

# Planning Commission Agenda

October 27, 2022

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Reginald Hawkins

Crews Reaves

Garrett Smith

Leslie Stone

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

- I. Chairman's Message
- II. Approval of Minutes from the September 22, 2022 meeting

**October 27, 2022**

<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.	9190	Larry E. Speaks & Associates	Carter Hill Road	Plat	1
2.	9188	Pilgreen Engineering	Lakeridge Drive	Plat	2
3.	9189	“ “	Maxwell Boulevard	Plat	3
4.	RZ-2022-020	Jim Inscoe	Madison Avenue	Rezoning	4
5.	RZ-2022-021	Jerry Kyser	Clay Street	Rezoning	5
6.	RZ-2022-022	Knox Kershaw	Taylor Road	Rezoning	6
7.	RZ-1998-009	Flowers & White Engineering	Atlanta Highway	Rezoning & Master Plan	8

***The next Planning Commission meeting is on  
November 10, 2022***

1. 9190 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Country Club Plaza Centre AL I, LLC

**SUBJECT:** Request final approval of Country Club Centre Plat No. 1A located on the south side of Carter Hill Road, approximately 500 ft. west of Narrow Lane Road, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats a portion of one (1) lot into one (1) lot. Lot B (1.93 acres) has 64.35 ft. of frontage along Carter Hill Road and a depth of 421.46 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

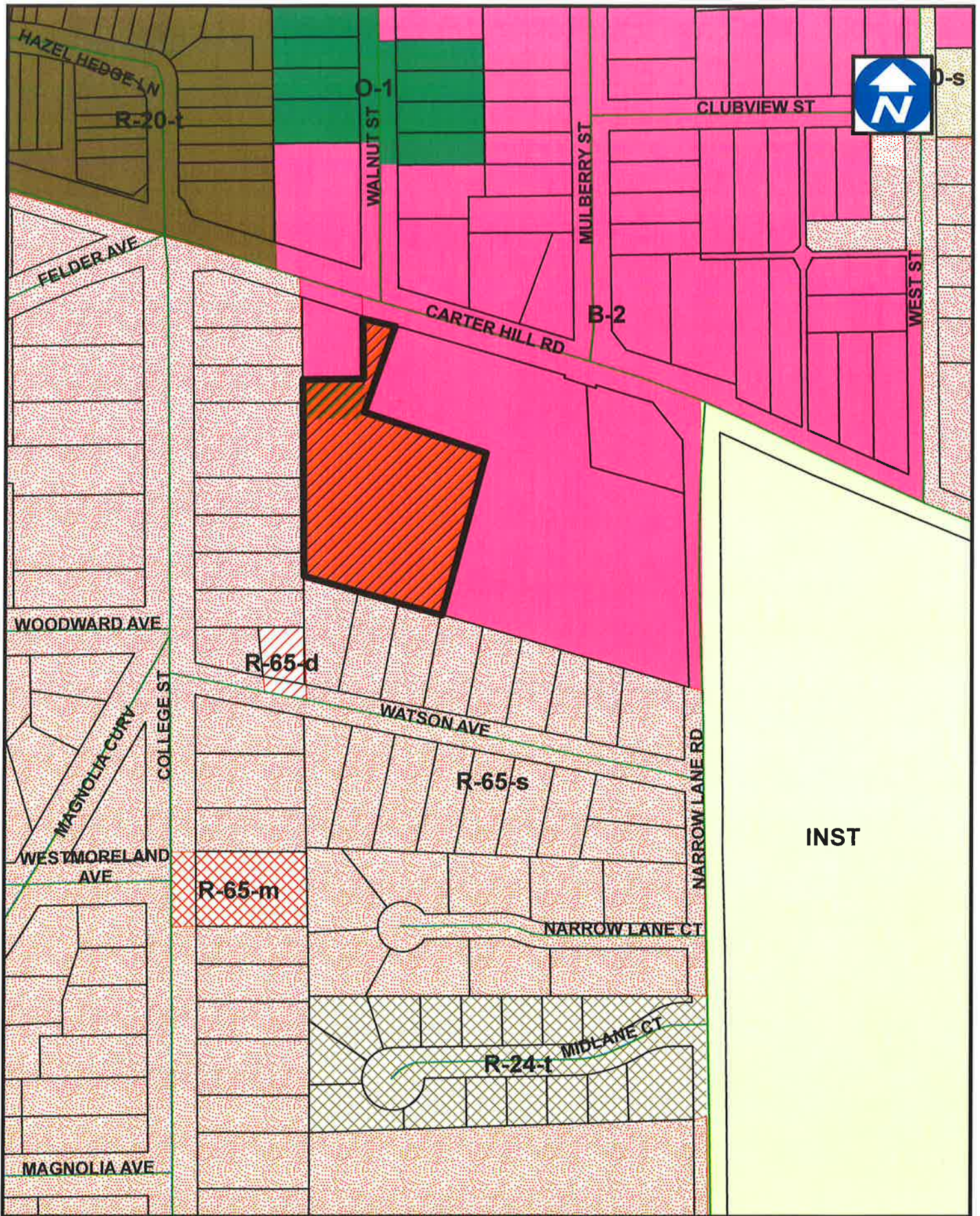
**CITY COUNCIL DISTRICT:** 7

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

**PLEASE NOTE:**

**If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.**

**All department comments/requirements must be complied with prior to being released for permitting.**



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1A

# COUNTRY CLUB CENTRE PLAT NO. 1A

BEING A REPLAT OF PARCEL A,  
COUNTRY CLUB CENTRE PLAT NO. 1,  
PLAT BOOK 39, PAGE 75,  
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 20,  
T-16-N, R-18-E,  
MONTGOMERY COUNTY, ALABAMA

**P.O.C. & P.O.B.**  
**PARCEL B**  
1/2" PINCH TOP  
NORTHWEST CORNER OF PARCEL A, COUNTRY CLUB CENTRE PLAT NO. 1, PLAT BOOK 39, PAGE 75, MONTGOMERY COUNTY, ALABAMA

**SURVEYOR'S CERTIFICATE:**  
STATE OF ALABAMA  
MONTGOMERY COUNTY  
I, Steven E. Sparks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and that the map and plat is true and correct for all parts of this survey, and that I am a duly certified and qualified under the current requirements of the Standards of Practice for Surveyors in the State of Alabama, to the best of my knowledge, information and belief, that all corners have been marked with iron pipe markers, and they actually were in existence.  
This is this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Steven E. Sparks, P.E., P.L.S.  
Alabama Registration No. 22887

**DEDICATION:**  
STATE OF CALIFORNIA  
ORANGE COUNTY  
I, Michael Mijchel, as Managing Member of COUNTRY CLUB PLAZA CENTRE AL, LLC a Delaware Limited Liability Company, as Owner of Country Club Plaza Centre Plat No. 1A, shown on this map and plat, hereby do hereby do hereby dedicate to the benefit of the public, and upon this map and plat as true and correct.  
This is this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
COUNTRY CLUB PLAZA CENTRE AL, LLC a Delaware Limited Liability Company

Michael Mijchel  
As Managing Member

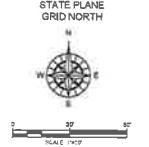
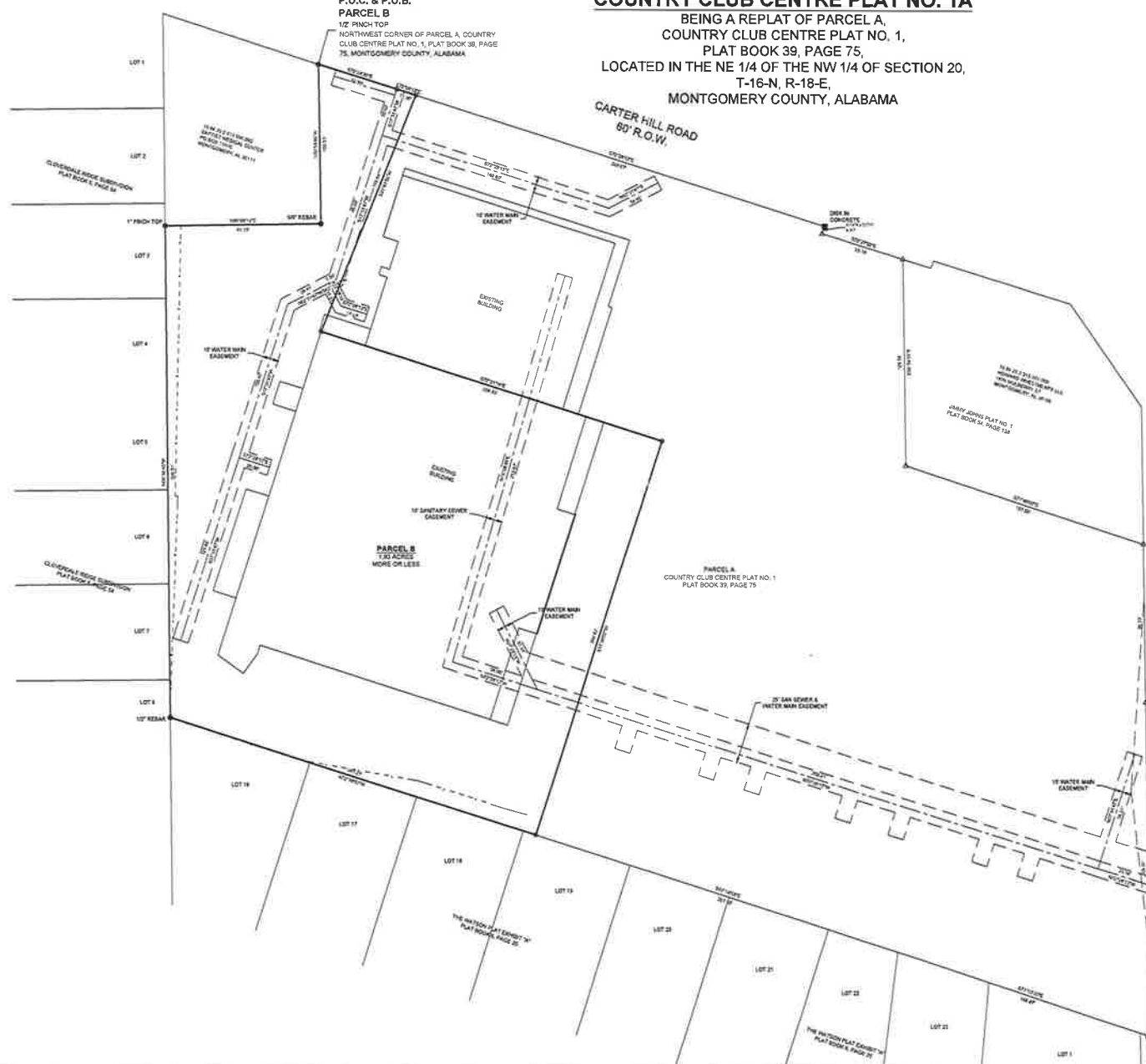
**ACKNOWLEDGMENT:**  
STATE OF CALIFORNIA  
ORANGE COUNTY  
I, the undersigned authority, being a Public Officer for said County, do hereby certify that Michael Mijchel, as Managing Member, COUNTRY CLUB PLAZA CENTRE AL, LLC, a Delaware Limited Liability Company, as Owner, is signed to the foregoing instrument, and that he is known to me, acknowledged before me on this day that being attorney of the nature of the instrument, he executed the same voluntarily and with full authority on the day the same bears date.  
Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public  
My commission expires \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY:**  
THE MONTGOMERY CITY PLANNING COMMISSION:  
This site was submitted to the City Planning Commission of Montgomery, Alabama, on \_\_\_\_\_, and is approved according to the Code of Alabama, 14-8-2-2.

By \_\_\_\_\_, James H. Tamm, Jr., Executive Secretary

- GENERAL NOTES:**
1. ALL EASEMENTS OR RIGHTS-GRANTS, EXCEPT UTILITIES, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWER OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF ACCESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
  2. 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 ACCESS AND EGRESS TO THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
  3. STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED FOR DEDICATION TO PUBLIC USE.
  4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF EACH LOT ADJUTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE OR PUBLIC, ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM FOR SURFACE DRAINAGE OR ACCESS AS NECESSARY. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.



- LEGEND:**
- FOUND IRON PIN (5/8\"/>

NOTE ALL IMPROVEMENTS ARE NOT SHOWN.

DRAWING DATE 9/29/2022  
**LARRY E. SPEAKS ASSOCIATES INC.**  
LARRY E. SPEAKS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
300 NORTH STREET  
MONTGOMERY, AL 36102  
TELEPHONE 334-837-1111



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. IC

2. 9188 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Dwight Pederson, Nathaniel & Katherine Lavelle

**SUBJECT:** Request final approval of Westhampton Court Plat No. 1A located on the northwest corner of Westhampton Court and Lakeridge Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats two (2) lots into two (2) lots to shift the interior lot line. Lot 1A (0.83 acres) has 162.71 ft. of frontage along Westhampton Court and 111.89 ft. of frontage along Lakeridge Drive. Lot 1B (0.48 acres) has 98.48 ft. of frontage along Westhampton Court and a depth of 215.54 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

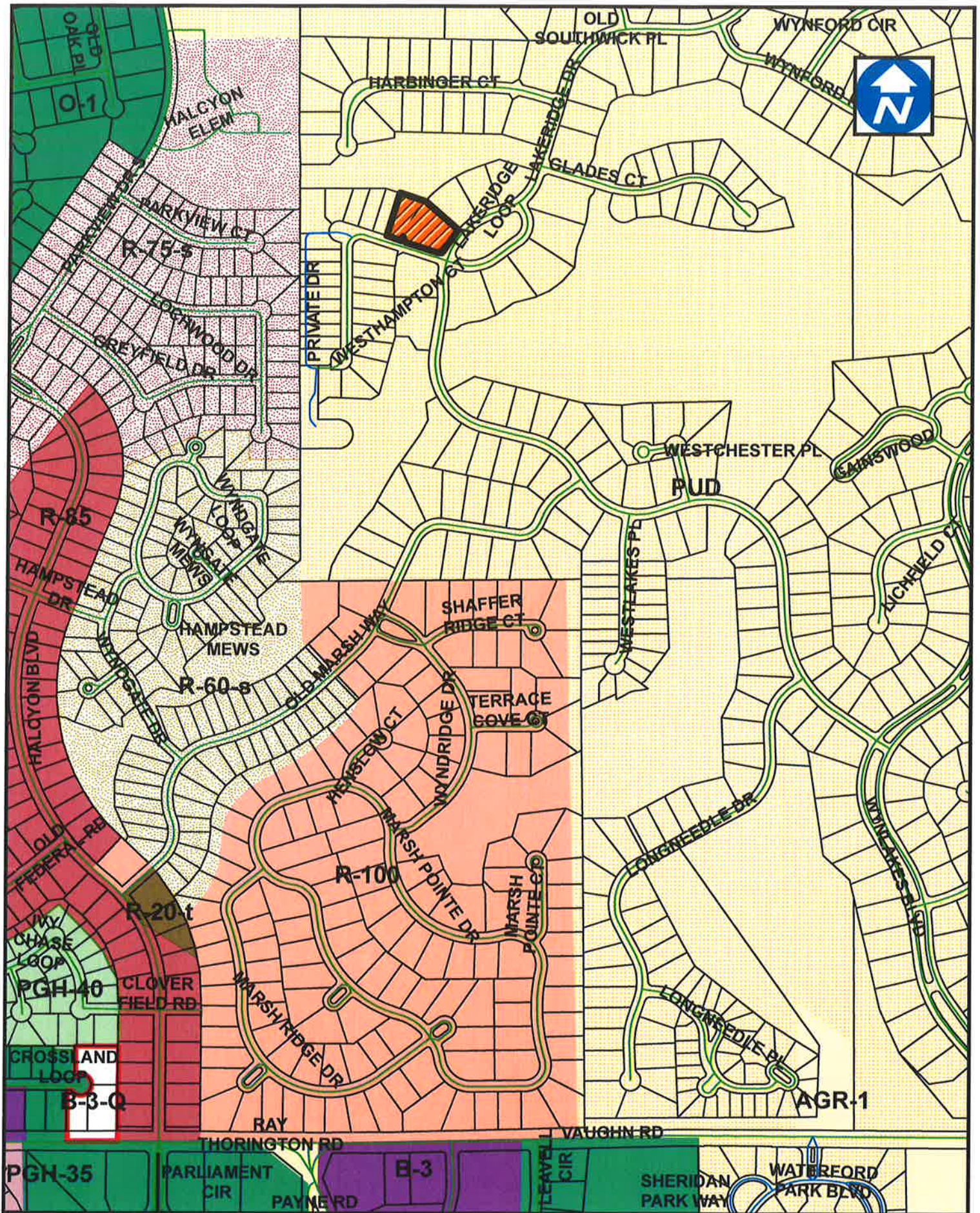
**CITY COUNCIL DISTRICT: 9**

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

**PLEASE NOTE:**

**If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.**

**All department comments/requirements must be complied with prior to being released for permitting.**



**PLATS**

1 inch = 600 feet

**SUBJECT PROPERTY**



ITEM NO. 2A



# Westhampton Court Plat No. 1A

A REPLAT OF  
LOT 1, BLOCK XX, WYNLAKE PHASE 2 PLAT NO. 4 (PB 42 PG 131)  
LOT 1, WESTHAMPTON COURT PLAT NO. 1 (PB 42 PG 158)

LOCATED IN  
SE 1/4 OF SECTION 21, T-16-N, R-19-E  
MONTGOMERY COUNTY, ALABAMA

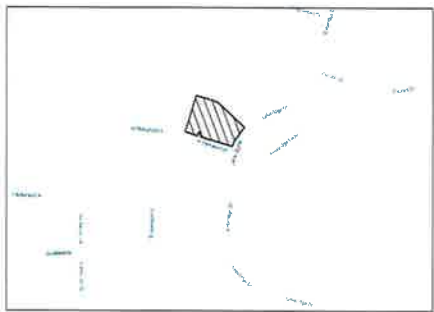
CONTAINING 1.31 AC±

**Pilgreen Engineering, Inc.**

MONTGOMERY		ALABAMA	
Drawn By	Checked	Field No.	Job No.
WTS	WTS	-	22-298

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, MARTIN T. PILGREEN, A RESIDENTED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.  
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE FURTHEST REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.  
ACCORDING TO MY SURVEY THIS IS THE 8th DAY OF SEPTEMBER 2022.

*Martin T. Pilgreen*  
MARTIN T. PILGREEN  
ALABAMA REG. NO. 14728



Vicinity Map NTS



ADOPTION OF AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - WYNLAKE  
ALL OF THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - WYNLAKE, AS THE SAME IS RECORDED IN THE OFFICE OF THE CLERK OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN REAL PROPERTY BOOK 816 AT PAGE 72, IS HEREBY ACCEPTED AND SHALL BE APPLICABLE TO THIS PLAT IF ANY CONFLICT EXISTS BETWEEN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE LATTER SHALL CONTROL.

### DISEE ELECTRIC COOPERATIVE RESTRICTIVE COVENANTS

- A. WHEN ELECTRIC SERVICES ARE REQUESTED AND SUPPLIED BY THE DISEE ELECTRIC COOPERATIVE FROM AN UNDERGROUND SYSTEM, THE TRENCHING AND BACKFILLING FROM THE FRONT PROPERTY LINE TO THE METERING POINT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER REQUESTING SERVICE.
- B. NO OVERHEAD WIRES, POLES OR OVERHEAD FACILITIES FOR ANY KIND OF ELECTRICAL TAPPING OR CABLE SERVICE OR OTHER UTILITY SHALL BE PERMITTED ON ANY PART OF SAID PROPERTY EXCEPT AT THOSE PLACES WHERE OVERHEAD DISTRIBUTION FACILITIES ARE NECESSARY TO PROVIDE SYSTEM CAPACITY FOR SAID ELECTRIC COOPERATIVE UNDERGROUND SYSTEM. NOTHING HEREIN SHALL BE CONSTRUED TO PROHIBIT OVERHEAD STREET LIGHTING OR ORNAMENTAL LAND LIGHTING WERE SERVED BY UNDERGROUND WIRES OR CABLES.
- C. A PERPETUAL TEN (10) FOOT EXCLUSIVE EASEMENT IS HEREBY RESERVED TO DISEE ELECTRIC COOPERATIVE, ITS SUCCESSORS AND ASSIGNS FOR EACH SERVICE LATERAL EXTENDING FROM FRONT PROPERTY LINE OF EACH LOT SHOWN ON THIS PLAT TO THE METERING POINT OF EACH LOT.
- D. WHEN ELECTRIC COOPERATIVE IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN ITS FACILITIES, INCLUDING ALL CONDUIT, CABLE, TRIMMING, AND OTHER APPLIANCES LOCATED OR NECESSARY IN CONNECTION THEREWITH, ALONG WITH THE RIGHT TO ERECT AND MAINTAIN A DESIGNATED STREET UNLESS SUCH STRIP IS RESERVED FOR THE CITY OF MONTGOMERY OR THE WATER WORKS AND SANITARY DEPARTMENT OF THE CITY OF MONTGOMERY, WITHIN THE TEN (10) FOOT EXCLUSIVE EASEMENT SHOWN, FOR THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER. TOGETHER WITH ALL THE RIGHT AND PRIVILEGES NECESSARY OF CONVEYMENT FOR THE INSTALLATION, REPLACEMENT, REPAIR, AND REMOVAL THEREOF, AND ALSO THE RIGHT TO CUT AND KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER IN, UNDER AND ABOVE SAID FACILITIES.

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
THE UNDERSIGNED, MARTIN T. PILGREEN, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINTLY EXECUTES AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND APPROVES THIS SAID INSTRUMENT ON THIS 8th DAY OF SEPTEMBER 2022.

BY: MARTIN T. PILGREEN  
OWNER

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT MARTIN T. PILGREEN, WHOSE NAME AS OWNER IS SHOWN IN THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE WAS AWARE OF THE CONTENTS OF THE INSTRUMENT, HE AS SAID OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 8th DAY OF SEPTEMBER 2022.

NOTARY PUBLIC BY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
THE UNDERSIGNED, MARSHALL L. LAVELLE AND KATHERINE P. LAVELLE, OWNERS OF THE PROPERTY SHOWN ABOVE, HEREBY JOINTLY EXECUTE AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND APPROVES THIS SAID INSTRUMENT ON THIS 8th DAY OF SEPTEMBER 2022.

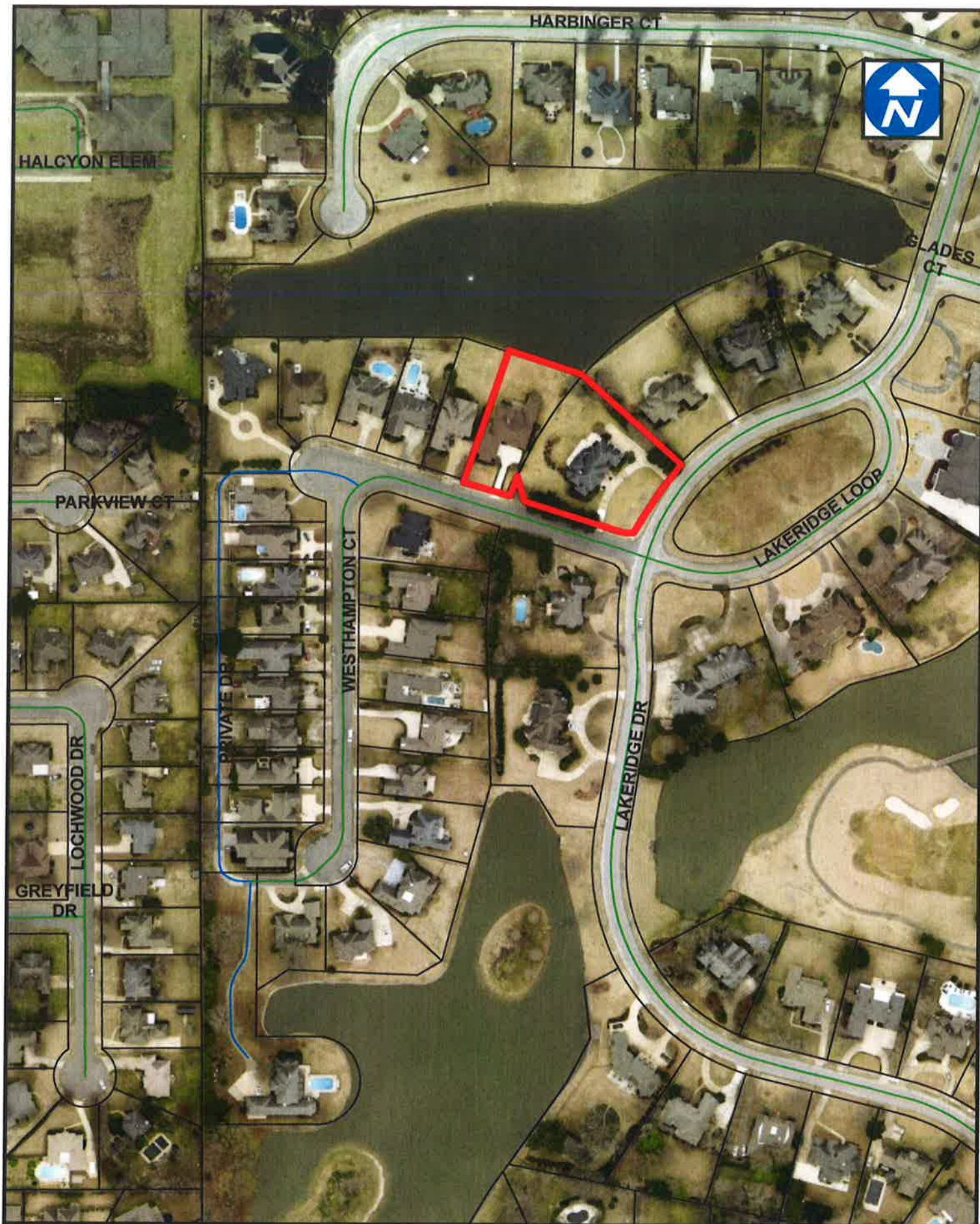
BY: MARSHALL L. LAVELLE OWNER  
BY: KATHERINE P. LAVELLE OWNER

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT MARSHALL L. LAVELLE AND KATHERINE P. LAVELLE, WHOSE NAMES AS OWNERS ARE SHOWN IN THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT THEY WERE AWARE OF THE CONTENTS OF THE INSTRUMENT, THEY AS SAID OWNERS, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 8th DAY OF SEPTEMBER 2022.

NOTARY PUBLIC BY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-5A-32.

BY: THOMAS W. TYSOR, JR.  
EXECUTIVE SECRETARY



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9189 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Gradyco, LLC

**SUBJECT:** Request final approval of Idealease Plat No. 1 located on the southwest corner of Maxwell Boulevard and May Street in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats one (1) lot and previously unplatted property into one (1) lot. Lot 1 (2.26 acres) has 396.06 ft. of frontage along Maxwell Boulevard and 278.93 ft. of frontage along May Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 4

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HANLEY ST

ALDER ST

INST

MAXWELL BLVD TURN LANE  
MAXWELL BLVD

T4-O

BELL ST

2ND ST

DEWEY ST

CLAY ST

M-1

MAY ST

CAMDEN ST

HERRON ST

T4-R

1ST ST

MARTHA ST

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. RZ-2022-020 **PRESENTED BY:** Jim Inscoe

**REPRESENTING:** Inscoe Properties LLC

**SUBJECT:** Request to rezone one (1) parcel located at the northwest corner of Madison Avenue and North Perry Street and one (1) parcel located at the southwest corner of East Jefferson Street and North Perry Street, from a T5 (Urban Center Zone) SmartCode Zoning District to T4-O (General Urban Zone-Open) SmartCode Zoning District.

**REMARKS:** The intended use for this property is to continue an 'auto-related commercial' use. This property was previously Jenkins Tire & Automotive; however due to the fact that it has been closed for more than 1 year, it has lost its grandfather status as an auto-related commercial use. The property as it is currently zoned prohibits this use; therefore, needs to be rezoned to continue the use. The adjacent property has T4-O (General Urban Zone-Open) to the east, and T5 (Urban Center Zone) to the north, south and east. The Envision Montgomery 2040 Comprehensive Plan recommends 'Downtown Core'.

**Department of Planning Comment(s):**

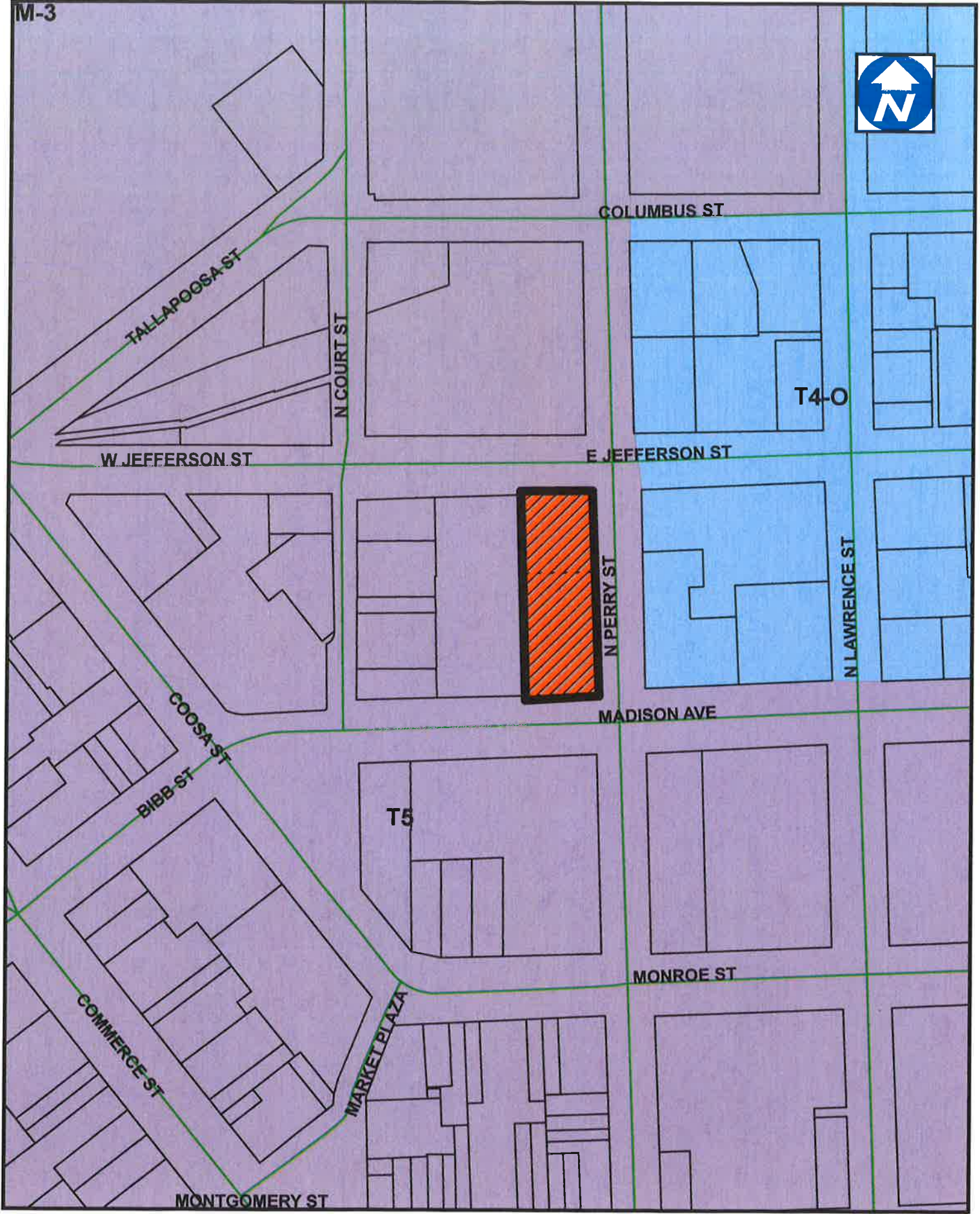
**CITY COUNCIL DISTRICT:**

**PLEASE NOTE:**

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M-3



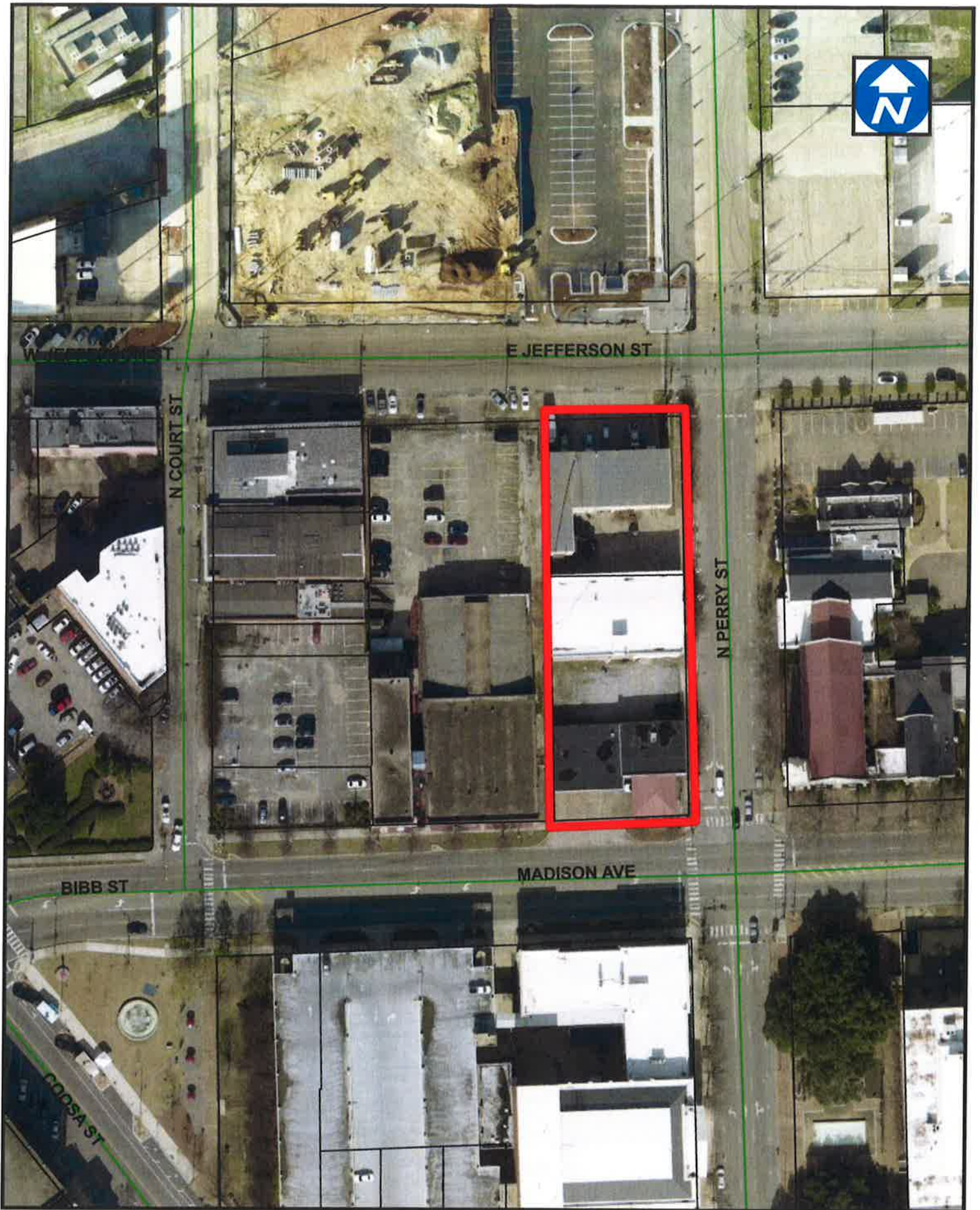
REZONING REQUEST  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4A





REZONING REQUEST  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 4B

5. RZ-2022-021 **PRESENTED BY:** Jerry Kyser

**REPRESENTING:** Kyser Family Partnership, Ltd.

**SUBJECT:** Request to rezone five (5) parcels of land located at the northeast corner of Clay Street and Whitman Street from a T4-R (General Urban Restricted) Zoning District to a T5 (Urban Center) Zoning District.

**REMARKS:** The intended use for this property is retail use. The adjacent property has T5 (Urban Center) zoning to the north and east, and T4-R (General Urban Restricted) to the south and west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Downtown Core'.

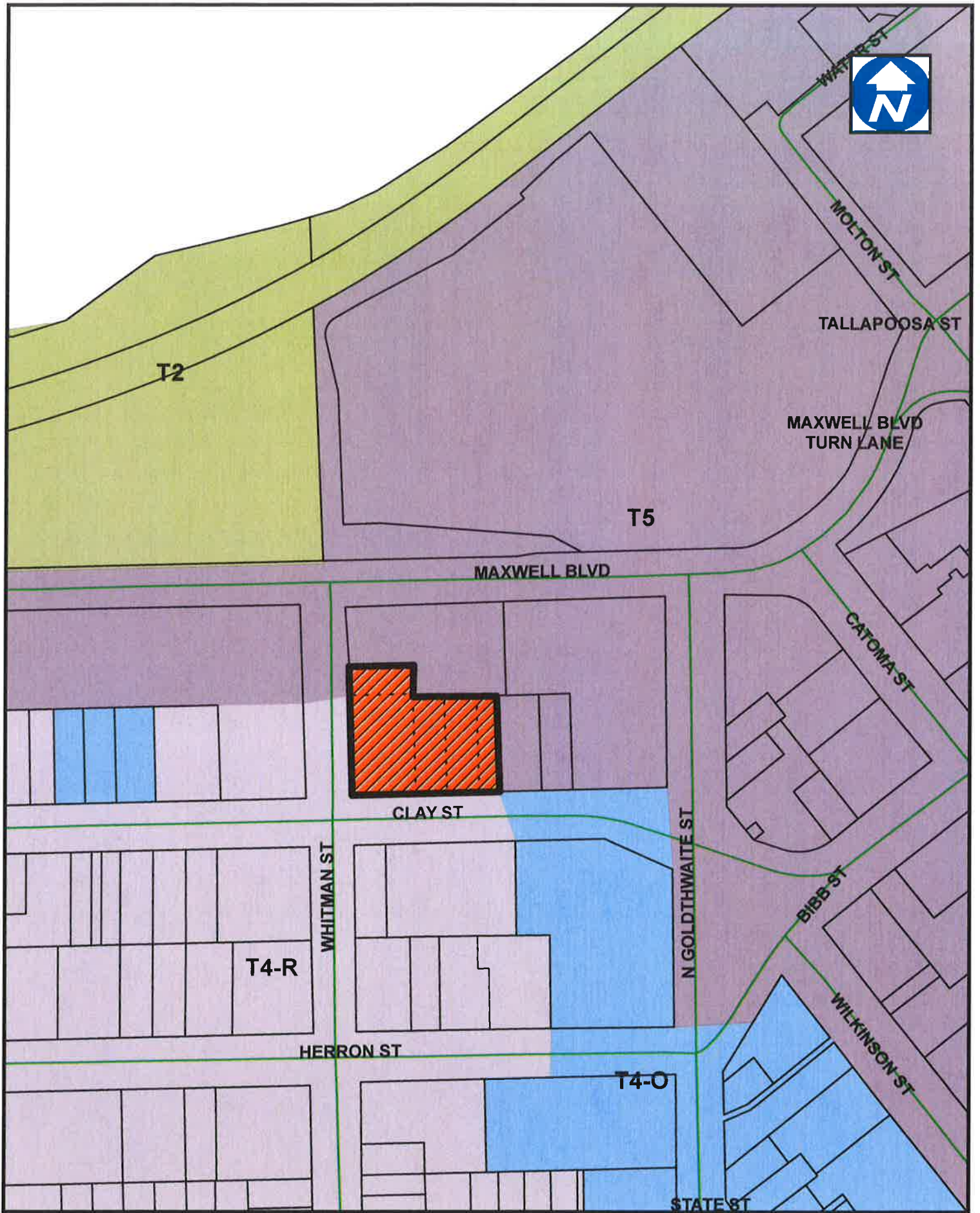
**Department of Planning Comment(s):**

**CITY COUNCIL DISTRICT: 3**

**PLEASE NOTE:**

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REZONING REQUEST  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5A



REZONING REQUEST  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 5B

6. RZ-2022-022 **PRESENTED BY:** Knox Kershaw

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel of land containing 11.62 acres located on the east side of Taylor Road, approximately 400 ft. south of Park Crossing, from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The intended use for this property is future commercial use. The adjacent property has PUD (Planned Unit Development zoning to the north, AGR-1 (Residential Agriculture) zoning to the west, and T4-R, T4-O & T5 SmartCode districts to the south. The Envision Montgomery 2040 Comprehensive Plan recommends 'Potential Open Space'.

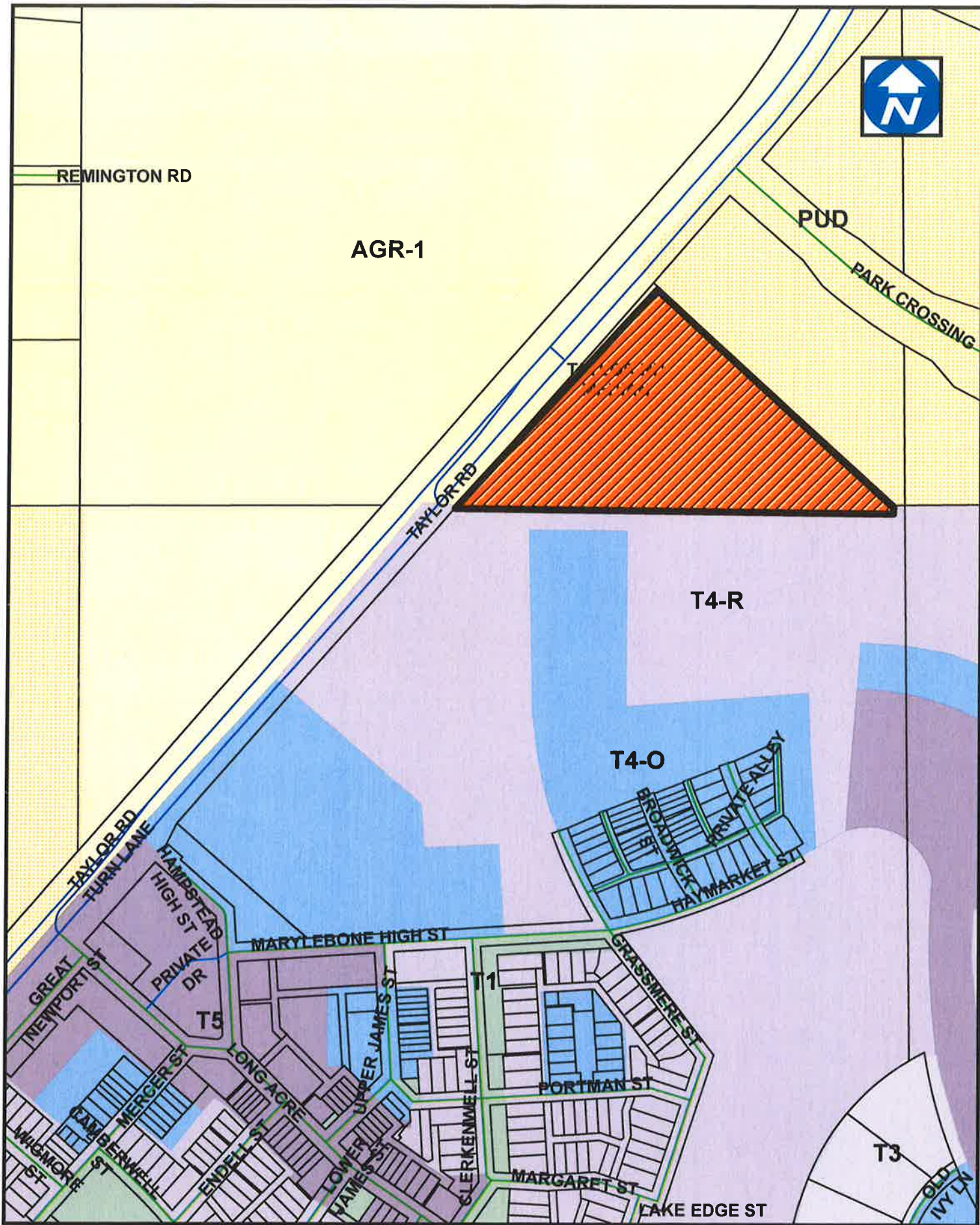
**Department of Planning Comment(s):**

**CITY COUNCIL DISTRICT: 8**

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REZONING REQUEST  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10A



REZONING REQUEST  
1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. 6B

7. RZ-1998-009 **PRESENTED BY:** Flowers & White Engineering  
MP-2022-002

**REPRESENTING:** T Investments, LLC

**SUBJECT:** Request approval of a master plan and to rezone a parcel of land located on the north side of Atlanta Highway, approximately 700 ft. east of Taylor Road North, from AGR-2 (General Agriculture), PUD (Planned Unit Development) and B-2-Q (Commercial-Qualified) Zoning Districts to a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The intended use for this property is for single-family residential and commercial. The adjacent property has AGR-2 (General Agriculture) zoning to the north, B-2 (Commercial) and R-85 (Single-Family Residential) to the east, B-2 (Commercial), PUD (Planned Unit Development) and R-75-m (Multi-Family Residential) to the south, and B-2 (Commercial), R-65-m (Multi-Family Residential) and R-65-s (Single-Family Residential) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Potential Open Space'. The Master Plan guidelines for development are:

Single-Family Residential – 52 ft. {273 lots}

Front yard – 20 ft.  
Rear yard – 15 ft.  
Side yards – 5 ft. each side  
Street Side yards – 5 ft.

Single-Family Residential – 65 ft. {5 lots}

Front yard – 20 ft.  
Rear yard – 15 ft.  
Side yards – 5 ft. each side  
Street Side yards – 5 ft.

**Parking ratio:** 2 spaces per dwelling

**Height:** 2 stories max

Commercial – B-2 guidelines

**Department of Planning Comment(s):** The Planning Department does not object to the proposed rezoning request. The future land use map in the Envision Montgomery 2040 Comprehensive Plan is incorrect for this location.

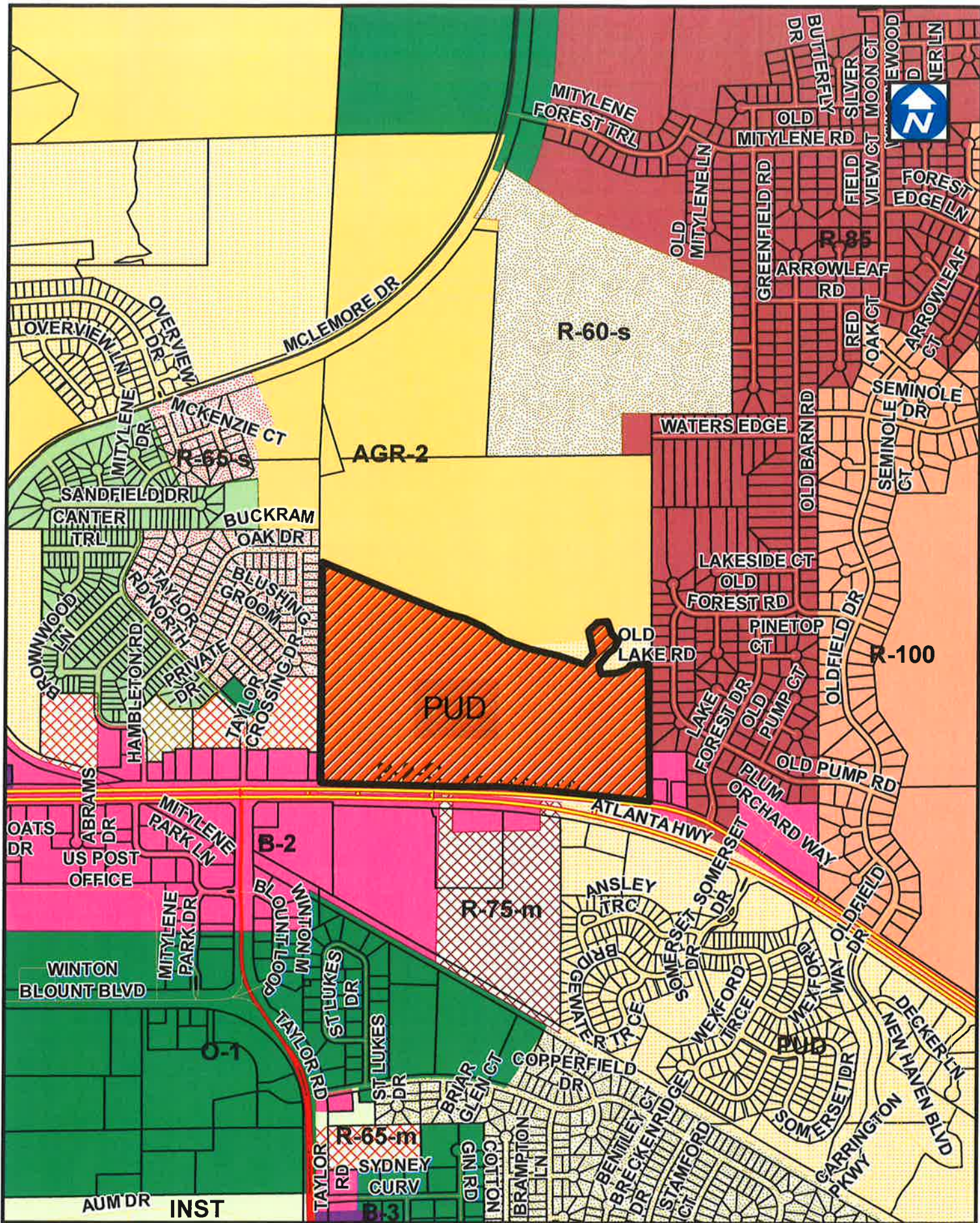
**CITY COUNCIL DISTRICT:** 1

**PLEASE NOTE:**

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MASTER PLAN  
1 inch = 1,000 feet

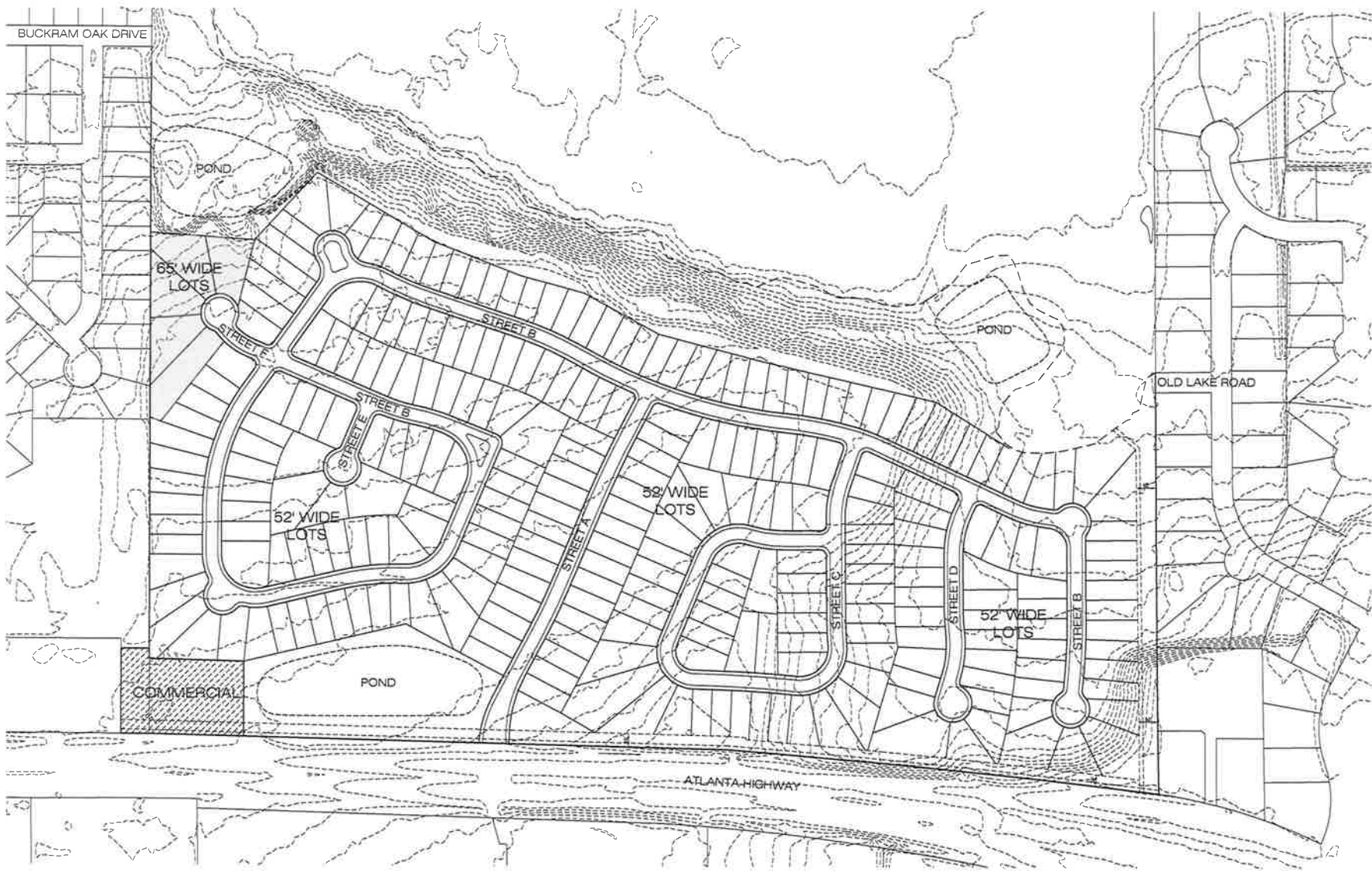
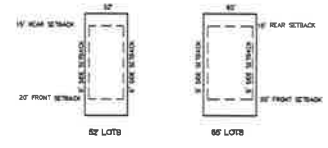
SUBJECT PROPERTY



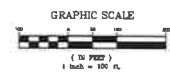
ITEM NO.

7A

# McLEMORE PROPERTY MASTER PLAN



COMMERCIAL



**FLOWERS & WHITE**  
 ENGINEERS & ARCHITECTS, P.C.  
 1000 W. MONROE BLVD., SUITE 100  
 MONTGOMERY, ALABAMA 36102  
 PHONE: (205) 261-1111  
 FAX: (205) 261-1112

MASTER PLAN FOR  
**McLEMORE PROPERTY**  
 MONTGOMERY, ALABAMA

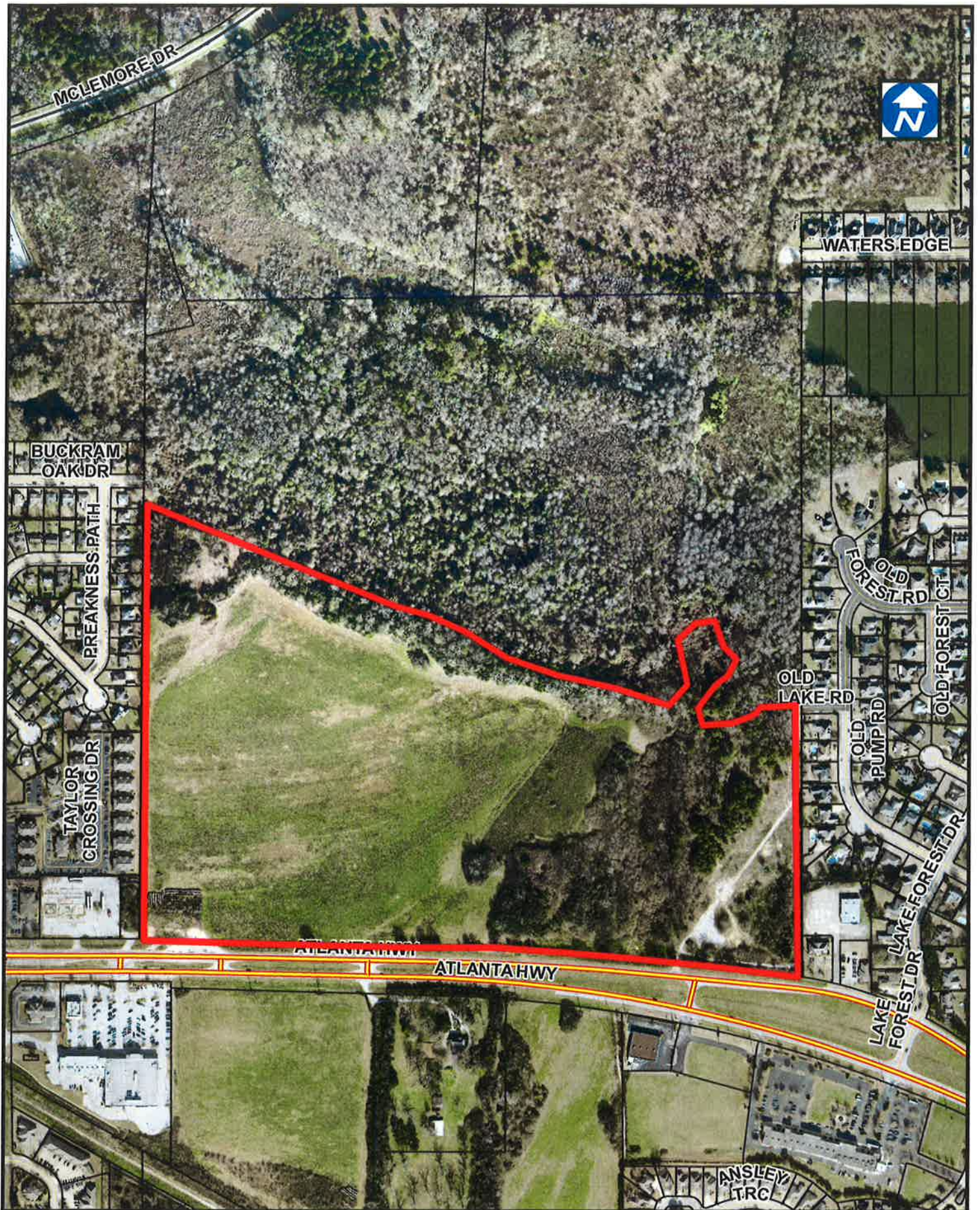
DESIGNED BY	20-020
DRAWN BY	K.E.
CHECKED BY	K.E.
DATE	9-30-08
REV. 1	
REV. 2	
REV. 3	

SHEET TITLE  
**MASTER PLAN**

SHEET NUMBER

SHEET OF

13



MASTER PLAN  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7C