

Planning Commission Agenda

February 23, 2023

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

James Reid, *Chairman*

Garrett Smith, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

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 January 26, 2023 meeting

February 23, 2023

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9202	Jeffcoat Engineers & Surveyors	Beaumont Drive	Plat	1
2.	9017	Goodwyn Mills Cawood	EastChase Parkway	Plat	2
3.	9203	Gonzalez-Strength & Assoc.	West South Blvd.	Plat	3
4.	9199	Flowers & White Engineering	Northchase Blvd.	Plat	4
5.	9200	“ “	Northchase Blvd.	Plat	5
6.	9201	“ “	Perry Hill Road	Plat	6
7.	RZ-2023-005	Blythe Metz and Jon Kelly	Mobile Highway	Rezoning	7

*The next Planning Commission meeting is on
March 23, 2023*

1. 9202 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: David Woods

SUBJECT: Request final approval of WCOV-20 Plat No. 1 located on the south side of Beaumont Drive, approximately 400 ft. west of Thomas Avenue, and the west end of Rosewood Drive in a U (Utility) Zoning District.

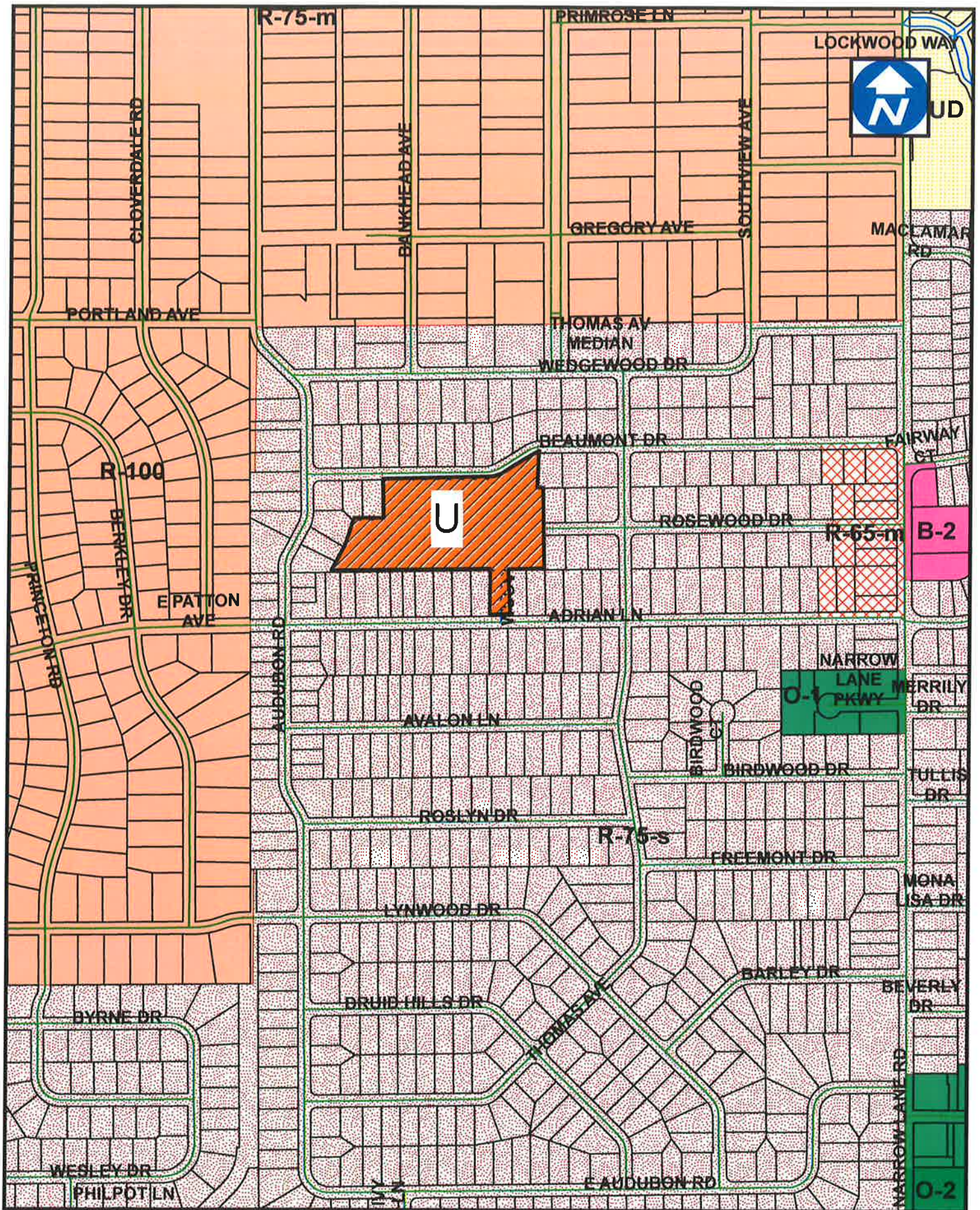
REMARKS: This plat replats one (1) lot into four (4) lots for utility use. Lot 1 (4.33 acres) has 424 ft. of frontage along Beaumont Drive and a depth of 372 ft. Lot 2 (2.34 acres) has 223.91 ft. of frontage along Beaumont Drive and a depth of 560 ft. Lot 3 (.009 acres) has a width of 15 ft. and a depth of 35 ft. This parcel will have access granted by separate document at a later date. Lot 4 (.09 acres) has 55.83 ft. of frontage along Beaumont Dr. and a depth of 138.2 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 7

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 500 feet

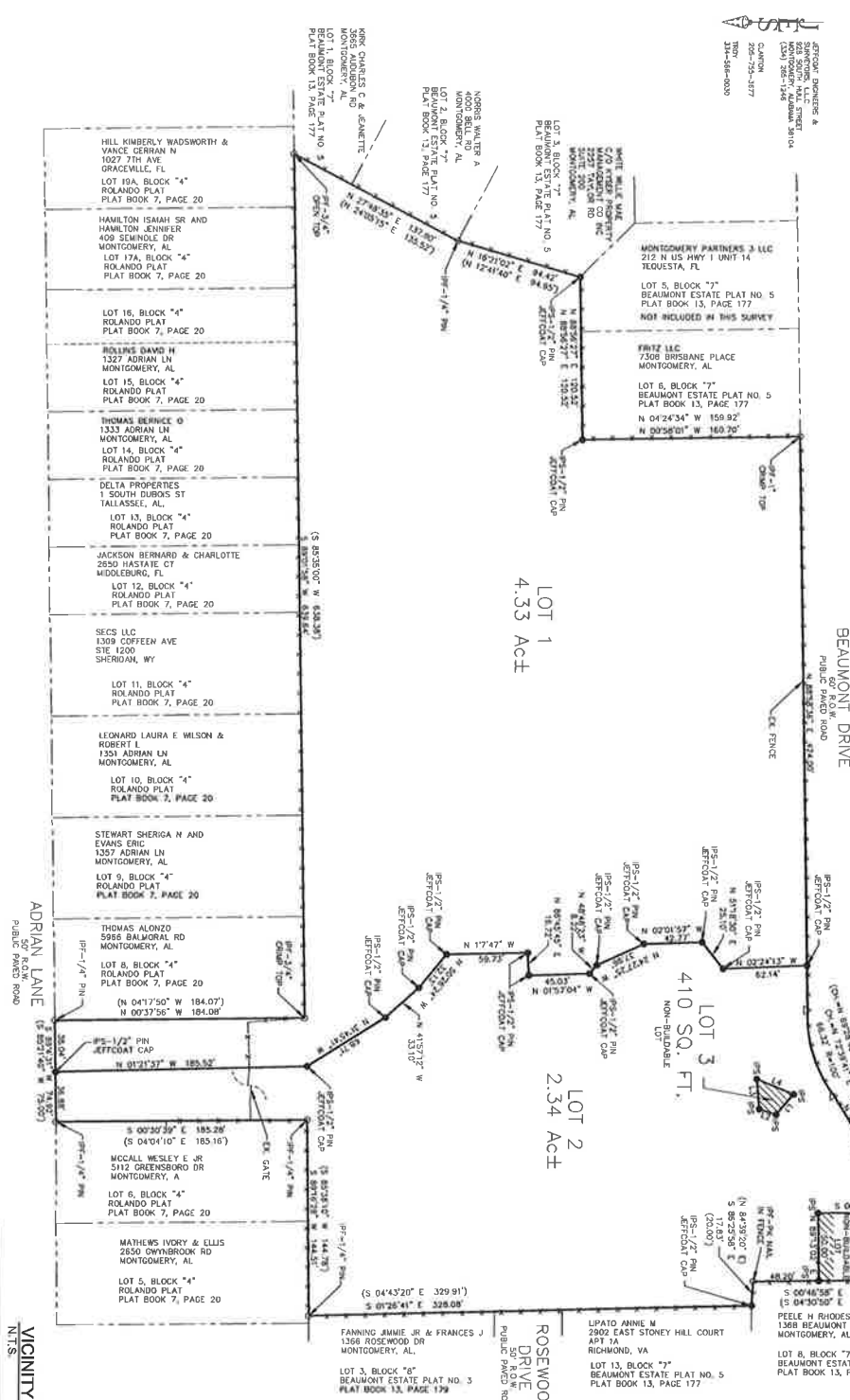
SUBJECT PROPERTY



ITEM NO. 1A

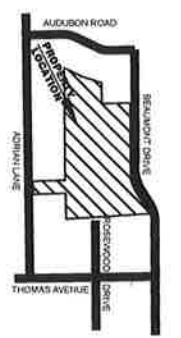
WCOV-20 PLAT NO. 1

REPLAT OF LOT 7, BLOCK "7", BEAUMONT ESTATES PLAT NO. 5, AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 13, AT PAGE 177, ALSO BEING A REPLAT OF LOT 7, BLOCK "4", ROLANDO PLAT AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 7, AT PAGE 20. SAID LAND LYING IN THE SW 1/4 OF SECTION 29, T-16-N, R-18-E MONTGOMERY COUNTY, ALABAMA



SPECIAL NOTES:
 -LOT 3 IS A FIVE LINE SURVEY OF THE PROPERTY OCCUPIED BY THE OWNER AS SHOWN ON THE PRESENT SURVEY.
 -STREET ACCESS ROUTE WILL BE GIVEN ON SEPARATE DEED DOCUMENTS.

SOURCE OF INFORMATION
 WHEREAS DEEDS AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 13, AT PAGE 177, ALSO BEING A REPLAT OF LOT 7, BLOCK "4", ROLANDO PLAT AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 7, AT PAGE 20.



FIELD DATE:	01/17/2023
PROJECT NO.:	23-16
PROJECT NAME:	DAVID WOODS
DRAWING NAME:	23-16-DAND-WOODS-PLATING
TOPGRAPH FILE:	
DRAWING DATE:	01-17-2023.CSV
CHECKED BY:	CSJ
DRAWN BY:	BEW
SCALE:	1" = 60'
DATE:	01-17-2023
REV:	2/2/23
RESERVED FOR COURTHOUSE RECORDING	

CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION:
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2023, and is approved according to the Code of Alabama 11-53-32.
 By: Thomas M. Ysion, Jr., Executive Secretary

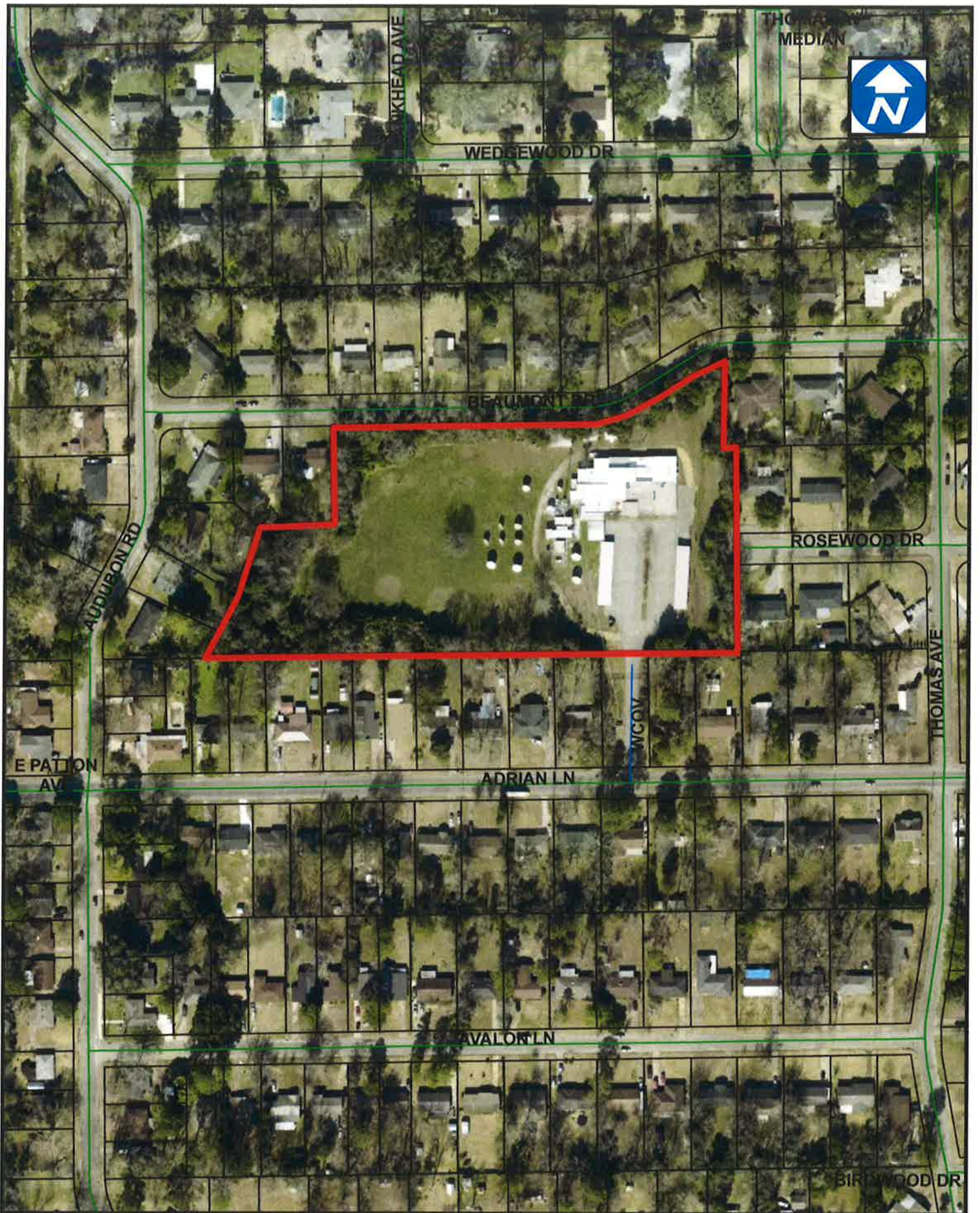
NOTARY PUBLIC:
 I, DAVID D. WOODS, President of Woods Communications Corporation, do hereby certify that the above and foregoing plat and map were prepared by the undersigned authority, a Notary Public in and for the State of Alabama, and that the same are true and correct. My commission expires on _____, 2023.
 DAVID D. WOODS, PRESIDENT
 WOODS COMMUNICATIONS CORPORATION

CERTIFICATE OF RECORDING:
 I, DAVID B. WOODS, President of Woods Communications Corporation, do hereby certify that the above and foregoing plat and map were prepared by the undersigned authority, a Notary Public in and for the State of Alabama, and that the same are true and correct. My commission expires on _____, 2023.
 DAVID B. WOODS, PRESIDENT
 WOODS COMMUNICATIONS CORPORATION

STATE OF ALABAMA
 COUNTY OF MONTGOMERY
 I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE ALABAMA DEPARTMENT OF REVENUE AND THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.
 THIS THE 17TH DAY OF JANUARY, 2023.
A. GURRIE JEFFCOAT, JR., PE & LS
 AL REG 3587

RESERVED FOR COURTHOUSE RECORDING

13



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9017 **PRESENTED BY:** Goodwyn Mills Cawood

REPRESENTING: EastChase Market Center, LLC

SUBJECT: Request final approval of EastChase Marketplace Plat No. 1-B located on the north side of EastChase Parkway, approximately 400 ft. east of EastChase Lane, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 4-B (1.07 acres) has 147.09 ft. of frontage along EastChase Parkway and a depth of 333.69 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 9

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.

PGH-40

R-60-s

O-1



I-85 SOUTHBOUND
I-85 NORTHBOUND

PUD



EASTCHASE PKWY

SELAS DR

EASTCHASE LN

PUD

LILLIAN PL

BRISBANE PL

BRISBAKE CT

WYNALAKES BLVD

WYNGROVE DR

OLD SOUTHWICK PL

LAKERIDGE DR

WYNFORD CIR

PINECREST

FAIRWOODS PL

PLATS

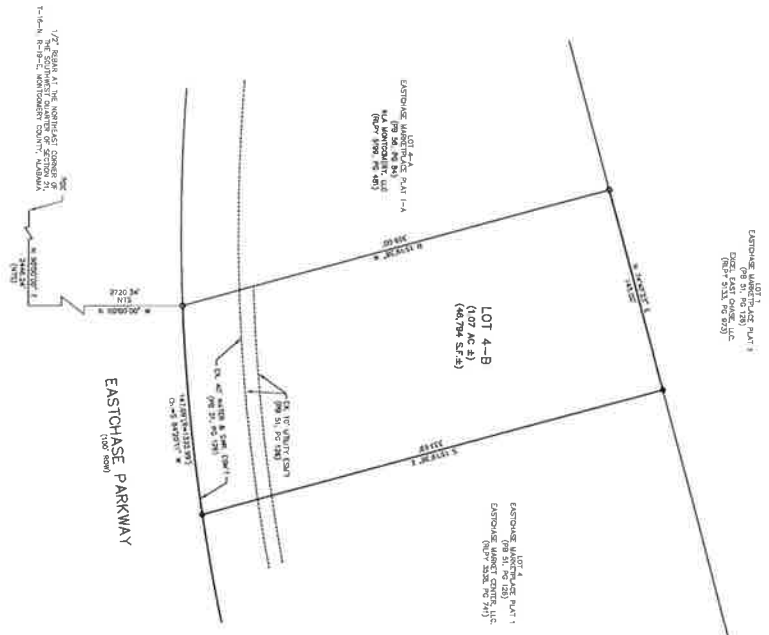
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO

2A



NOTES:

1. The subject property is shown in red on the attached map.
2. The subject property is shown in red on the attached map.
3. The subject property is shown in red on the attached map.
4. The subject property is shown in red on the attached map.
5. The subject property is shown in red on the attached map.
6. The subject property is shown in red on the attached map.
7. The subject property is shown in red on the attached map.
8. The subject property is shown in red on the attached map.
9. The subject property is shown in red on the attached map.
10. The subject property is shown in red on the attached map.

Map of
EastChase Marketplace Plat 1-B
 Being a field of a portion of Lot 4, EastChase Marketplace Plat No. 1 (P&S No. 128)
 (As per the map of EastChase Marketplace Plat No. 1 (P&S No. 128)
 as recorded in the Public Records of the State of Alabama, in Book 128, Page 128)

Goodman, Mills & Camwood, Inc.
 Engineers - Architects - Planners - Surveyors

SHEET NO.		DATE	
1	1	1/1/2023	1/1/2023
2	2	1/1/2023	1/1/2023
3	3	1/1/2023	1/1/2023
4	4	1/1/2023	1/1/2023
5	5	1/1/2023	1/1/2023
6	6	1/1/2023	1/1/2023
7	7	1/1/2023	1/1/2023
8	8	1/1/2023	1/1/2023
9	9	1/1/2023	1/1/2023
10	10	1/1/2023	1/1/2023

STATE OF ALABAMA
 COUNTY OF MOBILE

PLAT 1-B
 EASTCHASE MARKETPLACE PLAT NO. 1 (P&S NO. 128)

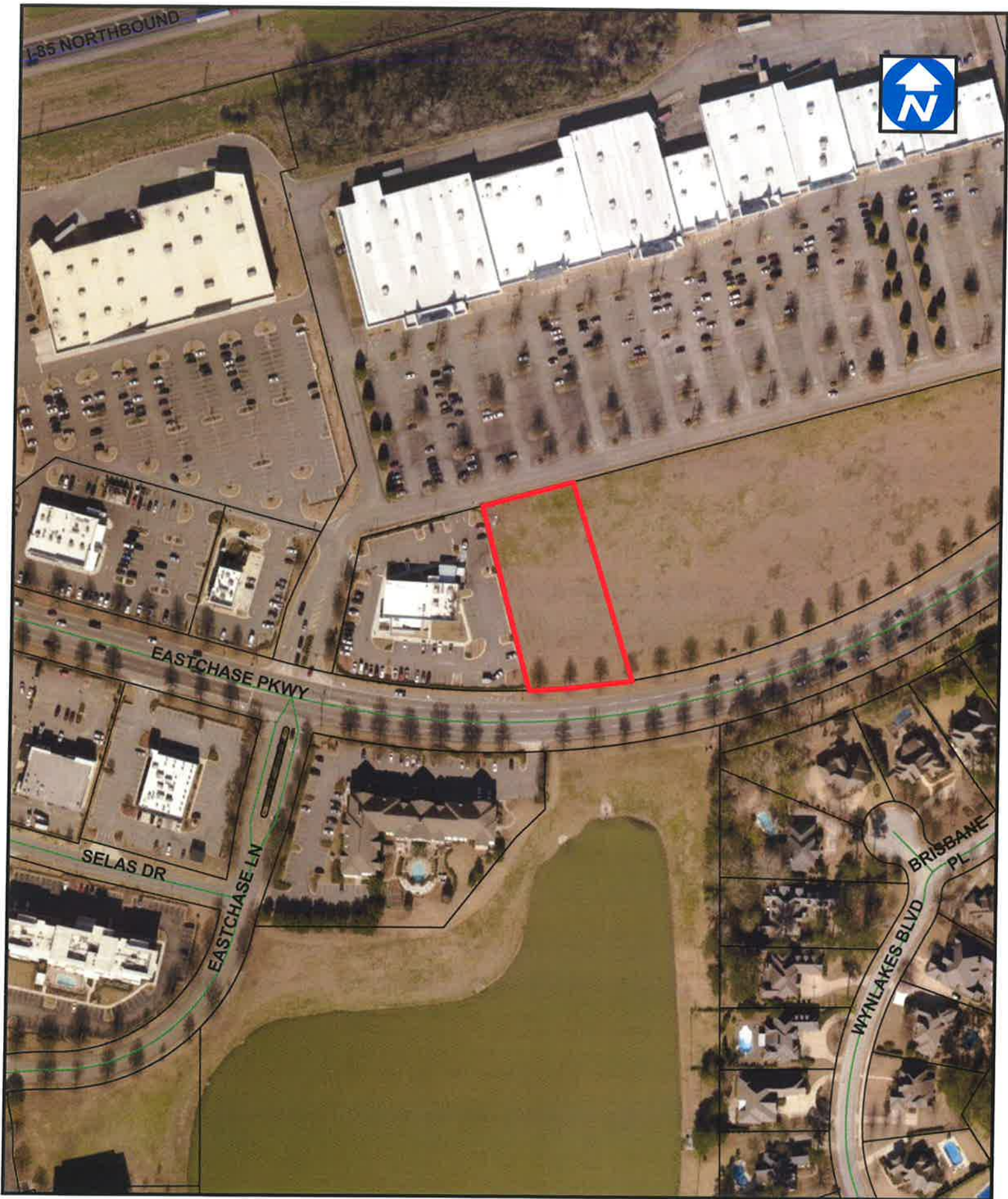
STATE OF ALABAMA
 COUNTY OF MOBILE

STATE OF ALABAMA
 COUNTY OF MOBILE

STATE OF ALABAMA
 COUNTY OF MOBILE

STATE OF ALABAMA
 COUNTY OF MOBILE

2B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO

2C

3. 9203 **PRESENTED BY:** Gonzalez-Strength & Associates, Inc.

REPRESENTING: 1016 West South Boulevard LLC

SUBJECT: Request final approval of Max Pro Inc Plat No. 2 located on the northwest corner of I-65 and West South Boulevard in an M-1 (Light Industrial) Zoning District.

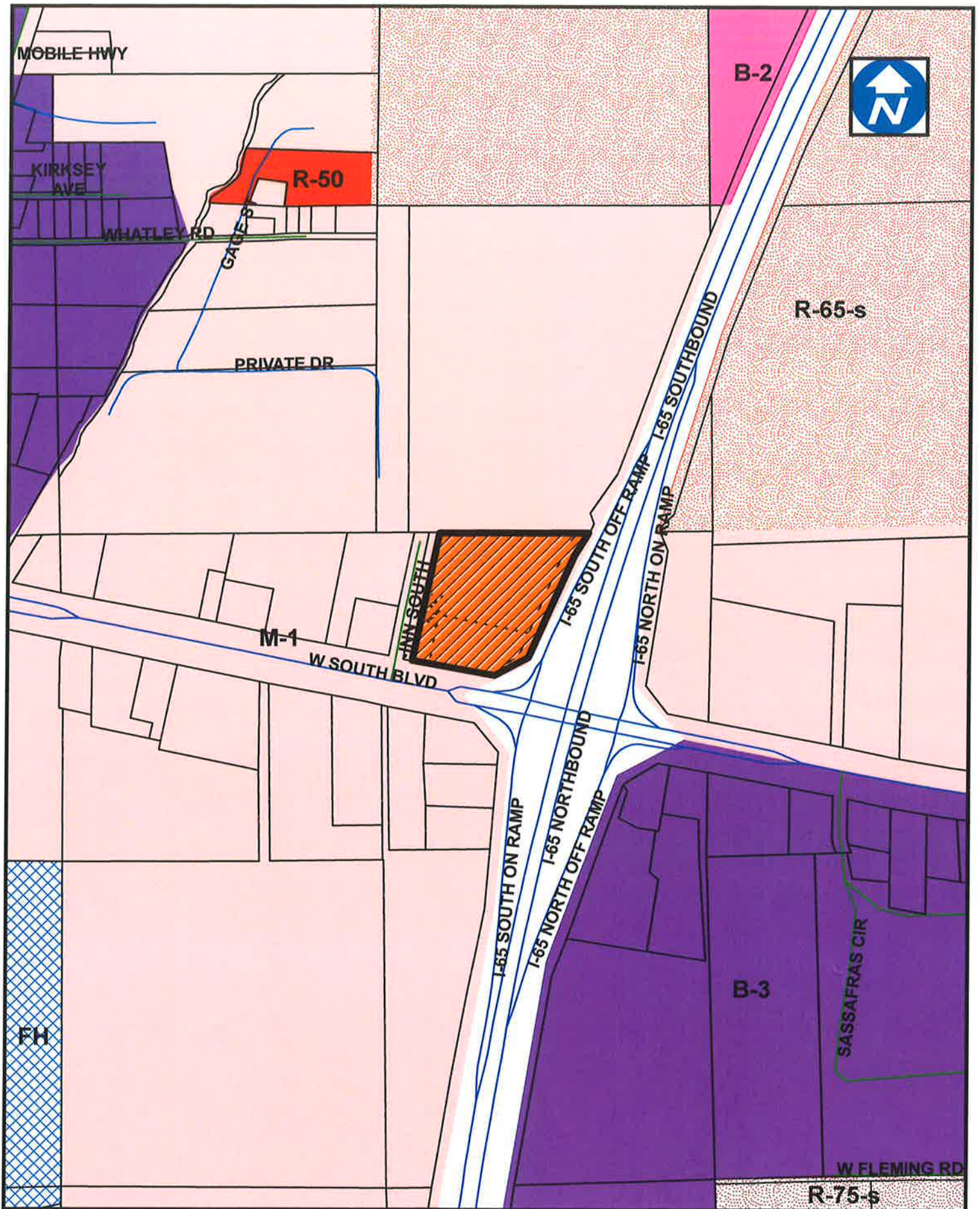
REMARKS: This plat replats three (3) lots into one (1) lot. Lot A-1 (6.44 acres) has 407 ft. of frontage along West South Boulevard and a depth of 508.65 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 3A



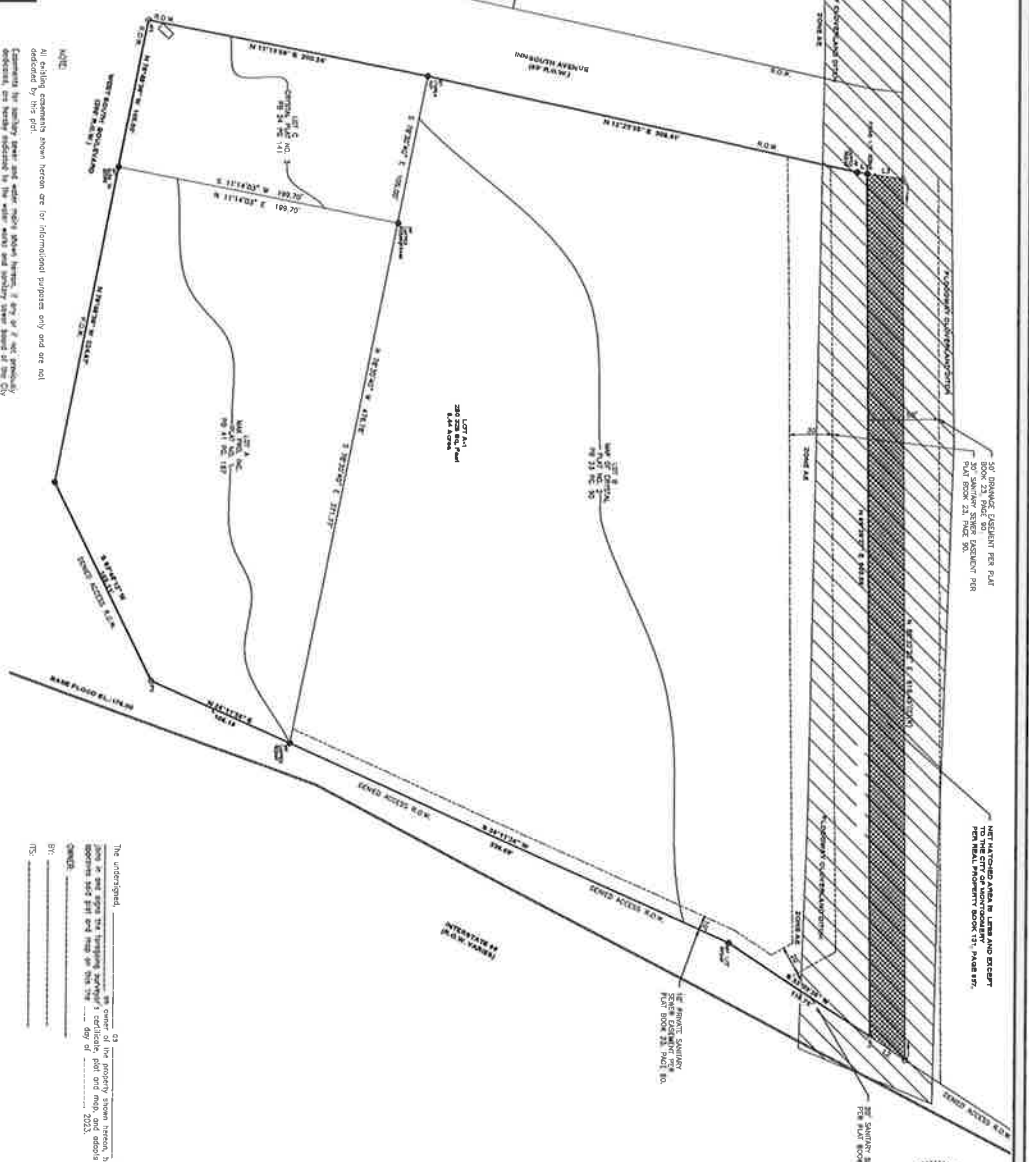
VICINITY MAP

LEGEND

Proprietary Rights	Project Boundary
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SCALE IN FEET



I, **DAVID D. LUSK**, Surveyor General for the State of Alabama, hereby certify that I have examined the foregoing plat and find it to conform to the provisions of the Statute of this State relating to the recording of maps, and that I am not aware of any facts which would render the same invalid or fraudulent in any particular.

Witness my hand and official seal this _____ day of _____, 2023.

The undersigned, _____, of the County of _____, State of _____, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as shown to them, and that they are the owners of the land therein described, and that they have executed this plat as their free and voluntary act, and that they are not under any legal disability, and that they have not been coerced, defrauded, or imposed upon in any way, and that they are not acting in behalf of any other person, firm, or corporation, and that they have not been induced or influenced by any person, firm, or corporation to execute this plat, and that they are not acting in violation of any law or public policy, and that they are not acting in violation of any contract or agreement, and that they have not been induced or influenced by any person, firm, or corporation to execute this plat, and that they are not acting in violation of any law or public policy, and that they are not acting in violation of any contract or agreement.

Given under my hand and official seal this _____ day of _____, 2023.

My commission expires: _____

Notary Public

STATE OF ALABAMA
SHERMAN COUNTY

I, **MAX PRO INC.**, a corporation organized under the laws of the State of Alabama, hereby certify that the foregoing plat is a true and correct copy of the plat as shown to me, and that I am the owner of the land therein described, and that I have executed this plat as my free and voluntary act, and that I am not under any legal disability, and that I have not been coerced, defrauded, or imposed upon in any way, and that I am not acting in behalf of any other person, firm, or corporation, and that I have not been induced or influenced by any person, firm, or corporation to execute this plat, and that I am not acting in violation of any law or public policy, and that I am not acting in violation of any contract or agreement.

Given under my hand and official seal this _____ day of _____, 2023.

My commission expires: _____

Notary Public

FINAL PLAT

MAX PRO INC.

PLAT NO. 2

STATE OF ALABAMA
SHERMAN COUNTY

I, **DAVID D. LUSK**, Surveyor General for the State of Alabama, hereby certify that I have examined the foregoing plat and find it to conform to the provisions of the Statute of this State relating to the recording of maps, and that I am not aware of any facts which would render the same invalid or fraudulent in any particular.

Witness my hand and official seal this _____ day of _____, 2023.

The undersigned, _____, of the County of _____, State of _____, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as shown to them, and that they are the owners of the land therein described, and that they have executed this plat as their free and voluntary act, and that they are not under any legal disability, and that they have not been coerced, defrauded, or imposed upon in any way, and that they are not acting in behalf of any other person, firm, or corporation, and that they have not been induced or influenced by any person, firm, or corporation to execute this plat, and that they are not acting in violation of any law or public policy, and that they are not acting in violation of any contract or agreement.

Given under my hand and official seal this _____ day of _____, 2023.

My commission expires: _____

Notary Public

STATE OF ALABAMA
SHERMAN COUNTY

I, **MAX PRO INC.**, a corporation organized under the laws of the State of Alabama, hereby certify that the foregoing plat is a true and correct copy of the plat as shown to me, and that I am the owner of the land therein described, and that I have executed this plat as my free and voluntary act, and that I am not under any legal disability, and that I have not been coerced, defrauded, or imposed upon in any way, and that I am not acting in behalf of any other person, firm, or corporation, and that I have not been induced or influenced by any person, firm, or corporation to execute this plat, and that I am not acting in violation of any law or public policy, and that I am not acting in violation of any contract or agreement.

Given under my hand and official seal this _____ day of _____, 2023.

My commission expires: _____

Notary Public

STATE OF ALABAMA
SHERMAN COUNTY

I, **DAVID D. LUSK**, Surveyor General for the State of Alabama, hereby certify that I have examined the foregoing plat and find it to conform to the provisions of the Statute of this State relating to the recording of maps, and that I am not aware of any facts which would render the same invalid or fraudulent in any particular.

Witness my hand and official seal this _____ day of _____, 2023.

CONGALIEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, SURVEYING, PLANNING, AND DESIGN
400 UNIVERSITY BLVD. SUITE 100
TALLADEGA COUNTY, ALABAMA 36904
TEL: (205) 866-1111
WWW.CONGALIEZ.COM

DATE: JANUARY 2023 JOB #27-0326

3B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9199 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Tom Crews

SUBJECT: Request final approval of Northchase Plat No. 8 located on the south side of Northchase Boulevard, approximately 615 ft. east of Contractors Drive, in an M-1 (Light Industrial) Zoning District.

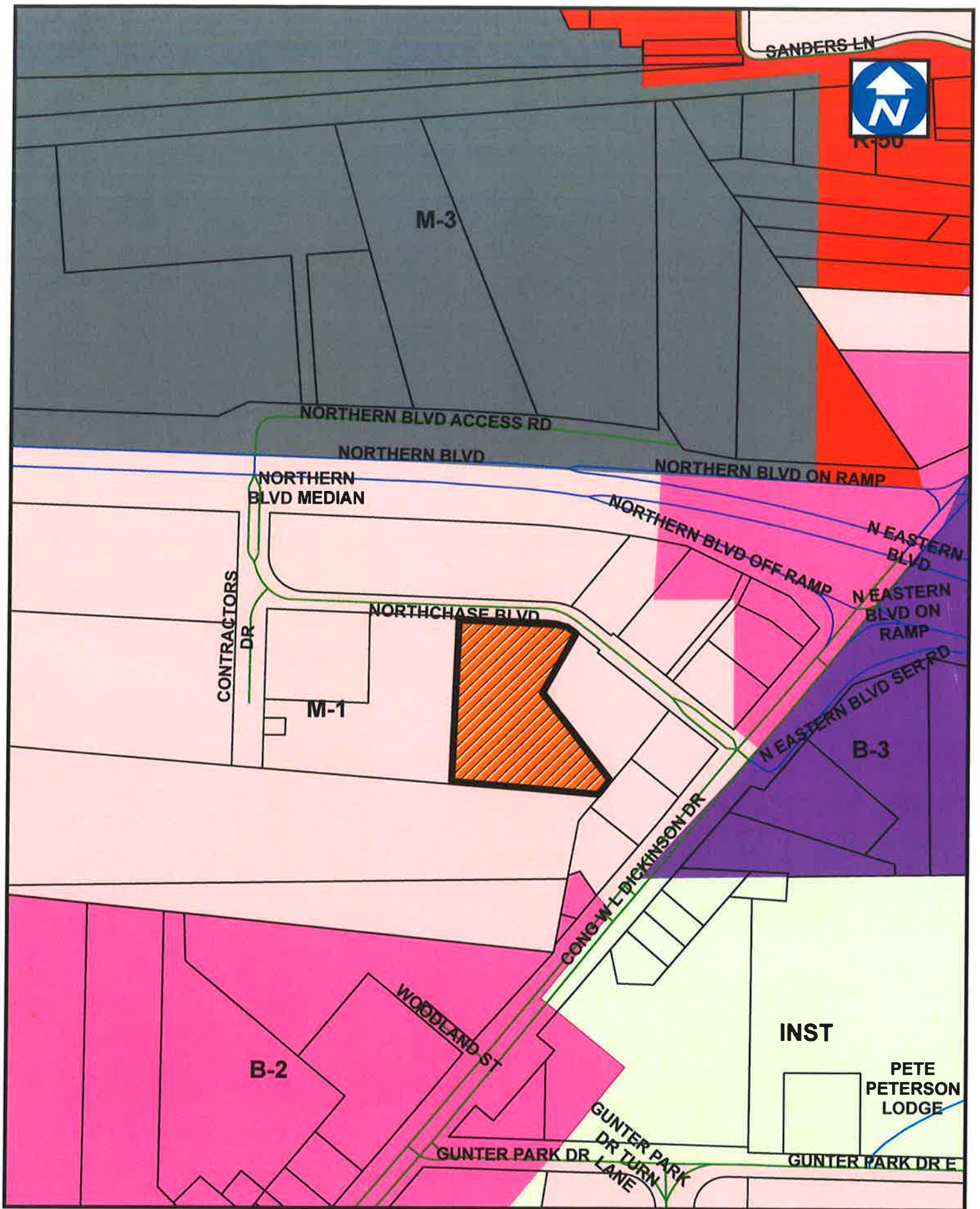
REMARKS: This plat creates one (1) lot for industrial use. Lot 5 (4.05 acres) has 283.54 ft. of frontage along Northchase Boulevard and a depth of 502.55 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 2

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

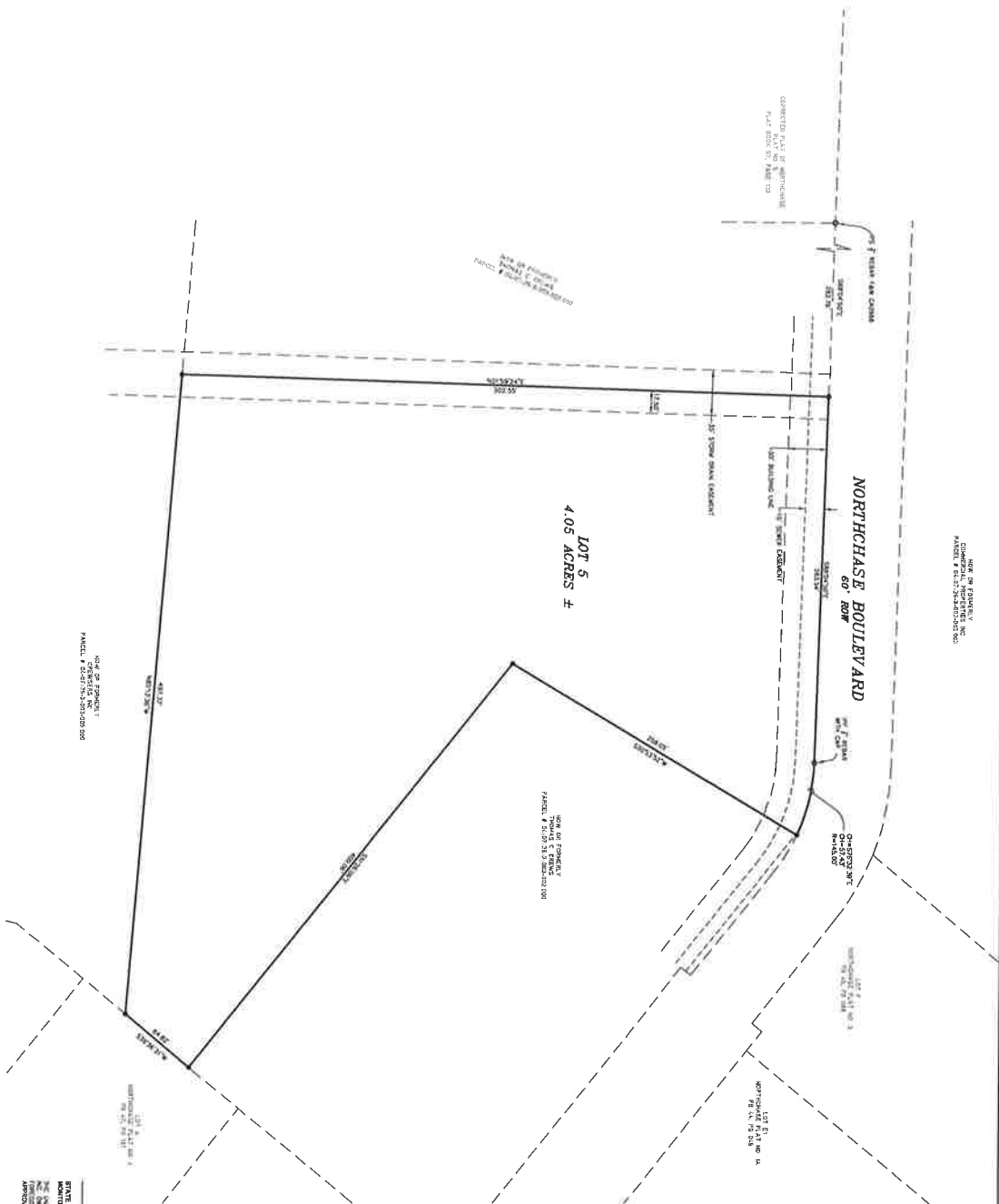
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A

DATE OF EXPIRY: 12/31/2025
PARTIAL EXPIRY: 12/31/2025



NORTHCHASE
PLAT NO. 8
UNPLATTED LANDS LYING IN THE SOUTHWEST QUARTER OF SECTION 26, 1-17-24, ALABAMA, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP

NOTES:
1. SURVEY SHOWN HEREON IS NOT PREVIOUSLY RECORDED, AND HEREBY IS BEING RECORDED FOR THE FIRST TIME.
2. THE SURVEY IS BASED UPON THE SURVEY OF THE NORTHCHASE PLAT NO. 8, MONTGOMERY COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA, BOOK 20, PAGE 100, DATED 10/27/2023.
3. THE SURVEY IS BASED UPON THE SURVEY OF THE NORTHCHASE PLAT NO. 8, MONTGOMERY COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA, BOOK 20, PAGE 100, DATED 10/27/2023.
4. THE SURVEY IS BASED UPON THE SURVEY OF THE NORTHCHASE PLAT NO. 8, MONTGOMERY COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA, BOOK 20, PAGE 100, DATED 10/27/2023.
5. THE SURVEY IS BASED UPON THE SURVEY OF THE NORTHCHASE PLAT NO. 8, MONTGOMERY COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA, BOOK 20, PAGE 100, DATED 10/27/2023.

SURVEYORS CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY
I, [Name], a duly licensed and qualified Surveyor in the State of Alabama, do hereby certify that the survey shown hereon was made by me or under my direct supervision and that I am a duly licensed and qualified Surveyor in the State of Alabama, and that the survey is correct and true to the best of my knowledge and belief.

MONTGOMERY CITY PLANNING COMMISSION

THIS PLAN WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, BY [Name], AND WAS APPROVED BY THE COMMISSION ON [Date].

BY: [Name], CITY PLANNING COMMISSION SECRETARY

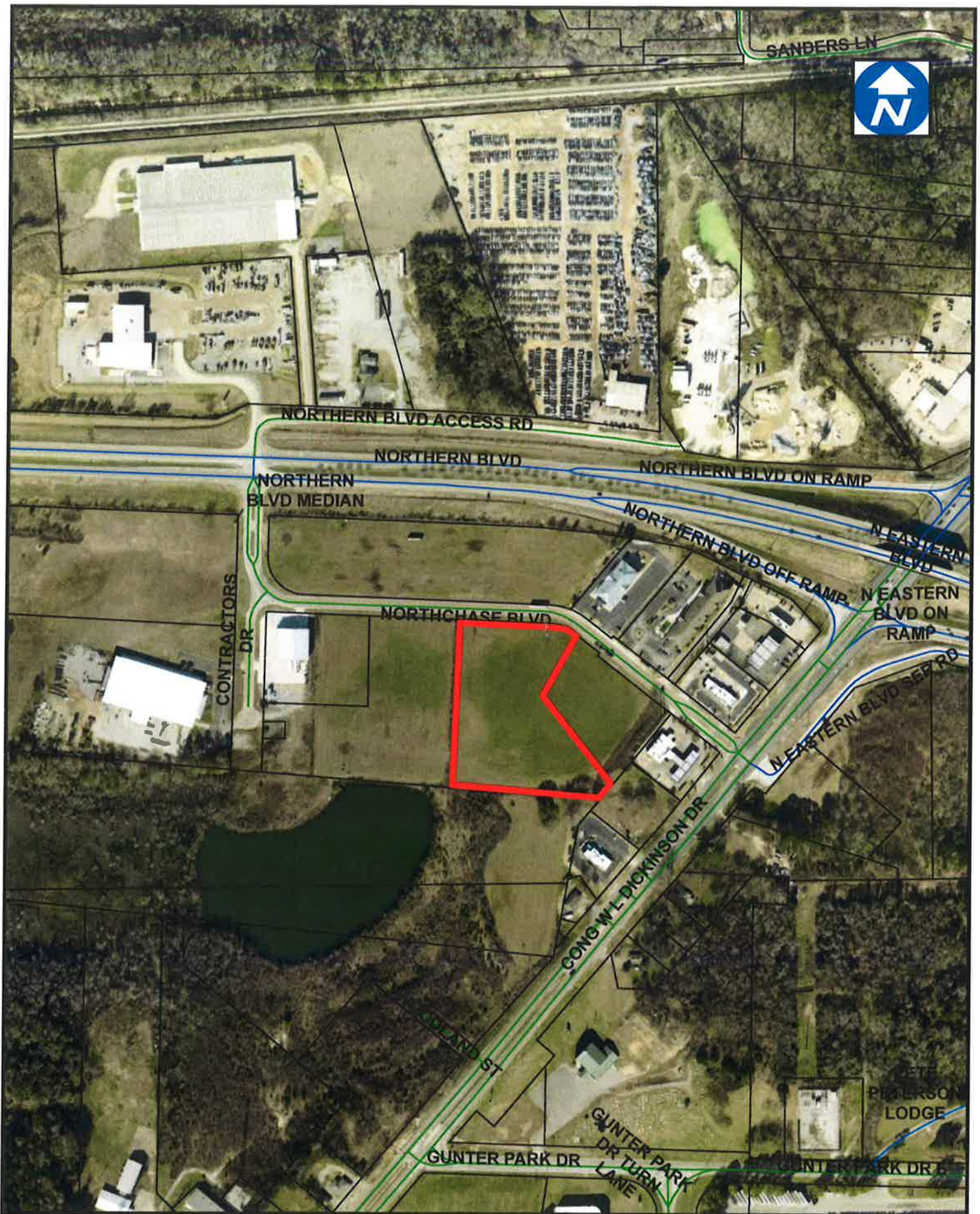


GRAPHIC SCALE

FLOWERS & WHITE
ENGINEERING LLC
3000 NORTH ALABAMA AVE., SUITE 100
MONTGOMERY, ALABAMA 36107
TEL: 334-265-1111
WWW.FLOWERSANDWHITE.COM

LEGEND

--- (Long Dash)	BOUNDARY / DISTANCE
--- (Short Dash)	ROW
--- (Dash Dot)	UTILITY LINE
---	ADJOINING PROPERTY LINE



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9200 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Tom Crews

SUBJECT: Request final approval of Northchase Plat No. 7 located on the south side of Northchase Boulevard, approximately 330 ft. east of Contractors Drive, in an M-1 (Light Industrial) Zoning District.

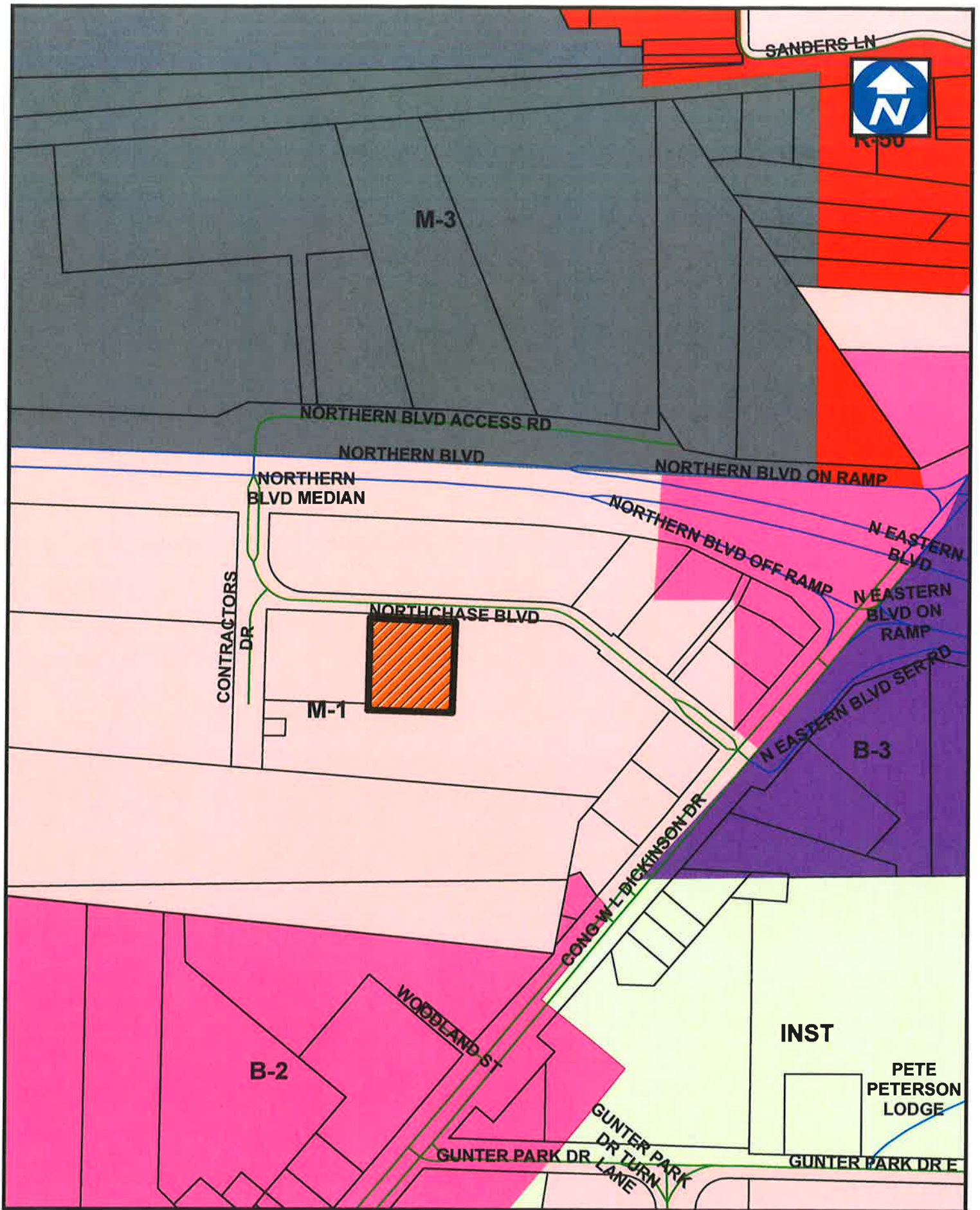
REMARKS: This plat creates two (2) lots for industrial use. Lot 2 (0.87 acres) has 129.03 ft. of frontage along Northchase Boulevard and a depth of 293.54 ft. Lot 3 (1.01 acres) has 153.73 ft. of frontage along Northchase Boulevard and a depth of 293.60 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 2

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 400 feet

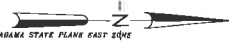
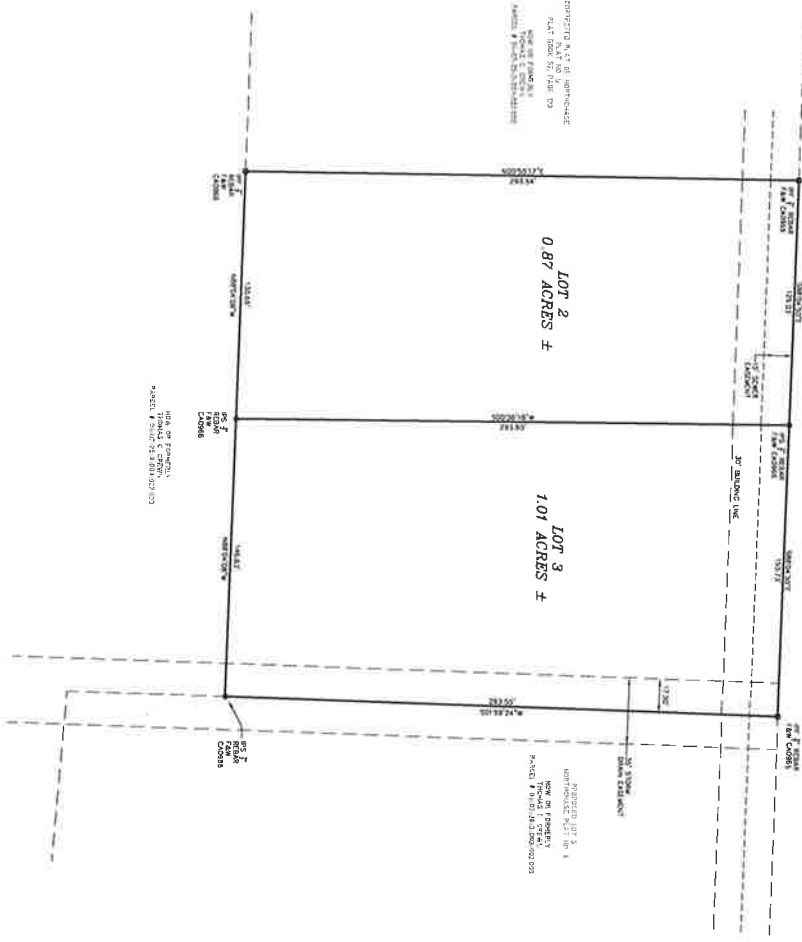
SUBJECT PROPERTY



ITEM NO. 5A

TITLE OF PROPERTY:
COMMERCIAL PROPERTY, INC.
PLOT # 1201, 1202, 1203, 1204

NORTHCASE BOULEVARD
60' ROW



VICINITY MAP

**NORTHCASE
PLAT NO. 7**

UNPLATTED LANDS LYING IN THE SOUTHWEST QUARTER OF SECTION 25, 14-17-N, 84-W-12-E, MONTCALM COUNTY, ALABAMA

NOTES

1. DISTRICTS SHOWN HEREON IF NOT PREVIOUSLY PROTECTED ARE HEREBY SUBMITTED FOR PUBLIC USE.
2. THE DISTRICTS SHOWN HEREON ARE NOT PREVIOUSLY PROTECTED ARE HEREBY SUBMITTED FOR PUBLIC USE.
3. THE DISTRICTS SHOWN HEREON ARE NOT PREVIOUSLY PROTECTED ARE HEREBY SUBMITTED FOR PUBLIC USE.
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8. THE DISTRICTS SHOWN HEREON ARE NOT PREVIOUSLY PROTECTED ARE HEREBY SUBMITTED FOR PUBLIC USE.
9. THE DISTRICTS SHOWN HEREON ARE NOT PREVIOUSLY PROTECTED ARE HEREBY SUBMITTED FOR PUBLIC USE.
10. THE DISTRICTS SHOWN HEREON ARE NOT PREVIOUSLY PROTECTED ARE HEREBY SUBMITTED FOR PUBLIC USE.

SUBMITTERS CERTIFICATE

STATE OF ALABAMA,
MONTCALM COUNTY,
I, _____, the undersigned, do hereby certify that the above described land is the property of _____ and that the same is being submitted to the City Planning Commission for the purpose of being platted and subdivided into lots for sale or lease to the public.

MONTCALM CITY PLANNING COMMISSION

THIS IS A TRUE AND CORRECT COPY OF THE CITY PLANNING COMMISSION'S ACTION ON THE ABOVE DESCRIBED MATTER AS APPROVED AND ADOPTED BY THE COMMISSION ON THIS DATE.

GRAPHIC SCALE



LEGEND

--- (Dashed line)	BOUNDARY LINE
--- (Dashed line)	SETBACK / DISTANCE
--- (Dashed line)	ROW (PL. / ROW) (AS NOTED)
--- (Dashed line)	PROPERTY LINE
--- (Dashed line)	ADJACENT PROPERTY LINE



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 9201 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Windsor Hill, LLC

SUBJECT: Request final approval of Windsor Hill Commercial Plat No. 2 located on the northwest corner of Vaughn Road and Perry Hill Road in O-1-Q (Office-Qualified) and B-3-Q (Commercial-Qualified) Zoning Districts.

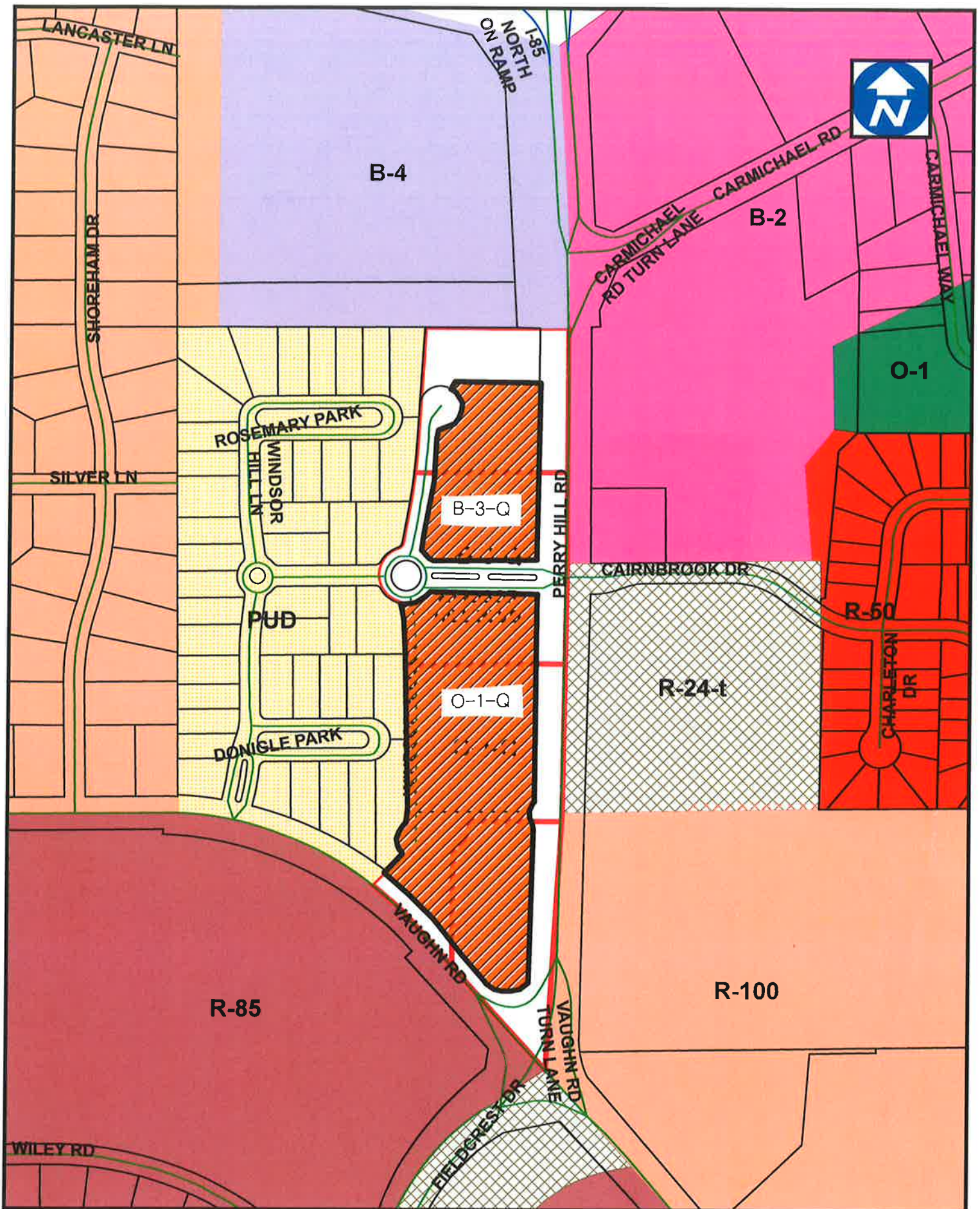
REMARKS: This plat creates seven (7) lots for office and commercial use. Lot 2 (1.10 acres) has 179.20 ft. of frontage along Perry Hill Road and a depth of 253.20 ft. Lot 3 (1.33 acres) has 217.75 ft. of frontage along Perry Hill Road and 252.90 ft. of frontage along Windsor Hill Boulevard. Lot 4 (1.10 acres) has 175 ft. of frontage along Perry Hill Road and 252.90 ft. of frontage along Windsor Hill Boulevard. Lot 5 (1.0 acres) has 166.88 ft. of frontage along Perry Hill Road and a depth of 262.96 ft. Lot 6 (0.67 acres) has 113.77 ft. of frontage along Perry Hill Road and a depth of 259.01 ft. Lot 7 (0.66 acres) has 113.78 ft. of frontage along Perry Hill Road and a depth of 256.32 ft. Lot 8 (1.97 acres) has 369.85 ft. of frontage along Perry Hill Road and 264.36 ft. of frontage along Vaughn Road. Windsor Hill Court (50 ft. ROW) will be extended south approximately 406 ft. and end in a cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 7

PLEASE NOTE:

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

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PLATS

1 inch = 300 feet

SUBJECT PROPERTY



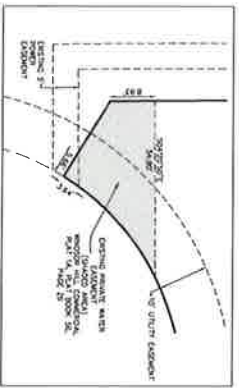
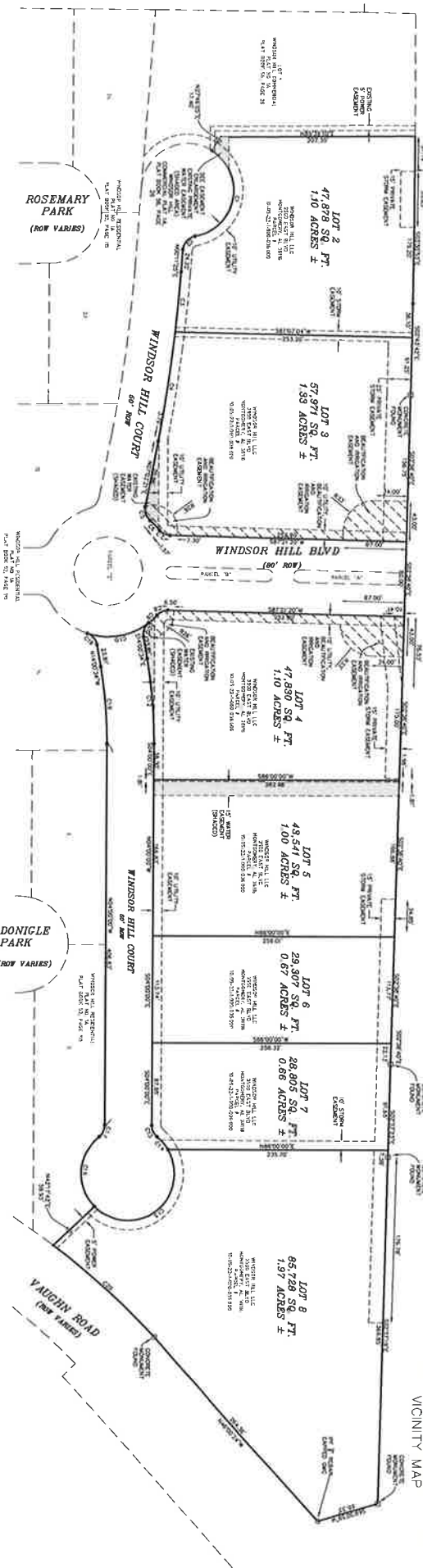
ITEM NO. 6A

CURVE TABLE	
CHORD	ARC LENGTH
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30	32.9866
40	43.9821
50	54.9776
60	65.9731
70	76.9686
80	87.9641
90	98.9596
100	109.9551
110	120.9506
120	131.9461
130	142.9416
140	153.9371
150	164.9326
160	175.9281
170	186.9236
180	197.9191
190	208.9146
200	219.9101
210	230.9056
220	241.9011
230	252.8966
240	263.8921
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260	285.8831
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390	428.8246
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800	879.6401
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820	901.6311
830	912.6266
840	923.6221
850	934.6176
860	945.6131
870	956.6086
880	967.6041
890	978.5996
900	989.5951
910	1000.5906
920	1011.5861
930	1022.5816
940	1033.5771
950	1044.5726
960	1055.5681
970	1066.5636
980	1077.5591
990	1088.5546
1000	1099.5501



WINDSOR HILL
COMMERCIAL PLAT NO. 2

BEING A PART OF UNPLATTED LANDS, LINC IN THE
NORTHEAST CORNER OF SECTION 22, T-16-N, R-8-E
MONTGOMERY COUNTY, ALABAMA.



LEGEND

—	BANKING / DISTANCE
---	PROPERTY CORNER TIE
-.-.-	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PROPERTY CORNER SET L&S NOTES

BRANFLORES CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

I, BRANFLORES, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOTS HAVE BEEN PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE ALABAMA SUBDIVISION ACT, AND THAT THE SAME HAVE BEEN FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY CLERK OF SAID COUNTY, ALABAMA, ON THIS 22ND DAY OF FEBRUARY, 2023.

BRANFLORES
COUNTY CLERK

OWNERS CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

I, THE UNDERSIGNED, OWNER OF THE PROPERTY AS SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT THE SAME HAVE BEEN PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE ALABAMA SUBDIVISION ACT, AND THAT THE SAME HAVE BEEN FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY CLERK OF SAID COUNTY, ALABAMA, ON THIS 22ND DAY OF FEBRUARY, 2023.

OWNER
BY COMMISSIONER

MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY COUNTY, ALABAMA, ON _____ ACCORDING TO THE CODE OF ALABAMA TITLE 32.

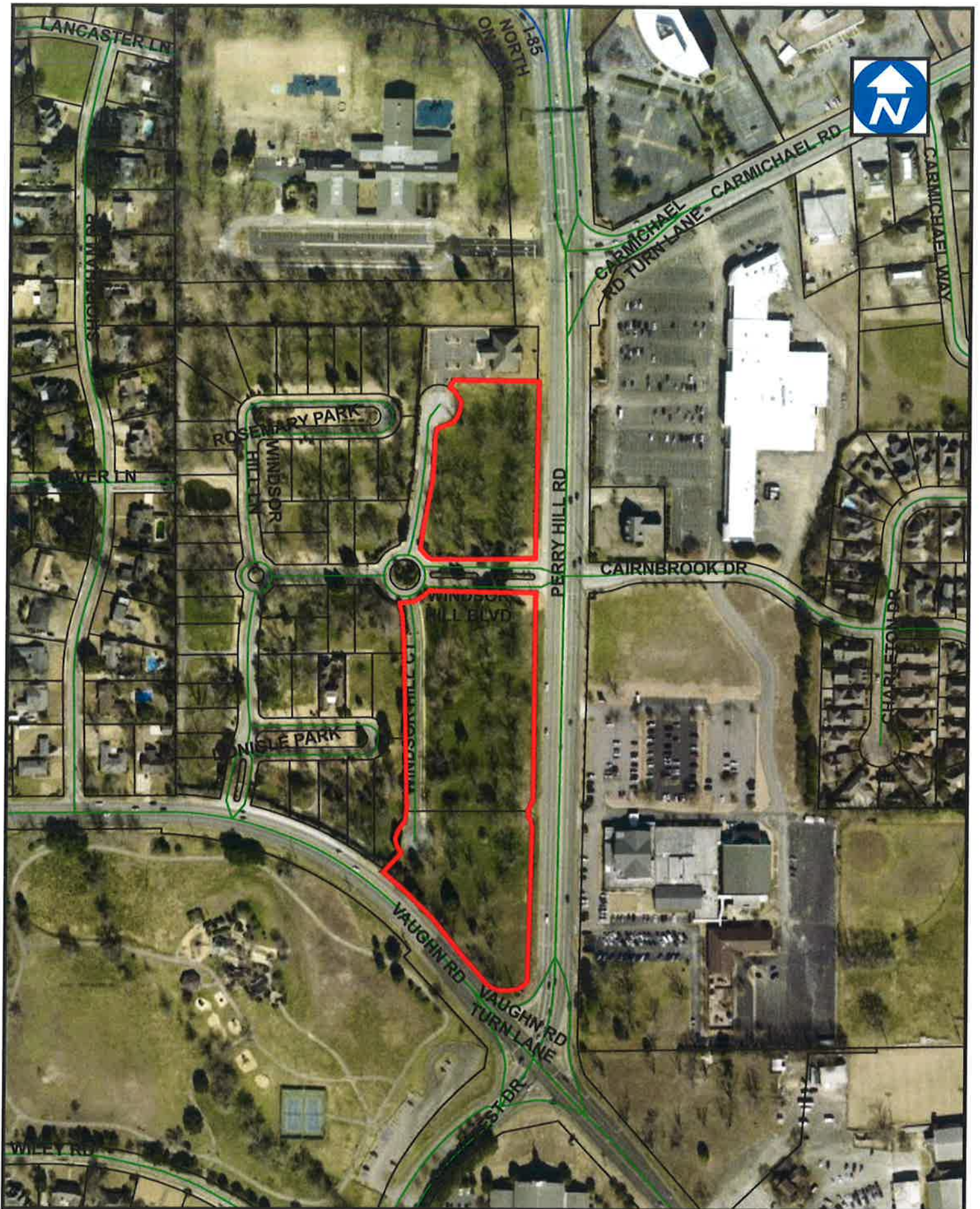
BY: _____

RECEIVED BY: _____

FLOWERS & WHITE
ENGINEERING, L.L.C.

1000 E. 21ST AVENUE, SUITE 100
MONTGOMERY, ALABAMA 36103
PH: 205.263.1100 | FAX: 205.263.1100

6B



PLATS

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. bc

7. RZ-2023-005 **PRESENTED BY:** Blythe Metz and Jon Kelly

REPRESENTING: MKX Montgomery, LLC

SUBJECT: Request to rezone one (1) parcel of land located on the east side of Mobile Highway, approximately 800 ft. south of Westgate Street, from an M-1 (Light Industrial) Zoning District to an R-60-a (Apartments) Zoning District. (3453 Mobile Highway)

REMARKS: The intended use for this property is to convert the extended stay motel into multi-family residential. This property is surrounded by M-1 zoning. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Commercial'.

CITY COUNCIL DISTRICT: 4

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.

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

Transportation

Potential walking or biking, transit, automobile

Parking

Shared parking areas located in off-street parking lots.

Building Setback

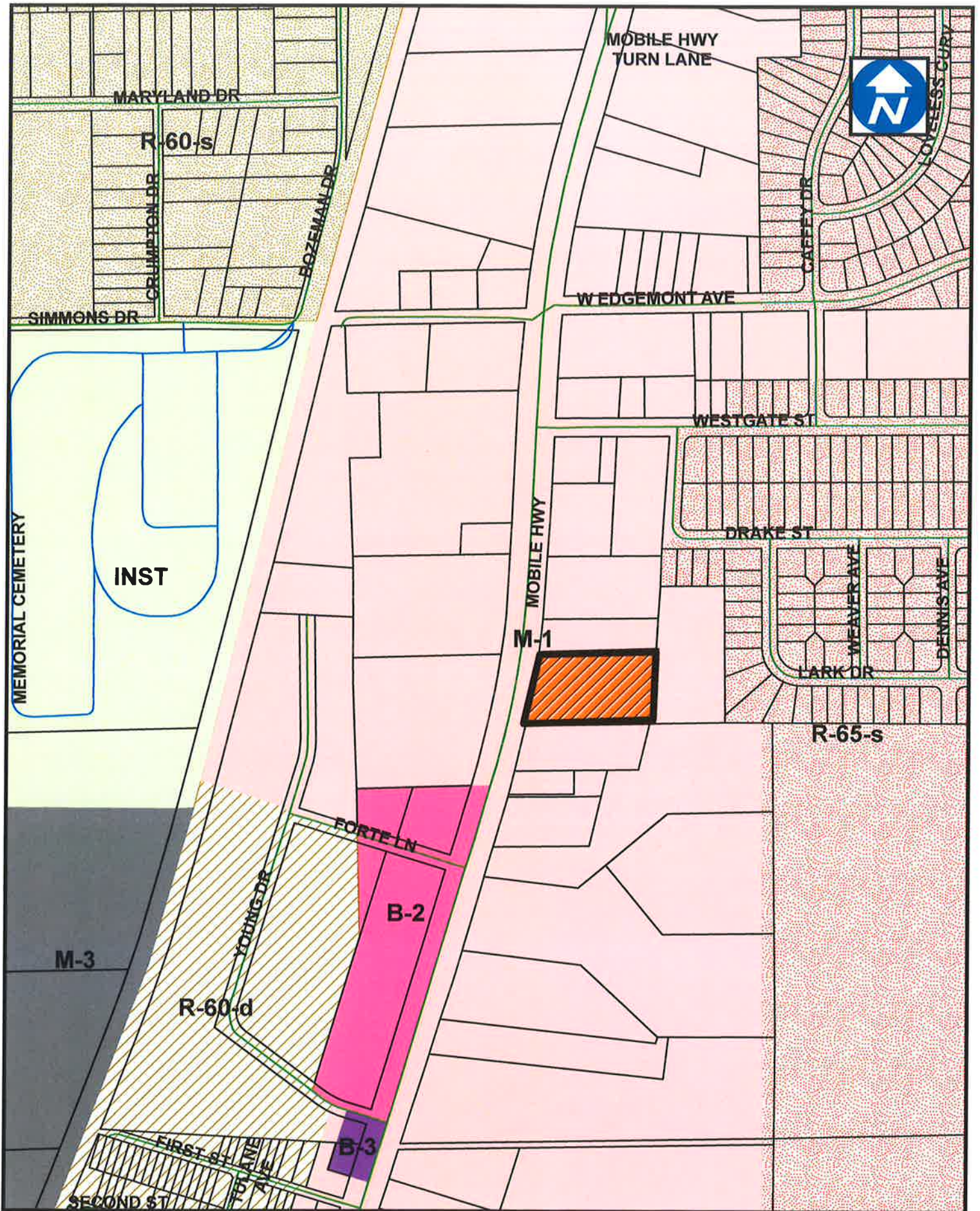
20 - 50 feet

Open Spaces

Increased landscaping and “green infrastructure” elements, plazas, parks

Streets

Along primary corridors with shared access drives connecting individual developments



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7B



WESTGATE ST

DRAKE ST

LARK DR

MOBILE HWY

YOUNG DR

FORTE LN



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7c