST

LONG ACRE

CLERKENWELL ST

MARGARET ST

GRASSMERE ST

CAMBERWELL ST

EBURY ST

CHILTERN ST

MOXON ST

LAKE EDGE ST

TAVISTOCK ST

TAVISTOCK ST

**PLATS**

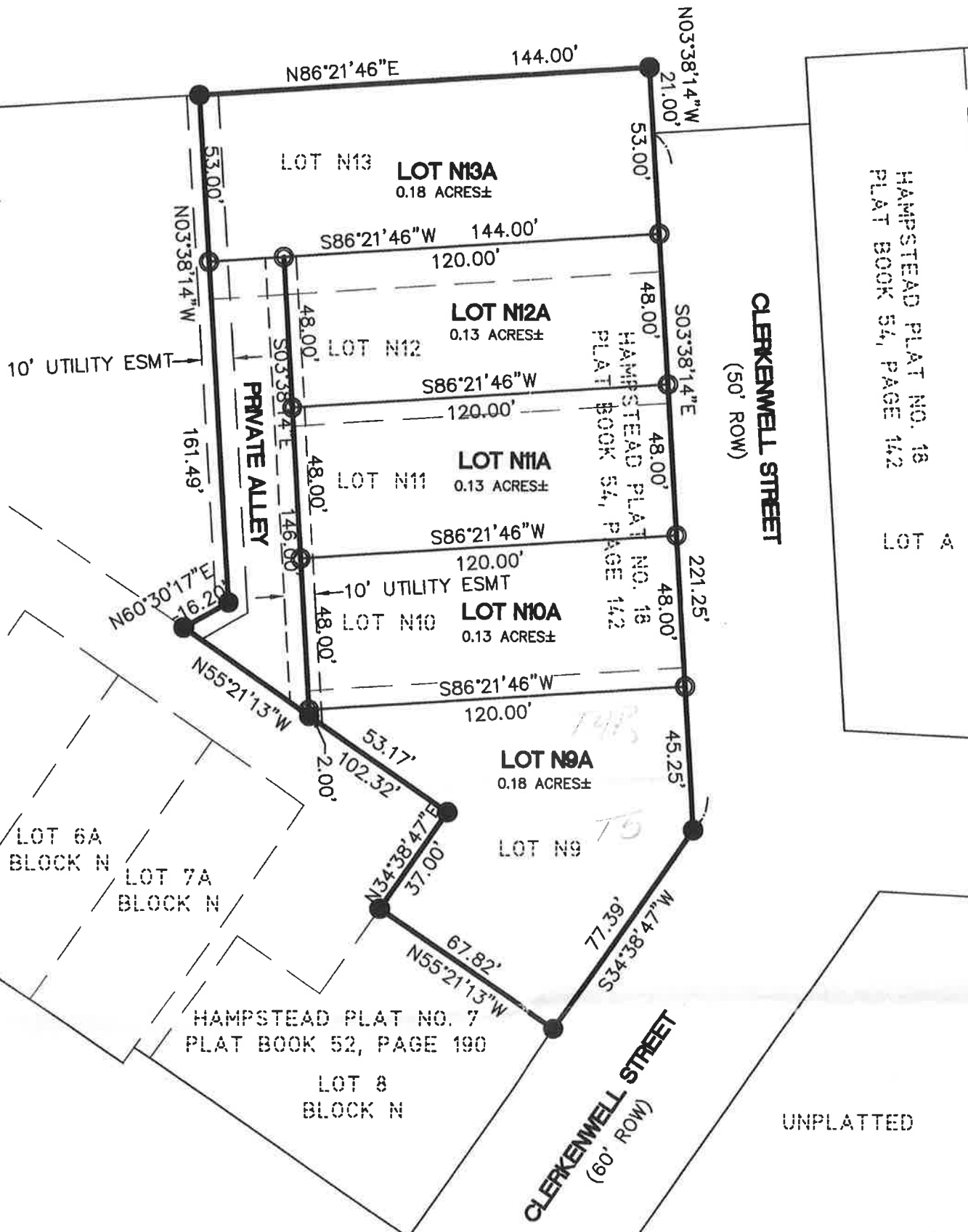
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A

# Hampstead Plot No. 18A





**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 8749 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Perry Hill Road Church of Christ

**SUBJECT:** Request final approval of Perry Hill Road Church of Christ Plat No. 1 located on the west side of Perry Hill Road, between Duquesne Drive and Bienville Road in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats three (3) lots into one (1) lot for church use. Lot 1 (13.73 acres) has 350 ft. of frontage along Perry Hill Road, 275 ft. of frontage along Duquesne Drive and 119 ft. of frontage along Bienville Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

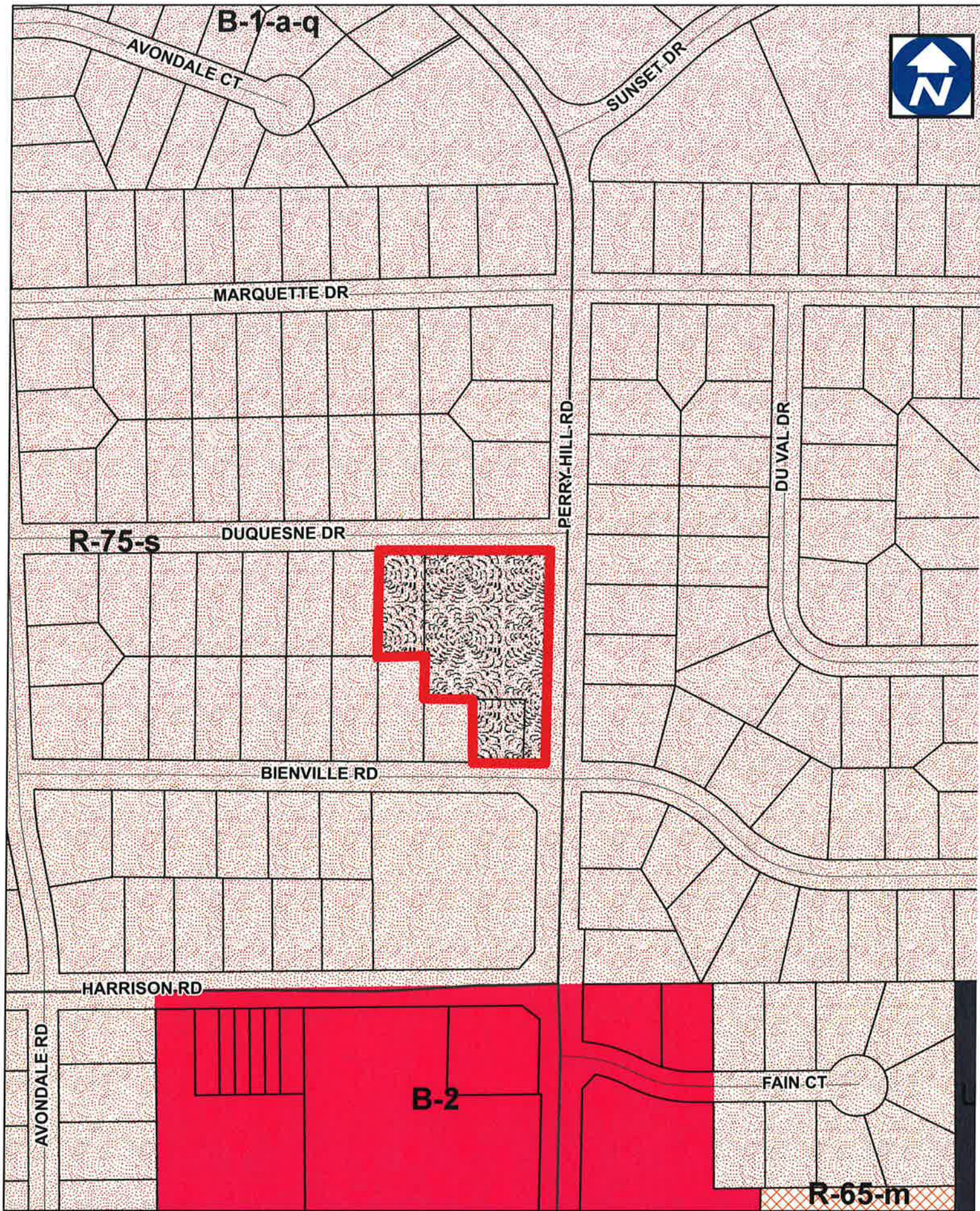
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



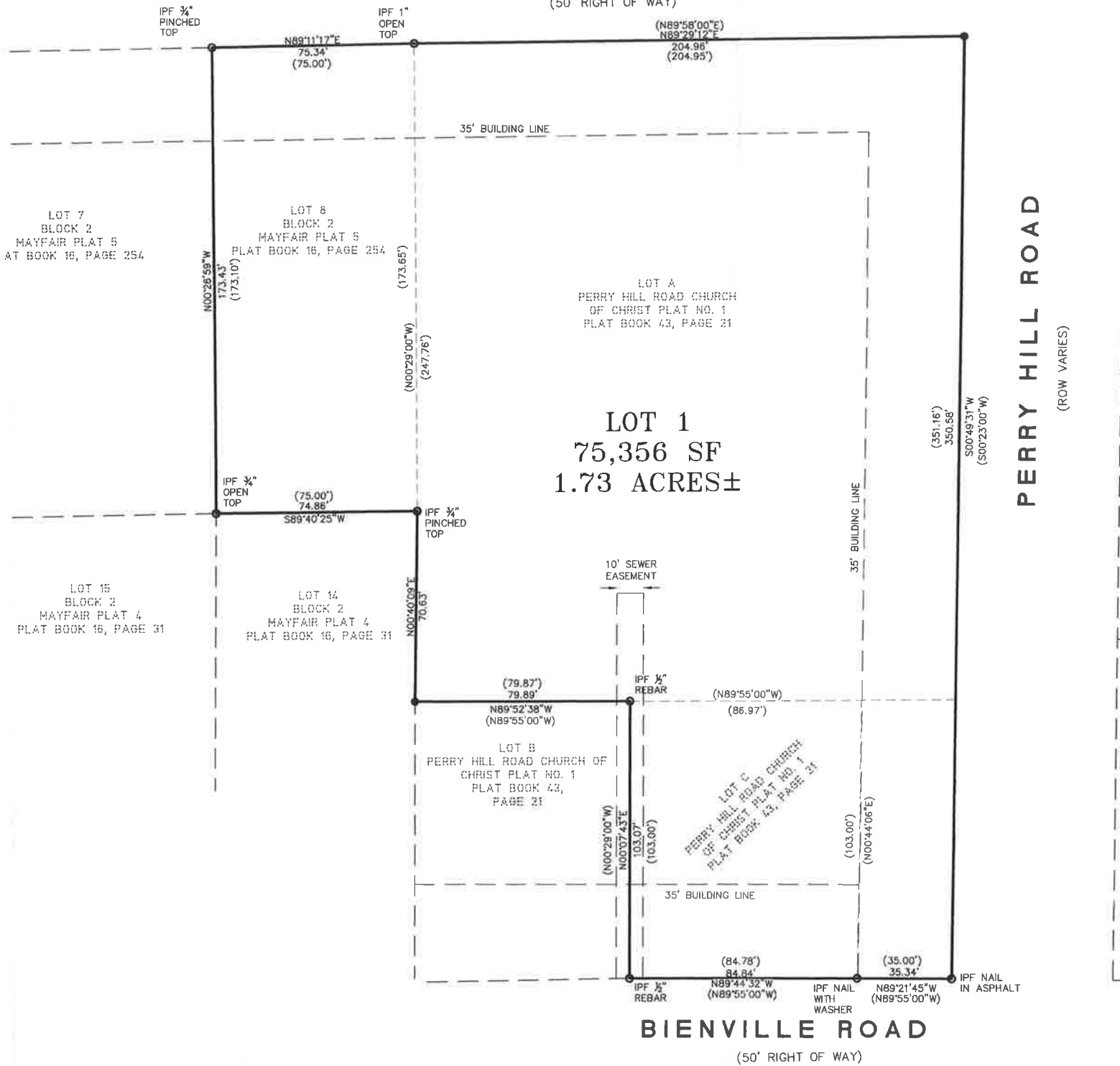
ITEM NO. 8A

# Perry Hill Road Church of Christ Plat No. 1



## DEQUESNE ROAD

(50' RIGHT OF WAY)



8B



DUQUESNE DR

PERRY HILL RD

BIENVILLE RD

**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 8C



9. 8746 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** John C. Parker

**SUBJECT:** Request final approval of William Poellnitz Plat No. 1 located on the south side of Burnsdale Drive, approximately 250 ft. west of Mobile Highway, in an R-75-m (Multi-Family Residential) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot A (10,125 sq. ft.) has 75 ft. of frontage along Burnsdale Drive and a depth of 135 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width and lot area.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

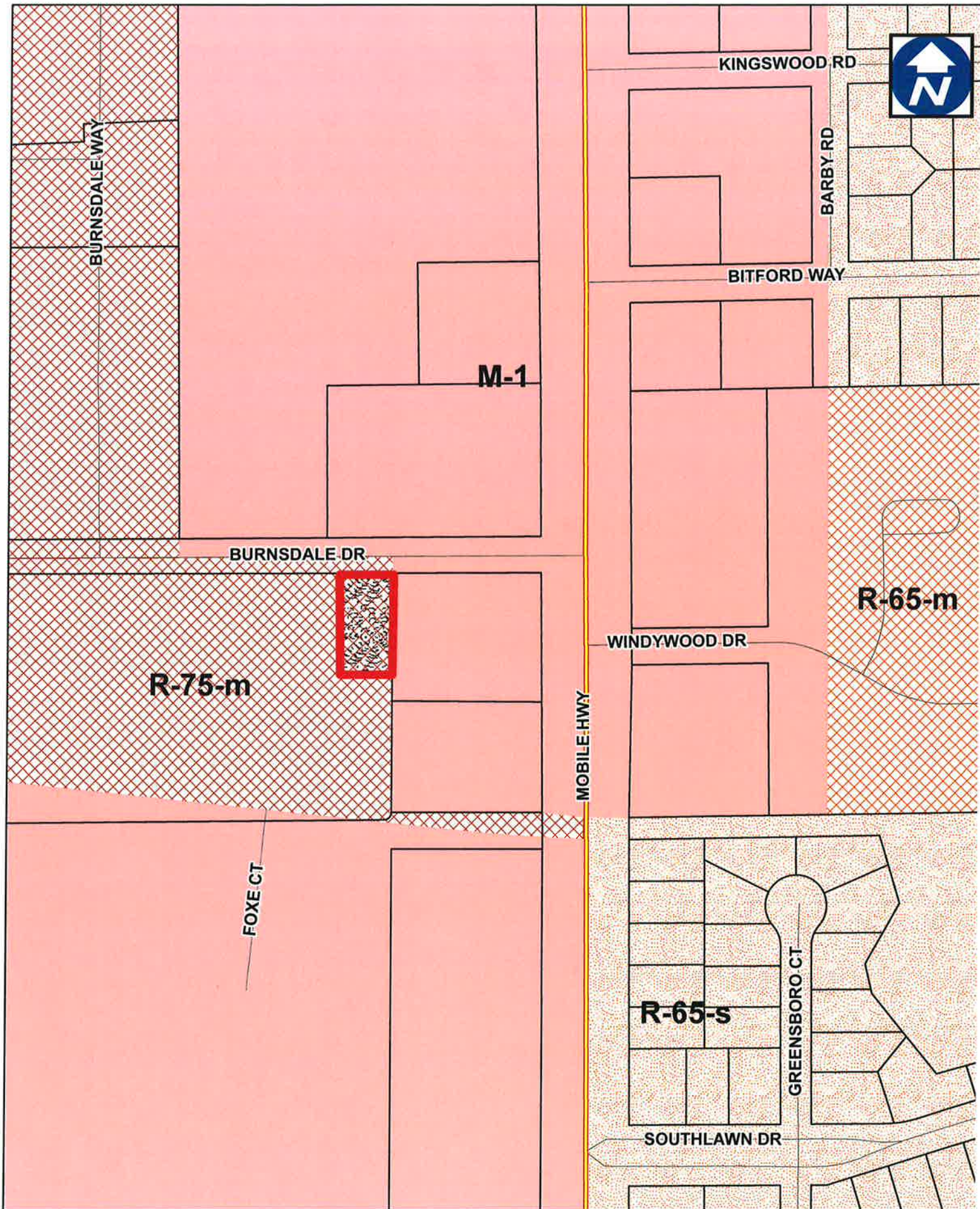
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A

HWAY  
36108  
183

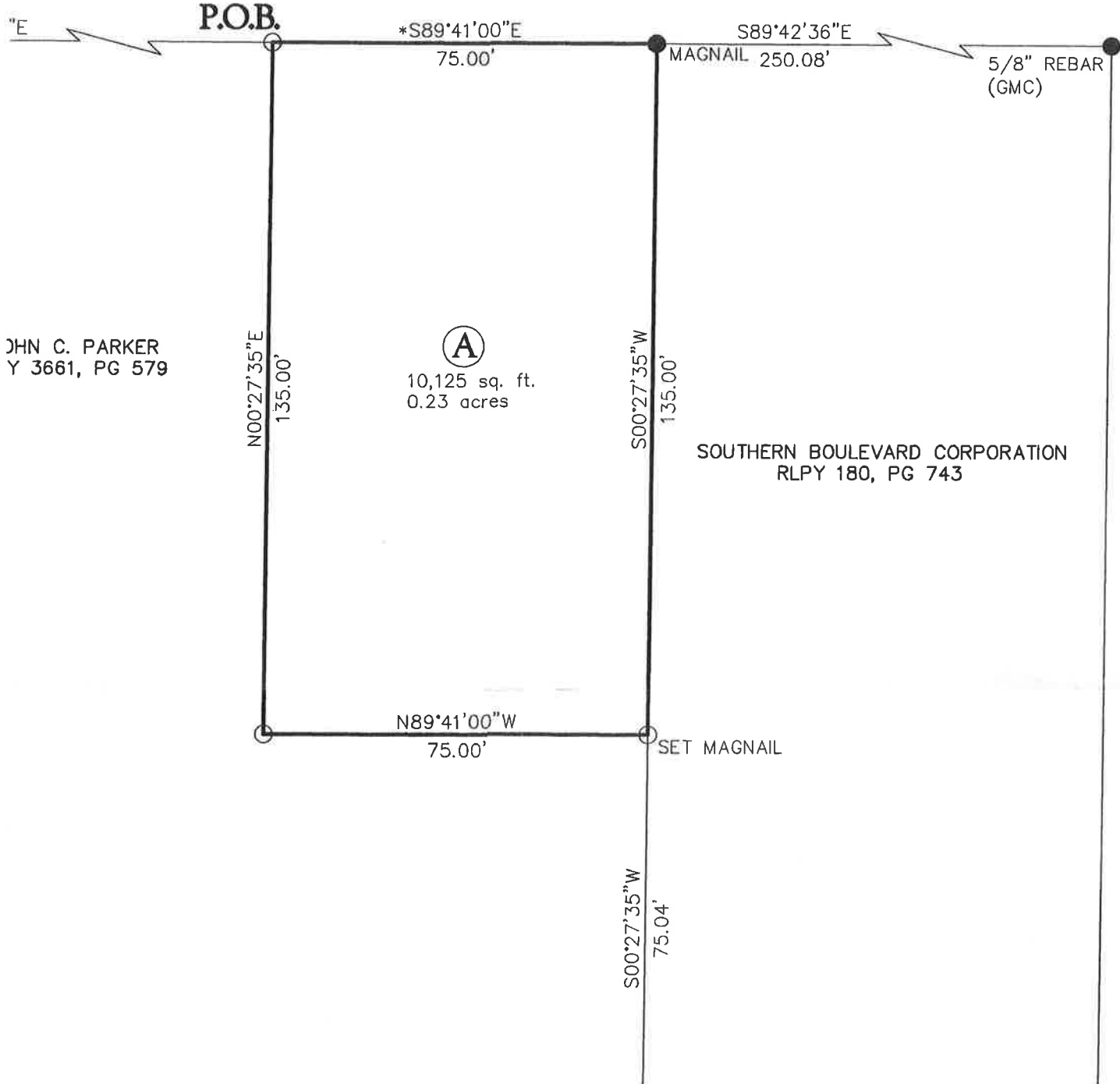
MONTGOMERY, AL 36108  
RLPY 4049, PG 197

# William Poellnitz Plat No. 1

PLAT NO. 2,

ALABAMA

## BURNSDALE DRIVE (54' R.O.W.)



JHN C. PARKER  
RY 3661, PG 579

U.S. HIGHWAY NO. 31  
(R.O.W. VARIES)

Mobile Hwy.

QB



BURNSDALE DR

MOBILE HWY

WINDYWOOD DR

FOX CT

**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 9C

10. 8747 **PRESENTED BY:** Glen Tanner Land Surveying

**REPRESENTING:** Patrick Thomas, Jesse and Thelma Thomas

**SUBJECT:** Request final approval of United Family Service Outreach Plat No. 1 located on the north side of Mt. Meigs Road, approximately 160 ft. east of South Madison Terrace in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for commercial use. Lot 16A has 108 ft. of frontage along Mt. Meigs Road and a depth of 248 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

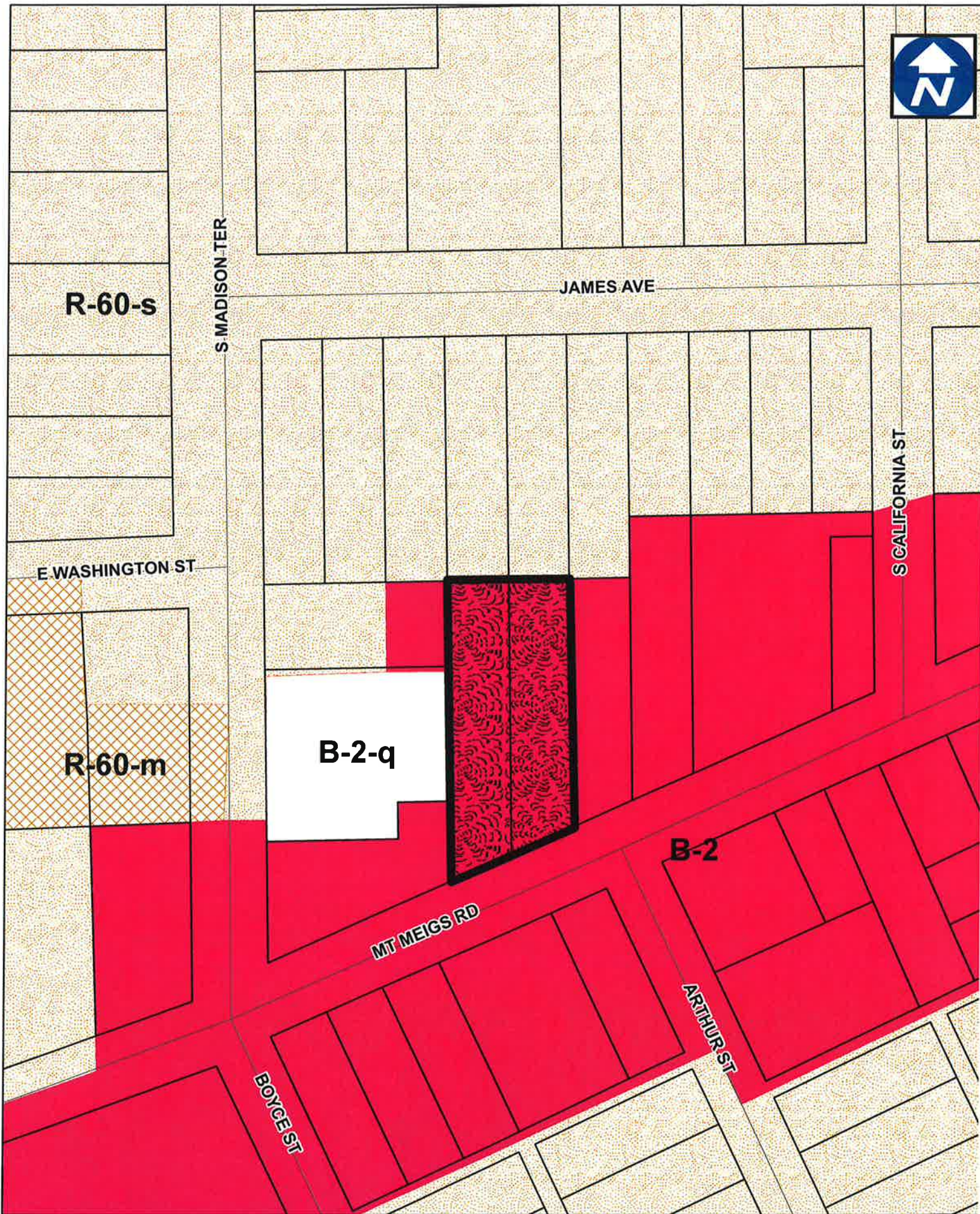
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



R-60-s

JAMES AVE

S. MADISON TER

E. WASHINGTON ST

S CALIFORNIA ST

R-60-m

B-2-q

B-2

MT MEIGS RD

ARTHUR ST

BOYCE ST

**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY

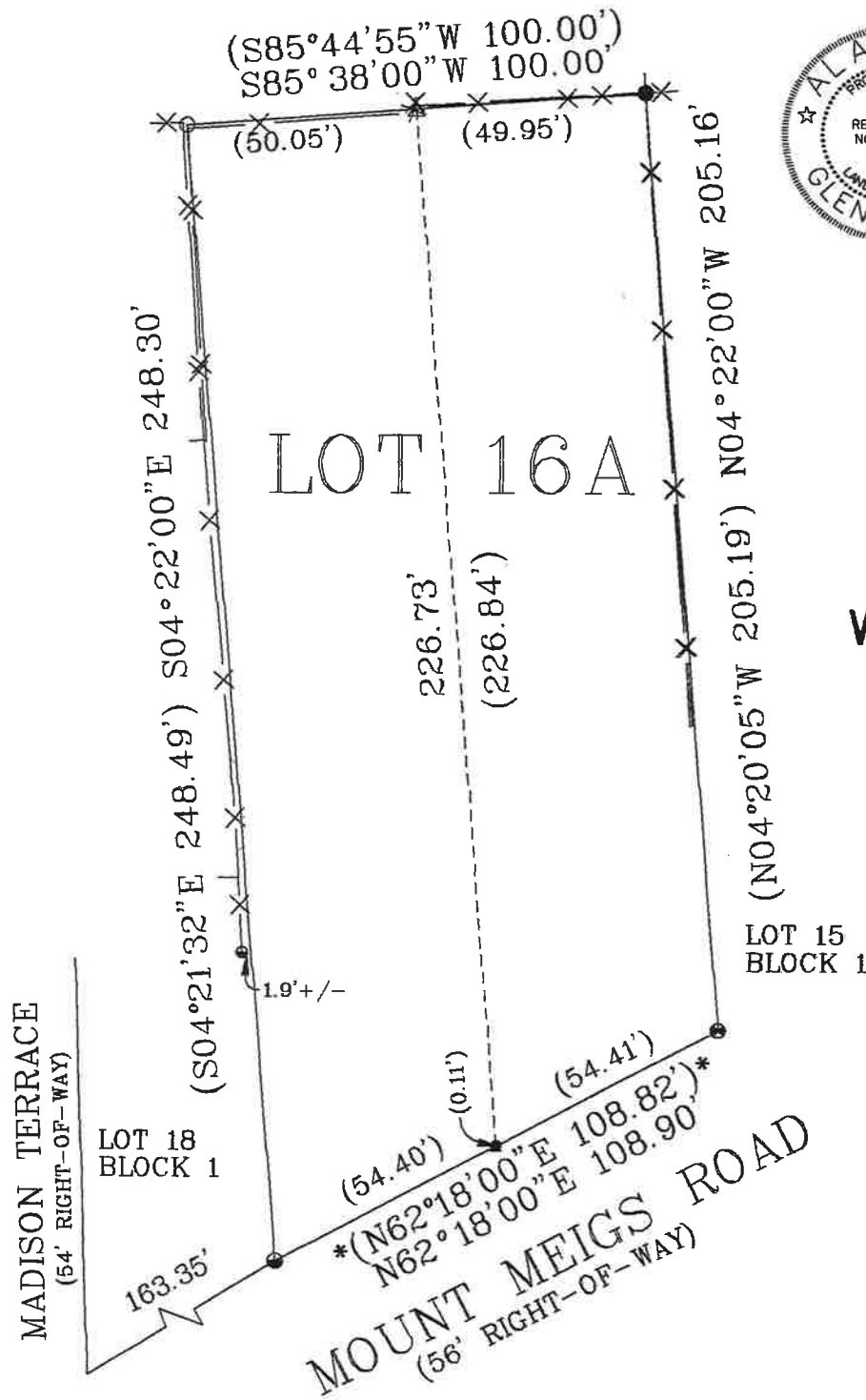


ITEM NO. 10A

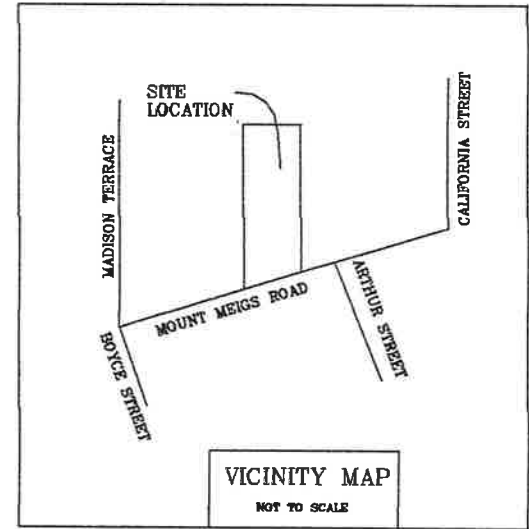
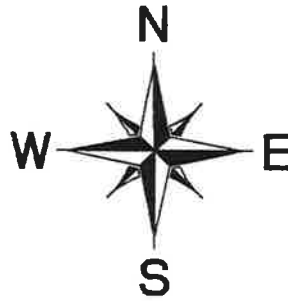
# MAP OF UNITED FAMILY SERVICE OUTREACH NO.1

10B

BEING A REPLAT OF LOTS 16 and 17, BLOCK 1  
CAPITOL HEIGHTS  
AS RECORDED IN PLAT BOOK 2, PAGE 34 & 35  
JUDGE OF PROBATE OFFICE MONTGOMERY COUNTY, ALABAMA



Scale: 1"=40'



\*BEARING TAKEN FROM PLAT\*

## LEGEND

- |   |  |     |                         |
|---|--|-----|-------------------------|
| ● | 3/4" CRIMPED IRON FOUND                    | ■   | CONCRETE MONUMENT FOUND |
| ● | 2.5" IRON FOUND (CAPPED W/ TRENCO CORP)    | △   | CALCULATED POINT        |
| ⊗ | 3/4" OPEN IRON FOUND                       | —X— | FENCE LINE              |
| ● | NAIL IN ASPHALT DRIVE                      | ( ) | FIELD MEASURED          |
| ○ | SET #5 REBAR (CAPPED W/ GLEN TANNER 20899) | —Z— | NOT TO SCALE            |



**PLATS**

1 inch = 100 feet

**SUBJECT PROPERTY**



ITEM NO. 100



11. 8750 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Ji Bong Kim

**SUBJECT:** Request final approval of Wing Master Plat No. 1 located on the south side of East South Boulevard, approximately 500 ft. west of Wallace Drive, in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for commercial use. Lot 1 (0.79 acres) has 152 ft. of frontage along East South Boulevard and a depth of 225 ft. There is an existing 12.5 ft. wide access easement on the east property line to be used in conjunction with the lot on the east side which also has a 12.5 ft. wide access easement for a total of 25 ft. wide access easement. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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

ELDINGTON DR

R-75-m



SOUTH BLVD SER RD

E SOUTH BLVD  
E SOUTH BLVD

B-3

SOUTH BLVD SER RD

O-2



LOWES CT

WALLACE DR

MARTIN LN

R-85

N WALLACE DR

R-75-s

S WALLACE DR

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 11A

NO PERMANENT STRUCTURE MAY BE ERRECTED OVER THIS PORTION OF THE EASEMENT.

11B

E. SOUTH BLVD ROW 225'

S88°55'00"E 152.5'

85.00 67.50  
EXISTING 15' SANITARY SEWER EASEMENT

87.50 425.00

WALLACE DRIVE

LOT 1  
.79 AC

EXISTING  
25' PVT ACCESS  
EASEMENT

TACO BELL  
PARCEL "A"  
PB 30, PG 64

POPEYE'S AND  
OPTICS  
LOT 1-B  
PB 34, PG 165

POPEYE'S AND  
OPTICS  
LOT 1-A  
PB 34, PG 165

TAYLOR'S RESURVEY  
LOT "A" PB 35, PG 50

225.00  
N00°00'00"E

225.00  
S00°00'00"E

225.00  
N00°00'00"E

225.00  
S00°00'00"E

85.00 67.50

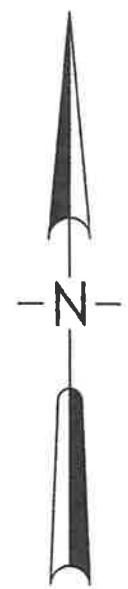
87.50

N88°55'00"W 152.5'

LOWES INVESTMENT CORP 1  
LOT "A"  
PB 34, PG 221

# WING MASTER PLAT NO. 1

BEING A RE-PLAT OF LOT 1-B  
ACCORDING TO THE RE-PLAT OF THE CORRECTED MAP  
OF POPEYE'S & OPTICS PLAT NO. 1





SOUTH BLVD SER RD

E SOUTH BLVD

E SOUTH BLVD

SOUTH BLVD SER RD



LOWES CT

**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 11C

12. DP-1978-131 **PRESENTED BY:** Professional Engineering & Consultants

**REPRESENTING:** Wing Master

**SUBJECT:** Public hearing for a development plan for a building to be located at 2710 East South Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 2,400 sq. ft. building. An existing 1,500 sq. ft. building will remain. There are 30 paved parking spaces indicated on the site plan. There will be no changes to the existing access drives. All Applicable requirements will be met.

**COUNCIL DISTRICT:** 6

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

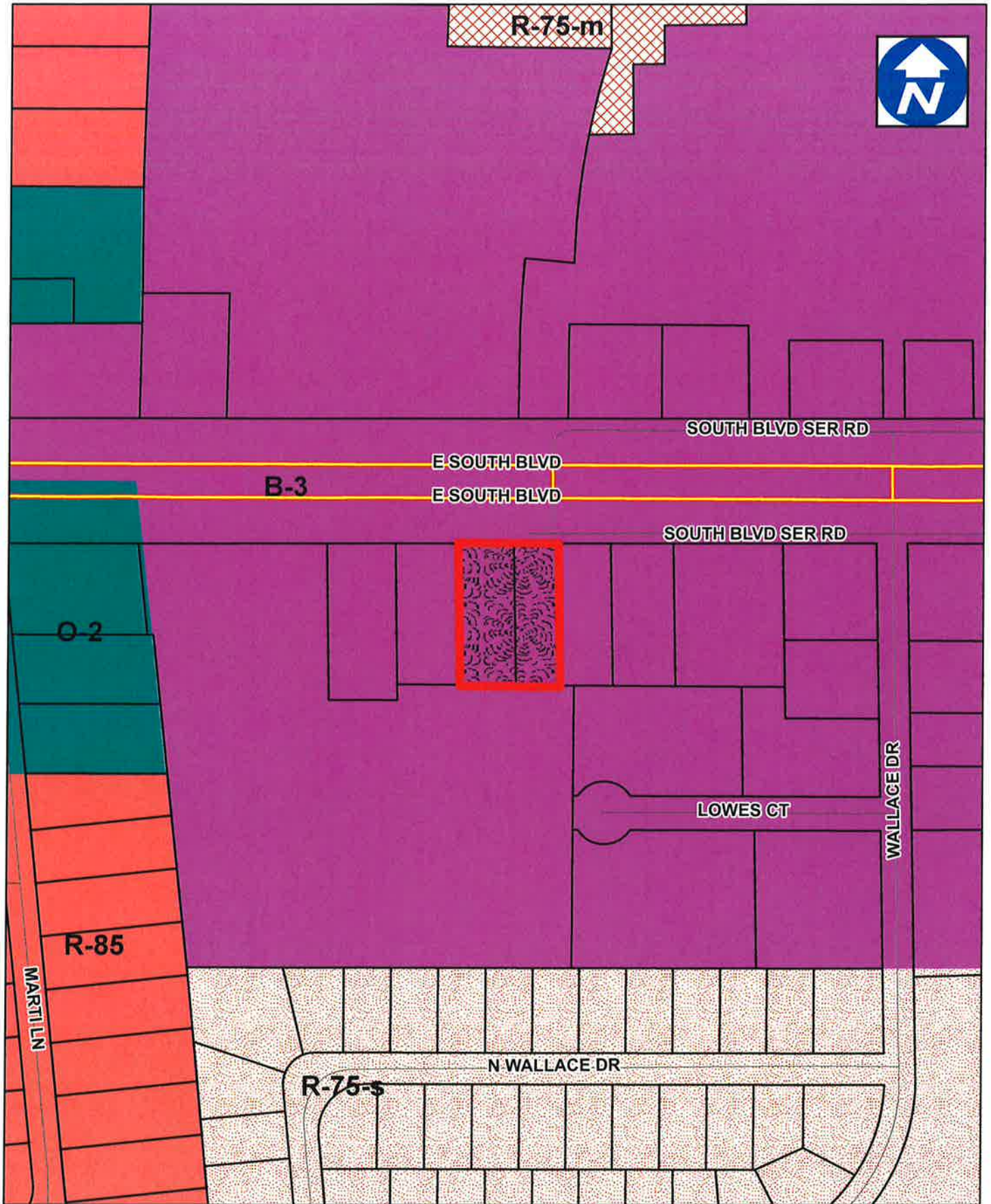
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**

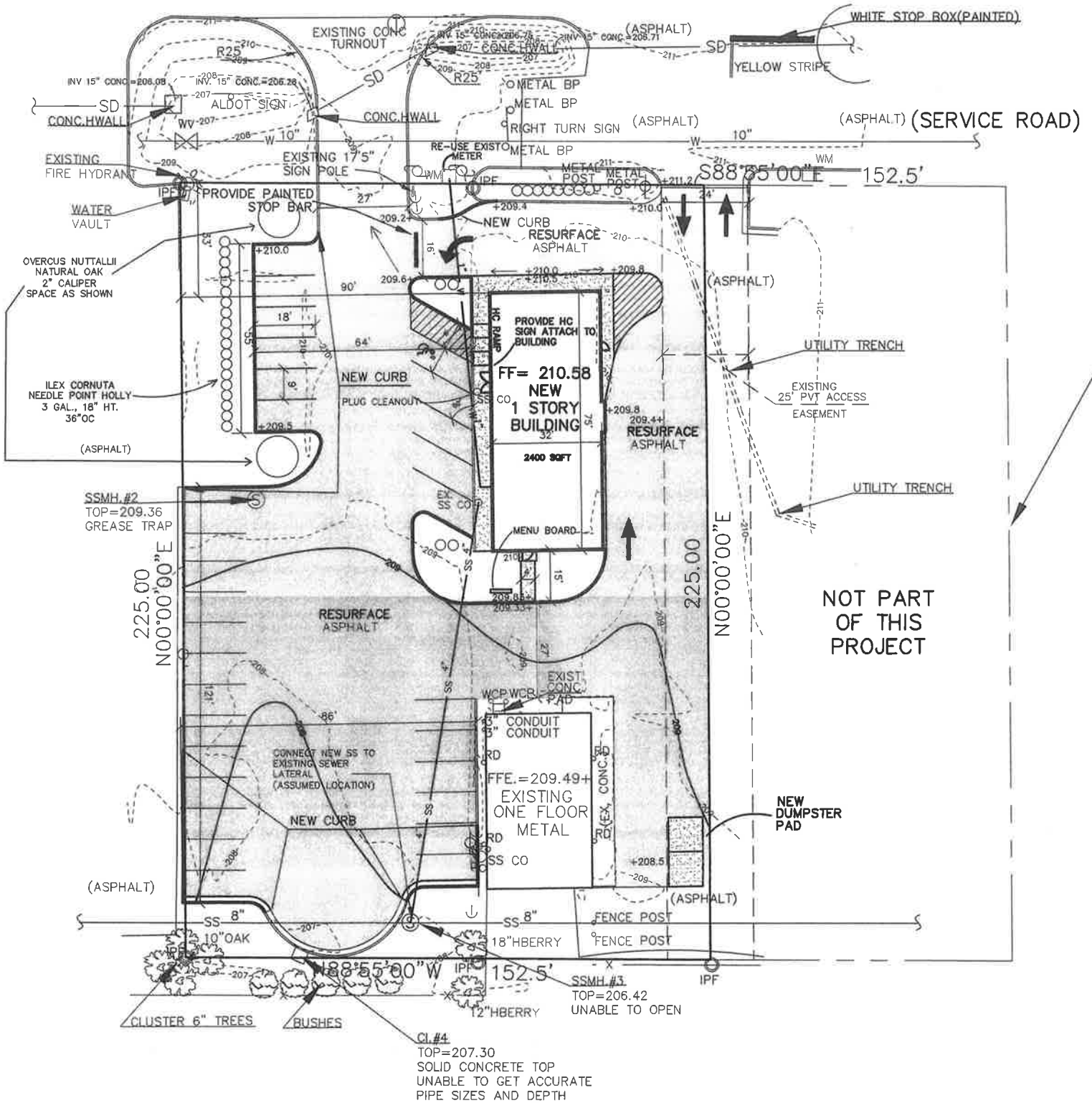


**ITEM NO.** 12A

(E. SOUTH BLVD 225' ROW)

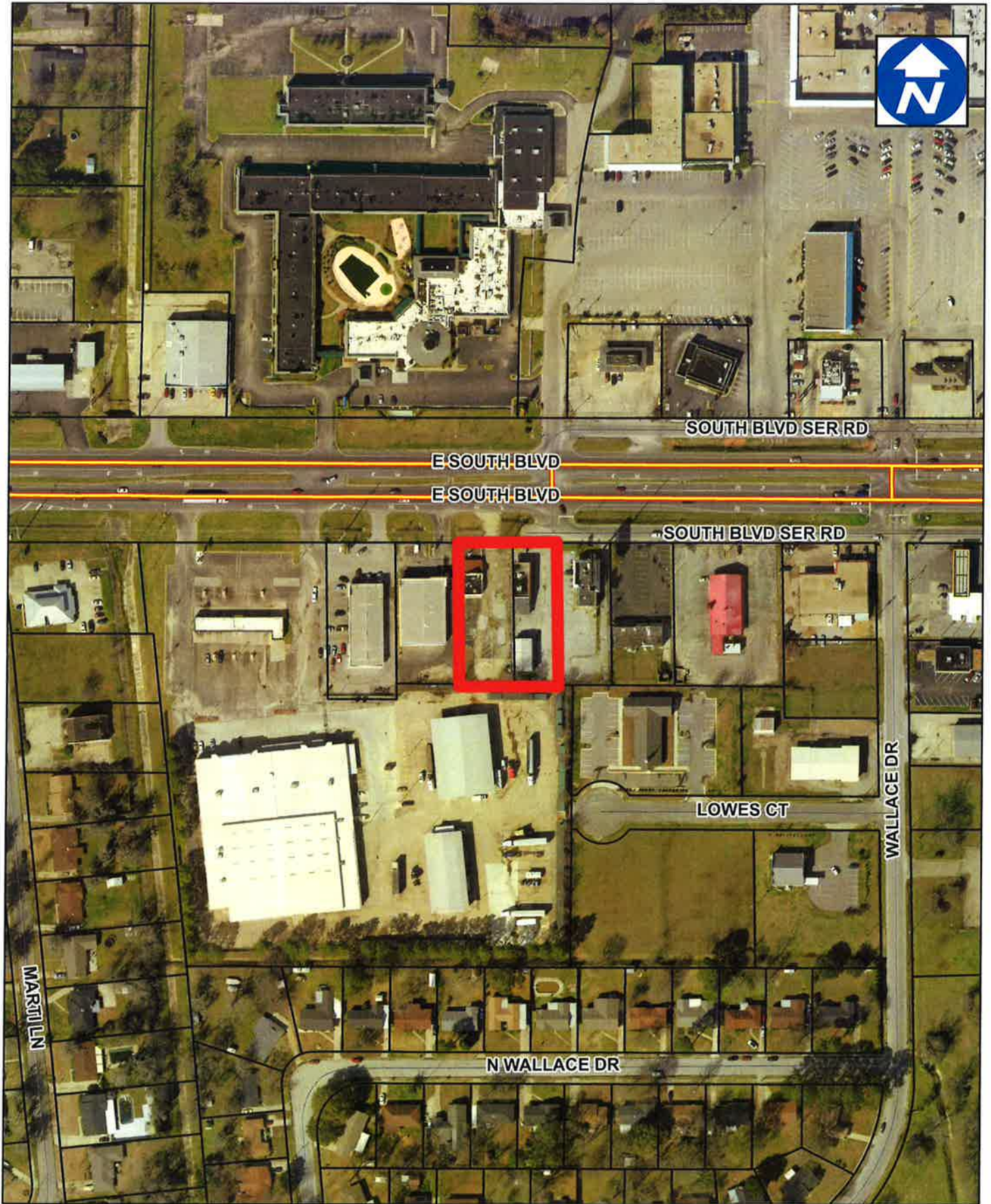
TELEPHONE MH  
TOP=210.59  
BOTTOM=200.59

(E. SOUTH BLVD 225' ROW)



30 PARKING SPACES

12B



**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 12C



13. DP-2002-047 **PRESENTED BY:** Professional Engineering & Consultants

**REPRESENTING:** Reid Construction

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1595 Snowdoun Chambers Road in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,000 sq. ft. building. There is an existing 9,000 sq. ft. building onsite. There will be five (5) new parking spaces and one (1) new access drive. All applicable requirements will be met.

**COUNCIL DISTRICT:** Police Jurisdiction

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

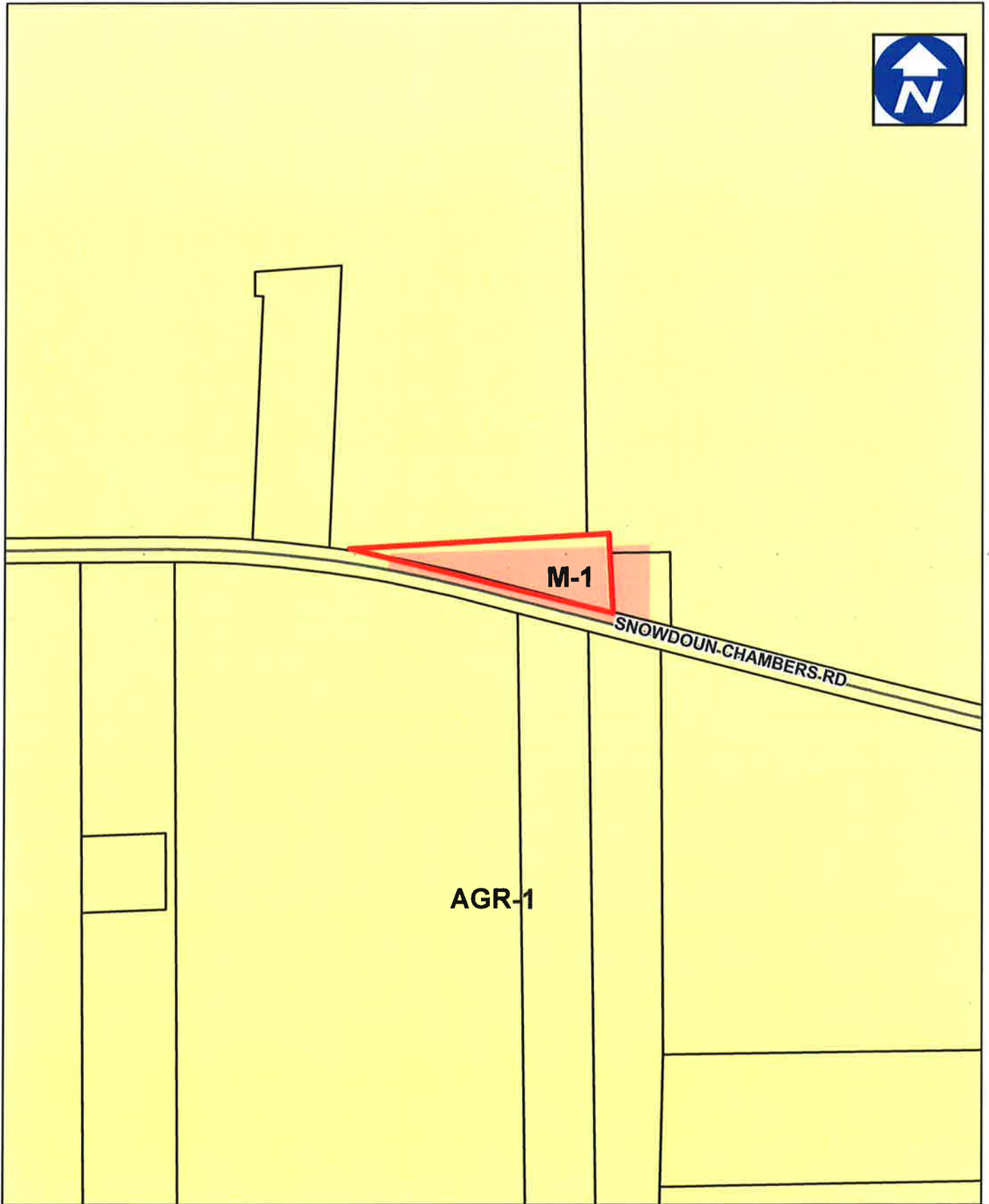
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

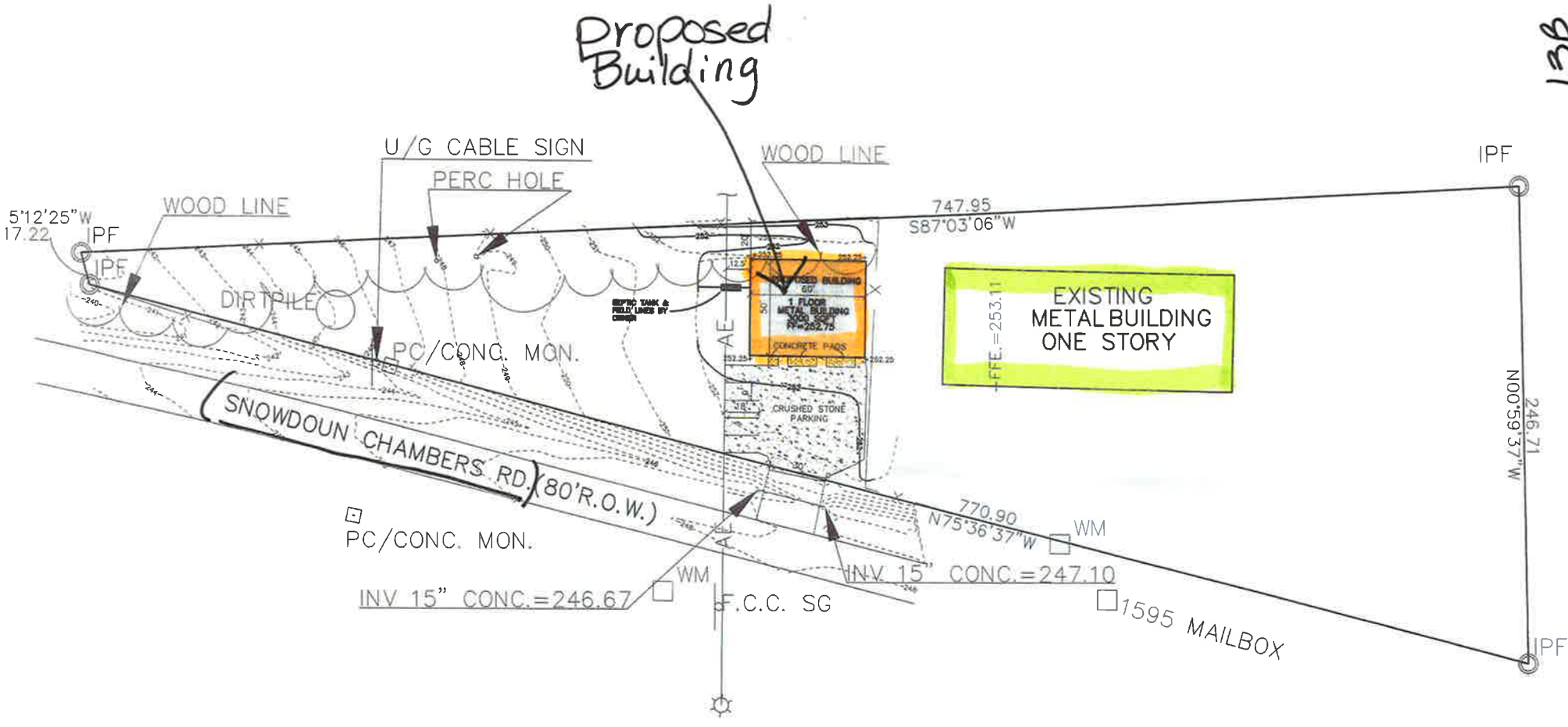
1 inch = 400 feet

**SUBJECT PROPERTY**



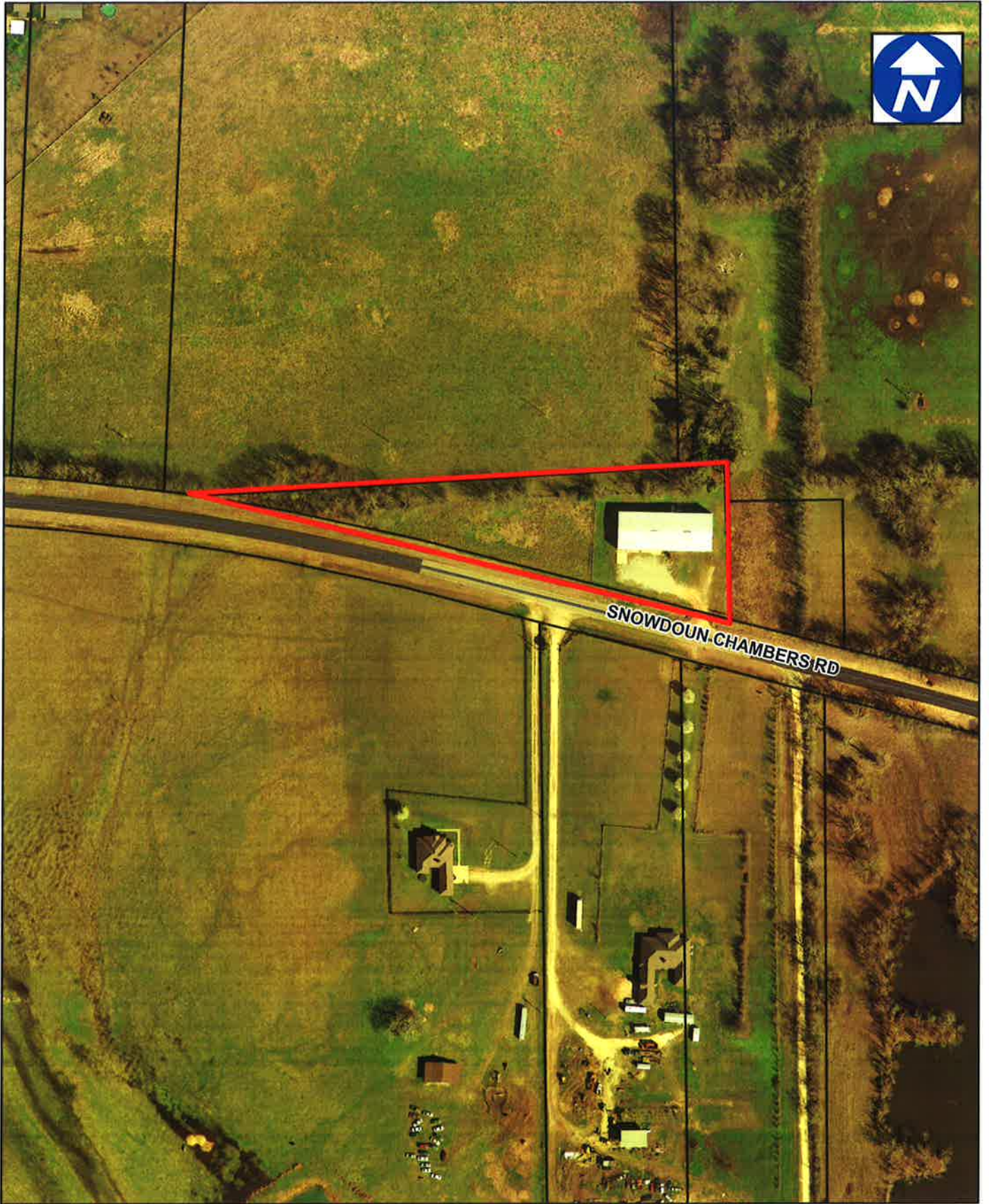
**ITEM NO.** 13A

4  
2  
136



DEVELOPMENT PLAN NOTES:

1. BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR 625-2803 OR 354-6181.



**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 130

14. 8751 **PRESENTED BY:** Hayden Surveying

**REPRESENTING:** Ricks Marks

**SUBJECT:** Request final approval of Rick Marks Plat No. 1 located at 2044 Myrtlewood Drive in an R-125 (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats a portion of four (4) lots into one (1) lot for residential use. Lot A has 183 ft. of frontage along Myrtlewood Drive and a depth of 328 ft. This lot is all of Lot 24, all of Lot E, a portion of Lot 25 and a portion of lot D of Rosemont Estates. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

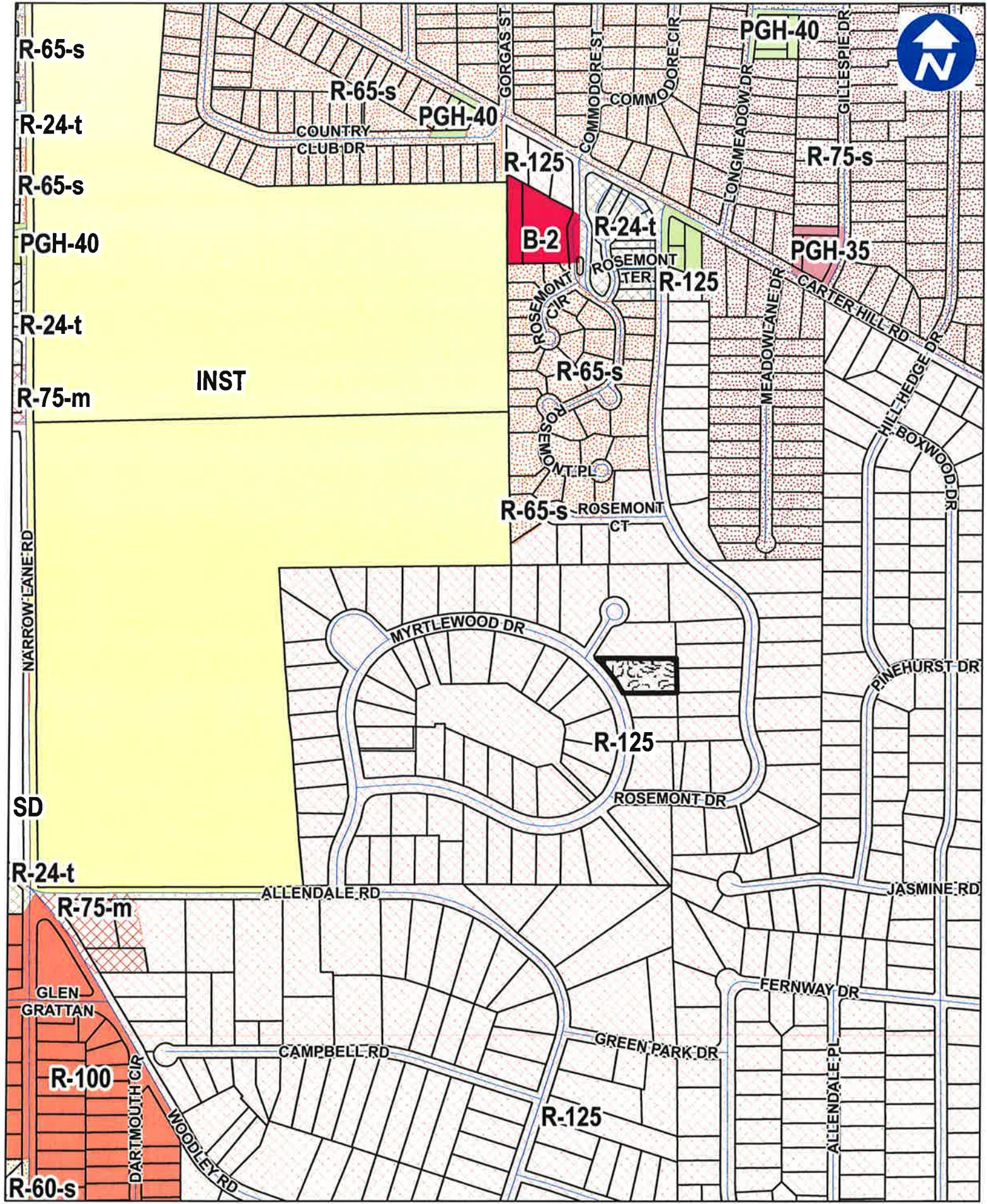
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

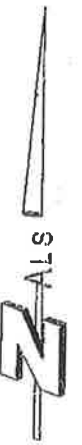
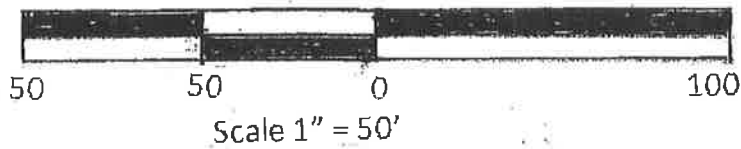
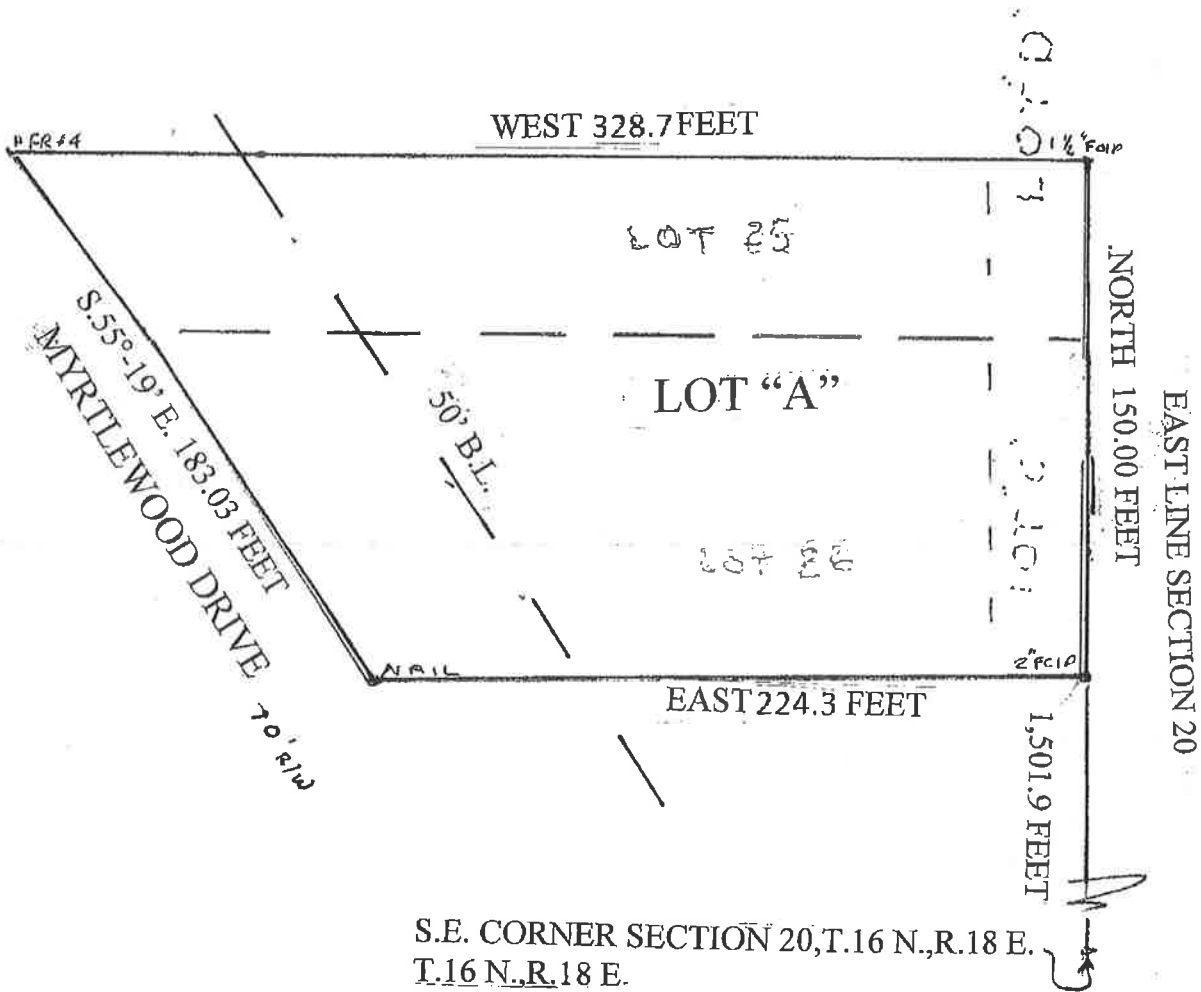
*ACTION TAKEN:* \_\_\_\_\_



SITE 

1 inch = 500 feet  
Item 14A

# Rick Marks Plat No. 1



T. M. P. HAYDEN A REGISTERED LAND SURVEYOR IN THE



MYRTLEWOOD DR

SITE 

1 inch = 50 feet  
Item 14C



15. 8752 **PRESENTED BY:** Arrington Engineering

**REPRESENTING:** U. S. Rentals, Inc.

**SUBJECT:** Request final approval of United Rental Plat No. 1 located on the northwest side of Wetumpka Highway, north of the Northern Boulevard, in B-2 (Commercial) and M-1 (Light Zoning Districts).

**REMARKS:** This plat replats two (2) lots into one (1) lot. Lot 1A (7 acres) has 776 ft. of frontage along Wetumpka Highway and a depth of 970 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



R-50

CHARLES ST

DELANA FELDER LN

M-3

M-1

B-2-q

BILLUPS CT

WETUMPKA HWY  
WETUMPKA HWY  
EASTERN BLVD SER RD

B-2

NORTHERN BLVD  
NORTHERN BLVD

CONG W L DICKINSON DR  
CONG W L DICKINSON DR

B-3

N EASTERN BLVD  
N EASTERN BLVD

EASTERN BLVD SER RD

**PLATS**

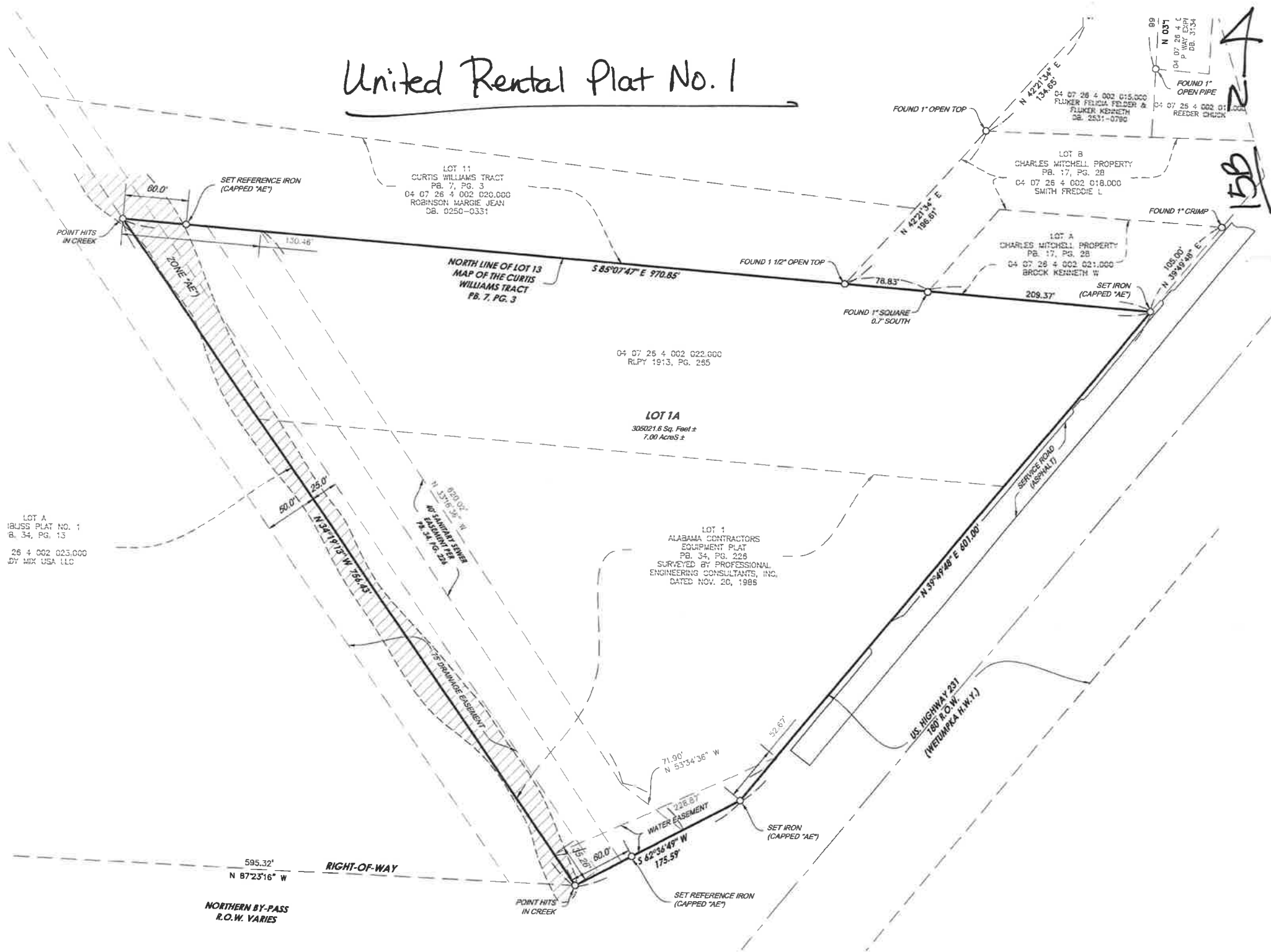
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15A

# United Rental Plat No. 1



LOT 11  
CURTIS WILLIAMS TRACT  
PB. 7, PG. 3  
04 07 26 4 002 020.000  
ROBINSON MARGIE JEAN  
DB. 0250-0331

LOT 8  
CHARLES MITCHELL PROPERTY  
PB. 17, PG. 28  
04 07 26 4 002 018.000  
SMITH FREDDIE L

LOT A  
CHARLES MITCHELL PROPERTY  
PB. 17, PG. 28  
04 07 26 4 002 021.000  
BROCK KENNETH W

04 07 26 4 002 022.000  
RLPY 1913, PG. 285

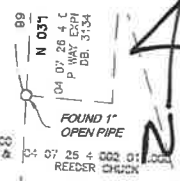
LOT 1A  
305021.6 Sq. Feet ±  
7.00 Acres ±

LOT 1  
ALABAMA CONTRACTORS  
EQUIPMENT PLAT  
PB. 34, PG. 228  
SURVEYED BY PROFESSIONAL  
ENGINEERING CONSULTANTS, INC.  
DATED NOV. 20, 1986

LOT A  
BLUSS PLAT NO. 1  
PB. 34, PG. 13  
26 4 002 023.000  
BY MIX USA LLC

595.32'  
N 87°23'16" W  
**RIGHT-OF-WAY**  
  
NORTHERN BY-PASS  
R.O.W. VARIES

US HIGHWAY 251  
180' R.O.W.  
(WETUMPKA H.W.Y.)



156



DELANA FELDER LN  
CHARLES ST

WETUMPKA HWY  
WETUMPKA HWY  
EASTERN BLVD SER RD

BILLUPS CT

NORTHERN BLVD  
NORTHERN BLVD

CONG W L DICKINSON DR  
CONG W L DICKINSON DR

N-EASTERN-BLVD  
N-EASTERN BLVD

EASTERN BLVD SER RD

**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. DP-2015-020 **PRESENTED BY:** Civil Consultants, Inc.

**REPRESENTING:** United Rentals

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 2901 Wetumpka Highway in B-2 (Commercial) and M-1 (Light Industrial) Zoning Districts.

**REMARKS:** The petitioner has submitted plans to construct a 5,302 sq. ft. addition for a 3-bay service area, and a gravel equipment yard. There will be a new access drive at the south end of the property to access the buildings, and a new drive at the north end to access the equipment yard. All applicable requirements will be met.

**COUNCIL DISTRICT:** 2

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

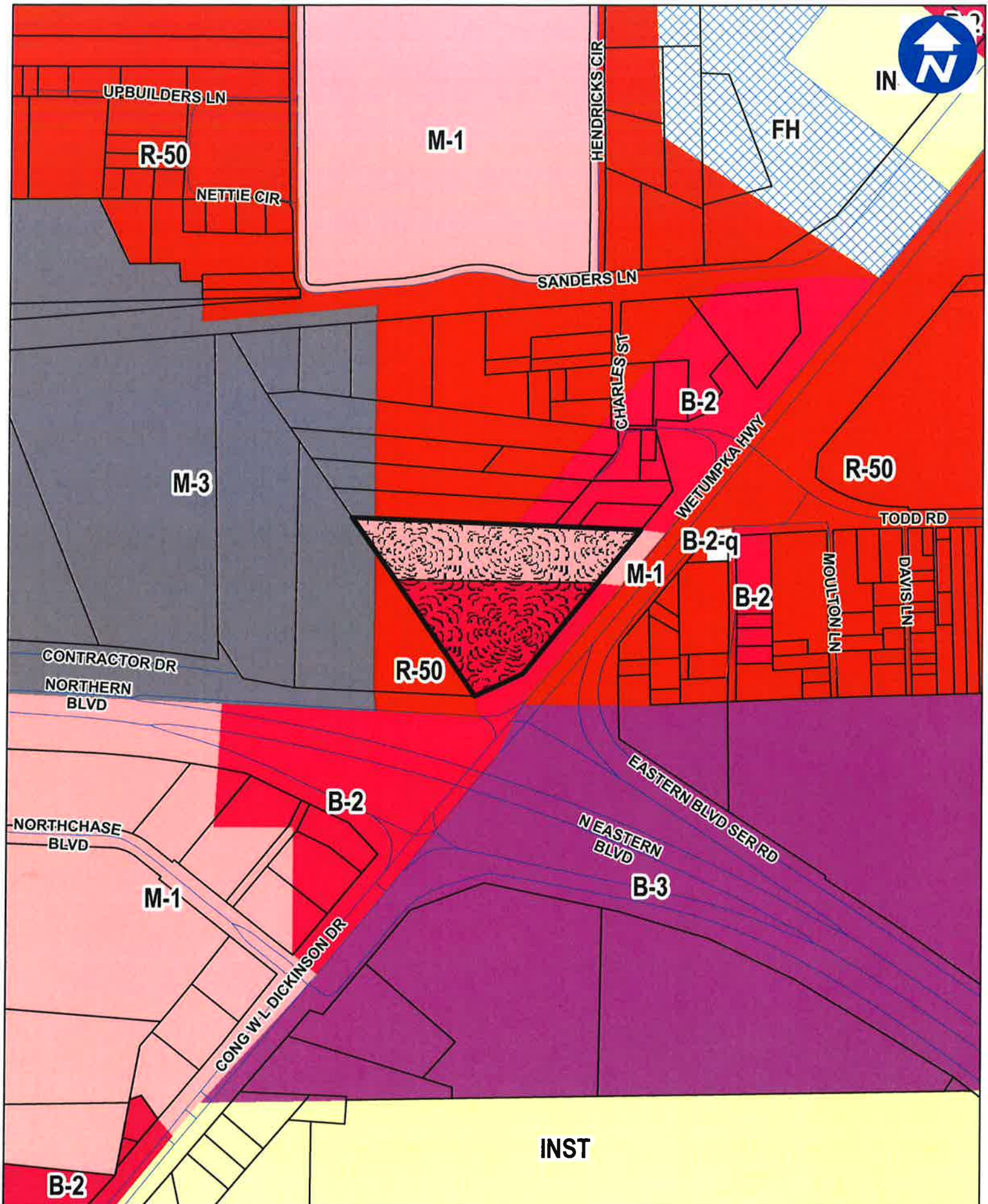
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** Landscape plan approved.

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

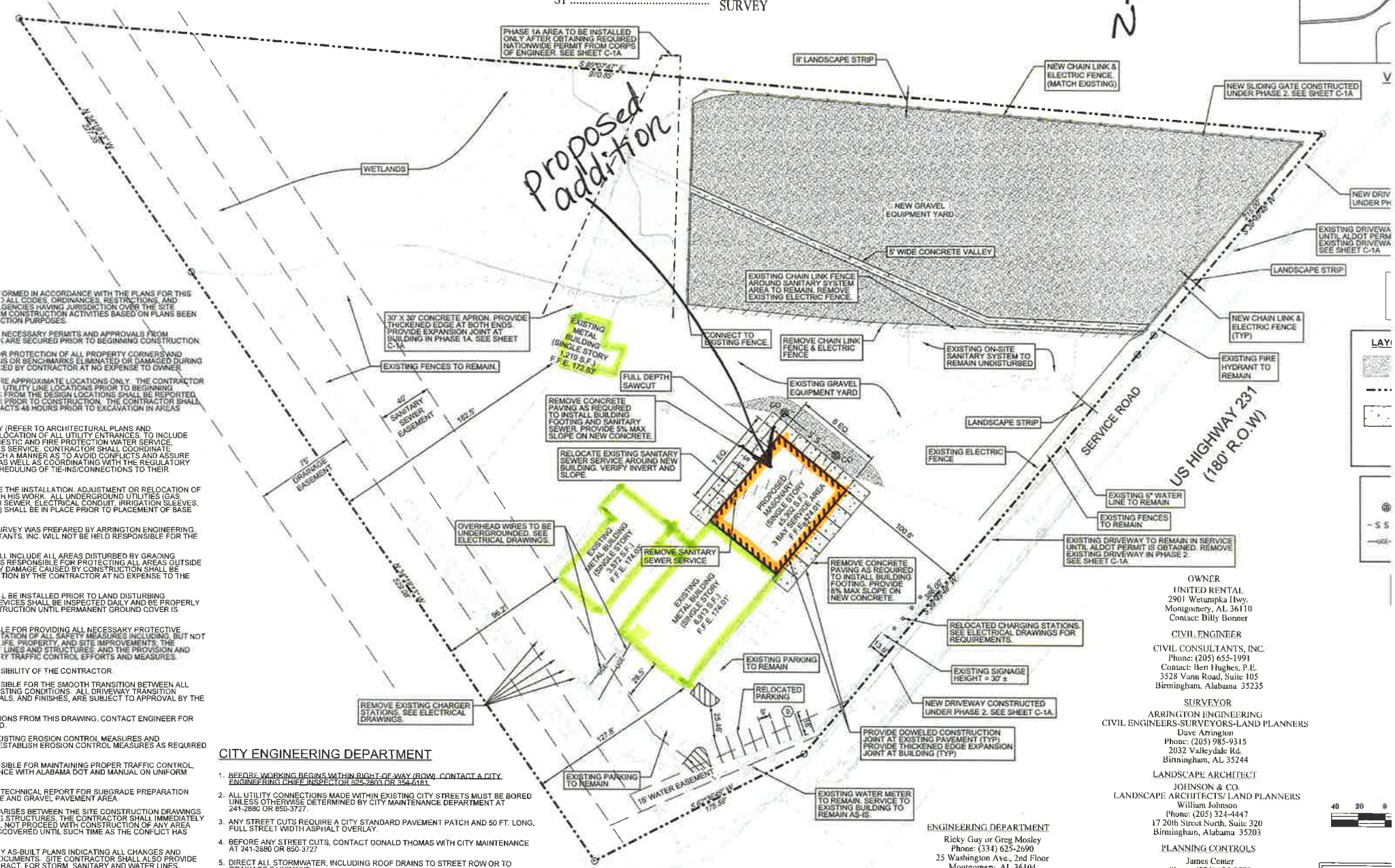
*ACTION TAKEN:* \_\_\_\_\_



SITE 

1 inch = 400 feet  
 Item 16A

SI ..... SURVEY



FORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT. ALL CODES, ORDINANCES, RESTRICTIONS, AND AGENCIES HAVING JURISDICTION OVER THE SITE MUST BE CONSIDERED IN ALL CONSTRUCTION ACTIVITIES BASED ON PLANS BEEN OBTAINED FOR THIS PROJECT.

NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT HIS OWN EXPENSE.

PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT HIS OWN EXPENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT HIS OWN EXPENSE.

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**CITY ENGINEERING DEPARTMENT**

- BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR OR 825-2690 OR 334-6181.
- ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT AT 241-2880 OR 850-3727.
- ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50 FT. LONG, FULL STREET WIDTH ASPHALT OVERLAY.
- BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 241-2880 OR 850-3727.
- DIRECT ALL STORMWATER, INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EASEMENT.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE

ENGINEERING DEPARTMENT  
Ricky Guy or Greg Mosley  
Phone: (334) 625-2690  
25 Washington Ave., 2nd Floor  
Montgomery, AL 36104

FIRE DEPARTMENT

OWNER  
UNITED RENTAL  
2901 Wetumpka Hwy.  
Montgomery, AL 36110  
Contact: Billy Bonner

CIVIL ENGINEER  
CIVIL CONSULTANTS, INC.  
Phone: (205) 655-1991  
Contact: Ben Hughes, P.E.  
3528 Vann Road, Suite 105  
Birmingham, Alabama 35235

SURVEYOR  
ARRINGTON ENGINEERING  
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS  
Dave Arrington  
Phone: (205) 985-9315  
2032 Valleydale Rd.  
Birmingham, AL 35244

LANDSCAPE ARCHITECT  
JOHNSON & CO.  
LANDSCAPE ARCHITECTS/LAND PLANNERS  
William Johnson  
Phone: (205) 324-4447  
17 20th Street North, Suite 320  
Birmingham, Alabama 35203

PLANNING CONTROLS  
James Center  
Phone: (334) 625-2722  
25 Washington Ave., 4th Floor  
Montgomery, AL 36104

CAUTION NOTICE  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT HIS OWN EXPENSE.



SITE 

1 inch = 200 feet  
Item 16C



17. DP-2015-016 **PRESENTED BY:** Duplantis Design Group

**REPRESENTING:** Wal-Mart Neighborhood Market

**SUBJECT:** Public hearing for a development plan for two (2) buildings to be located on the south side of Federal Drive, approximately 800 ft. west of Coliseum Boulevard, in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 41,921 sq. ft. building (grocery) and a 740 sq. ft. building with a 3,933 sq. ft. canopy (fuel station). There are three (3) full access drives to a future dedicated street, and one (1) right-in/right-out access drive to Federal Drive. There are 170 paved parking spaces indicated on the site plan. All Applicable requirements will be met.

**COUNCIL DISTRICT:** 2

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

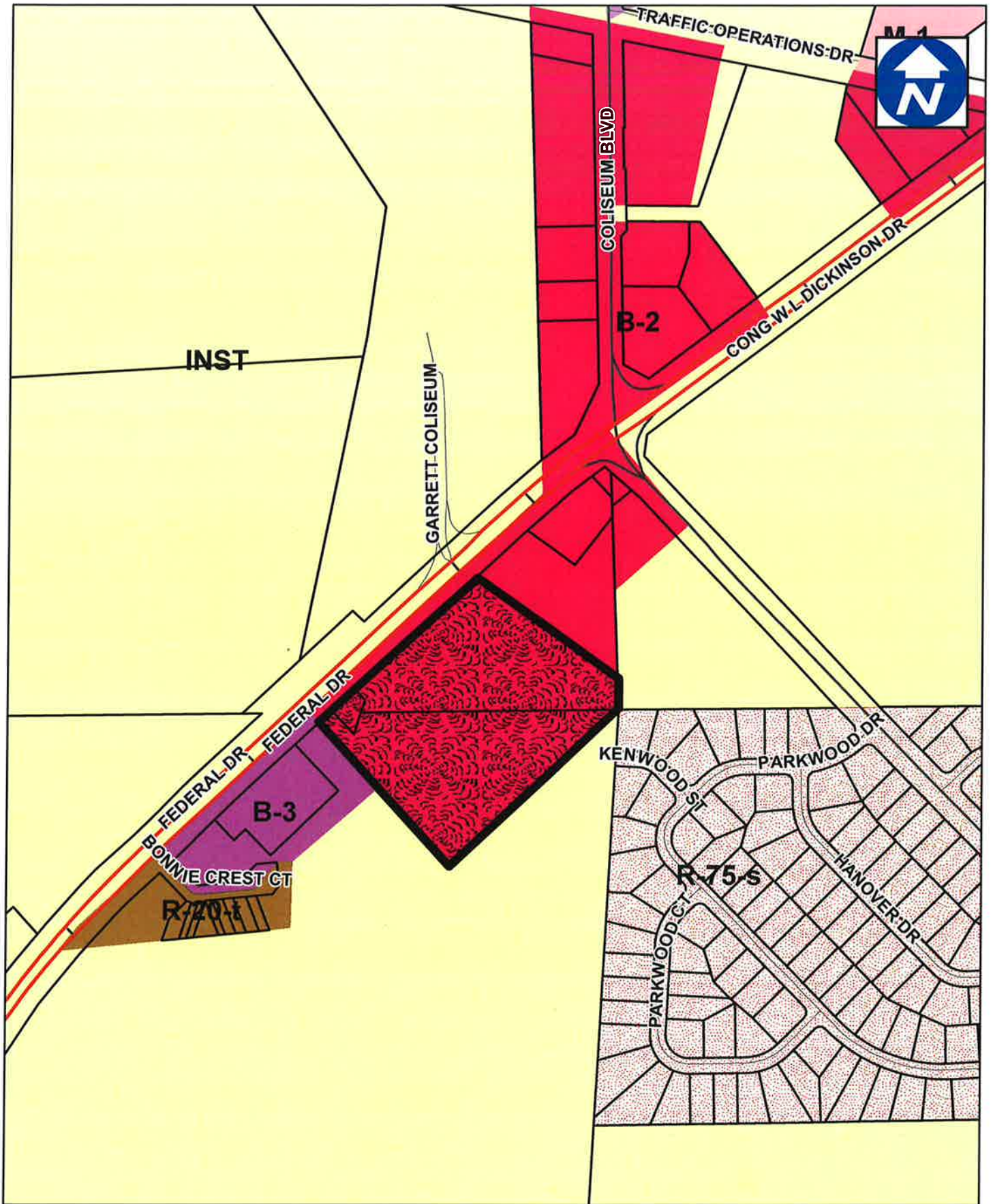
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



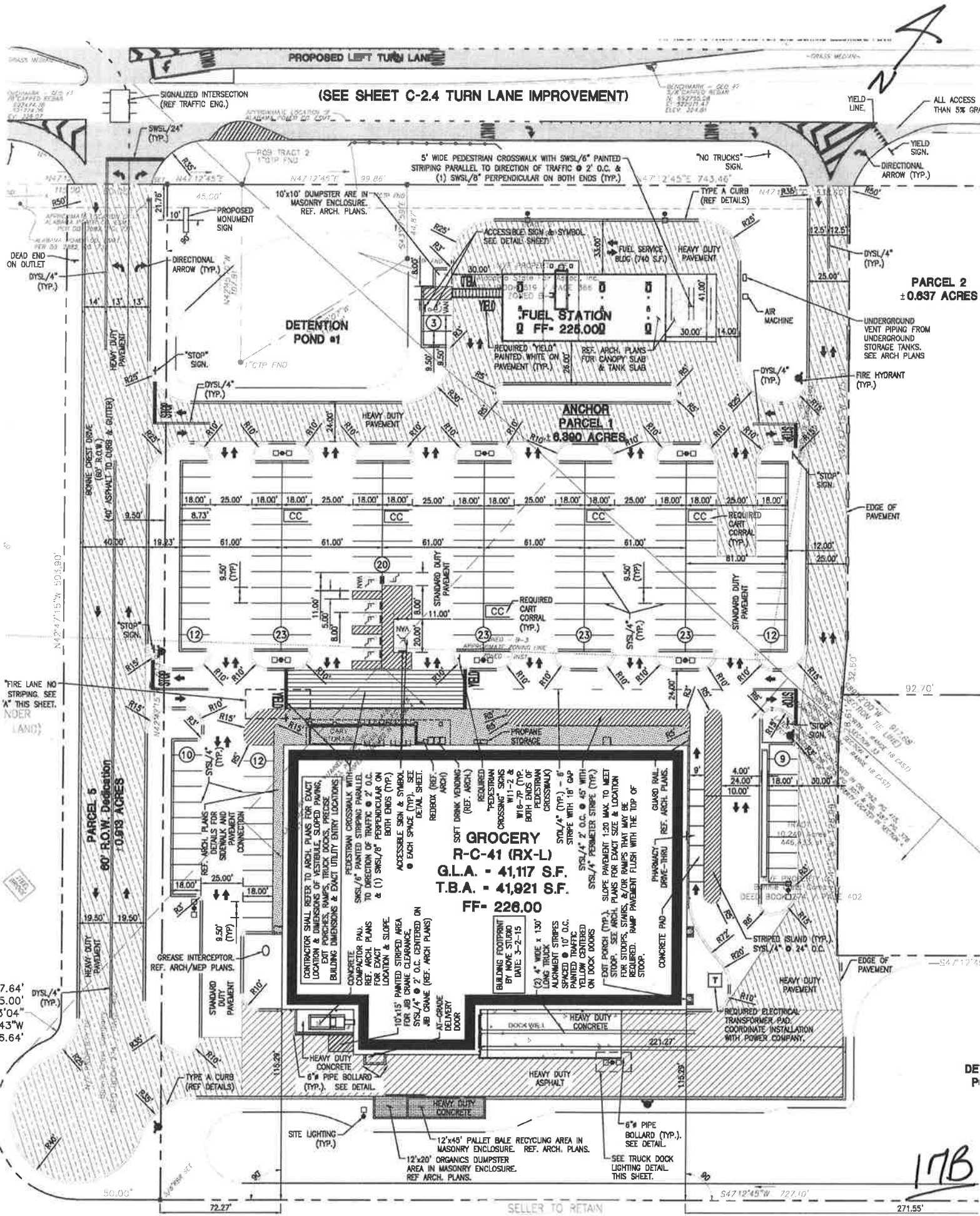
**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 17A



**(SEE SHEET C-24 TURN LANE IMPROVEMENT)**

5' WIDE PEDESTRIAN CROSSWALK WITH SWSL/6" PAINTED STRIPING PARALLEL TO DIRECTION OF TRAFFIC @ 2' O.C. & (1) SWSL/8" PERPENDICULAR ON BOTH ENDS (TYP.)

**DETECTION POND #1**

**FUEL STATION**  
FF- 226.00

**ANCHOR PARCEL 1**  
6.890 ACRES

**PARCEL 2**  
± 0.637 ACRES

**GROCERY**  
R-C-41 (RX-L)  
G.L.A. - 41,117 SF.  
T.B.A. - 41,921 SF.  
FF- 226.00

**17B**

SELLER TO RETAIN

271.55'

S47°12'45"W 727.10'

50.00'

72.27'

7.64'  
5.00'  
5'04"  
43"W  
5.64'

FIRE LANE NO STRIPING. SEE "A" THIS SHEET. NOER (LAND)

N42°47'15"W 403.90'

DEAD END ON OUTLET  
DYSL/4" (TYP.)

PROPOSED MONUMENT SIGN  
DIRECTIONAL ARROW (TYP.)

SIGNALIZED INTERSECTION (REF. TRAFFIC ENG.)  
SWSL/24" (TYP.)

PROPOSED LEFT TURN LANE

YIELD LINE  
ALL ACCESS D THAN 5% GRA  
YIELD SIGN.  
DIRECTIONAL ARROW (TYP.)

UNDERGROUND VENT PIPING FROM UNDERGROUND STORAGE TANKS. SEE ARCH PLANS  
FIRE HYDRANT (TYP.)

EDGE OF PAVEMENT

EDGE OF PAVEMENT  
S47°12'45"W 92.70'  
S84°12'45"W 116.28'  
S84°12'45"W 116.28'  
S47°12'45"W 92.70'

EDGE OF PAVEMENT

DE P



**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 17C

18. DP-2015-017 **PRESENTED BY:** DLM Architect

**REPRESENTING:** Sonny Davis Builder

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1331 Old Oak Place in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 5,630 sq. ft. building. There are 28 paved parking spaces indicated on the site plan. There is one (1) access drive to Old Oak Place. The monument sign does not meet the required setback and will need to be relocated or apply for a variance. All other applicable requirements will be met.

**COUNCIL DISTRICT:** 9

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

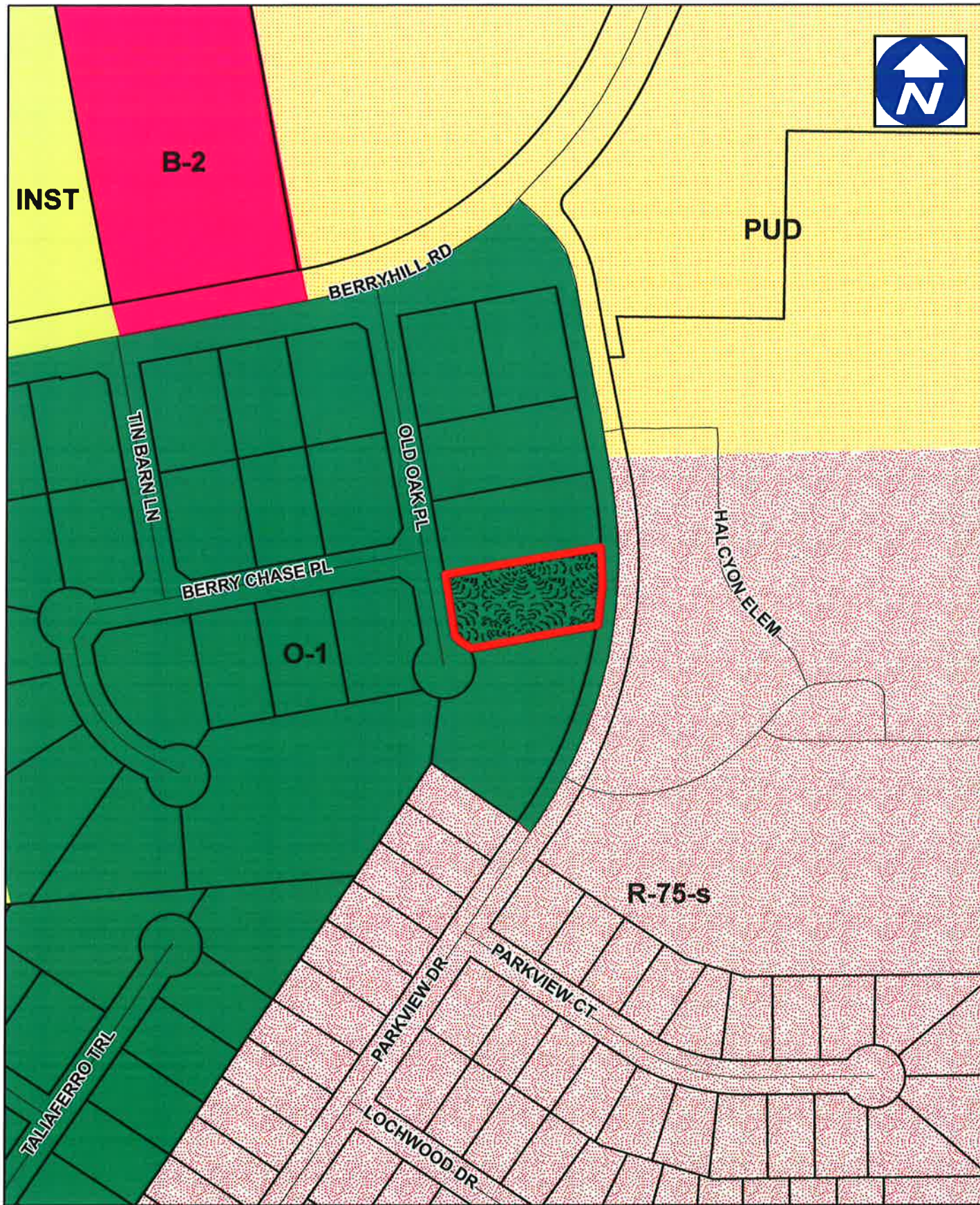
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** Landscape plan required.

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

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



**DEVELOPMENT SITE**

1 inch = 200 feet

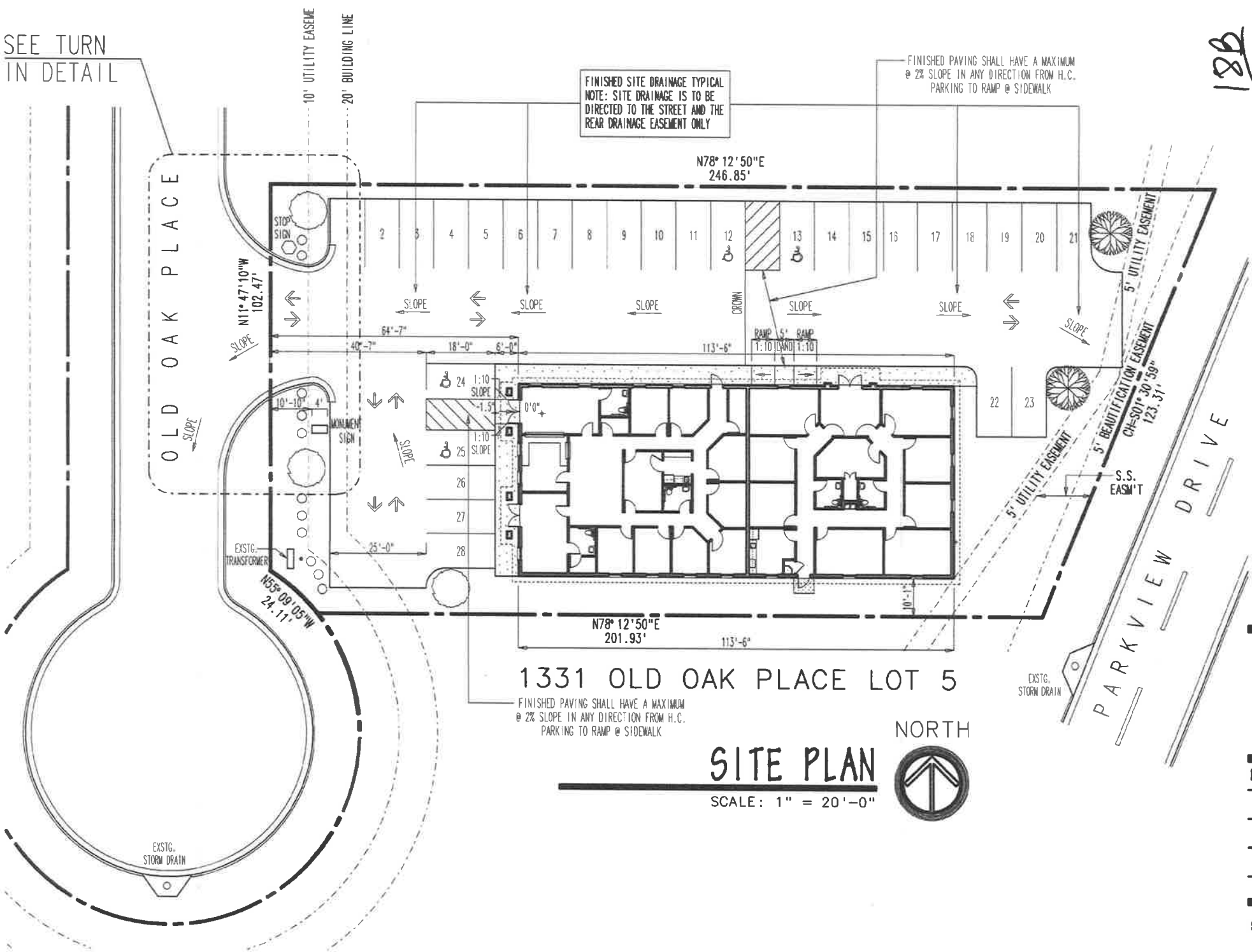
**SUBJECT PROPERTY**



**ITEM NO.** 18A

18B

SEE TURN  
IN DETAIL



SHEET
SITE
PROJECT
FILE I
DATE
REVIS
SHEET



**DEVELOPMENT SITE**  
1 inch = 100 feet

**SUBJECT PROPERTY**



**ITEM NO.** 18C



19. DP-2015-018 **PRESENTED BY:** Lat 32, Inc.

**REPRESENTING:** LLEDO Developers, LLC (Montgomery Medical)

**SUBJECT:** Public hearing for a development plan for a building to be located at 7060 Sydney Curve in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,845 sq. ft. building, with a 420 sq. ft. canopy. There are 27 paved parking spaces indicated on the site plan. There is one (1) access drive to Shae Park. The monument sign does not meet the required setback and will need to be relocated or apply for a variance. All other requirements will be met.

**COUNCIL DISTRICT:** 9

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

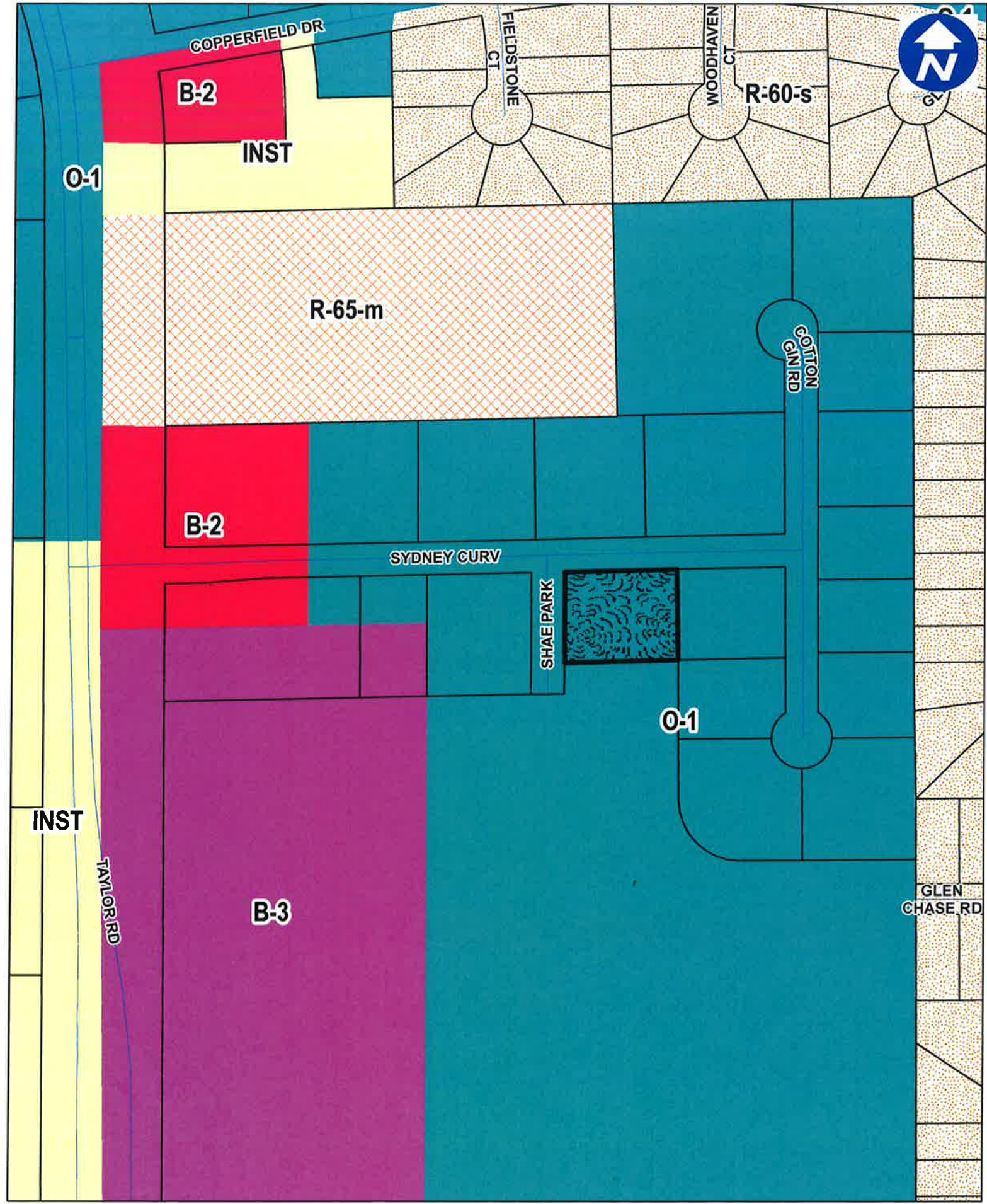
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** Landscape plan required.

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

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

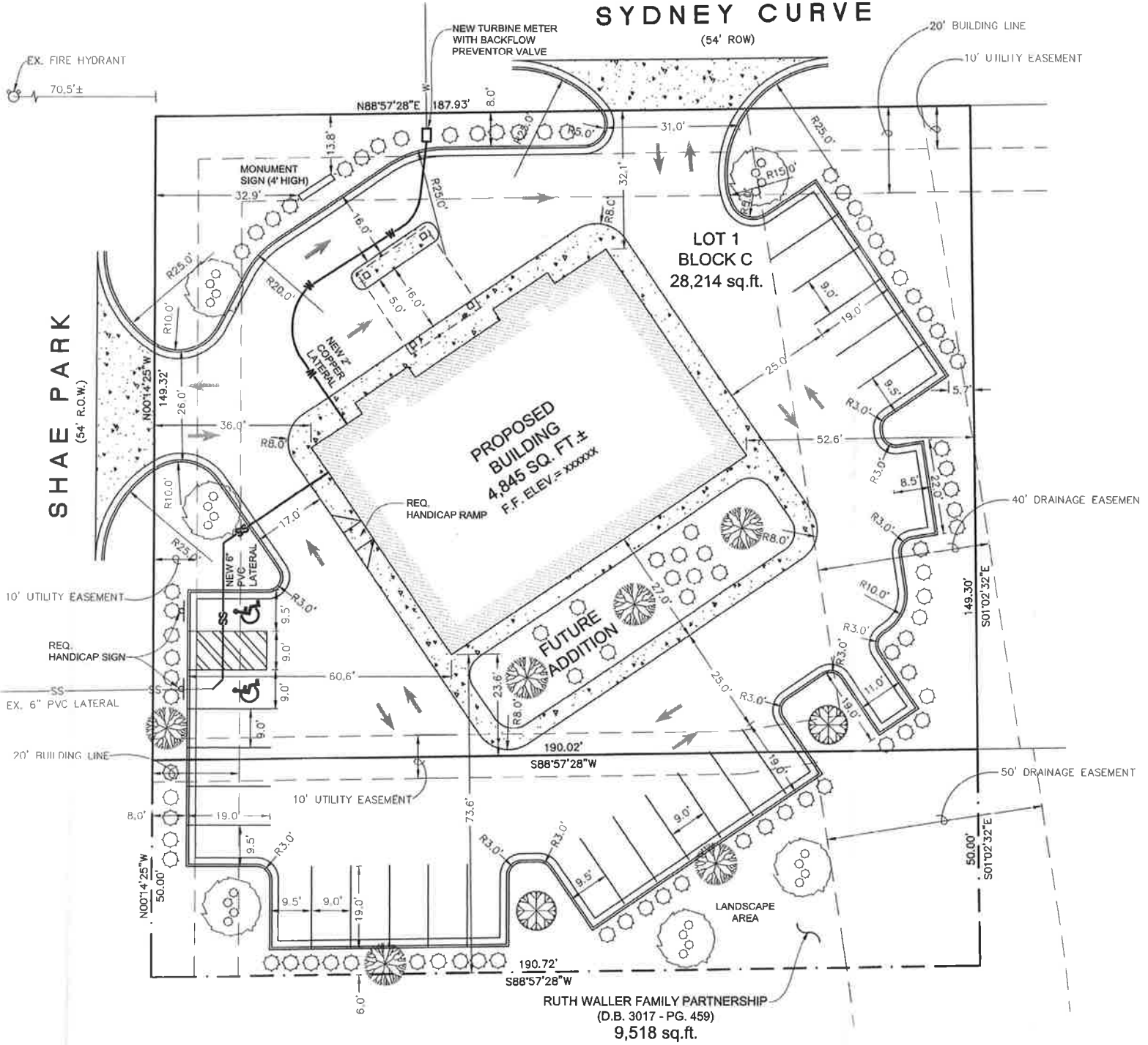


SITE 

1 inch = 200 feet

Item 19A

# SYDNEY CURVE



RUTH WALLER FAMILY PARTNERSHIP  
 (D.B. 3017 - PG. 459)  
 9,518 sq.ft.



SYDNEY CURV

SHAE PARK

**DEVELOPMENT SITE**

1 inch = 100 feet

**SUBJECT PROPERTY**



**ITEM NO.** 19C

20. DP-2015-019 **PRESENTED BY:** Lat 32, Inc.

**REPRESENTING:** LLEDO Developers, LLC (Montgomery Medical)

**SUBJECT:** Public hearing for a development plan for a building to be located at 540 Cotton Gin Road in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,845 sq. ft. building, with a 420 sq. ft. canopy. There are 29 paved parking spaces provided onsite. There is one (1) access drive to Cotton Gin Road. The monument sign does not meet the required setback and will need to be relocated or apply for a variance. All other applicable requirements will be met.

**COUNCIL DISTRICT:** 9

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

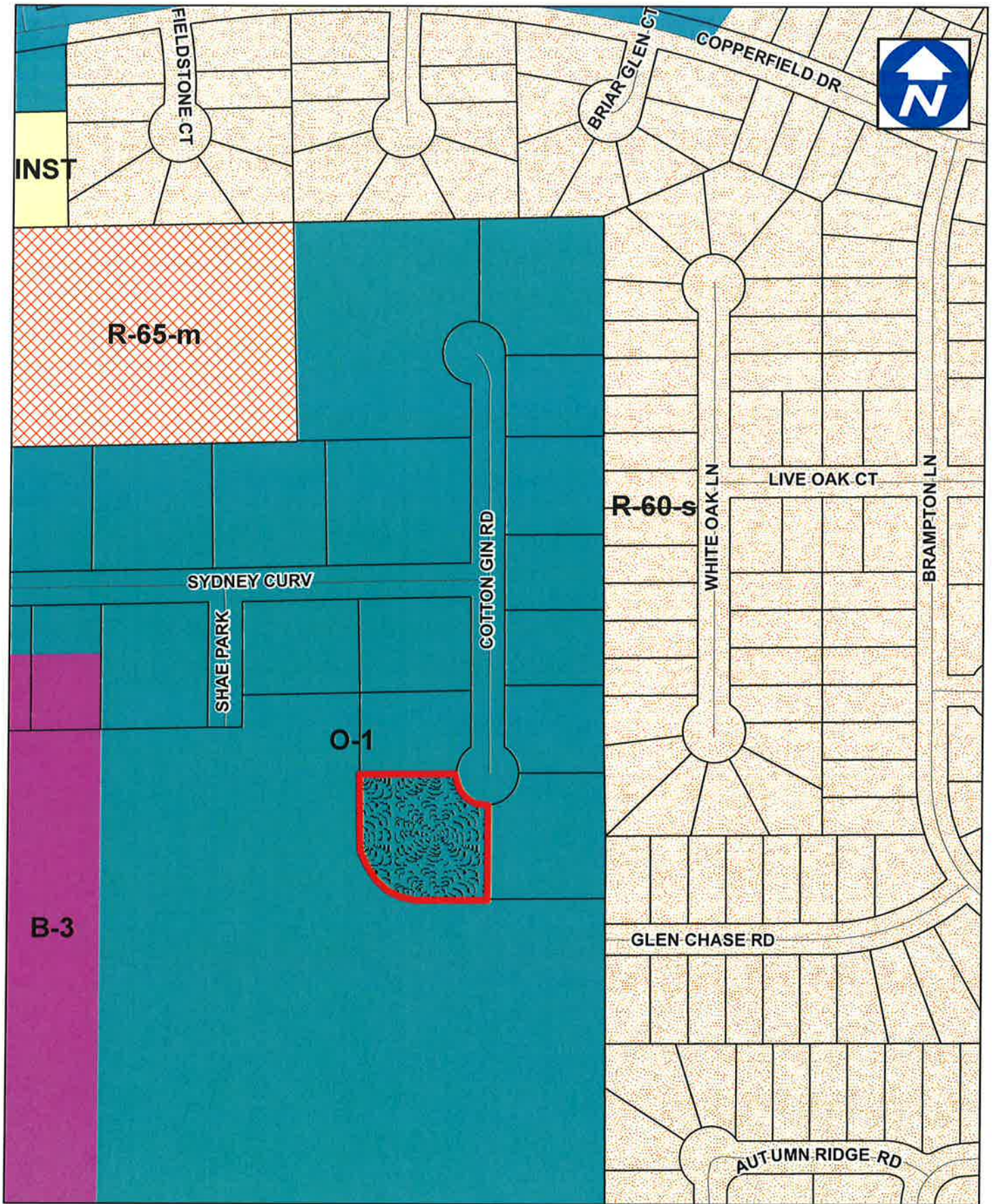
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** Landscape plan required.

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

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



**DEVELOPMENT SITE**

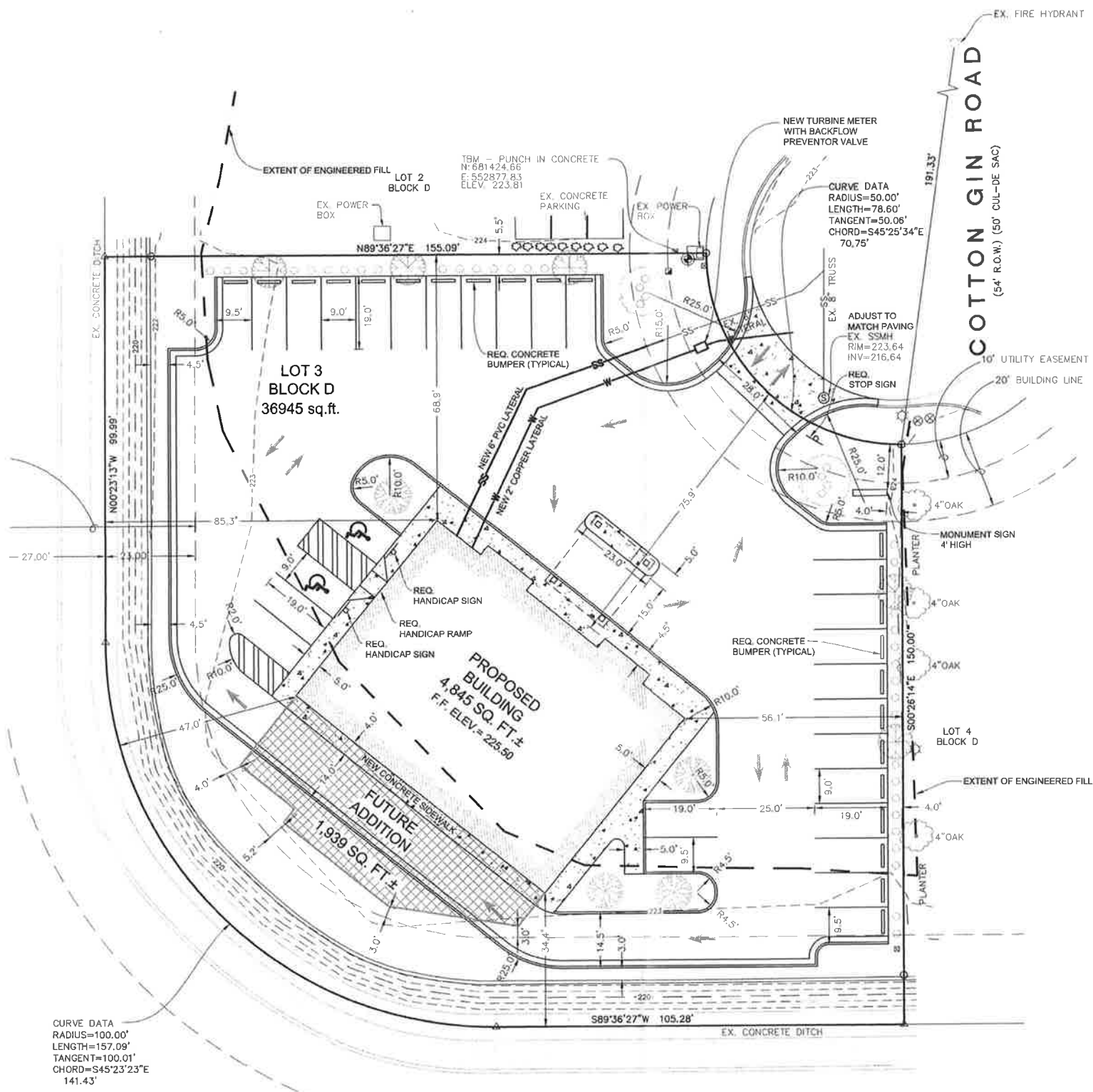
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 20A

A  
N



COTTON GIN ROAD  
(54' R.O.W.) (50' CUL-DE-SAC)

20B



**DEVELOPMENT SITE**  
1 inch = 100 feet

**SUBJECT PROPERTY**



**ITEM NO.** 20C