

# PLANNING COMMISSION MEETING AGENDA

January 25, 2024 – 5:00 p.m.

Council Auditorium, 103 N. Perry St., Montgomery, AL

## MEMBERS

James Reid, Chairman

Garrett Smith, Vice-Chairman

Ann Clemons

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

Leslie Stone

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Warren Adams  
Executive Secretary



CITY OF **MONTGOMERY**, ALABAMA

- I. Chairman's Message
- II. Approval of Minutes from the December 14, 2023 meeting

## January 25, 2024

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2023-024	Jeffcoat Engineers	Old Wetumpka Hwy.	Rezoning	1
2.	RZ-2023-025	" "	Old Wetumpka Hwy.	Rezoning	2
3.	9263	" "	Elsmeade Drive	Plat	3
4.	9262	Flowers & White Engineering	Atlanta Highway	Plat	4
5.	MP-2019-004	Goodwyn Mills Cawood	Park Crossing (New Park)	Revised Master Plan	5
6.	MP-2023-005	" "	Park Crossing (Jubilee)	Revised Master Plan	6
7.	9254	Barrett-Simpson, Inc.	Park Crossing	Plat	7
8.	RZ-2024-001	Mickey Phillips	Taylor Circle	Rezoning	8
9.	RZ-2024-002	Andre Bruni	Woodmere Blvd.	Rezoning	9
10.	RZ-2018-022	Davd & Catherine Douglas	Carter Hill Road	Rezoning	10

*The next Planning Commission meeting is on  
February 22, 2024*

- III. Election of Officers

1. RZ-2023-024 PRESENTED BY: Jeffcoat Engineers & Surveyors

REPRESENTING: Ted Pettway

**SUBJECT:** Request to rezone property containing 1.13 acres located on the north side of Old Wetumpka Highway, approximately 400 ft. east of Motley Drive, from B-2 (Commercial) and R-60-d (Duplex Residential) Zoning Districts to a B-2 (Commercial) Zoning District.

**REMARKS:** The intended use for this property is for small-format commercial use (i.e., beauty shop, barber shop, mechanic shop, or similar). The adjacent property has R-60-d (Duplex Residential) to the north, east and south; and B-2 (Commercial) to the west.

The Envision Montgomery 2040 Comprehensive Plan recommends Potential Open Space.

Department of Planning Comment(s): The Planning Department objects to the proposed rezoning request. The majority of the property along Old Wetumpka Hwy is being used for residential land use. Any kind of small format commercial would not be consistent with the existing residential land uses throughout the neighborhood. This type of activity would be more appropriate along US-231/Wetumpka Hwy. as an example.

*This item was delayed by the applicant at the December 14, 2023 meeting.*

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.

1A

## INSTITUTIONAL / CIVIC (IN)

Land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, such as major libraries, airports, public schools and public safety facilities. Semi-public uses such as hospitals and other major institutions such as large church facilities are included. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings. Small-scale institutional uses may be incorporated into the surrounding context in residential or commercial areas.

### INTENT

- ★ Encourage integration of institutional uses with adjacent neighborhoods, urban areas, commercial corridors, and open spaces.
- ★ Provide appropriate connectivity to nearby uses through sidewalks, paths and streets.



## OPEN SPACE / RECREATION (OS)

Public and private parks, recreational open space or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification also includes golf courses that function as open space.

### INTENT

- ★ Ensure parks and public recreational amenities are available to all neighborhoods.
- ★ Conserve environmentally sensitive land.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.



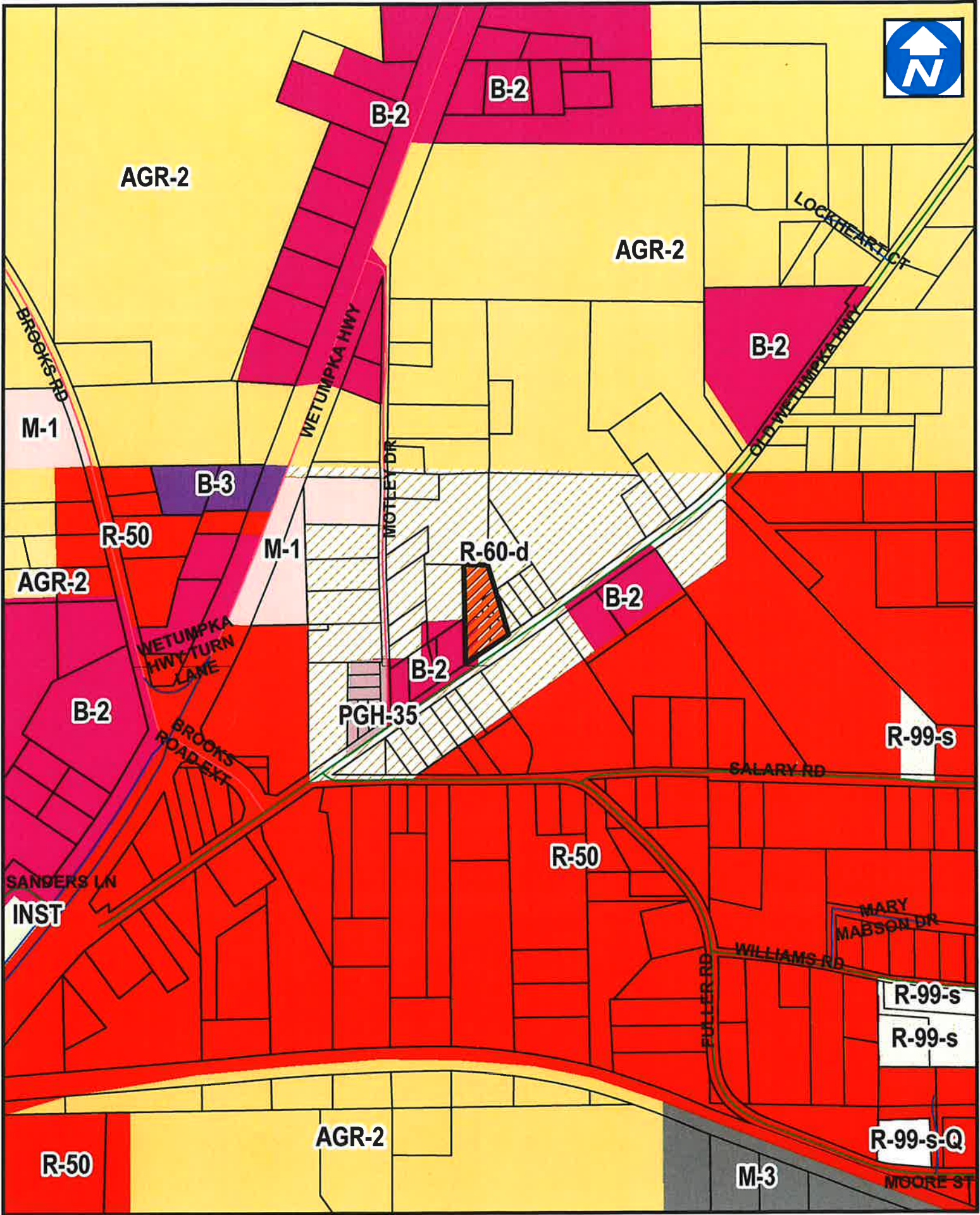
## POTENTIAL OPEN SPACE (PO)

Potential Open Space is undeveloped land that is not currently preserved but should be considered for conservation. These areas often exhibit potential for flooding or are deemed inappropriate for development due to significant physical or environmental limitations. In some cases, these lands also serve as buffers to separate areas that may have the potential to become conflicting land uses.

### INTENT

- ★ Consider formal conservation of environmentally sensitive land through various means.
- ★ Minimize development in designated areas based on existing natural features.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.
- ★ Promote buffering of incompatible land uses using natural features such as greenways, waterways, and wooded areas.





SITE 

1 inch = 500 feet

Item 13





SITE 

1 inch = 200 feet

Item   1D

2. RZ-2023-025 PRESENTED BY: Jeffcoat Engineers & Surveyors

REPRESENTING: Ted Pettaway

**SUBJECT:** Request to rezone property containing 3.34 acres located on the south side of Old Wetumpka Highway, approximately 1,400 ft. east of Motley Drive, from R-50 (Single-Family Residential) and R-60-d (Duplex Residential) Zoning Districts to a B-2 (Commercial) Zoning District.

**REMARKS:** The intended use for this property is for a landscape company. The adjacent property has R-60-d (Duplex Residential) zoning to the north; R-50 (Single-Family Residential) to the east and south; and B-2 (Commercial) to the west.

The Envision Montgomery 2040 Comprehensive Plan recommends Potential Open Space.

Department of Planning Comment(s): The Planning Department objects to the proposed rezoning request. The majority of the property along Old Wetumpka Hwy is being used for residential land use. Any kind of small format commercial would not be consistent with the existing residential land uses throughout the neighborhood. This type of activity would be more appropriate along US-231/Wetumpka Hwy. as an example.

*This item was delayed by the applicant at the December 14, 2023 meeting.*

CITY COUNCIL DISTRICT: 2

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2A

## INSTITUTIONAL / CIVIC (IN)

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### INTENT

- ★ Encourage integration of institutional uses with adjacent neighborhoods, urban areas, commercial corridors, and open spaces.
- ★ Provide appropriate connectivity to nearby uses through sidewalks, paths and streets.

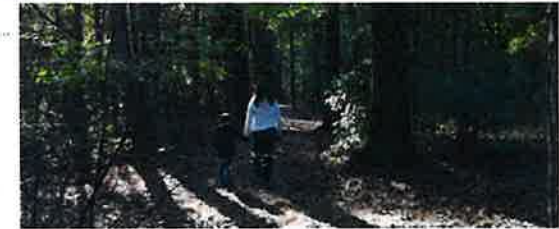


## OPEN SPACE / RECREATION (OS)

Public and private parks, recreational open space or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification also includes golf courses that function as open space.

### INTENT

- ★ Ensure parks and public recreational amenities are available to all neighborhoods.
- ★ Conserve environmentally sensitive land.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.



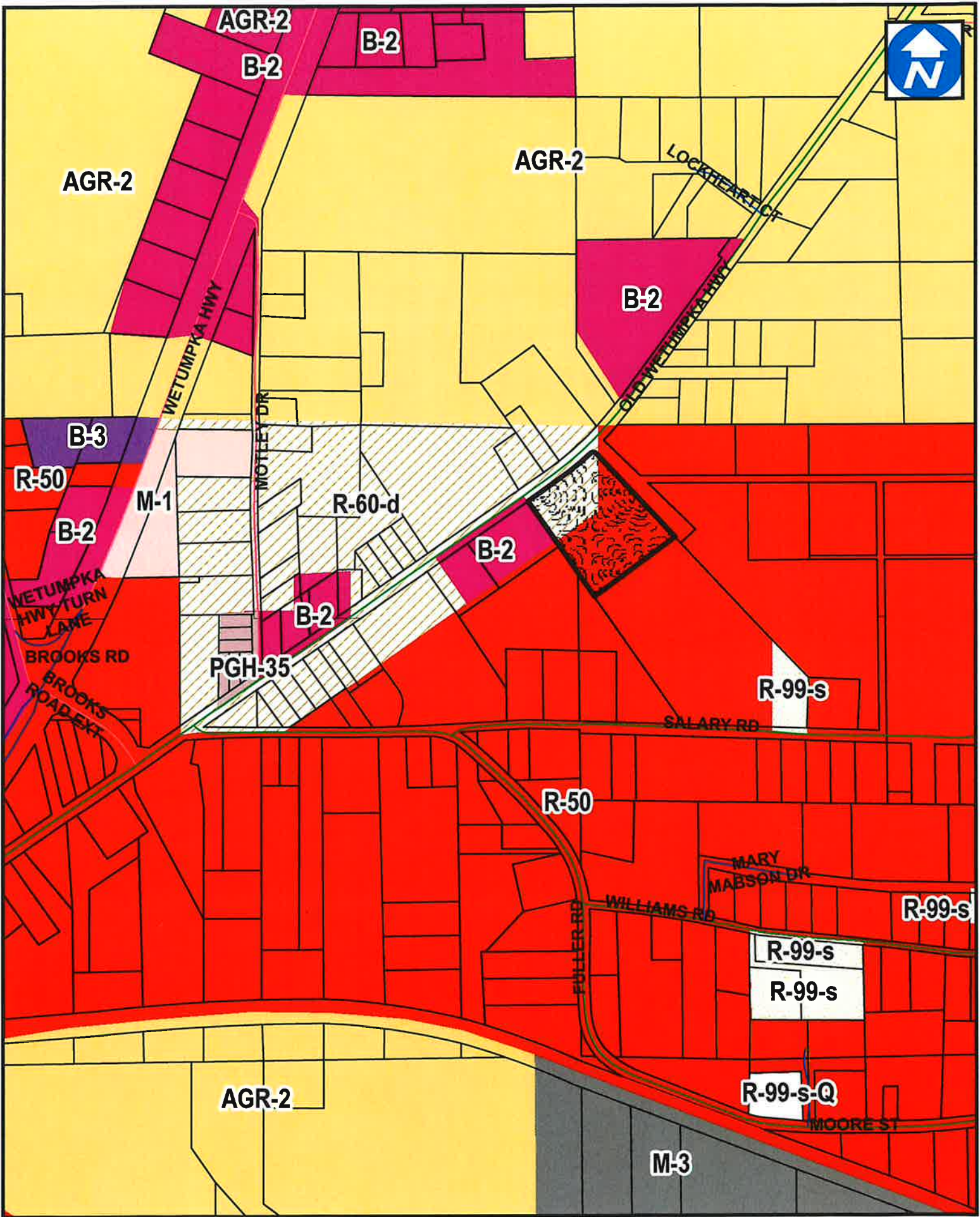
## POTENTIAL OPEN SPACE (PO)

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### INTENT

- ★ Consider formal conservation of environmentally sensitive land through various means.
- ★ Minimize development in designated areas based on existing natural features.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.
- ★ Promote buffering of incompatible land uses using natural features such as greenways, waterways, and wooded areas.





SITE 

1 inch = 500 feet

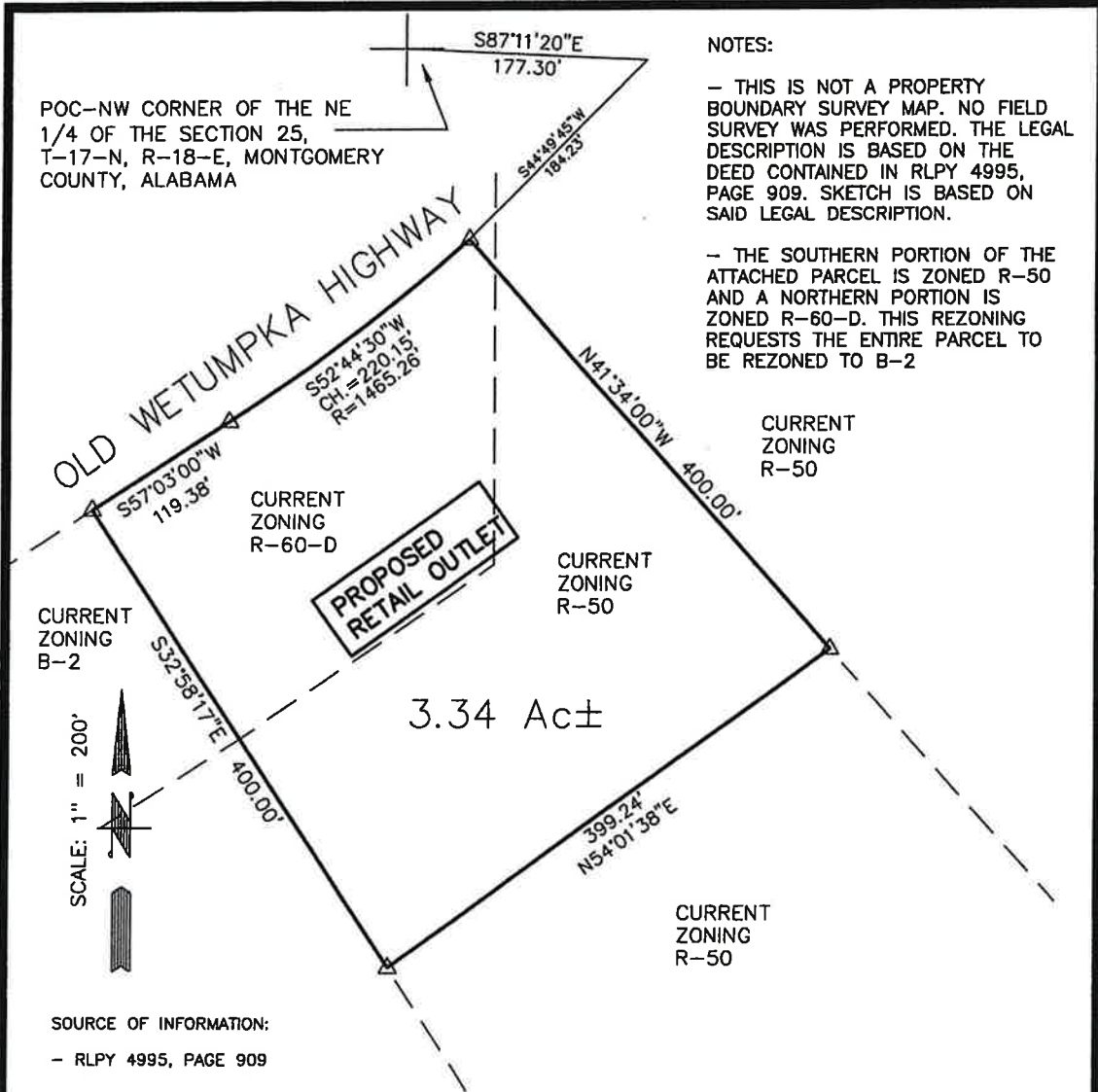
Item 2B

POC-NW CORNER OF THE NE  
1/4 OF THE SECTION 25,  
T-17-N, R-18-E, MONTGOMERY  
COUNTY, ALABAMA

NOTES:

- THIS IS NOT A PROPERTY  
BOUNDARY SURVEY MAP. NO FIELD  
SURVEY WAS PERFORMED. THE LEGAL  
DESCRIPTION IS BASED ON THE  
DEED CONTAINED IN RLPY 4995,  
PAGE 909. SKETCH IS BASED ON  
SAID LEGAL DESCRIPTION.

- THE SOUTHERN PORTION OF THE  
ATTACHED PARCEL IS ZONED R-50  
AND A NORTHERN PORTION IS  
ZONED R-60-D. THIS REZONING  
REQUESTS THE ENTIRE PARCEL TO  
BE REZONED TO B-2



SOURCE OF INFORMATION:  
- RLPY 4995, PAGE 909

LEGAL DESCRIPTION:  
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SECTION 25, T-17-N,  
R-18-E, MONTGOMERY COUNTY, ALABAMA AND RUN S 87°11'20"E, 177.30 FEET TO A  
POINT ON THE SOUTH ROW OF OLD WETUMPKA HIGHWAY; THENCE ALONG SAID SOUTH  
ROW S 44°49'45"W, 184.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE  
ALONG SAID SOUTH ROW IN A CURVE CONCAVE RIGHT HAVING A RADIUS OF 1465.26  
FEET AT A CHORD S 52°44'30"W, 220.15 FEET; THENCE CONTINUE ALONG SAID SOUTH  
ROW S 57°03'00"W, 116.38 FEET; THENCE LEAVING SAID SOUTH ROW S32°58'17"E,  
400.00 FEET; THENCE N54°01'38"E, 399.24 FEET; THENCE N41°34'00"W, 400.00 FEET TO  
THE POINT OF BEGINNING. ALL LYING IN THE NE 1/4 OF THE SECTION 25, T-17-N,  
R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 3.34 ACRES MORE OR  
LESS.

**J  
E  
F  
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C  
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A  
T**  
JEFFCOAT ENGINEERS &  
SURVEYORS, L.L.C.  
928 SOUTH HULL STREET  
MONTGOMERY, AL 36104  
(334) 285-1248  
CLANTON  
(205) 755-3677  
TROY  
(334) 566-0030

REZONING SKETCH OF 3.34 ACRES. OLD  
WETUMPKA HIGHWAY, MONTGOMERY,  
ALABAMA FOR TED PETTIWAY

PROJECT NAME: PETTIWAY  
PROJECT NO.:23-229  
DWG NAME:23229 REZONE

DRAWN BY: SH  
LEGAL BY: SH  
DWG PROOFED BY:GJ  
LEGAL PROOFED BY:GJ

*JC*



SITE 

1 inch = 200 feet

Item 2D

3. 9263 PRESENTED BY: Jeffcoat Engineers & Surveyors

REPRESENTING: ELIF Development

SUBJECT: Request preliminary approval of Elsmear Addition Preliminary Overall located on the south side of Elsmear Drive, approximately 300 ft. west of Meadow Lane, in a B-1-b-Q (Central Business-Qualified) Zoning District.

REMARKS: This plat creates single-family residential lots that will have a typical lot size of 100 ft. wide and a maximum lot coverage of 60%. There is an existing clubhouse that will remain a clubhouse for the community. Elsberry Road will extend west and dead end into Court H. There is one (1) proposed street that will run west off Court H at the south end, and extend north. There are seven (7) cul-de-sacs that will extend west off Street A. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 6

PLEASE NOTE:

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# ELSMEADE ADDITION PRELIMINARY OVERALL

DATE: 12/20/23  
 REV: 12/26/23  
 REV: 12/28/23  
 REV: 1/3/24

## PRELIMINARY SITE DATA

NUMBER OF PROPOSED LOTS - 81  
 MIN. TYPICAL LOT FRONTAGE - 100 LF.  
 MIN. LOT SIZE - 0.50 Ac±

PROPOSED SUBDIVISION COVENANTS  
 TO BE EQUAL OR BETTER THAN  
 (R-75-S) COVENANTS OF EXISTING  
 ELSMEADE PLAT

NOTE:  
 THIS IS NOT A PROPERTY  
 BOUNDARY SURVEY MAP.



JEFFCOAT ENGINEERS &  
 SURVEYORS, L.L.C.  
 928 SOUTH HULL STREET  
 MONTGOMERY, AL 36104  
 (334) 265-1246  
 CLANTON  
 (205) 755-3677  
 TROY  
 (334) 566-0030

DRAWN BY: SH  
 DWG PROOFED BY: GJ  
 PROJECT NAME: JONES  
 PROJECT NO.: 23-438  
 DWG NAME: 23438 PRELIMINARY

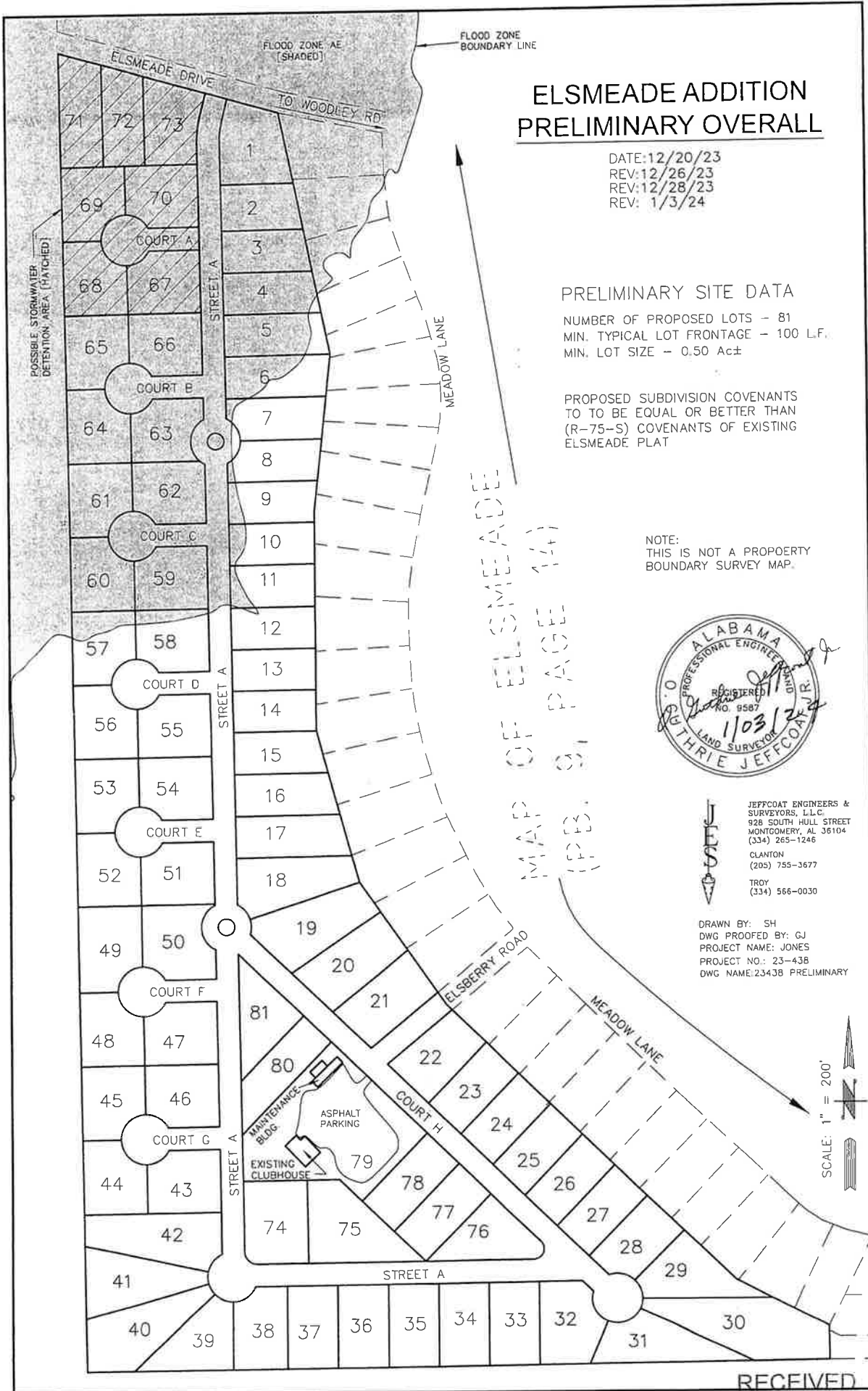
SCALE: 1" = 200'

RECEIVED

JAN 02 2024

LAND USE DIVISION

3B





MAP FOR REFERENCE ONLY.  
 NOT A LEGAL DOCUMENT.  
 MEASUREMENTS ARE APPROXIMATE,  
 NOT SURVEY GRADE

SITE 

1 inch = 500 feet

Item 30



4. 9262 PRESENTED BY: Flowers & White Engineering

REPRESENTING: T Square, LLC

SUBJECT: Request final approval of McLemore Spur Plat No. 1 located on the north side of Atlanta Highway, approximately 600 ft. east of Taylor Road North, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 122 lots for residential use and one (1) lot for commercial use. There are 117 residential lots with a typical lot size of 52 ft. wide and 125 ft. deep. There are five (5) lots with a typical lot size of 65 ft. wide and 200 ft. deep located on the northwest side of the development. There is also one (1) lot for commercial use on the southwest end of the development. Lots will be developed as follows:

Single-Family Residential – 52 ft.

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

Single-Family Residential – 65 ft.

- 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

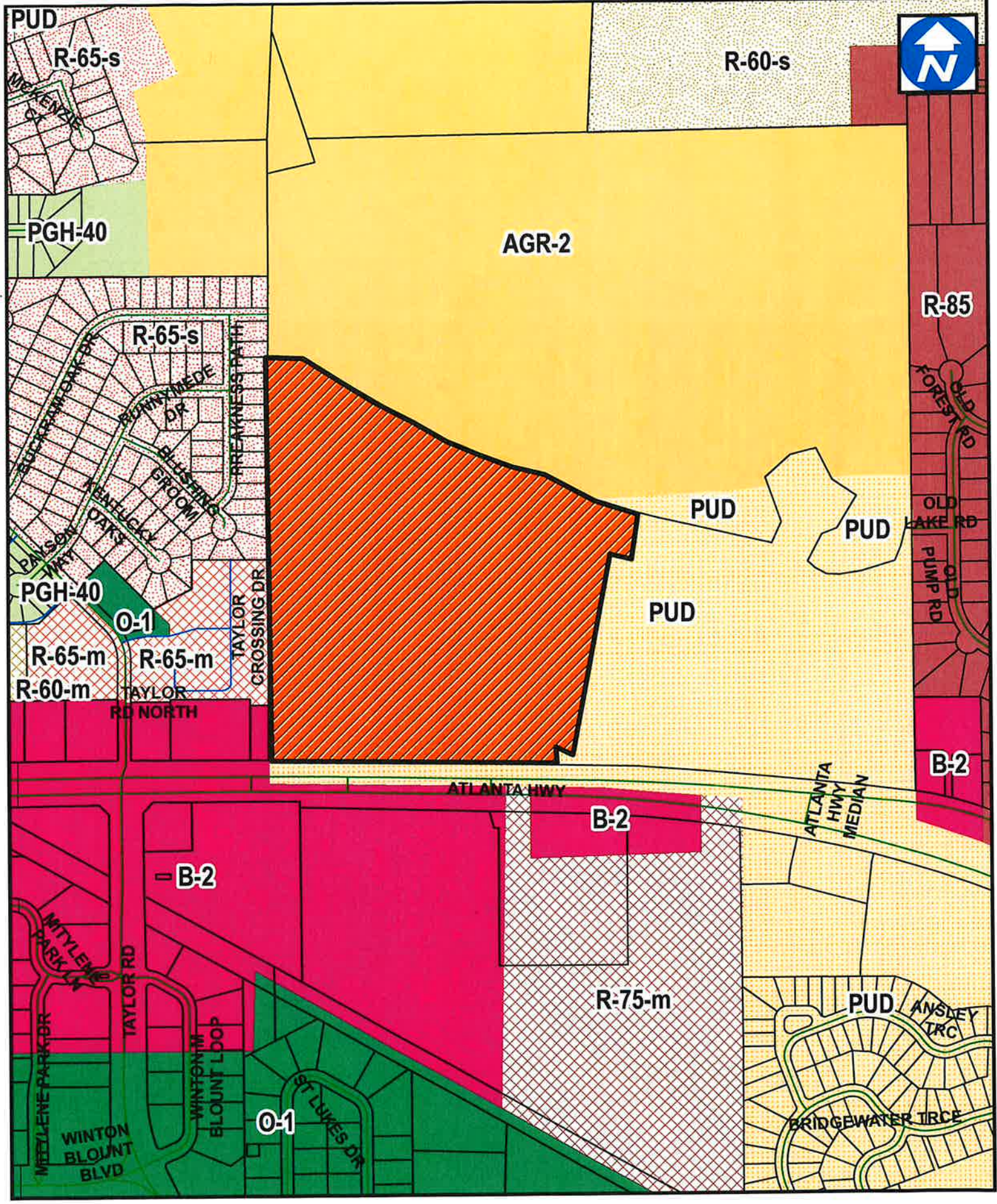
There are four (4) proposed streets in this plat. Street A (50 ft. ROW) runs north off Atlanta Highway and will dead end at Street B. Street B (50 ft. ROW) runs west from Street A and makes a complete loop. According to the master plan, the east portion of Street B will end in a cul-de-sac that will be shown on Plat No. 2. Street C (50 ft. ROW) runs west off Street B ending in a cul-de-sac. Street D (50 ft. ROW) runs south off Street B ending in a cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 1

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SITE 

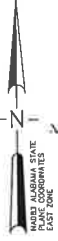
1 inch = 500 feet

Item 4A

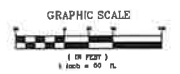
# MCLEMORE SPUR PLAT NO. 1

BEING PLAT OF UN-PLATTED LANDS LYING NORTHWEST QUARTER OF SECTION 9, AND THE NORTHEAST QUARTER OF SECTION 8 T-16-N, R-13-E, MONTGOMERY COUNTY, ALABAMA.

4B



- LEGEND**
- IRON PIN SET (SHAPES CHANGE)
  - IRON PIN FOUND (CAPPED WITH STAMP #153 28200)
  - NEW LOT LINE
  - ROOT OF WAY LINE
  - EXTENDING ROOT OF WAY LINE
  - - - EASEMENT LINE
  - - - FUTURE DEVELOPMENT
  - DASHED LINE
  - DASHED LINE
  - FLOOD HAZARD LINE



DRAWN BY: KJ DATE DRAWN: 12-18-23 SCALE: AS SHOWN

**FLOWERS & WHITE**  
ENGINEERS REG. P.E.'S

100 BOX 231216 MONROEVILLE, AL 36101  
PH: 334.356.7600 FAX: 334.356.2711





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**SITE** 

1 inch = 500 feet

**Item** AD

5. MP-2019-004 PRESENTED BY: Goodwyn Mills Cawood

REPRESENTING: New Park Development, Inc.

**SUBJECT:** Request approval of a revised master plan (New Park) to amend the uses for properties on the southwest corner of Park Crossing and Wilson Park Drive; and on the north side of Park Crossing, approximately 900 ft. west of Ray Thorington Road, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is for approval to change the use of the property on the southwest corner of Park Crossing and Wilson Park Drive to single-family residential, whereas Town Center was previously approved; and change the use of the property on the north side of Park Crossing, approximately 900 ft. west of Ray Thorington Road to Town Center, whereas office and church uses were previously approved.

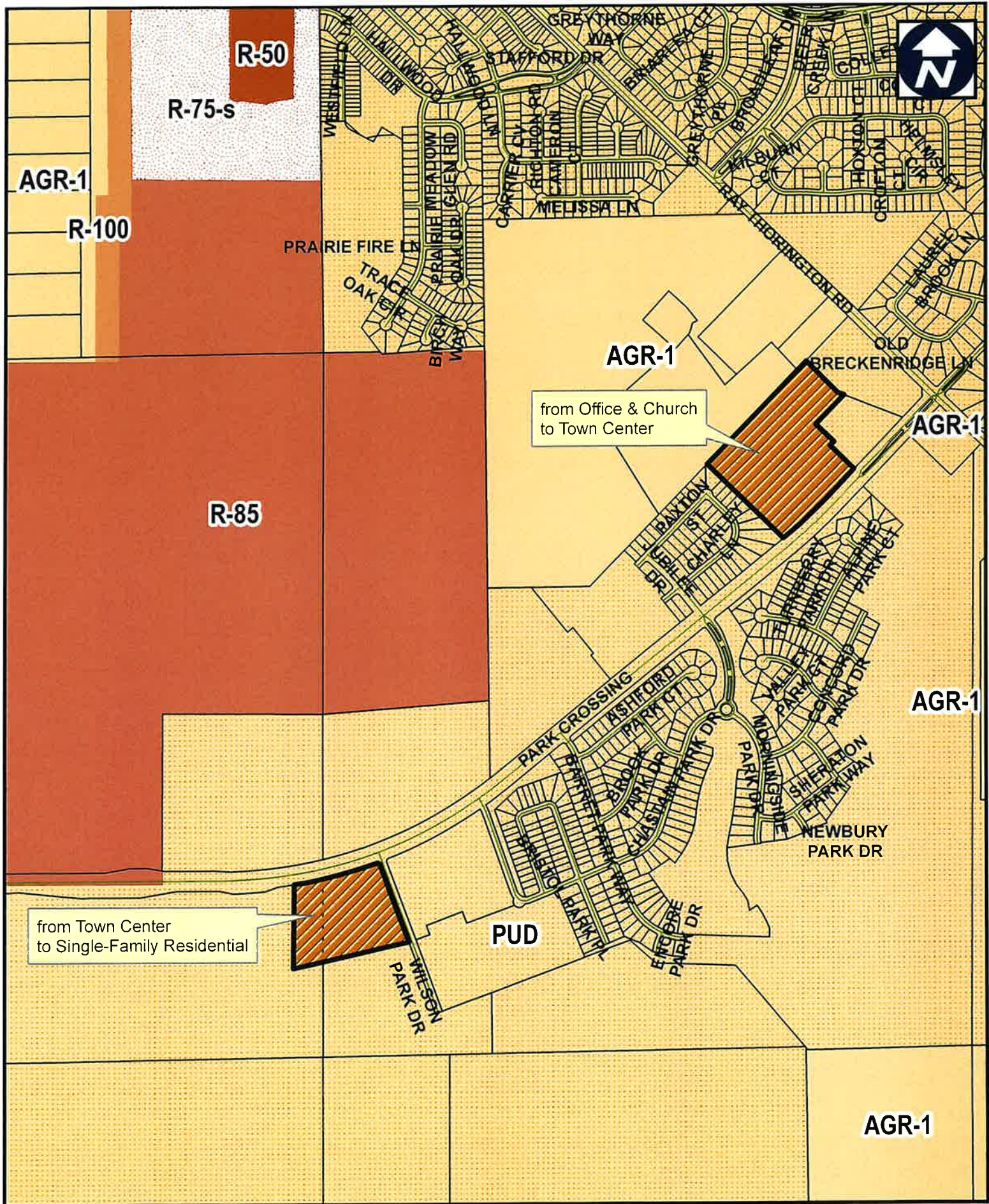
Department of Planning Comment(s): The Planning Department does not object to the proposed Master Plan revisions as requested. The Envision Montgomery 2040 Comprehensive Plan has both locations listed as Potential Open Space for Future Land Use. This designation is incorrect and will be corrected.

**CITY COUNCIL DISTRICT: 8**

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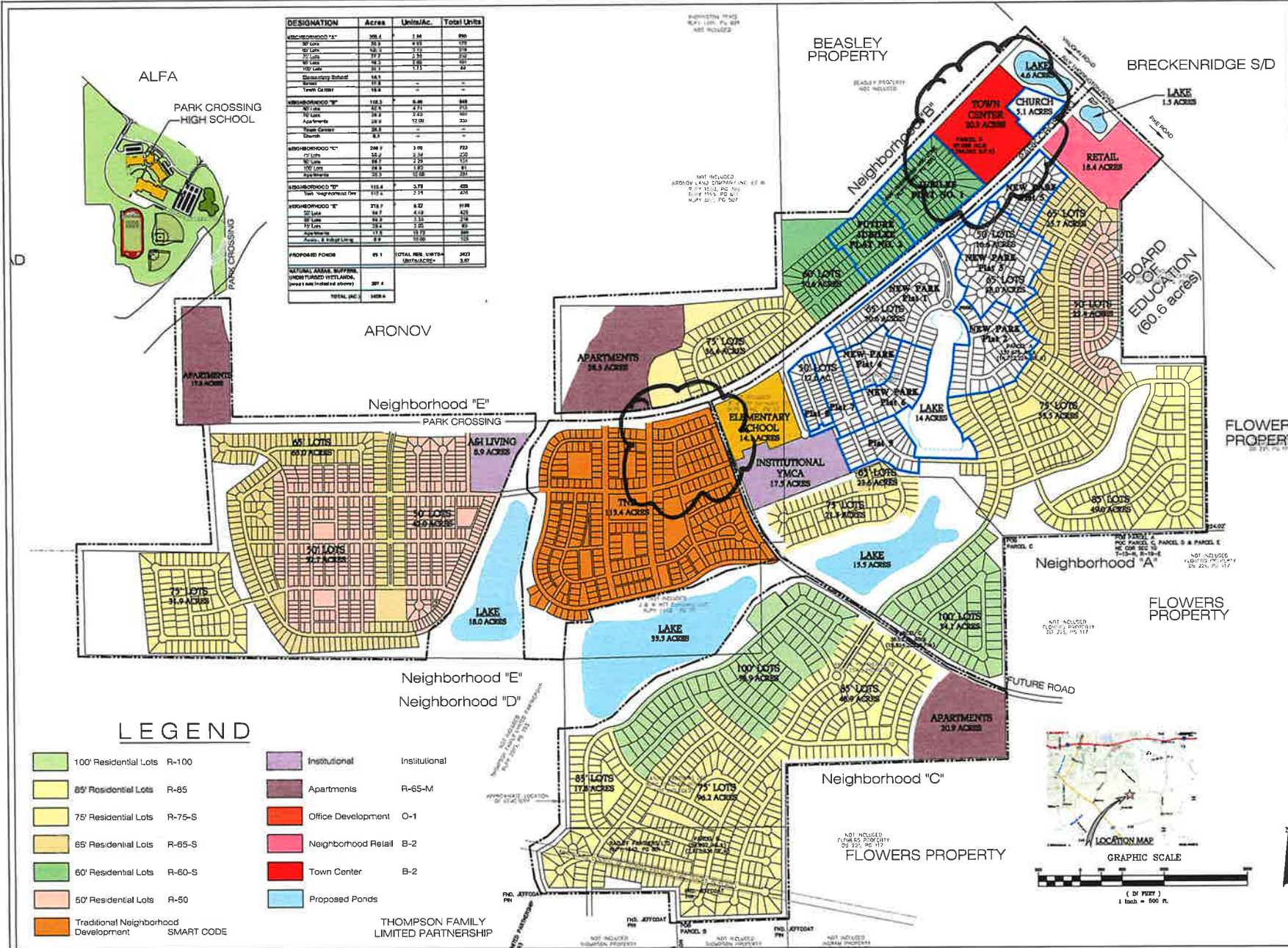
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SITE 

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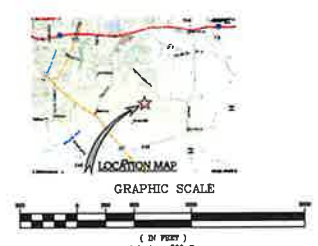
Item 5A

DESIGNATION	Acres	Units/Ac.	Total Units
Neighborhood "A"	288.4	1.84	530
85' Lots	20.1	4.58	92
75' Lots	12.7	3.11	39
70' Lots	7.7	2.84	22
70' Lots	14.5	1.66	24
70' Lots	24.2	1.11	27
Elementary School	14.1	—	—
Church	11.8	—	—
YMCA	18.4	—	—
Neighborhood "B"	118.3	8.48	1003
85' Lots	27.4	4.71	130
75' Lots	28.4	2.62	74
Apartment	18.9	12.09	229
Church Center	28.3	—	—
Church	8.3	—	—
Neighborhood "C"	248.9	3.00	747
85' Lots	152.0	3.24	500
75' Lots	88.1	2.32	214
70' Lots	78.8	1.83	81
Apartment	29.0	10.00	290
Neighborhood "D"	118.4	2.78	329
85' Neighborhood Dev	118.4	2.74	326
Neighborhood "E"	218.7	8.32	1818
85' Lots	88.0	4.19	364
75' Lots	88.0	3.33	291
70' Lots	18.8	2.25	81
Apartment	23.9	13.17	313
Apartment & Retail Living	8.2	10.00	82
PROPOSED POND	89.1	TOTAL RES. UNITS*	3822
		(UNITS/ACRE)	3.97



**LEGEND**

- 100' Residential Lots R-100
- 85' Residential Lots R-85
- 75' Residential Lots R-75-S
- 65' Residential Lots R-65-S
- 60' Residential Lots R-60-S
- 50' Residential Lots R-50
- Traditional Neighborhood Development SMART CODE
- Institutional Institutional
- Apartments R-65-M
- Office Development O-1
- Neighborhood Retail B-2
- Town Center B-2
- Proposed Ponds



GOODWYN MILLS | CAWOOD

2640 East Chase Lane, Suite 200 | Montgomery, AL 36117  
Tel: 334.971.3500 | GNCNETWORK.COM

ISSUE DATE	REVISION / MATERIAL	DRAWN BY	CHECKED BY

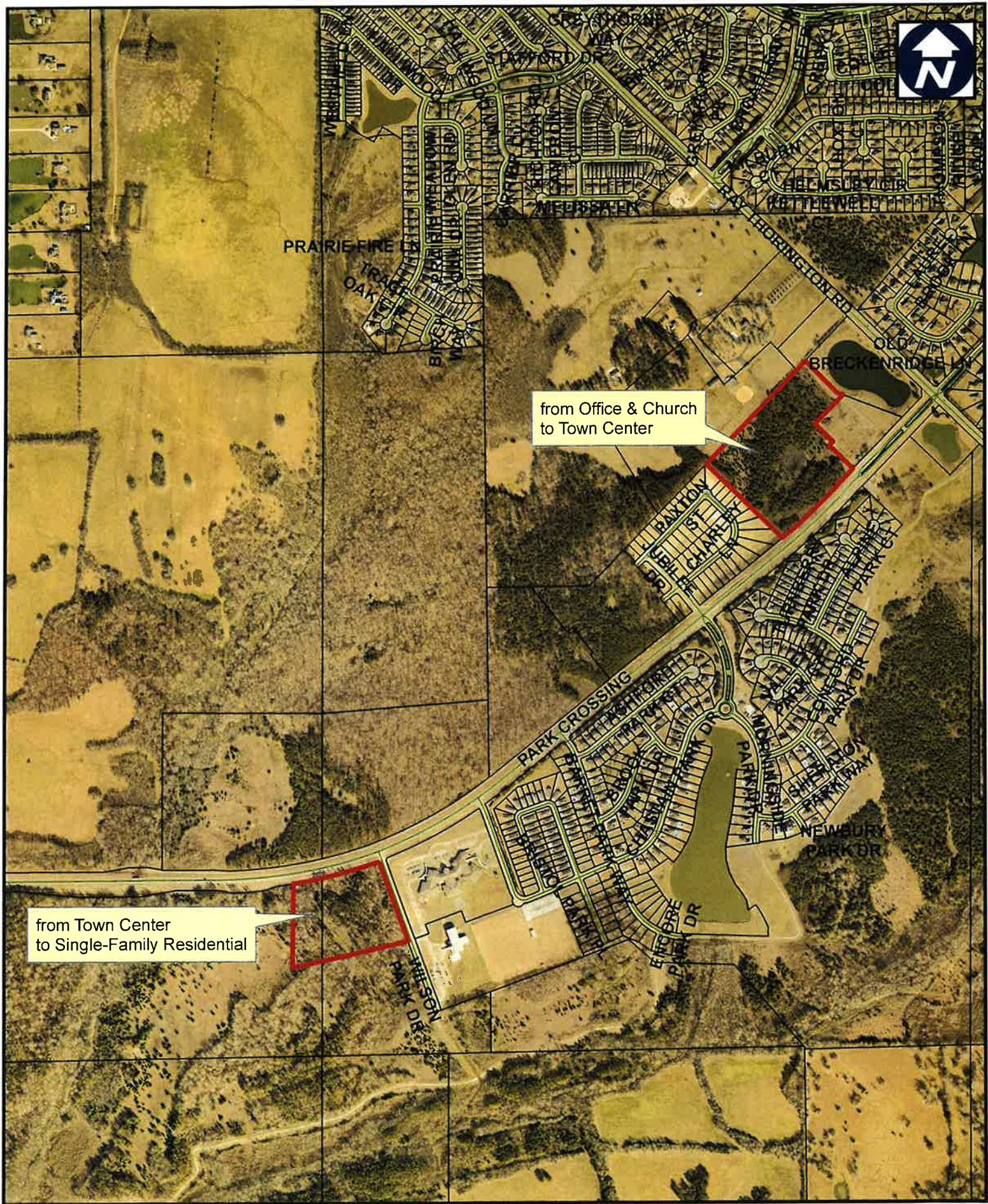
NEW PARK OVERALL MASTER PLAN  
MONTGOMERY, AL  
JIM WILSON & ASSOCIATES, INC.

MASTERPLAN

C1

Sheet





from Office & Church  
to Town Center

from Town Center  
to Single-Family Residential

MAP FOR REFERENCE ONLY.  
NOT A LEGAL DOCUMENT.  
MEASUREMENTS ARE APPROXIMATE,  
NOT SURVEY GRADE

SITE 

1 inch = 1,000 feet

Item 5C

6. MP-2023-005 PRESENTED BY: Goodwyn Mills Cawood

REPRESENTING: SMB Land, LLC

**SUBJECT:** Request approval of a revised master plan (Jubilee) to modify lot sizes for property on the north side of Park Crossing, approximately 1,600 ft. west of Ray Thorington Road, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is for approval of a revised master plan flip-flop the 60 ft. and 75 ft. lots (changing 60 ft. lots to 75 ft. lots, and 75 ft. lots to 60 ft. lots). The building criteria will remain as previously approved:

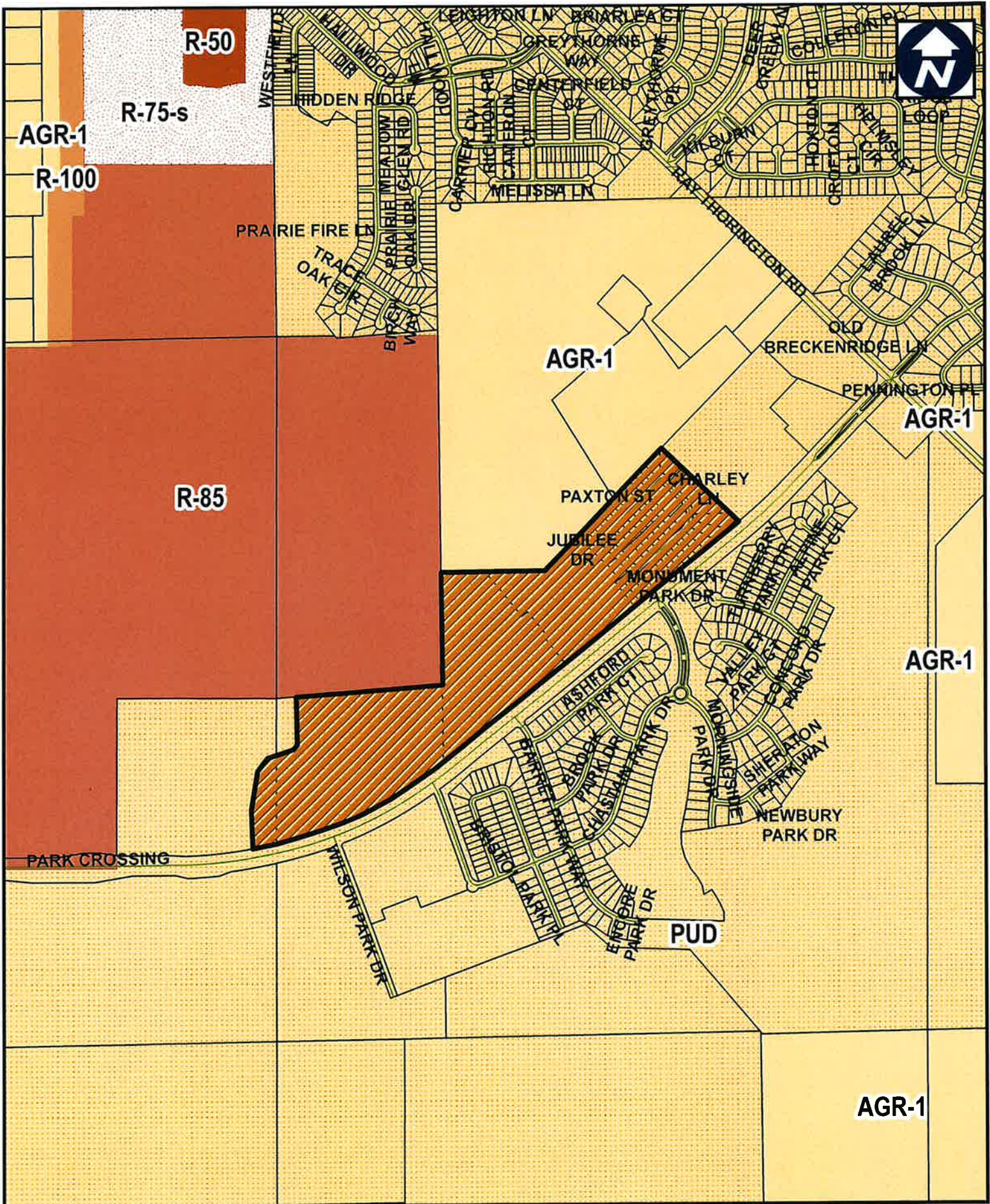
<b>BULDING CRITERIA</b>	<b>75 ft. Lots</b>	<b>60 ft. Lots</b>
Minimum Lot Area	10,000 sf	7,200 sf
Minimum Lot Width	75 ft.	60 ft.
Front Setback	15 ft.	15 ft.
Rear Setback	10 ft.	10 ft.
Side Setback	6 ft.	6 ft.
Side Yard Abutting Street	15 ft.	15 ft.
Maximum Building Height	40 ft.	40 ft.
Number of Stories	2	2

**CITY COUNCIL DISTRICT: 8**

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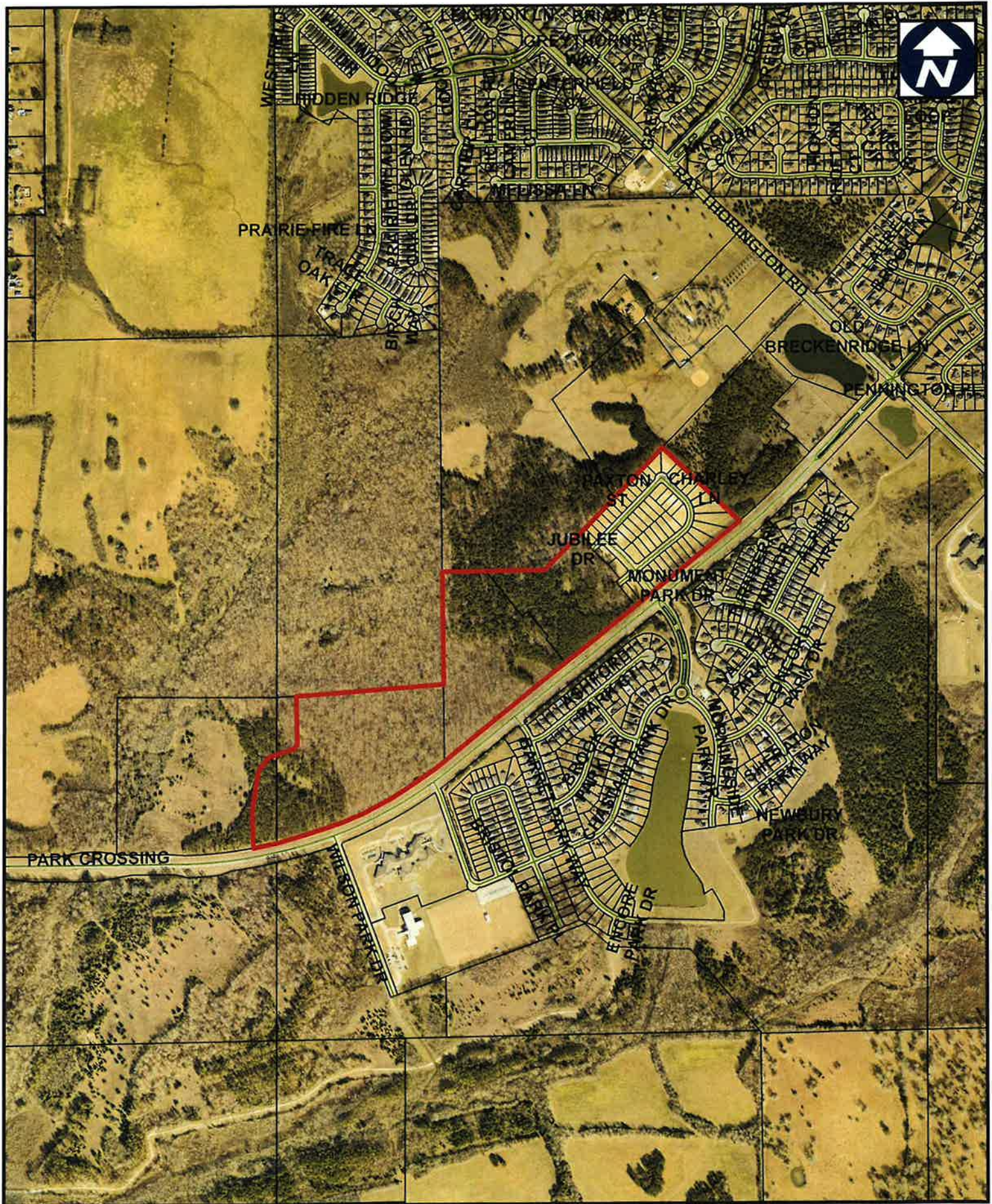
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SITE 

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Item 6A





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SITE 

1 inch = 1,000 feet

Item 100

7. 9254 PRESENTED BY: Barrett-Simpson, Inc.

REPRESENTING: SMB, LLC

**SUBJECT:** Request final approval of Jubilee Plat No. 2 located on the north side of Park Crossing, approximately 200 ft. west of Jubilee Drive in a PUD (Planned Unit Development) Zoning District.

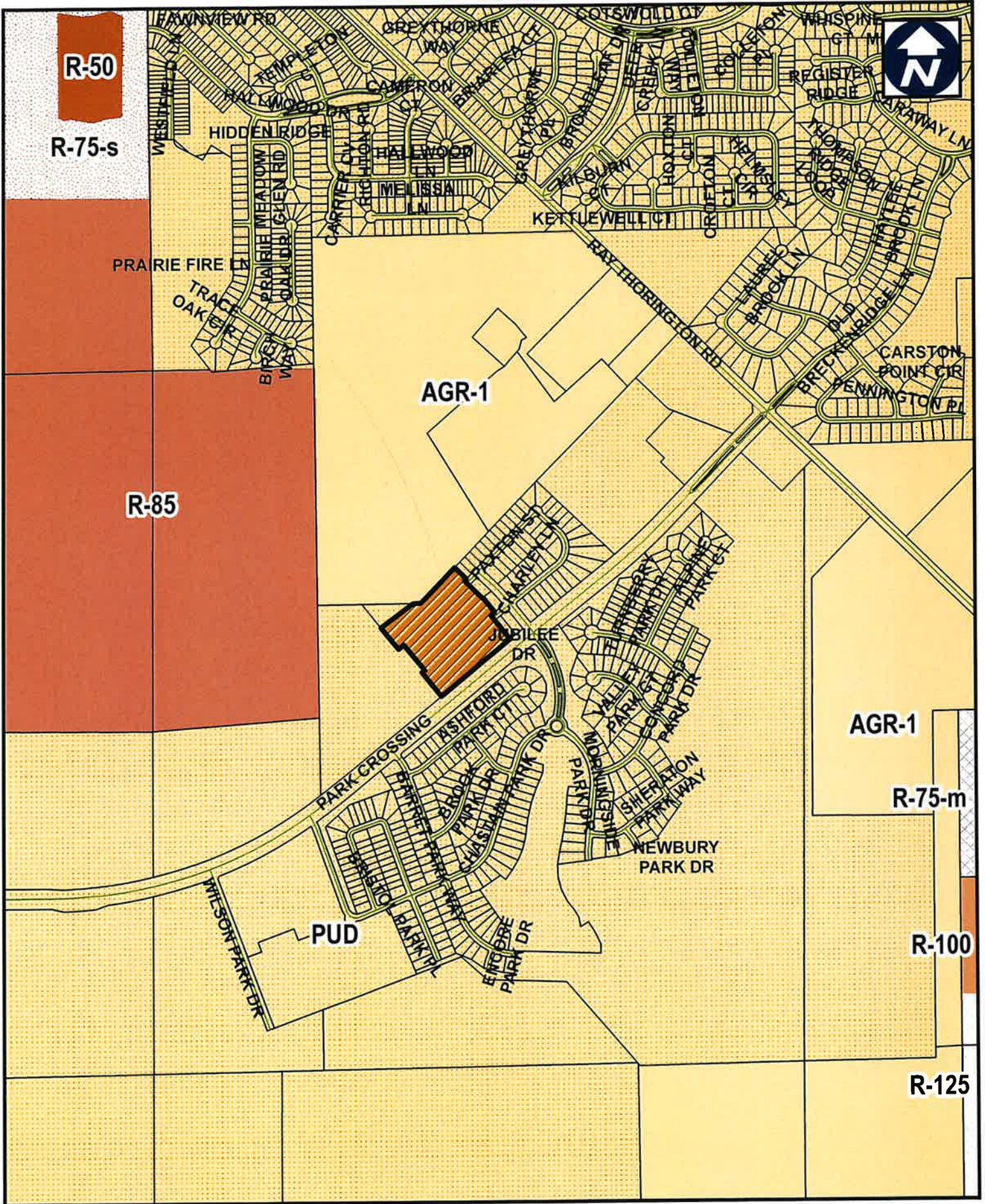
**REMARKS:** This plat creates 46 lots for residential use. The typical lot size will be 60 ft. wide with a depth ranging from 130 ft. to 200 ft. These lots will be developed with 15 ft. front yards, 10 ft. rear yards, 6 ft. side yards, and 15 ft. street side yards. Paxton Street and Charley Lane will be extended to the west. There is one (1) new street proposed. Payton Drive (54 ft. ROW) will run north/south between Paxton Street and Charley Lane. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 8**

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 NOT SURVEY GRADE

SITE 

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Item 7A







8. RZ-2024-001 PRESENTED BY: Mickey Phillips

REPRESENTING: Oruen LLC

**SUBJECT:** Request to rezone one (1) lot located on the north side of Taylor Circle, approximately 200 ft. east of Taylor Road (6707 Taylor Circle), from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The intended use for this property is a daycare. The adjacent property has O-1 (Office) zoning to the east, south and west; and PGH-35 (Patio Garden Home) zoning to the north, however it is the Buddy Watson Baseball Park.

The Envision Montgomery 2040 Comprehensive Plan recommends Career Center / Office.

Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan per the Future Land Use Map, descriptions and secondary use table for commercial use.

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.

8A

## CAREER CENTER (CR)

Employment centers containing both large, single-use office sites and clusters of neighborhood office buildings in a single development with minor integration of commercial or residential uses. These areas are primarily active during normal weekday business hours with minimal to no activity on the evenings and weekends. This activity range leads these areas to serve as transitional zones between decisively commercial corridors and residential neighborhoods providing connectivity where practicable. Buildings are typically positioned to the center or rear of the site with parking surrounding.

### INTENT

- ★ Provide connectivity to nearby uses and neighborhoods through sidewalks, paths and streets.
- ★ Encourage streetscape elements that enhance the pedestrian realm and create vibrant employment centers.
- ★ Promote integration of commercial and residential uses to create balanced, mixed use areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.
- ★ Increase shared and structured parking options.

### PRIMARY USES

- ★ Office
- ★ Civic / Institutional
- ★ Mixed-Use

### SECONDARY USES

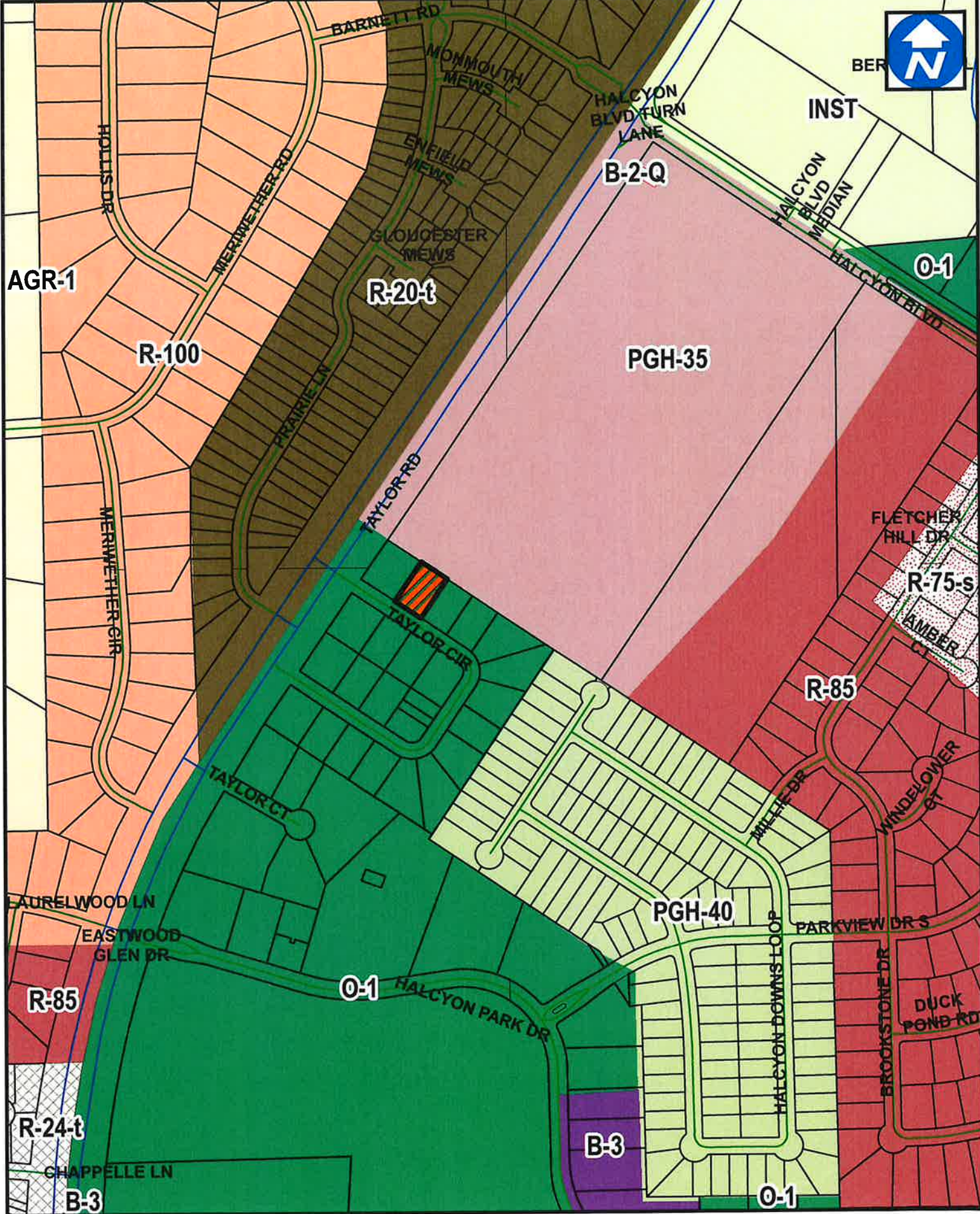
- ★ Commercial
- ★ Parks and Open Space



### BUILDING BLOCKS

Height Range	2 - 6 stories
Building Form	Variety of building types and sizes
Building Setback	30 - 50 feet (generally consistent lot to lot)
Streets	Larger blocks, shared access drives connecting individual developments

Transportation	Transit, automobile, potential for walking and biking
Parking	Shared surface and/or structured parking lots and garages
Open Spaces	Pocket parks, "Green Infrastructure" incorporated into site design



**SITE** 

1 inch = 400 feet

Item 8B



SITE 

1 inch = 60 feet

Item 8C

9. RZ-2024-002 PRESENTED BY: Andre Bruni

REPRESENTING: Cobalt Realty LLC

SUBJECT: Request to rezone one (1) lot located on the south side of Woodmere Boulevard, approximately 900 ft. west of Central Parkway (aka 4770 Woodmere Boulevard), from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is a daycare. The adjacent property has O-1 (Office) zoning to the north, east and west; and R-75-s (Single-Family Residential) and R-75-m (Multi-Family Residential) to the south.

The Envision Montgomery 2040 Comprehensive Plan recommends Career Center / Office.

Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan per the Future Land Use Map, descriptions and secondary use table for commercial use.

CITY COUNCIL DISTRICT: 5

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.

GA

## CAREER CENTER (CR)

Employment centers containing both large, single-use office sites and clusters of neighborhood office buildings in a single development with minor integration of commercial or residential uses. These areas are primarily active during normal weekday business hours with minimal to no activity on the evenings and weekends. This activity range leads these areas to serve as transitional zones between decisively commercial corridors and residential neighborhoods providing connectivity where practicable. Buildings are typically positioned to the center or rear of the site with parking surrounding.

### INTENT

- ★ Provide connectivity to nearby uses and neighborhoods through sidewalks, paths and streets.
- ★ Encourage streetscape elements that enhance the pedestrian realm and create vibrant employment centers.
- ★ Promote integration of commercial and residential uses to create balanced, mixed use areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.
- ★ Increase shared and structured parking options.

### PRIMARY USES

- ★ Office
- ★ Civic / Institutional
- ★ Mixed-Use

### SECONDARY USES

- ★ Commercial
- ★ Parks and Open Space

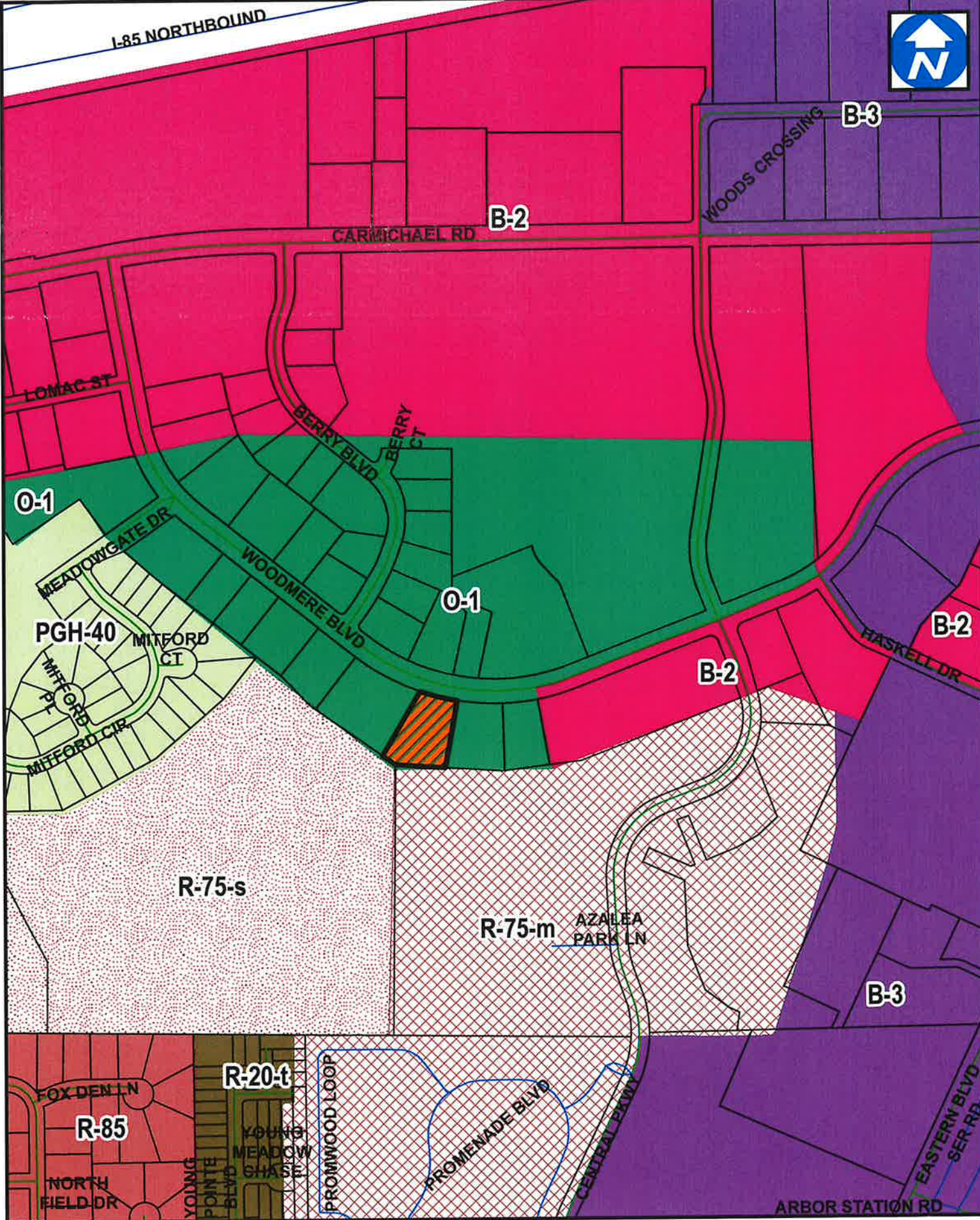


### BUILDING BLOCKS

Height Range	2 - 6 stories
Building Form	Variety of building types and sizes
Building Setback	30 - 50 feet (generally consistent lot to lot)
Streets	Larger blocks, shared access drives connecting individual developments

Transportation	Transit, automobile, potential for walking and biking
Parking	Shared surface and/or structured parking lots and garages
Open Spaces	Pocket parks, "Green Infrastructure" incorporated into site design

I-85 NORTHBOUND



O-1

B-2

B-3

O-1

PGH-40

B-2

B-2

R-75-s

R-75-m

B-3

R-85

R-20-t

SITE 

1 inch = 400 feet

Item 9B





SITE 

1 inch = 100 feet

Item 9C

10. RZ-2018-022 PRESENTED BY: David and Catherine Douglas

REPRESENTING: Douglas Homes LLC

SUBJECT: Request to rezone four (4) lots located on the south side of Carter Hill Road, between West Haven Land and Sanford Street, from an O-1 (Office) Zoning District to an R-60-m (Multi-Family Residential) Zoning District.

REMARKS: The intended use for this property is for quadplexes for college students only. The adjacent property has INST (Institutional) zoning to the north; O-1 (Office) zoning to the east; and R-60-s (Single-Family Residential) to the south and west.

The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan per the future land use map, descriptions and primary uses allowed for missing middle housing (i.e. duplex, triplex, garden homes etc).

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.

IDA

## TRADITIONAL NEIGHBORHOOD (TN)

Residential area featuring a mix of housing types with single-family neighborhood appearance. This category applies to established neighborhoods and new development that encapsulate many qualities of central neighborhoods including a walkable block pattern and integrated amenities such as parks, schools and neighborhood commercial. These areas include some of Montgomery’s oldest neighborhoods such as Cloverdale and Garden District along with new developments like Hampstead. While predominantly single-family residential on small lots, these neighborhoods may include areas of larger lot single-family and attached or multi-family dwellings.

**INTENT**

- ★ Maintain the existing neighborhood character. Allow residential infill development that is compatible in scale and design to neighboring homes.
- ★ Continue historic preservation efforts and encourage restoration of historic properties.
- ★ Provide code enforcement measures to address unmaintained homes and properties to stabilize declining areas.
- ★ Continue efforts to provide resources for property and neighborhood maintenance to neighborhood associations.



**PRIMARY USES**

- ★ Single-family Residential (Small-lot)
- ★ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ★ Attached Town Homes

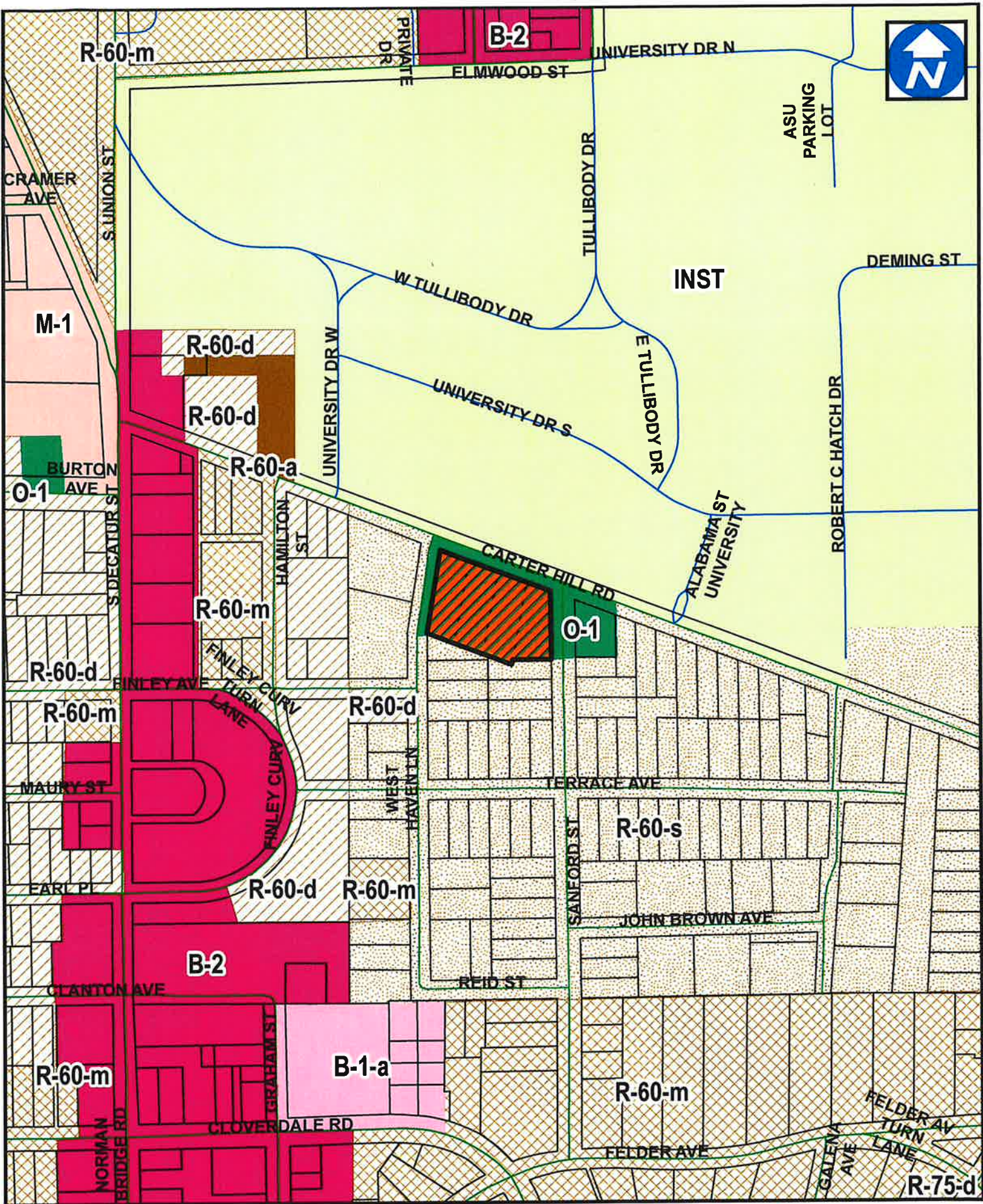
**SECONDARY USES**

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

**BUILDING BLOCKS**

<b>Height Range</b>	1 - 2.5 stories
<b>Building Form</b>	Variety of building types and sizes attached and freestanding
<b>Building Setback</b>	10 - 30 feet (generally consistent within a block)
<b>Streets</b>	Small, grid like blocks with a high degree of street connectivity

<b>Transportation</b>	Walking, biking, transit, automobile
<b>Parking</b>	On-street and private off-street (both alley-loaded and front-loaded driveways / garages)
<b>Open Spaces</b>	Pocket parks within neighborhoods, connections to schools and community parks

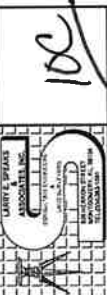
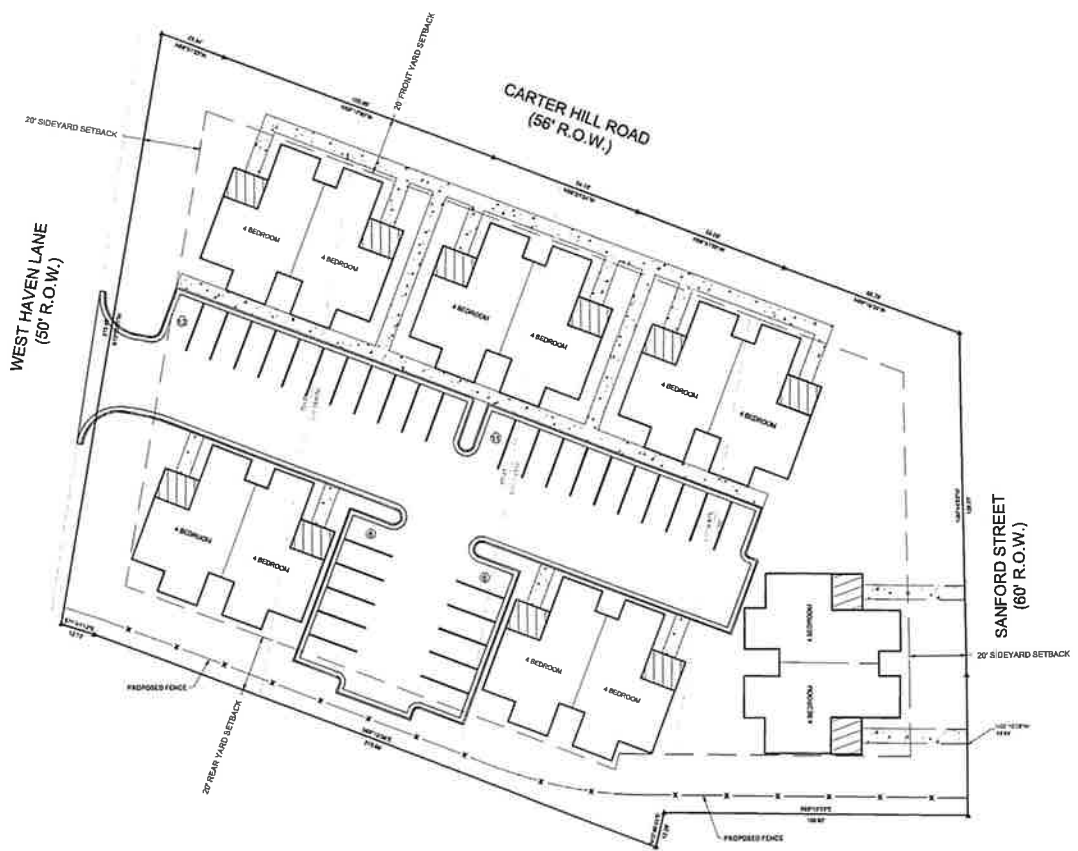


MAP FOR REFERENCE ONLY.  
 NOT A LEGAL DOCUMENT.  
 MEASUREMENTS ARE APPROXIMATE,  
 NOT SURVEY GRADE

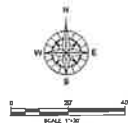
SITE 

1 inch = 300 feet

Item 10B



100



LEGEND:  
 ▲ CALCULATED POINT  
 □ CONCRETE  
 ▭ GRAVEL

NOTE:  
 1. ASSUME R-60M ZONE PROPERTY TO BE REZONED FROM G-1 TO R-60M.  
 2. PROPERTY TO BE REPLATTED INTO ONE LOT.  
 3. PARKING SPACES 36.  
 4. TOTAL ACREAGE 1.44 ACRES.

CONCEPT PLAN  
 DOUGLAS HOMES LLC  
 LOCATED IN SECTION 19,  
 T-16-N, R-18-E  
 MONTGOMERY COUNTY, ALABAMA

NO.	DATE	DESCRIPTION
1	11/17/23	REVISED PLAN & ALL
2	11/20/23	REVISED CONCEPT PLAN

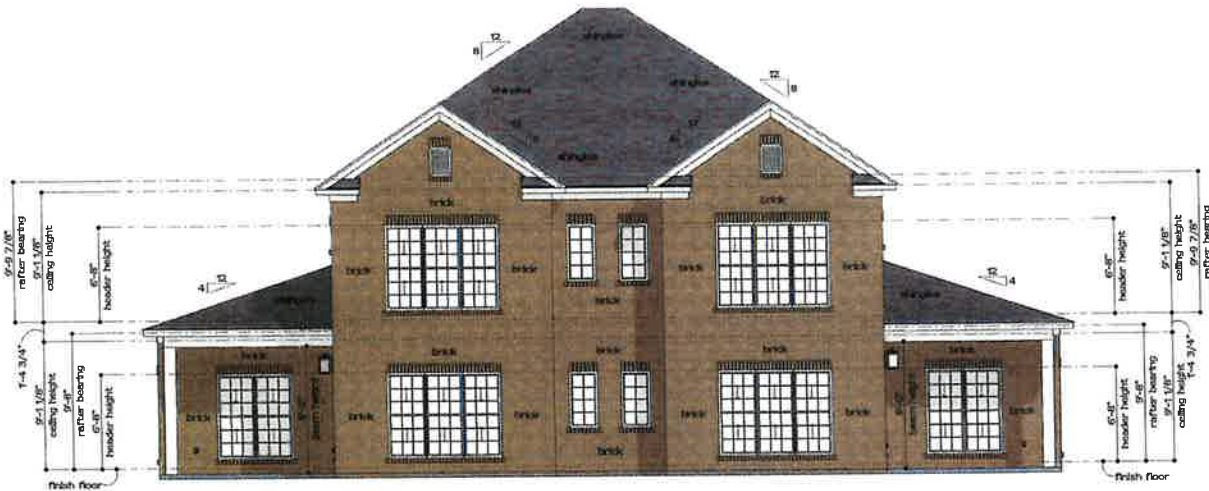
DRAWING TITLE:  
**CONCEPT PLAN**

SHEET  
**1**

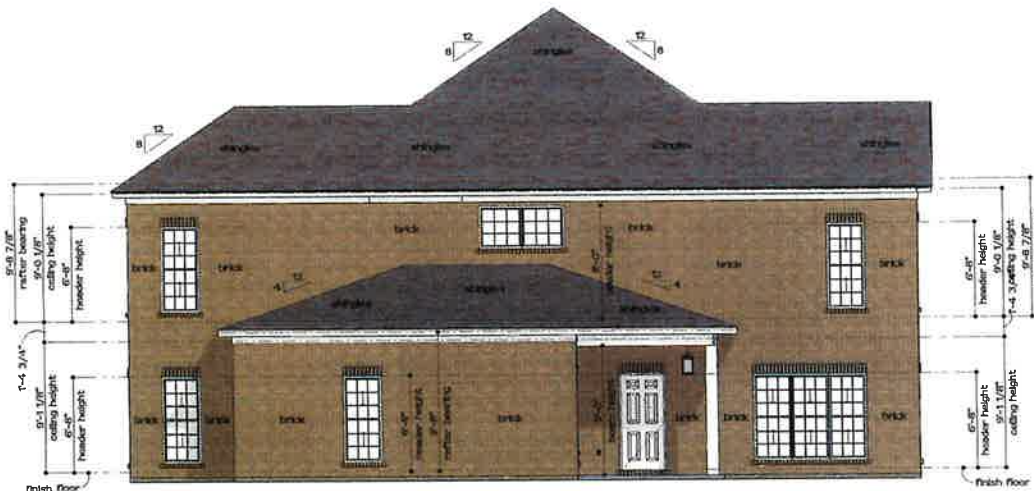
102

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www.resdesigns.net



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



FRONT / LEFT

Thursday, November 2, 2023		Drawn by	John W. Grier Jr.	4
Sheet / Section				8
<b>DOUGLAS - 4 BEDROOM</b>				



**MAP FOR REFERENCE ONLY.  
NOT A LEGAL DOCUMENT.  
MEASUREMENTS ARE APPROXIMATE,  
NOT SURVEY GRADE**

**SITE** 

1 inch = 100 feet  
**Item** 10E