

# Planning Commission Agenda

July 23, 2015

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Crews Reaves, Chairperson

Malcolm Calhoun

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 June 25, 2015 meeting

**July 23, 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.	8754	Goodwyn, Mills & Cawood	Berryhill Road	Plat	1
2.	8761	Jeffcoat Engineers	Carter Hill Road	Plat	2
3.	DP-2015-026	“ “	Carter Hill Road	DP	3
4.	RZ-2014-015	Locy Baker	East South Blvd.	Rezoning	4
5.	RZ-2015-011	Kyle Kyser, Jr.	Kyser Court	Rezoning	5
6.	DP-2015-025	Nim Frazer	Industrial Park Blvd.	DP	6
7.	8762	Alabama Land Surveyors	Bishop Street	Plat	7
8.	8764	Flowers & White Engineering	Long Acre	Plat	8
9.	8697	Gonzalez-Strength & Assoc.	Birmingham Hwy.	Plat	9
10.	8763	“ “	Vaughn Road	Plat	10
11.	DP-2015-024	“ “	Vaughn Road		11
12.	Text Amendment	Planning Controls Division			12

***The next Planning Commission meeting is on  
August 27, 2015***

1. 8754 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** EastChase Apartments

**SUBJECT:** Request final approval of The Morgan at EastChase Plat No. 1 located on the southwest corner of Berryhill Road and EastChase Lane in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates one (1) lot for an apartment complex. Lot A (12.359 acres) has approximately 1,100 ft. of frontage along Berryhill Road and a depth of 919 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.

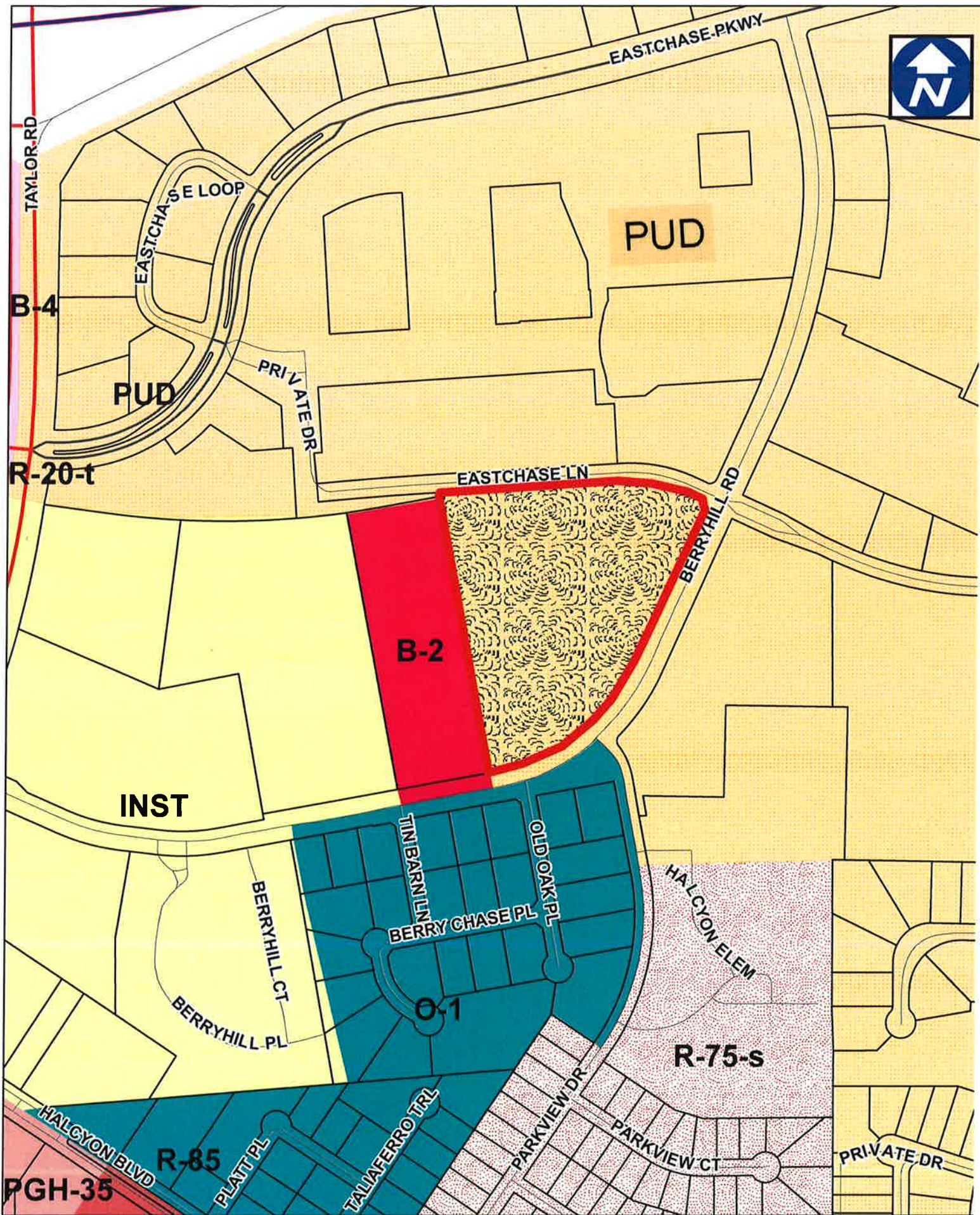
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A



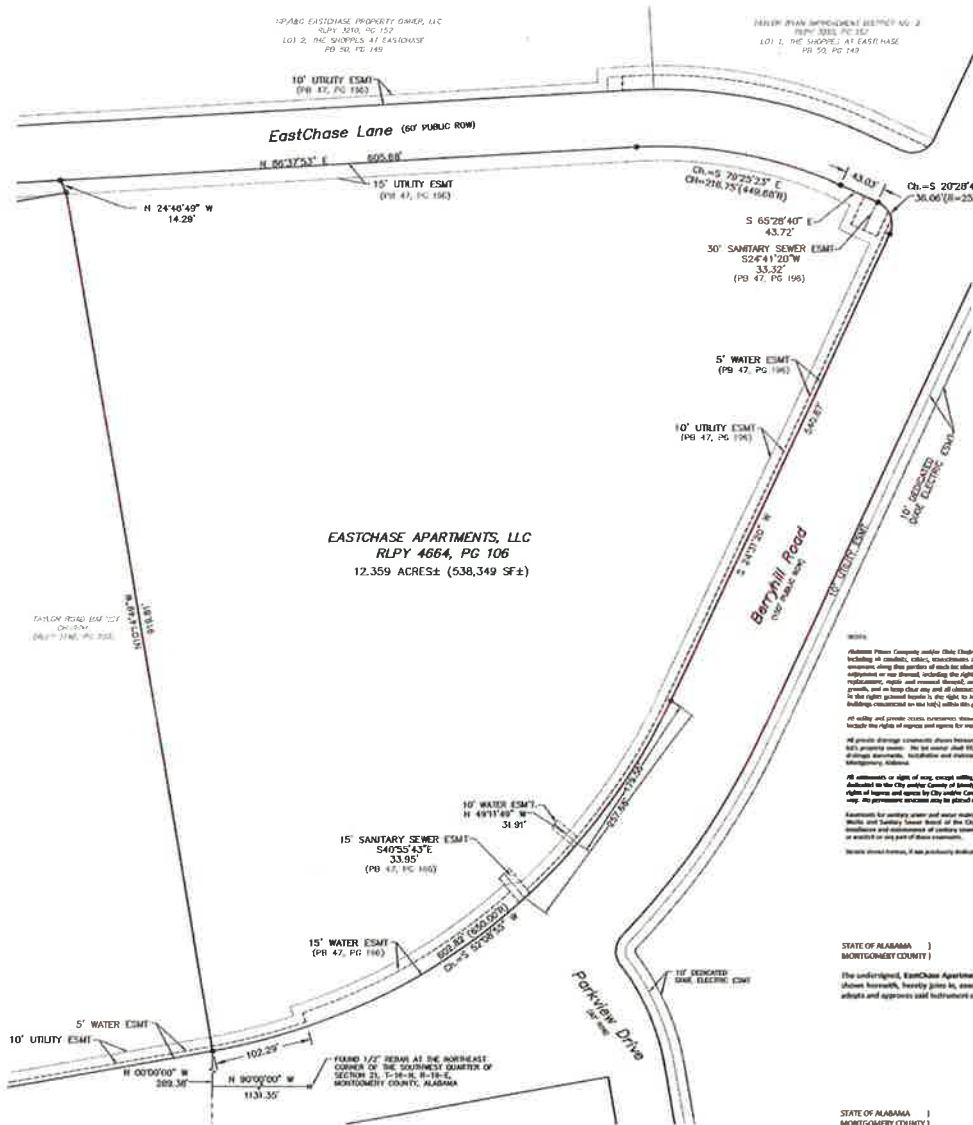
VICINITY MAP  
Not to Scale

Map of  
**THE MORGAN at EASTCHASE PLAT 1**  
Lying in the Northwest Quarter of Section 21, T-16-N, R-19-E  
Montgomery County, Alabama

**Goodwyn, Mills & Cawood, Inc.**  
Engineers - Architects - Planners - Surveyors  
2000 South Forest Lane, Suite 500  
Montgomery, Alabama 36117  
Phone (205) 271-1500  
Fax (205) 272-1888

APRIL 2015 Scale: 1"=50'

DATE	BY	REVISION
APR 2015	JM	ISSUED FOR PERMITTING
APR 2015	JM	ISSUED FOR PERMITTING
APR 2015	JM	ISSUED FOR PERMITTING
APR 2015	JM	ISSUED FOR PERMITTING



**EASTCHASE APARTMENTS, LLC**  
RLPY 4664, PG 106  
12.359 ACRES± (538,349 SF±)

**NOTES**  
1. All utility and private water easements shown herein, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the easements, facilities and appurtenant related thereto.  
2. All private drainage easements shown herein, if any, are for the purpose of drainage as needed and are to be maintained as such but by third party drainage easement. No drainage shall be, done or otherwise impede the flow of water across, along, under and above ground drainage easements. Installation and maintenance of property in these easements are the responsibility of the City or County of Montgomery, Alabama.  
3. All easements or rights of way, except utility, public drainage and private access easements, shown on this plat, if any, are hereby acknowledged to the City and County of Montgomery, Alabama, for public use. These dedicated easements or rights of way include the rights of ingress and egress by City public. Certain easements for maintenance of the property included within the easements or rights of way. No easements are shown as to be placed or created on any part of their easements or rights of way.  
4. Easements for utility water and sewer lines, shown herein, if any, are for the purpose of utility, and hereby dedicated to the Water Works and Sewerage Board of the City of Montgomery, Alabama, its successors and assigns, for ingress and egress in the installation and maintenance of utility water lines and sewer lines and their appurtenances. The easements are shown as to be placed or created on any part of these easements.  
5. Easements shown herein, if any, are hereby dedicated to any utility which may require them.

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
The undersigned, EastChase Apartments, LLC, an Alabama Limited Liability Company, owner of the property shown hereon, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
  
EastChase Apartments, LLC,  
an Alabama Limited Liability Company  
BY ITS MANAGER:  
ECA Management, Inc.  
John S. Bowman, Vice President

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that John S. Bowman, whose name as Vice President of ECA Management, Inc., an Alabama corporation, acting as Manager for EastChase Apartments, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation (acting in his capacity as Manager of said corporation).  
Gives under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
The undersigned, Wells Fargo Bank, N.A., mortgagee of the property shown hereon, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said instrument on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
  
Wells Fargo Bank, N.A.  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ of Wells Fargo Bank, N.A., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Officer and with full authority, executed the same voluntarily for and as the act of said national association.  
Gives under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, Jack Clay, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the state of Alabama, to the best of my knowledge, information and belief.

Jack Clay, PLS REG 25653 Date \_\_\_\_\_

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
This plat was submitted to the City Planning Commission of Montgomery, Alabama, on June 26, 2015 and is approved according to the Code of Alabama 11-51-32.  
  
Thomas M. Tyson, Jr.  
Executive Secretary Date \_\_\_\_\_

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
This plat has been submitted to and approved by the Montgomery County Engineer for recording in the office of the Judge of Probate of Montgomery County, Alabama.  
  
George C. Spraker, PE  
Montgomery County Engineer Date \_\_\_\_\_

RECEIVED  
MAY 7 9 2015  
PLANNING CONTROL DIVISION

IB



EASTCHASE LN

BERRYHILL RD

TIN BARN LN

OLD OAK PL

PARKVIEW DR

BERRY CHASE PL

HALCYON ELEM

**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. IC

2. 8761 **PRESENTED BY:** Jeffcoat Engineers

**REPRESENTING:** DLR Associates, LLC

**SUBJECT:** Request final approval of DLR-Carter Hill Road Plat No. 1 located at 2909 Carter Hill Road in a B-4 (Commercial) Zoning District.

**REMARKS:** This plat replats one (1) lot and a portion of two (2) lots. Lot A (0.58 acres) has 100.33 ft. of frontage along Carter Hill Road and a depth of 258 ft. 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.

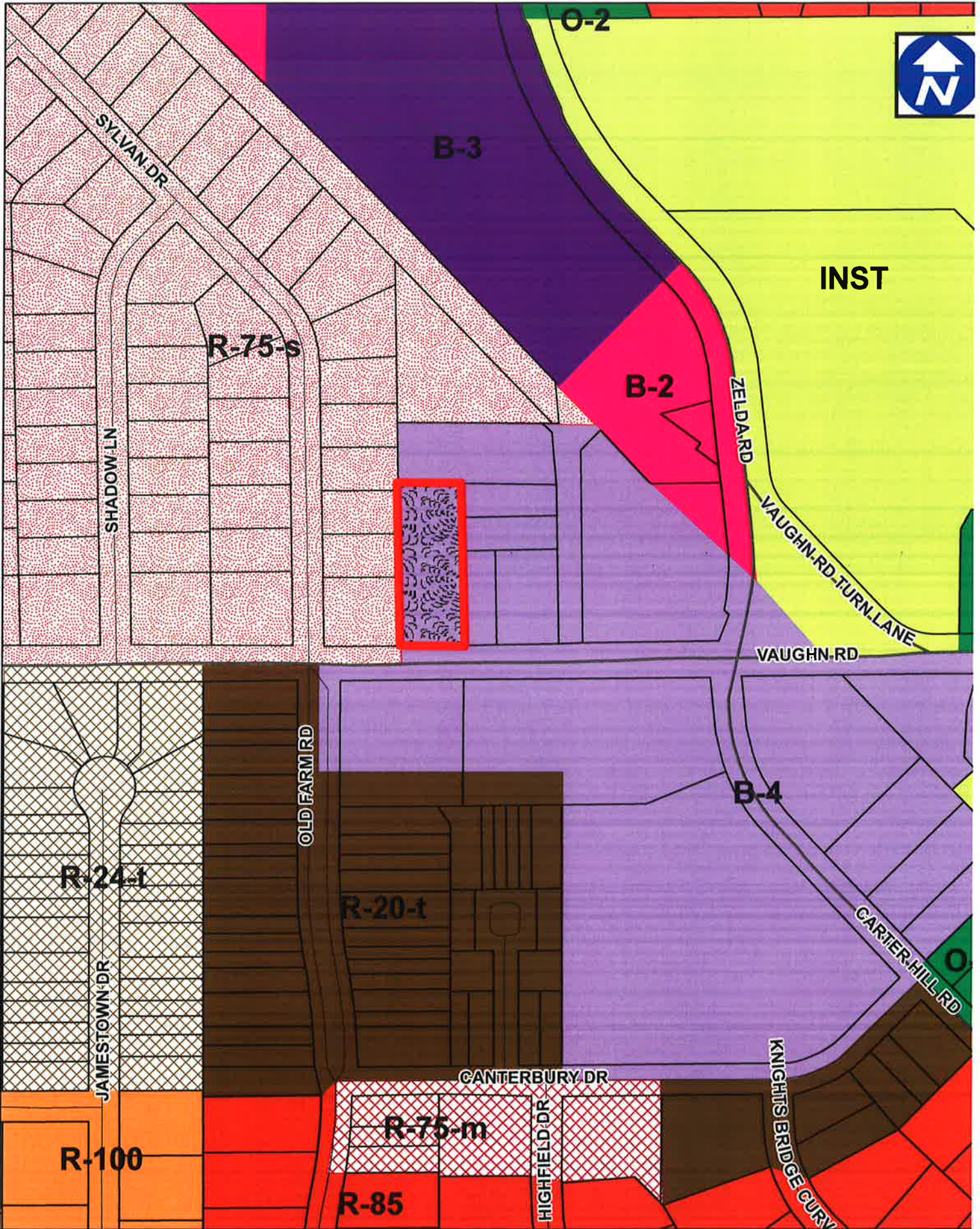
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2A



SYLVAN DRIVE

IPF  
CAPPED  
3" PIPE

N 89°42'14" E 100.00'

IPS

LOT 6

LOT 5

(258.0')

NORTH-252.28'

IPF

LOT A  
0.58 Ac±

S 00°04'27"E-253.46'

LOT 2

LOT 3

LOT 4

125.0'

(100')

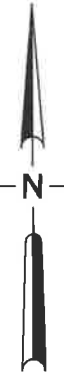
IPS

N 89°37'23" W 100.33'

IPS

CARTER HILL ROAD  
(ROW VARIES)

BASIS OF BEARING: MAGNETIC



DLR-Carter Hill Road #1

20

SCALE: 1" = 30'





SYLVAN DR

CARTER HILL RD

OLD FARM RD

**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. DP-2015-026 **PRESENTED BY:** Jeffcoat Engineering

**REPRESENTING:** GooGoo Express Wash

**SUBJECT:** Public hearing for a development plan for a new building to be located at 2909 Carter Hill Road in a B-4 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 2,975 sq. ft. building. There are two (2) canopies totaling 5,025 sq. ft. There are dual entrance drives and one exit drive to Carter Hill Road. There are 19 parking spaces indicated on the site plan. All applicable requirements will be met.

**Planning Controls Comment(s):** The dumpster enclosure will be required to be of an aesthetic material with additional landscaping for screening (per the Urban Forester). An attendant will be required during business hours. There is no signage indicated or approved.

**COUNCIL DISTRICT:** 7

**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.

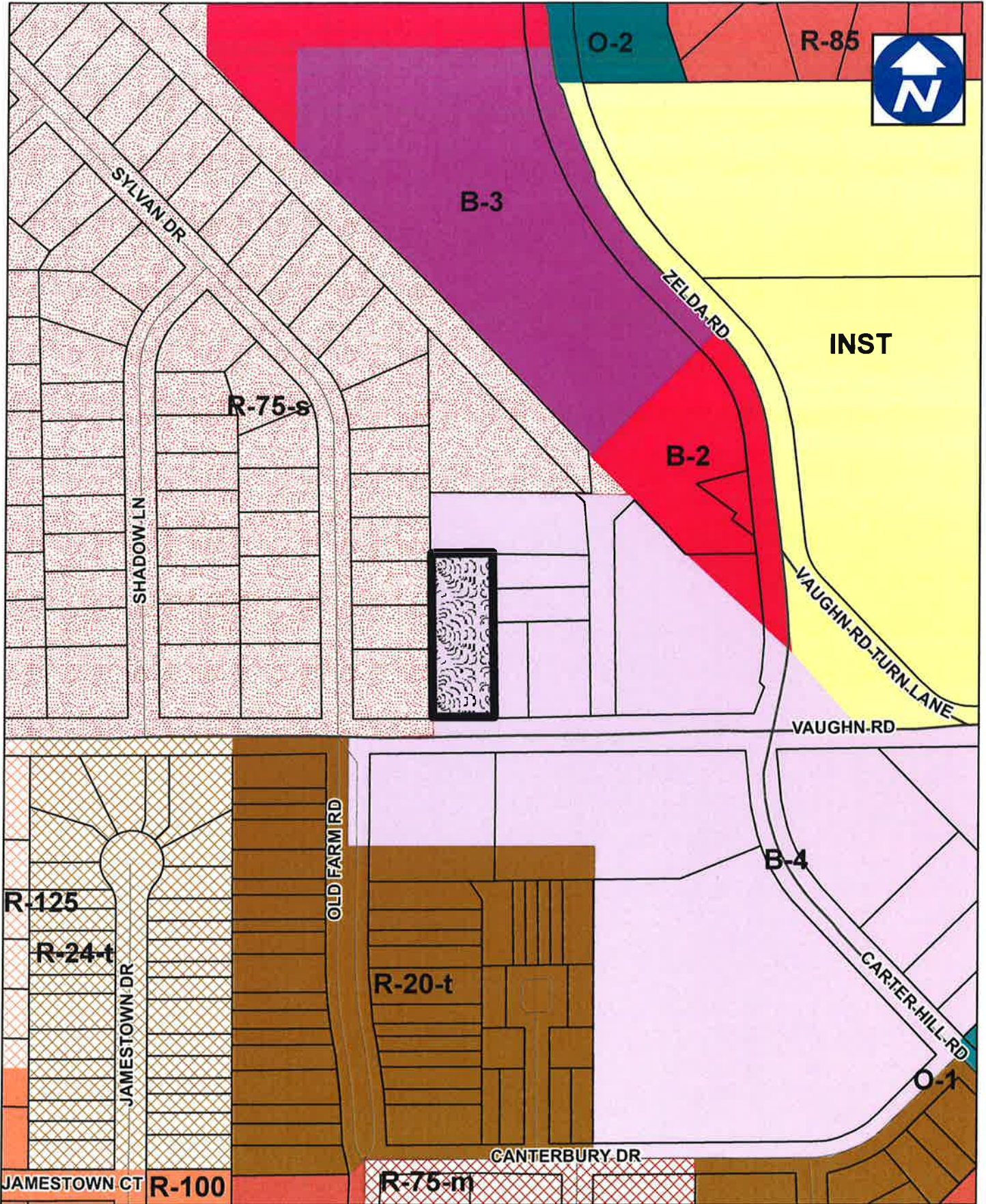
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



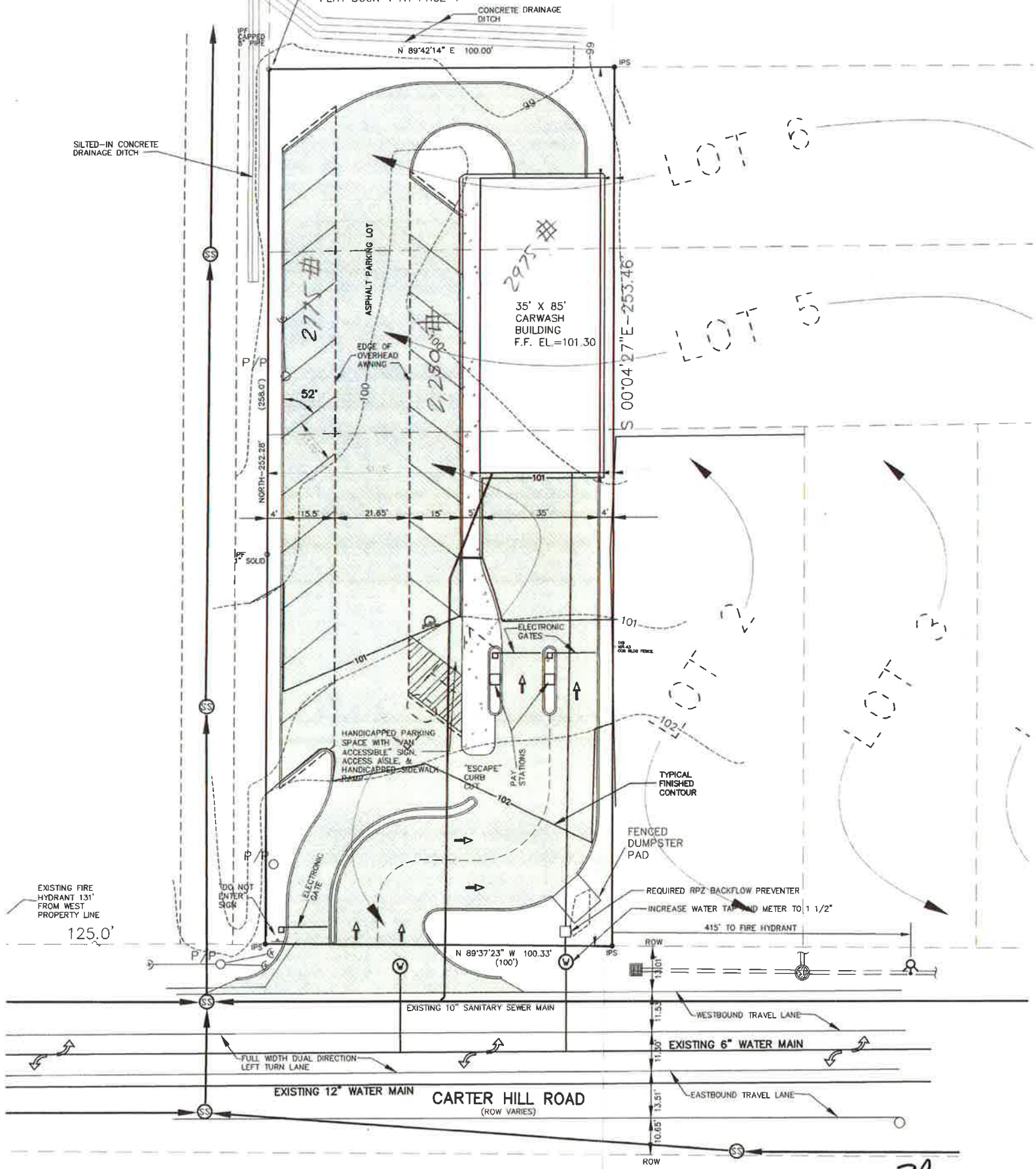
**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 3A

NW CORNER OF LOT 6 OF THE  
 JAMES ASHE PLAT AS  
 RECORDED IN THE OFFICE OF  
 THE JUDGE OF PROBATE AT  
 PLAT BOOK 4 AT PAGE 4



LOT 6

LOT 5

LOT 2

LOT 3

35' X 85'  
 CARWASH  
 BUILDING  
 F.F. EL=101.30

2775 #

2975 #

2,250.8 #

3B



DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 100 feet



ITEM NO. 30

4. RZ-2014-015 **PRESENTED BY:** Locy Baker

**REPRESENTING:** Southeast Alabama Development Council

**SUBJECT:** Request to rezone two (2) lots located on the north side of the East South Boulevard, approximately 2,400 ft. east of Woodley Road (2525 East South Boulevard and adjoining parking lot) from an O-2 (Office) Zoning District to a B-1-b (Central Business) Zoning District.

**REMARKS:** The adjacent property has R-20-t (Townhouse) and O-2 (Office) zoning to the north; O-2 (Office) and B-3 (Commercial) zoning to the south and east; and O-2 (Office) zoning to the west. The intended use for this property if rezoned is for job readiness training classes and a Pre-K program on the first floor, and women and children living quarters (approximately 50 beds) on the second floor. The existing kitchen will be used for in-house residents only. The Land Use Plan recommends office use.

**COUNCIL DISTRICT: 5**

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

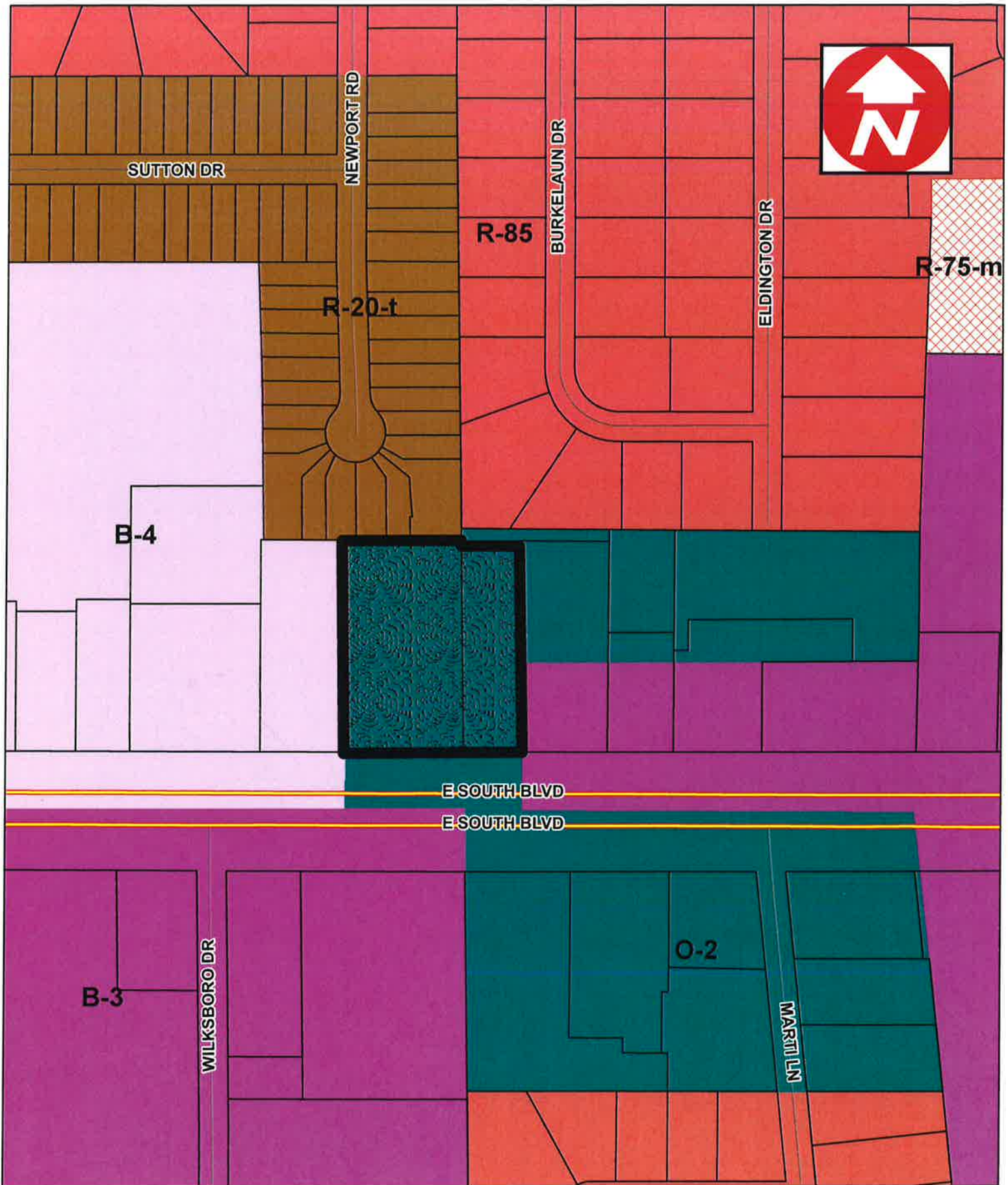
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY [REDACTED]

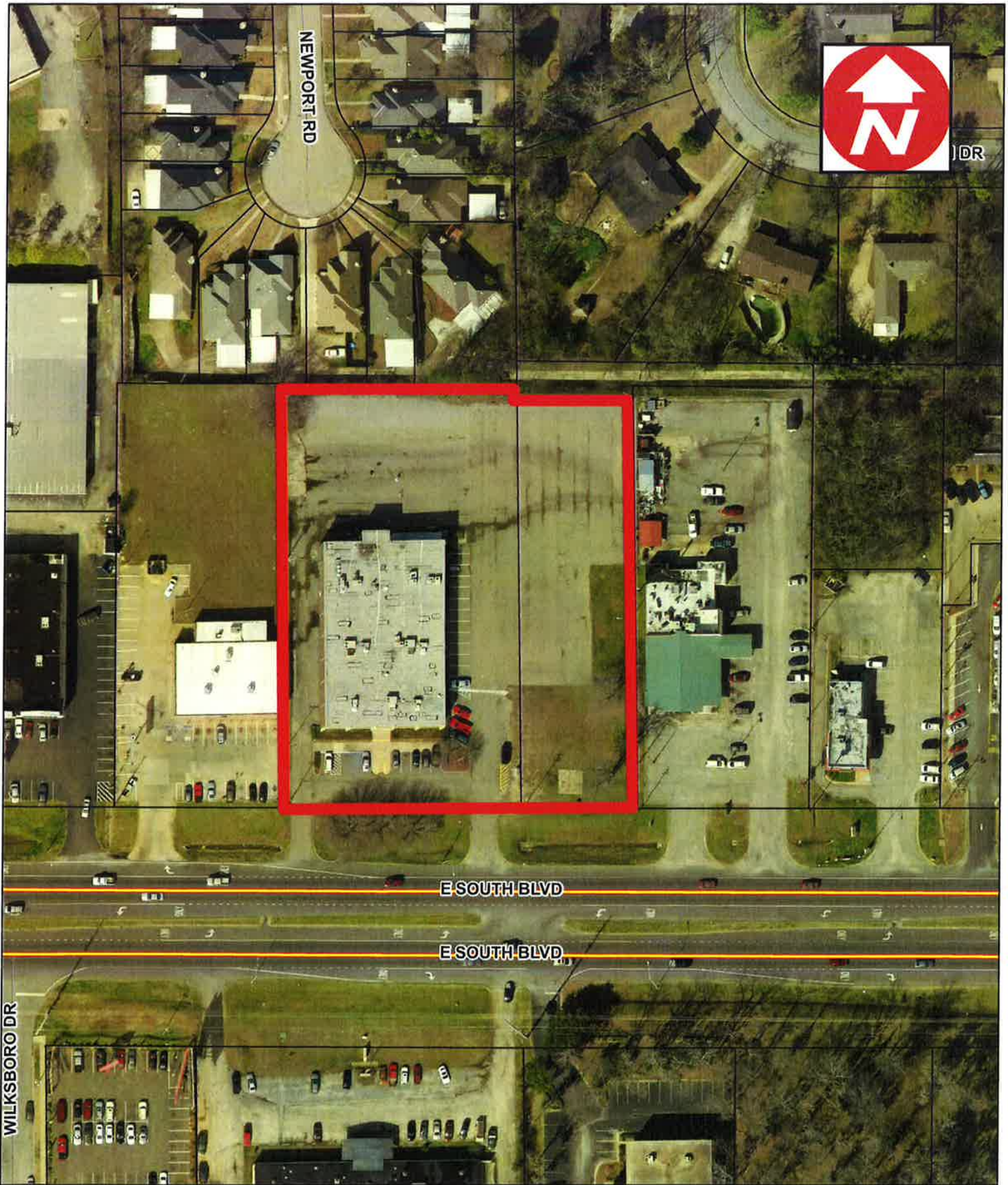
FILE NO. R2-2014-015

1 inch = 200 feet

FROM O-2 TO B-1-b

ITEM NO. 4A





NEWPORT RD



DR

E SOUTH BLVD

E SOUTH BLVD

WILKSBORO DR

**REZONING REQUEST**

SUBJECT PROPERTY **65220110000**

FILE NO. R2-2014-015

1 inch = 100 feet

FROM O-2 TO B-1b

ITEM NO. 4B

5. RZ-2015-011 **PRESENTED BY:** Kyle Kyser, Jr.

**REPRESENTING:** Kyser Property Management

**SUBJECT:** Request to rezone nine (9) lots along the north end of Kyser Court and all of Bell Circle from B-2 (Commercial) and B-3 (Commercial) Zoning Districts to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The adjacent property has M-1 (Light Industrial) zoning to the north, and B-2 (Commercial) and B-3 (Commercial) zonings to the south, east and west. The intended use for this property if rezoned is for industrial use. Seven (7) of the nine (9) lots have buildings constructed and two (2) of the lots are vacant. The Land Use Plan recommends commercial use.

**COUNCIL DISTRICT: 6**

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

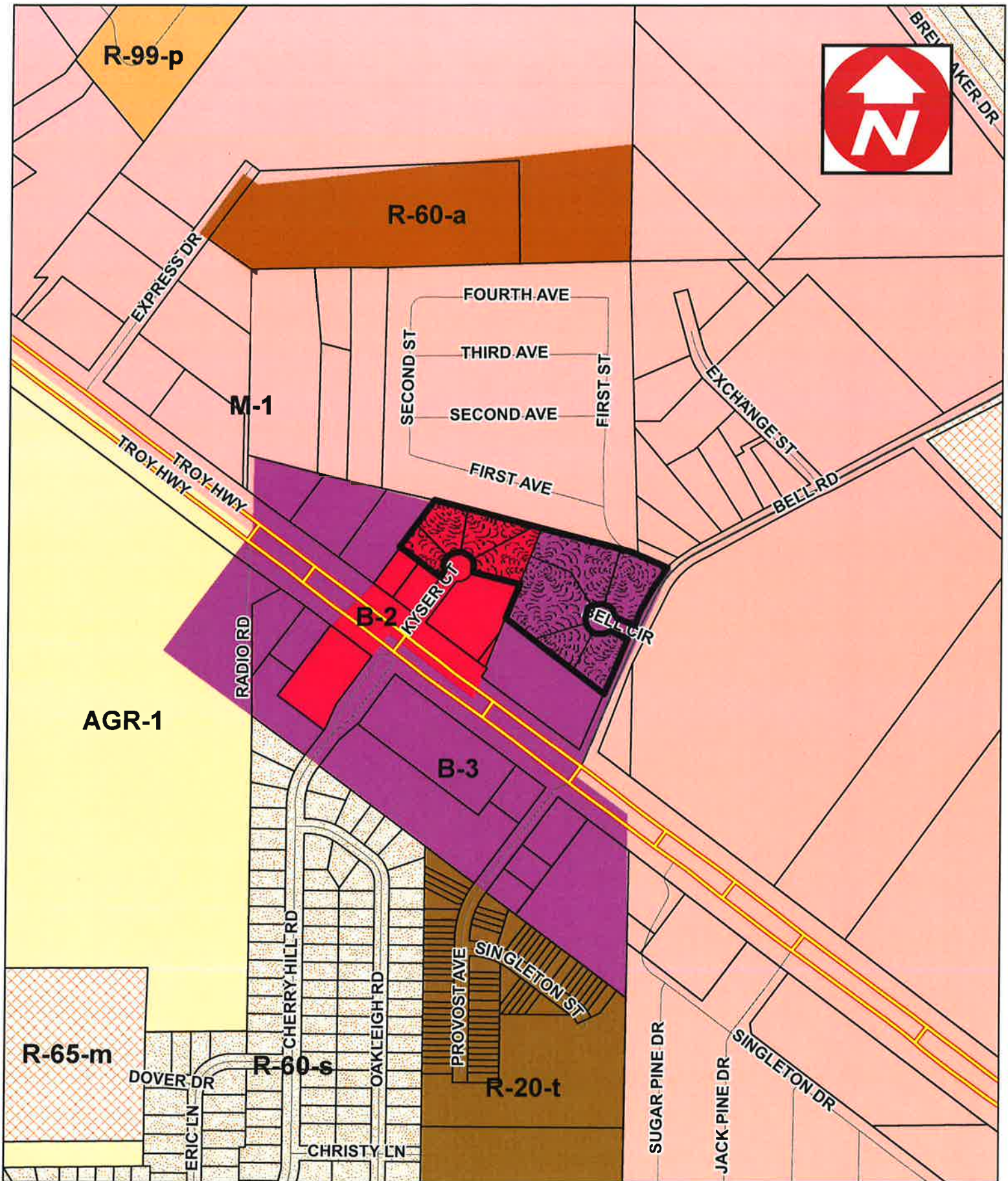
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

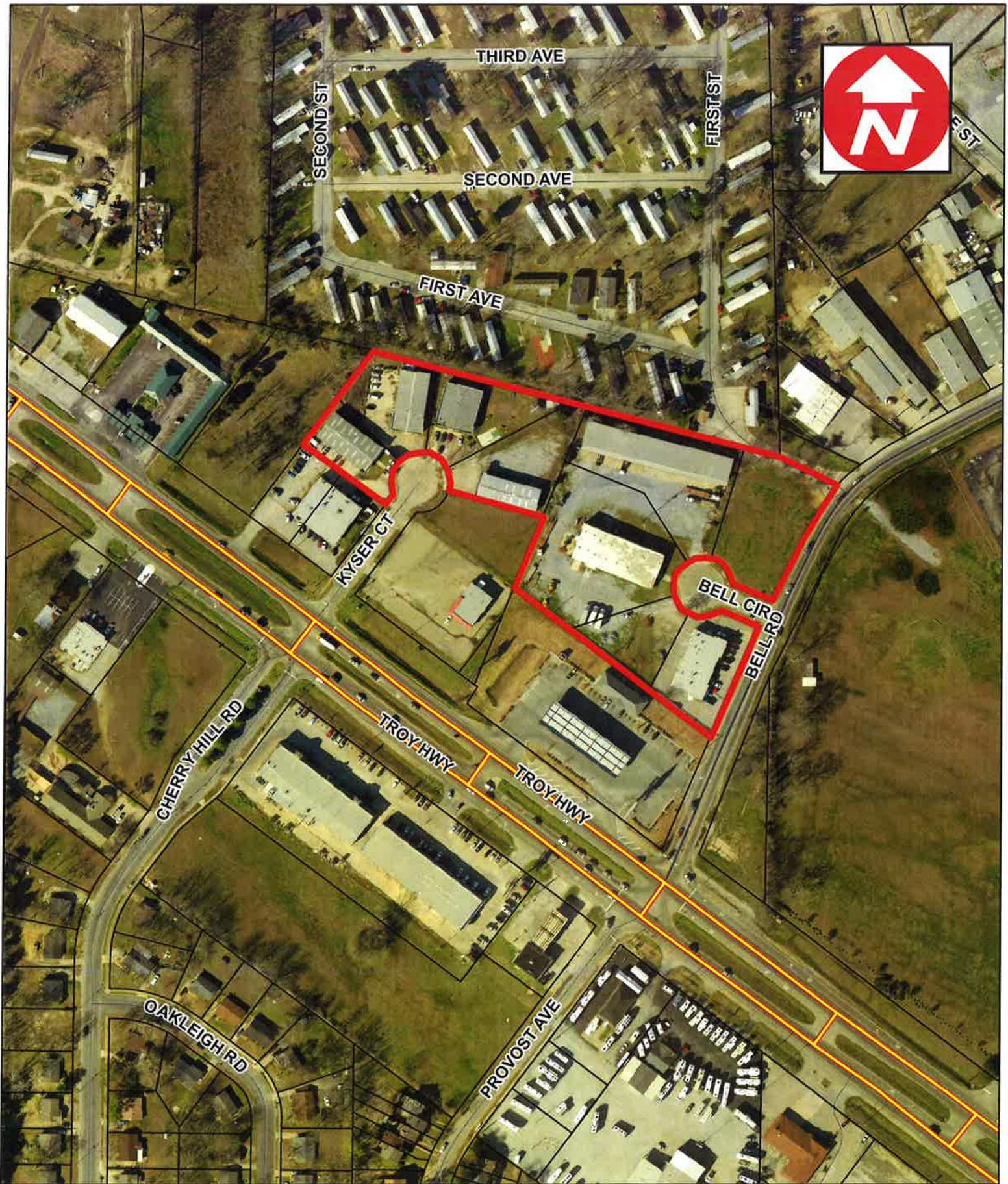
SUBJECT PROPERTY 582201555

FILE NO. R2-2015-011

1 inch = 400 feet

FROM B2 & B3 TO M1

ITEM NO. 5A



**REZONING REQUEST**

1 inch = 200 feet

**SUBJECT PROPERTY**



FROM B2 + B3 TO M1

**FILE NO.** R2-2015-011

**ITEM NO.** 5B

6. DP-2015-025 **PRESENTED BY:** Nim Frazer

**REPRESENTING:** Industrial Partners, LLC

**SUBJECT:** Public hearing for a development plan for a new building to be located at 647 Industrial Park Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 167,400 sq. ft. building. There is one (1) access drive to Industrial Park Boulevard and one (1) access drive to John Knight Close. There are 46 paved parking spaces indicated on the site plan. 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.

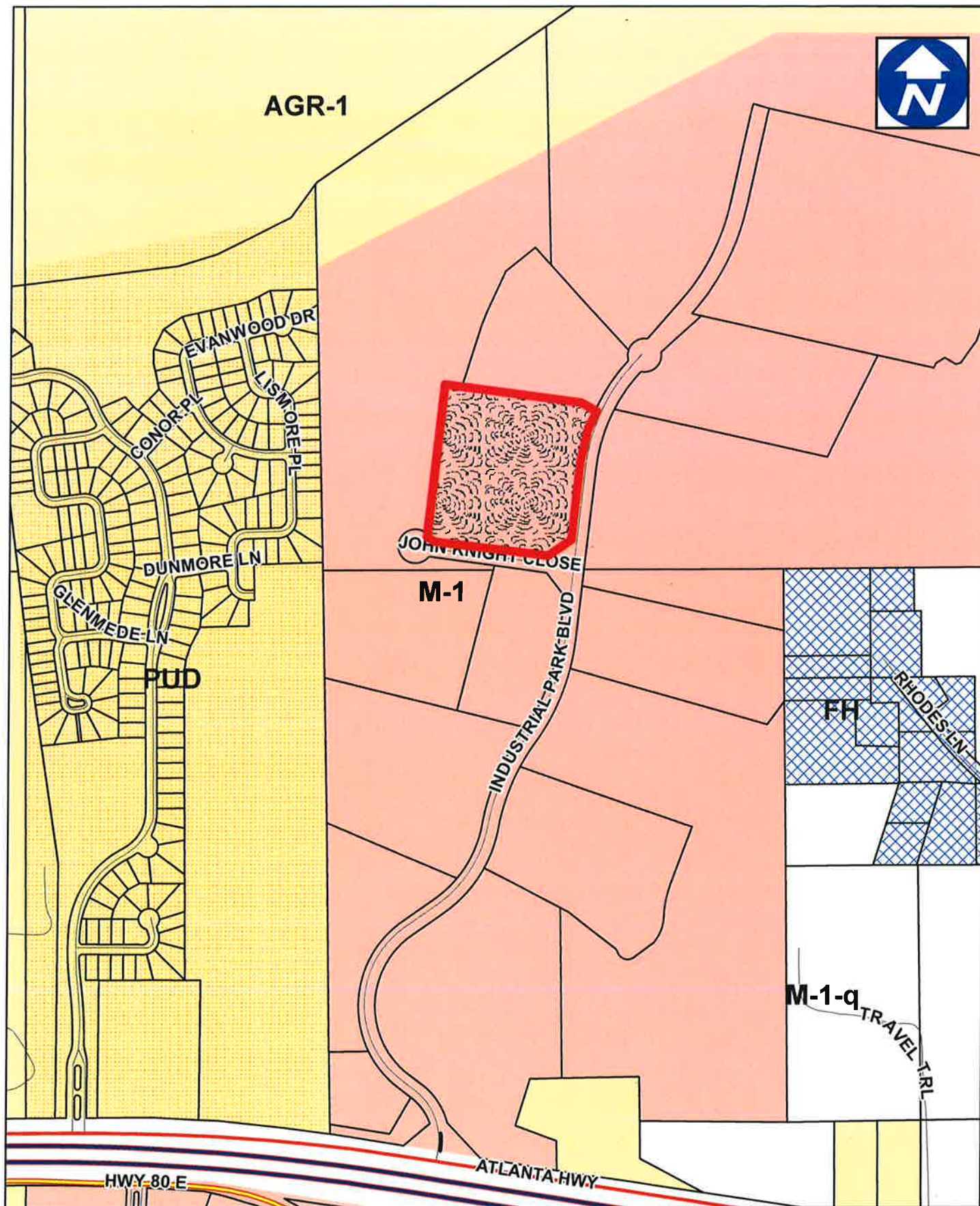
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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

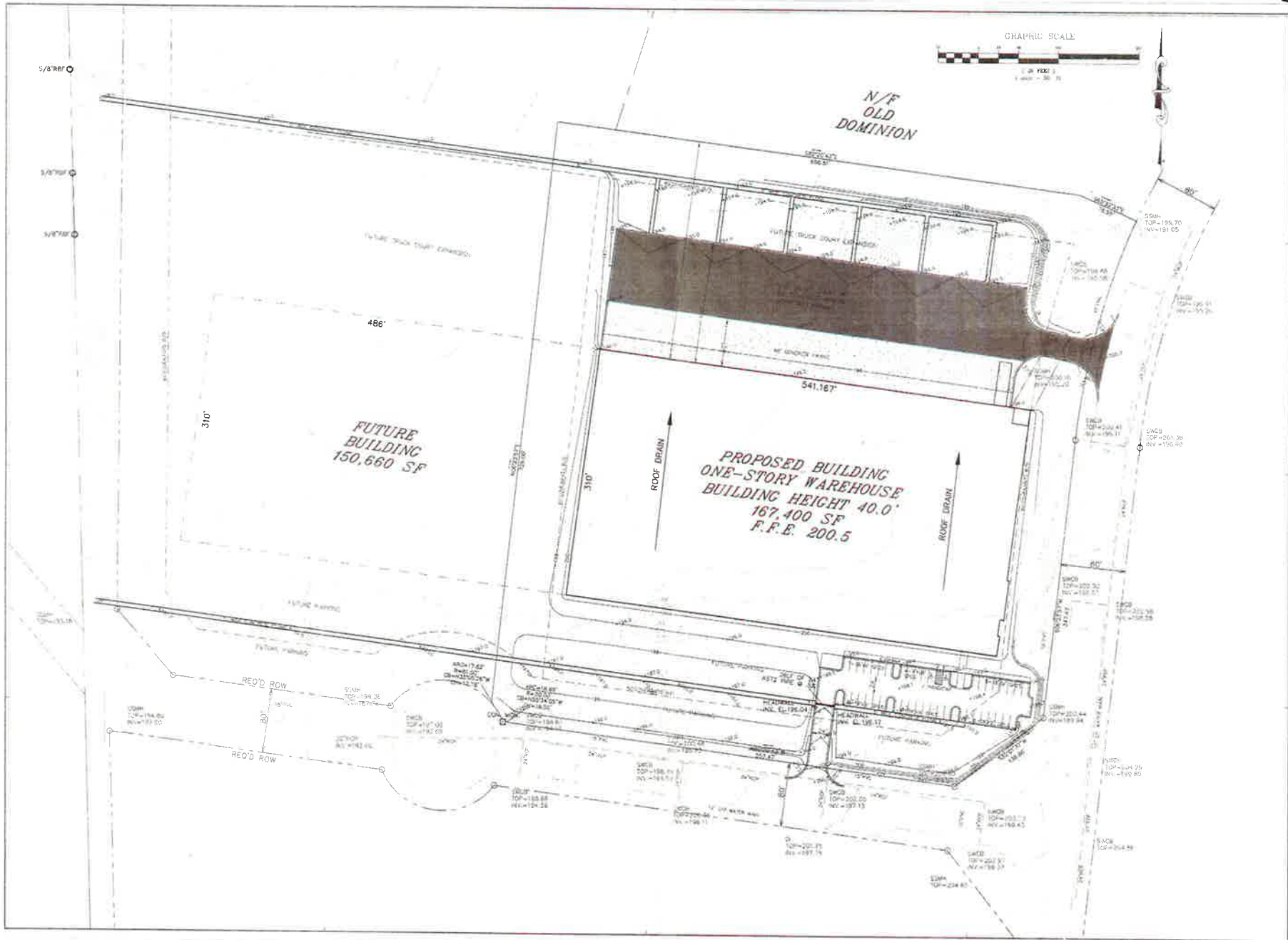


**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 600 feet



ITEM NO. 4A



**ip INDUSTRIAL Partners, LLC**  
 4047 WOODCREEK BLVD | MONTGOMERY, AL 36106  
 TEL: 205-954-8800 | FAX: 205-944-9999

**HOUSTON ENGINEERING, INC.**  
 CONSULTING & DESIGN ENGINEERS  
 1425 W. ALBERTA DRIVE, SUITE 200, GERMANTOWN, GEORGIA 30146  
 PHONE: 770-974-1800 FAX: (770) 791-1200

PROJECT: NAME  
**SPEC BUILDING SITE 6 MONTGOMERY INDUSTRIAL PARK**

DATE: 10/16  
**PAVING & GRADING**

BY ENGINEER  
**JOHNO**  
 ARCHITECT/DESIGNER  
**ARCH/GENO**

SHEET NUMBER  
**C-2**



**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 200 feet



ITEM NO. 6C



7. 8762 **PRESENTED BY:** Alabama Land Surveyors

**REPRESENTING:** Ben Byrd

**SUBJECT:** Request final approval of Fred C. Reid Plat No. 1A located on the south side of Bishop Street, between Air Base Boulevard and Thorington Road, in B-3 (Commercial) and R-60-m (Multi-Family Residential) Zoning Districts.

**REMARKS:** This plat replats one (1) lot into two (2) lots. Lot 1 (0.73 acres) has 186 ft. of frontage along Air Base Boulevard and 161 ft. of frontage along Bishop Street. Lot 2 (0.85 acres) has 124 ft. of frontage along Bishop Street and 255 ft. of frontage along Thorington Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

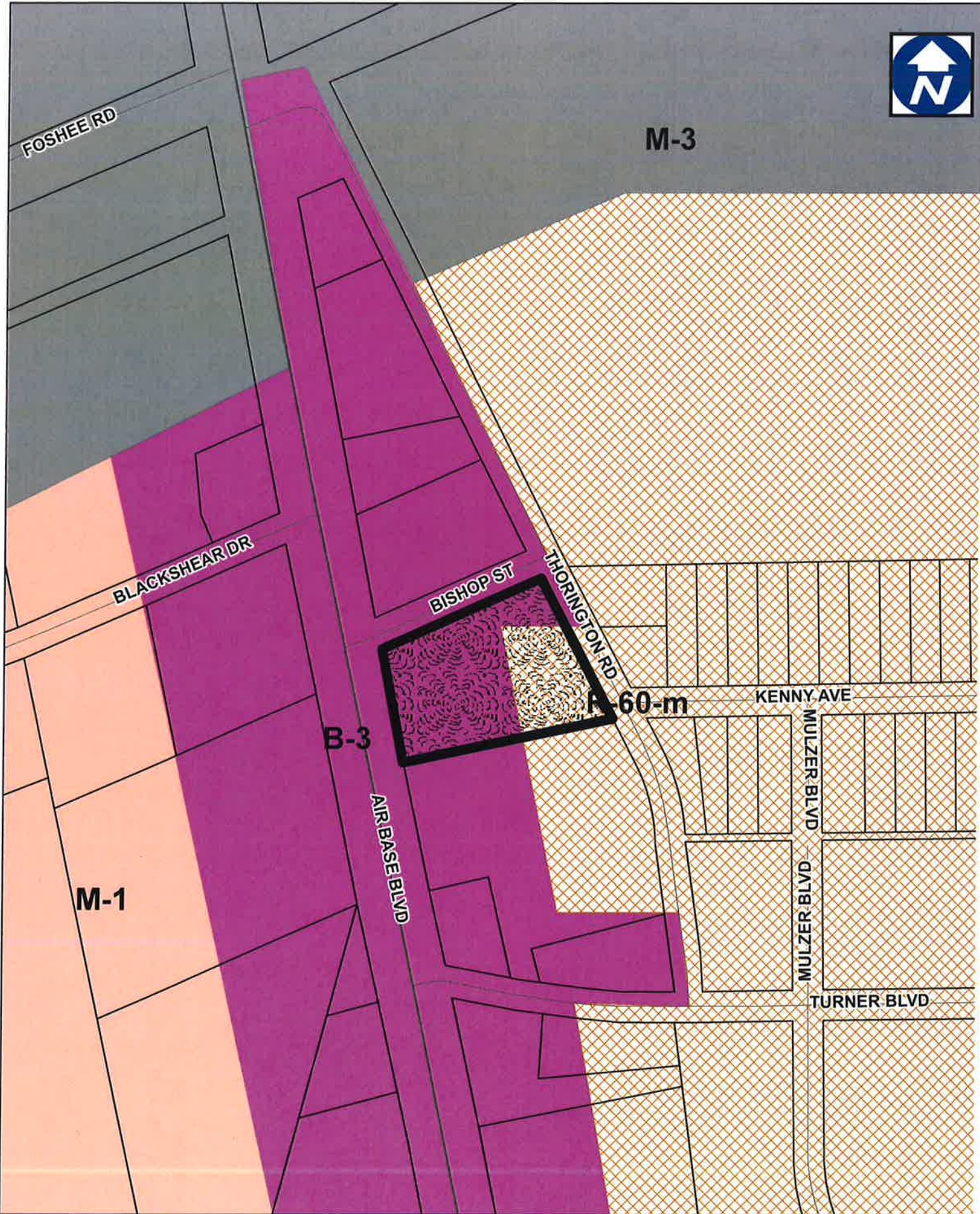
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY

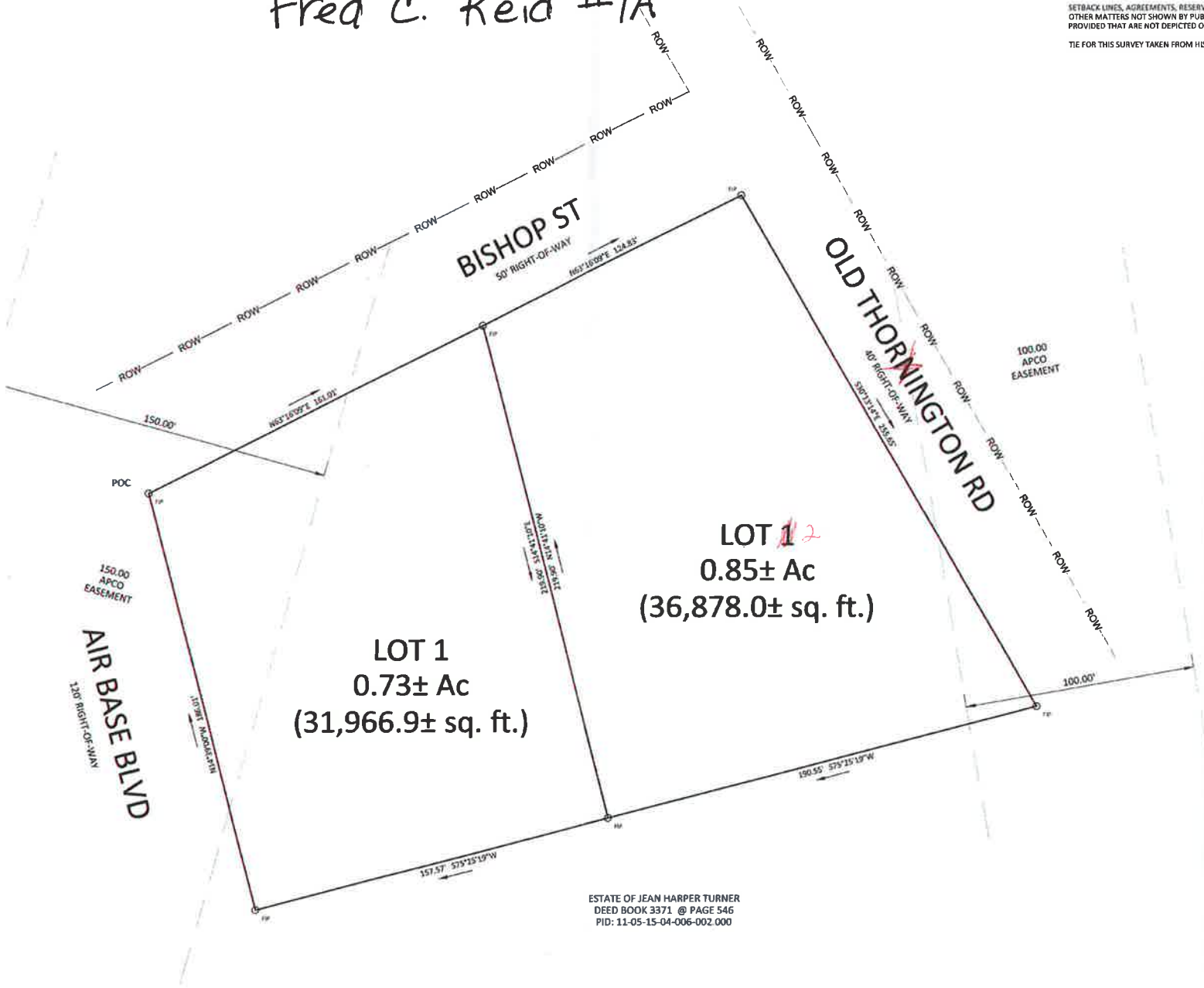


ITEM NO.

7A

# Fred C. Reid #1A

SETBACK LINES, AGREEMENTS, RESERVATIONS, OTHER MATTERS NOT SHOWN BY PUBLIC PROVIDED THAT ARE NOT DEPICTED ON THIS SURVEY TAKEN FROM HISTORIC RECORDS



BEARINGS AS SHOWN ON THIS PLAT

FRED C. REID PLAT NO. 1A  
MONTGOMERY  
ALABAMA

SURVEYOR'S, INC. COPYRIGHT © 2008-2015, ALL RIGHTS RESERVED

MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
○ FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC - CONCRETE
● SIP - SET IRON PIN (ALS-0173)	(XX XX) - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
▲ CP - CALCULATED POINT	XXX - FIELD MEASURED DISTANCE / BEARING	PB: - PLAT BOOK
■ CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB: - DEED BOOK
⊠ FP - FENCE POST	UTIL. - UTILITY	PG: - PAGE
	ESMT. - EASEMENT	
LINE TYPES		
-----	EASEMENT LINE	
-----	FENCE LINE	
-----	ADJOINING PROPERTY	
-----	RIGHT OF WAY LINE	



7B



THORINGTON RD

BLACKSHEAR DR

BISHOP ST

AIRBASE BLVD

KENNY AVE

**PLATS**

1 inch = 100 feet

**SUBJECT PROPERTY**



**ITEM NO.**

7C

8. 8764 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 21 located on the north side of Long Acre, approximately 400 ft. east of Lake Edge Street, in T3 (Sub-Urban) and T4-R (General Urban-Restricted) Zoning Districts.

**REMARKS:** This plat creates six (6) lots for residential use. The lots range from 89 ft. in width to 230 ft. in width. A warrant was approved by the Consolidated Review Committee for the lots to exceed 120 ft. in width. Long Acre (50 ft. ROW) will be extended 520 ft. to the east. A new 50 ft. ROW is proposed to run north off Long Acre. Parcel A (6.66 acres) is proposed for a civic space. 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.

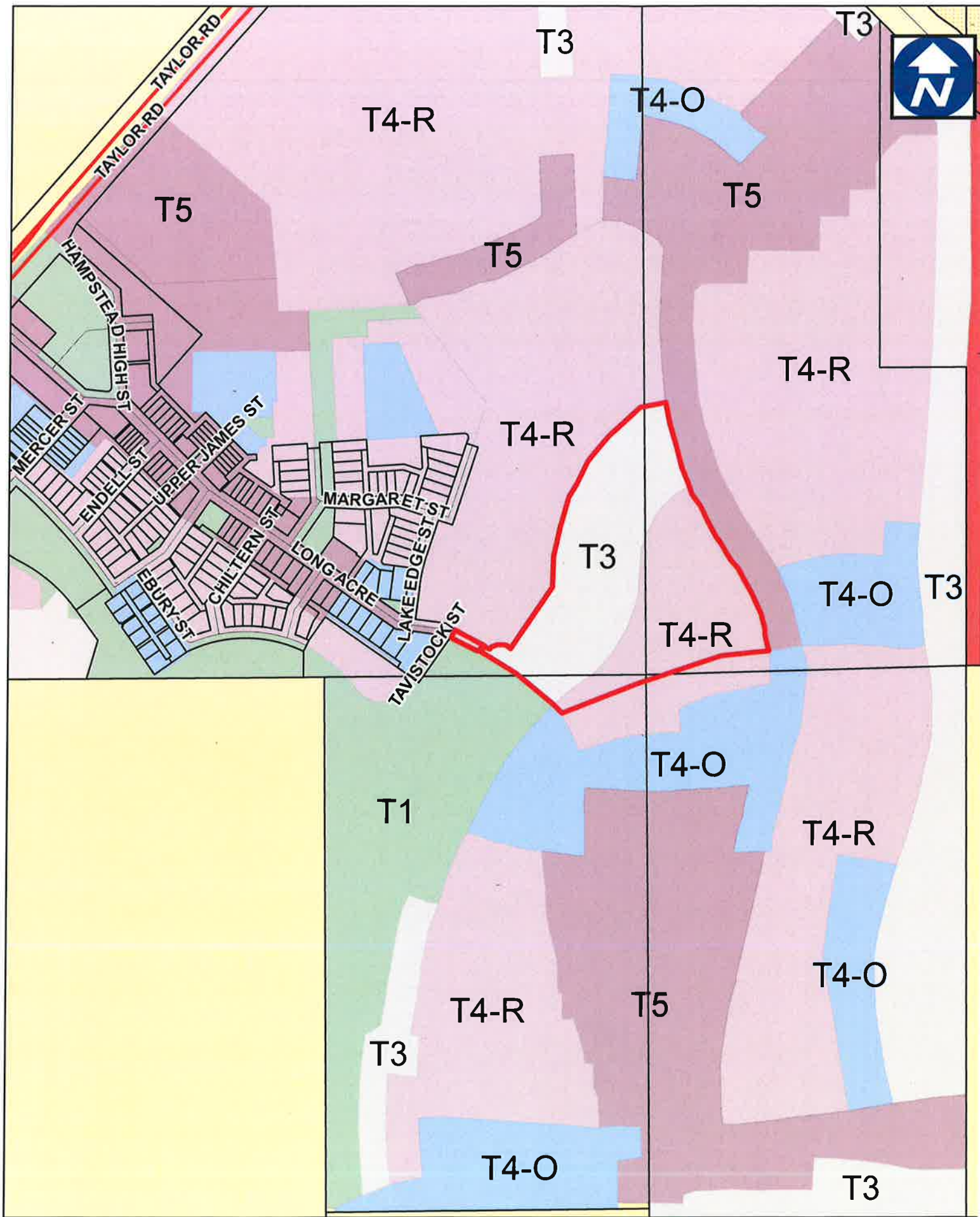
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 500 feet

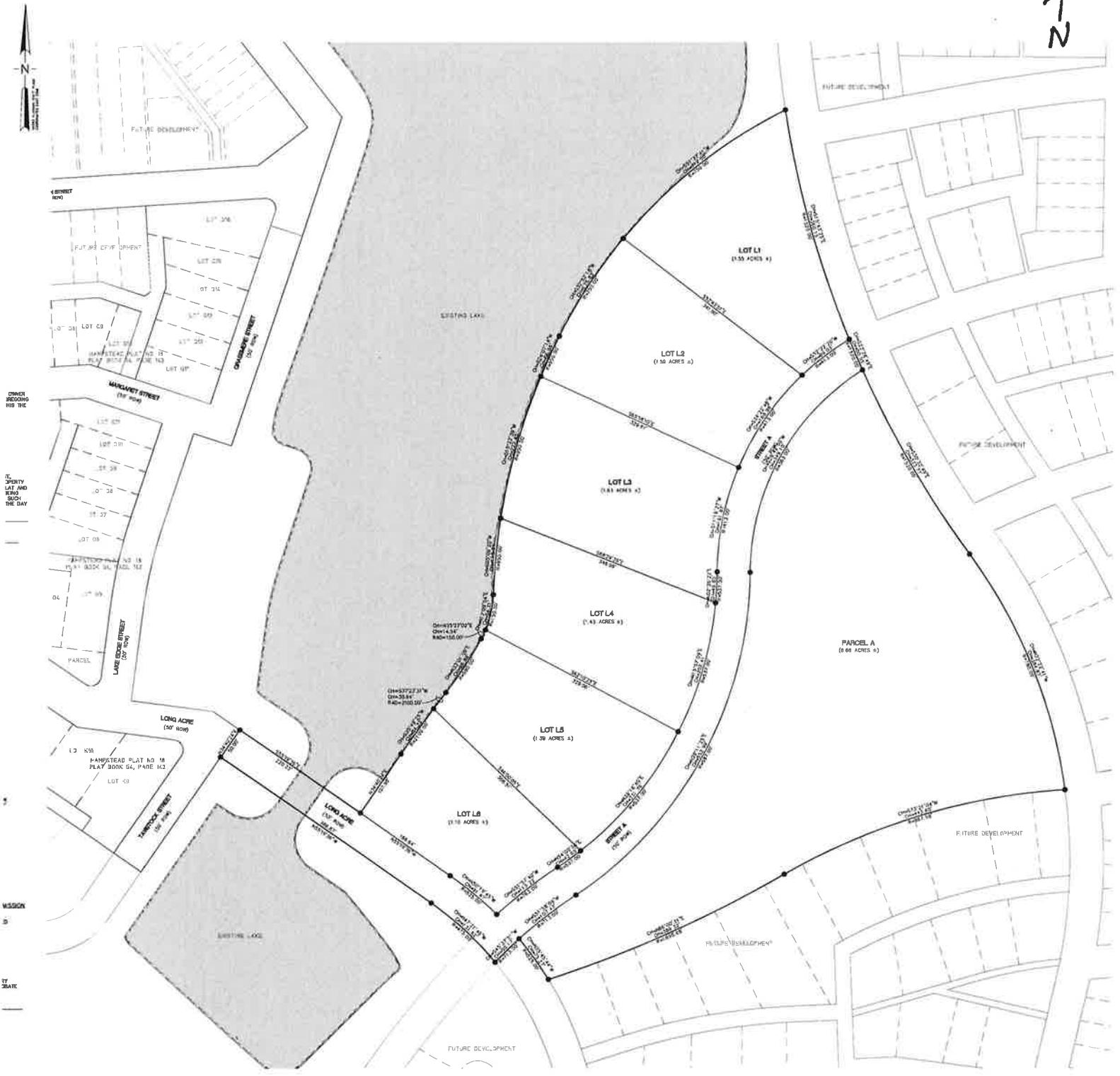
SUBJECT PROPERTY



ITEM NO. 8A

# Hampstead #21

A  
N



OWNER RECORDS THE THE  
TO VERIFY LAY AND BOUND SUCH THE DAY  
SECTION  
BY DATE

JB



**PLATS**  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 8C



9. 8697 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** RLM Properties Group of Montgomery, LLC

**SUBJECT:** Request final approval of RLM Properties Group of Montgomery, LLC Plat No. 1 located on the southeast corner of Birmingham Highway and Industrial Drive in an M-3 (General Industrial) Zoning District.

**REMARKS:** This plat replats five (5) lots into one (1) lot for industrial use. Lot 1A (6.526 acres) will have 559 ft. of frontage along Birmingham Highway and 530 ft. of frontage along Industrial Drive. This lot will also have frontage along Capitol Plaza Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

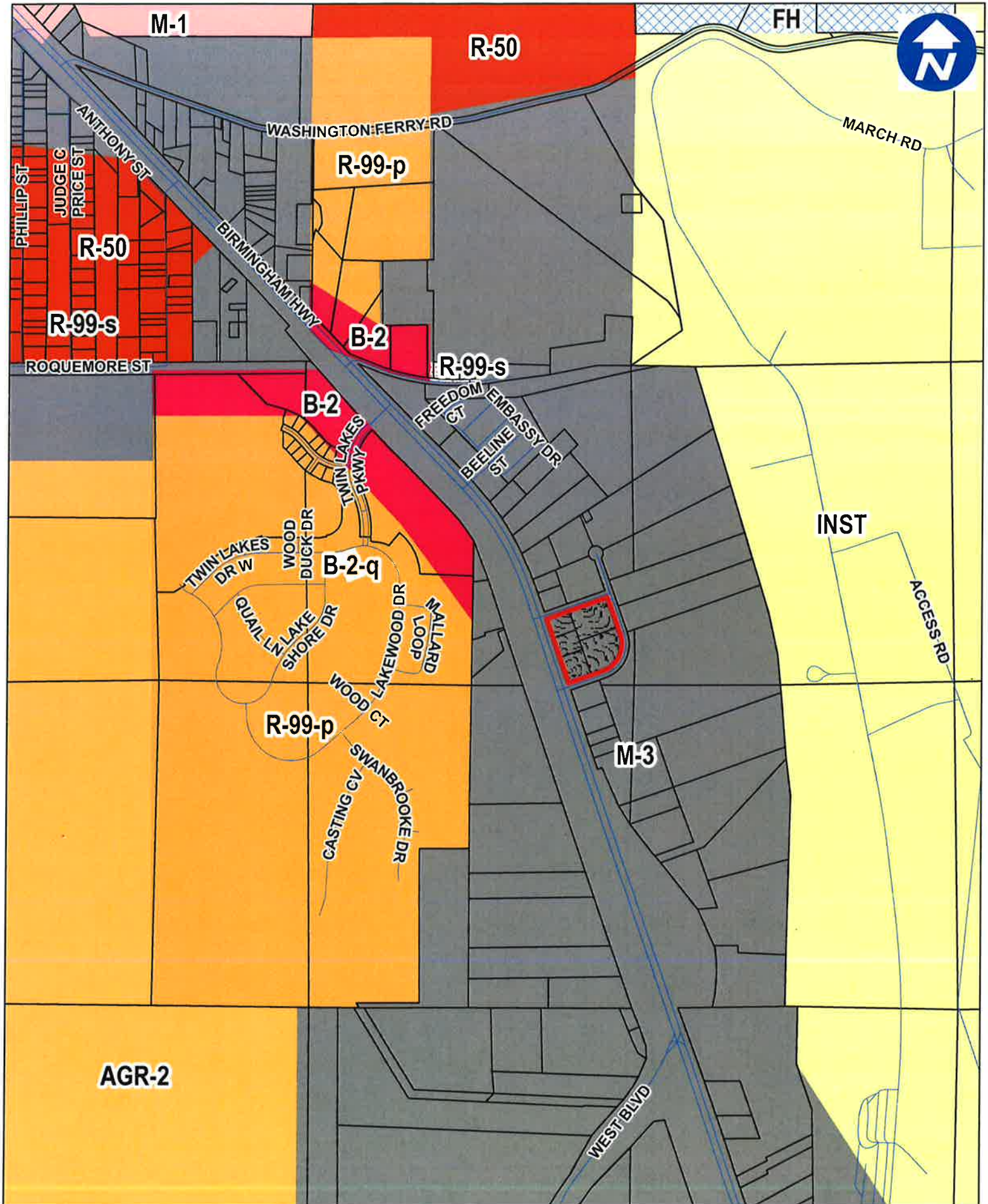
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



SITE 

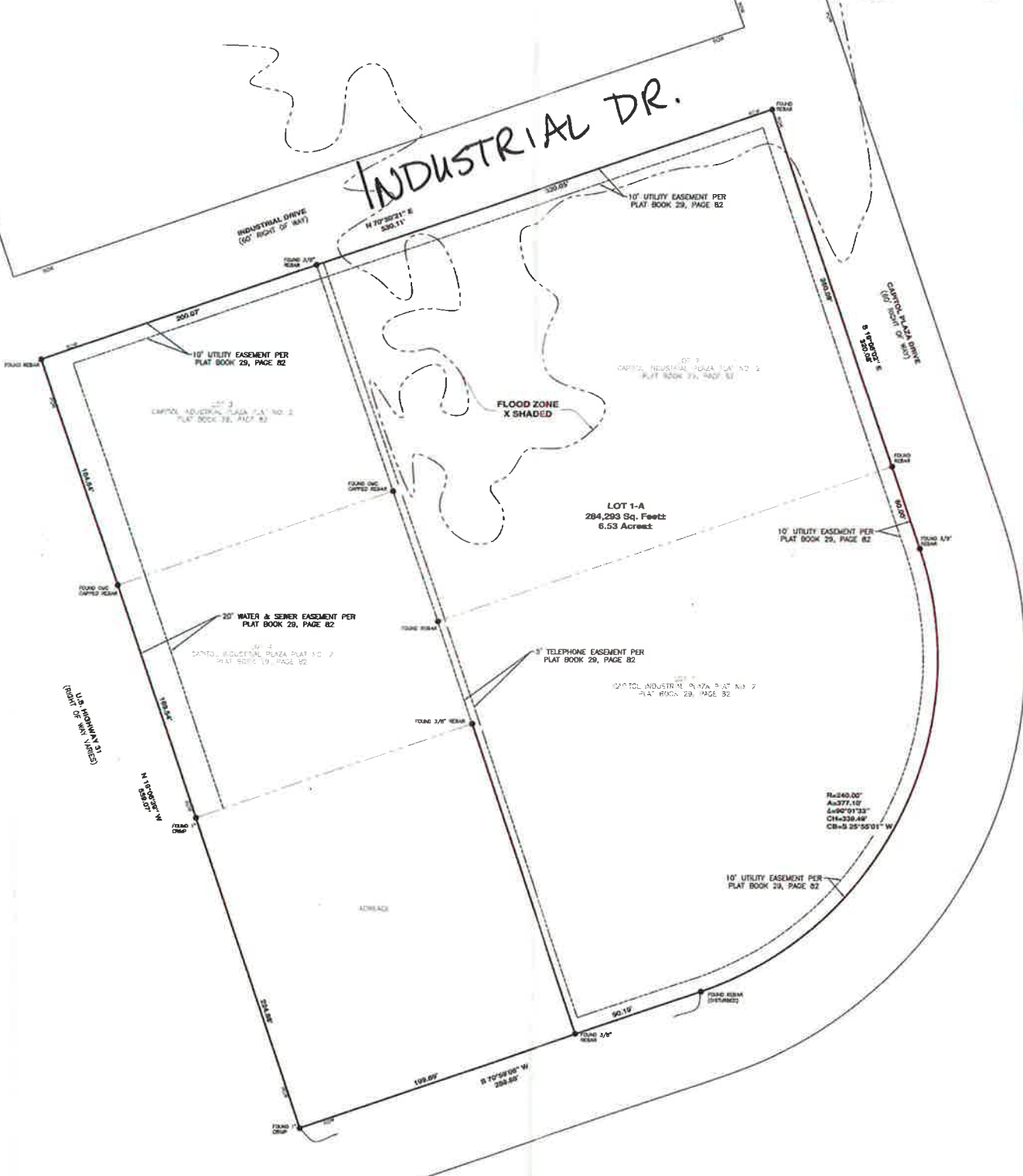
1 inch = 1,000 feet  
 Item 9A

# RLM Properties Group of Montgomery #1

N  
4



## INDUSTRIAL DR.



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-52-32

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

LEGEND	
●	PROPERTY CORNER
---	RIGHT OF WAY

9B



SITE 

1 inch = 300 feet  
Item 9C

10. 8763 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** Southern Boulevard Corporation

**SUBJECT:** Request final approval of Southern Boulevard Corp. Plat No. 1 located on the southwest corner of Vaughn Road and Seaton Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat creates two (2) lots for commercial use. Lot 1 (0.75 acres) has 145 ft. of frontage along Vaughn Road and a depth of 199 ft. Lot 2 (9.67 acres) has 711 ft. of frontage along Vaughn Road and approximately 500 ft. along Seaton Boulevard. 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.

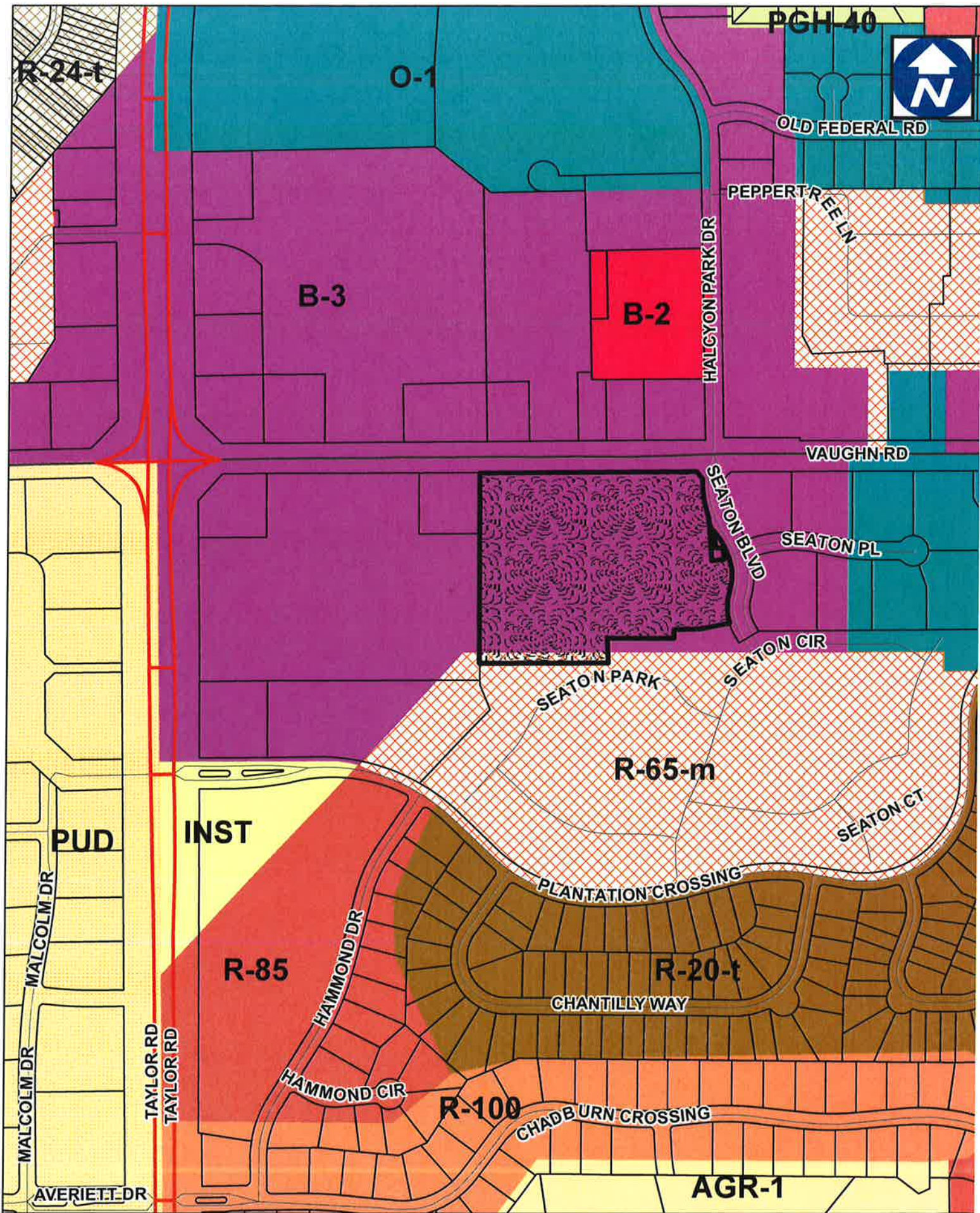
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 400 feet

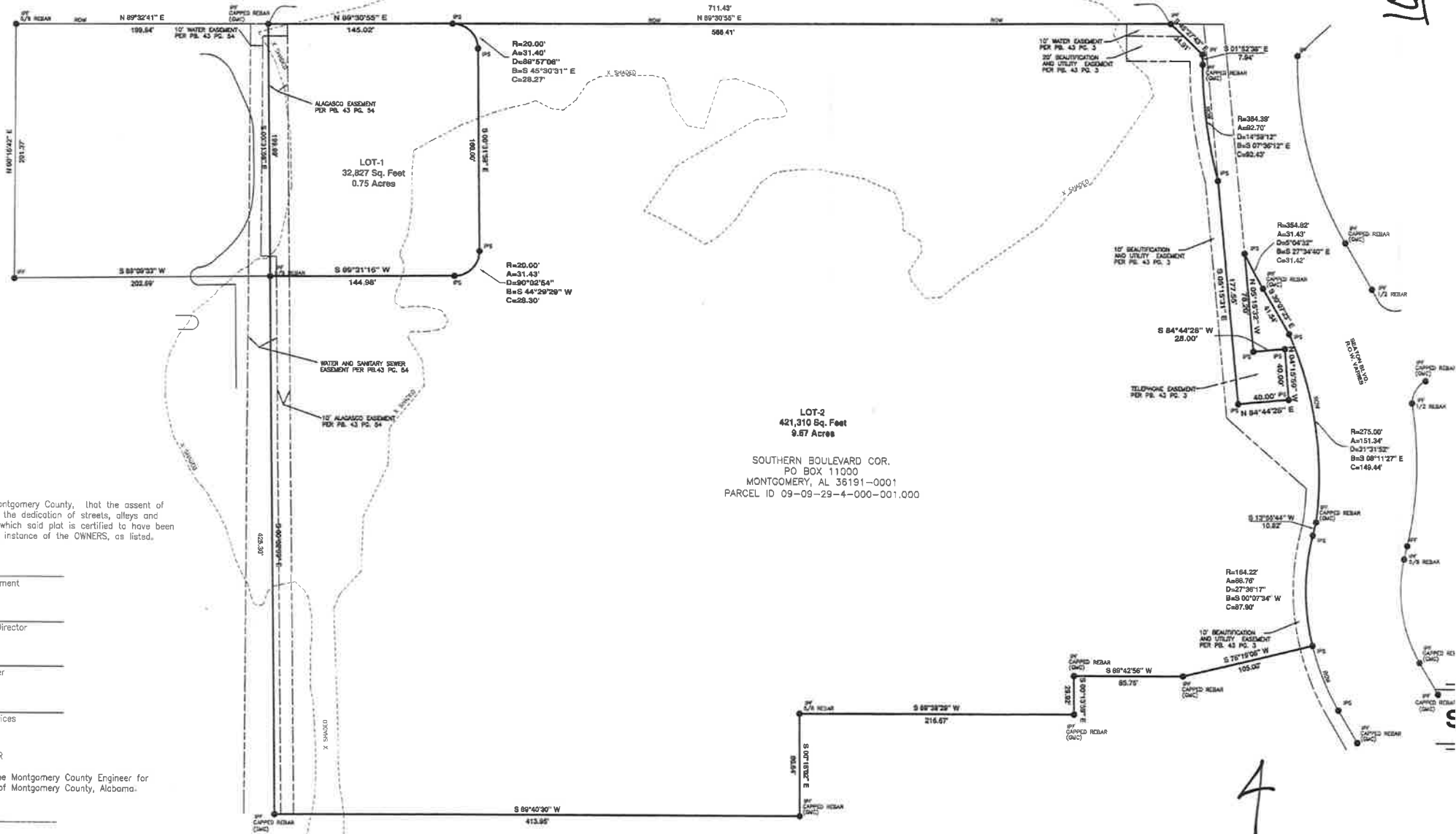
SUBJECT PROPERTY



ITEM NO. 10A

any part of these easements.

10B



LOT-2  
421,310 Sq. Feet  
9.67 Acres

SOUTHERN BOULEVARD COR.  
PO BOX 11000  
MONTGOMERY, AL 36191-0001  
PARCEL ID 09-09-29-4-000-001.000

on of Montgomery County, that the assent of  
iven to the dedication of streets, alleys and  
r map, which said plat is certified to have been  
R at the instance of the OWNERS, as listed.

h Department \_\_\_\_\_  
 mission Director \_\_\_\_\_  
 r Engineer \_\_\_\_\_  
 ntial Services \_\_\_\_\_  
 ENGINEER \_\_\_\_\_  
 ed by the Montgomery County Engineer for  
 Probate of Montgomery County, Alabama.  
 Date \_\_\_\_\_

Southern Boulevard Corp. #1

**LEGEND**

- PROPERTY CORNER
- SOV — RIGHT OF WAY

ing Commission of Montgomery, Alabama, on  
l according to the Code of Alabama 11-52-32.



HALCYON PARK DR

VAUGHN RD

SEATON BLVD

SEATON PL

SEATON PARK

SEATON CIR

PLANTATION CROSSING  
HAMMOND DR

**PLATS**  
1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 100



11. DP-2015-024 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** Krystal's Restaurant

**SUBJECT:** Public hearing for a development plan for a new building to be located on the south side of Vaughn Road, approximately 1,000 ft. east of Taylor Road, in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 1,702 sq. ft. building for a restaurant with a single drive-thru lane. There are 25 paved parking spaces indicated on the site plan, whereas 11 are required. There is a right-in/right-out access to Vaughn Road, and two (2) full accesses to future access roads. All applicable requirements will be met.

**COUNCIL DISTRICT:** 8

**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.

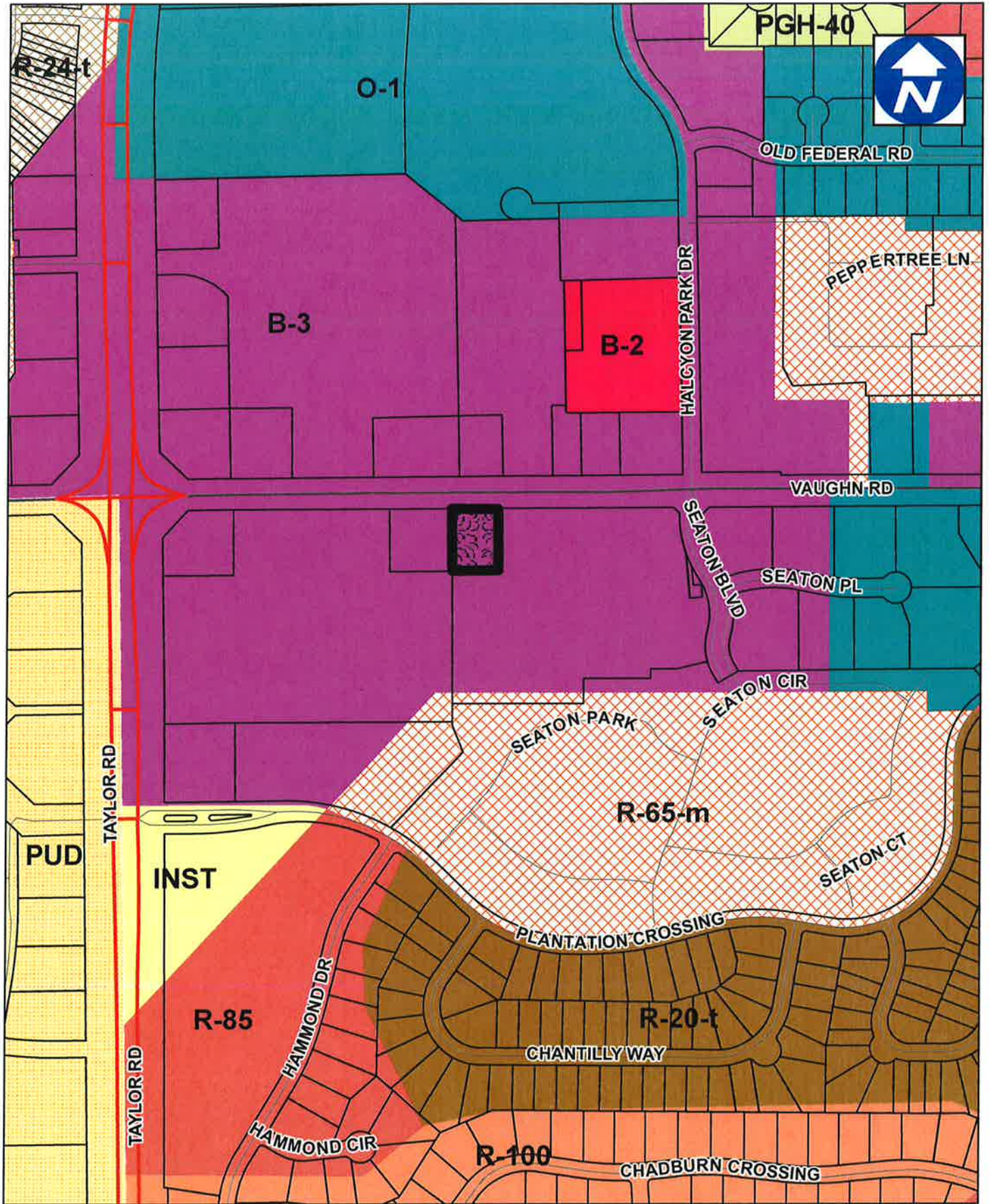
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



DEVELOPMENT SITE SUBJECT PROPERTY

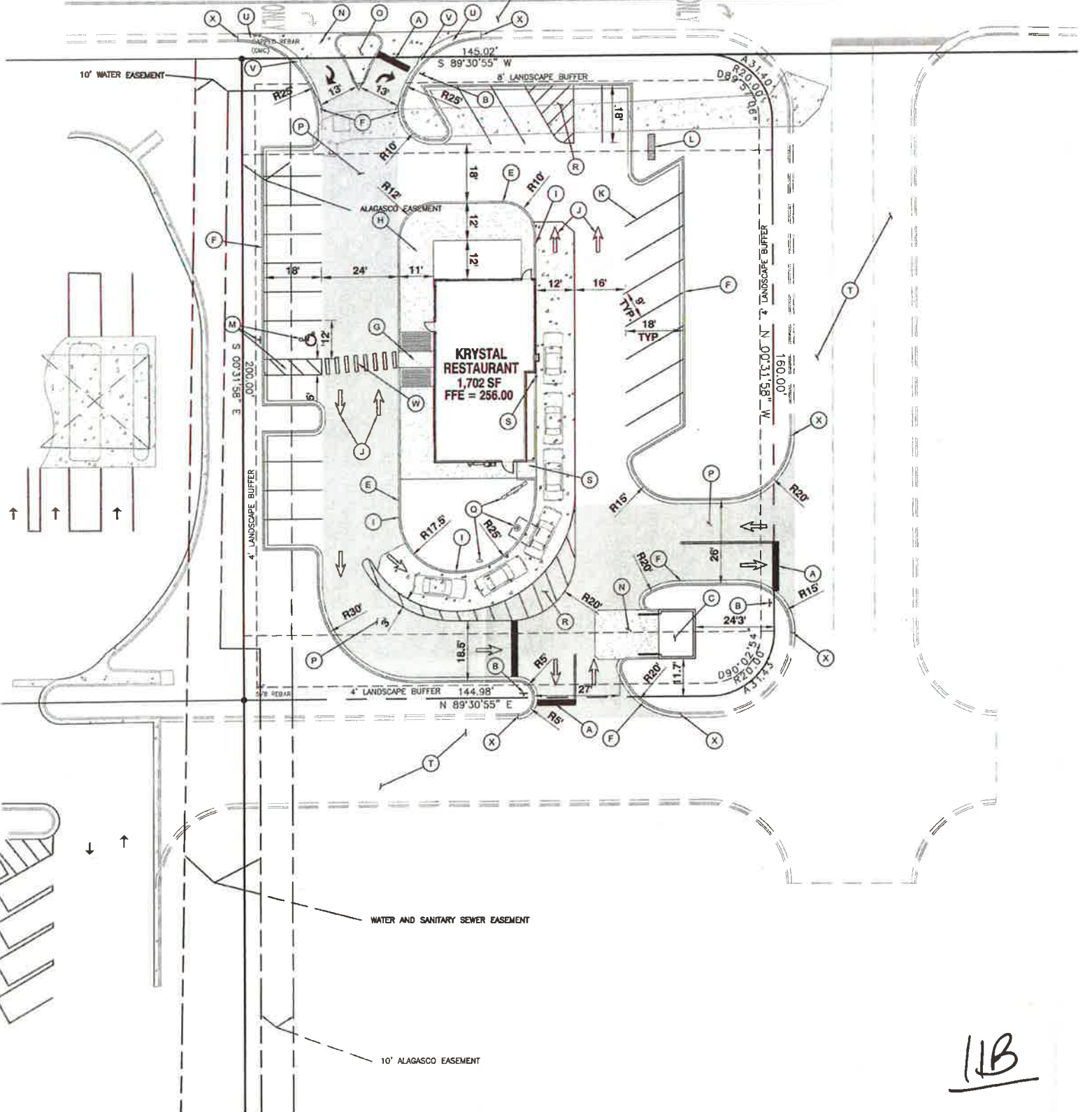
1 inch = 400 feet



ITEM NO. 11A

VAUGHN ROAD  
100' R.O.W.  
45 MPH SPEED LIMIT

Vaughn Rd.



11B



**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 200 feet



ITEM NO. 11C

12. Text Amendment      **PRESENTED BY:** Planning Controls Division

**REPRESENTING:** City of Montgomery

**SUBJECT:** Request a text amendment to the Zoning Ordinance, Article VII, Section 4 (Industrial Districts) of the Code of Ordinances for the City of Montgomery, Alabama, be amended.

**REMARKS:** This text amendment is requesting to clarify the Maximum height refers to “Maximum Building Height”. Also being requested is to add a height limitation on ID signs, not to exceed 45 ft. in height, which is due to the fact that M-1 and M-3 districts allow any use permitted in a B-2 district, which is a 45 ft. height limit.

**4. Industrial Districts**  
 (Ord. No. 31-73)  
 (Ord. No. 40-2014)

*Existing*

Light Industry M-1  
 Industrial Park M-2  
 General Industry M-3

ITEM	DISTRICT		
	M-1	M-2	M-3
Classes of industry, businesses or services permitted	A & D	A	A, B, C & D
Classes of industry, businesses or services permitted on appeal	B	C	E
Classes of industry, businesses or services restricted	E	B, D & E	--
Minimum yard size:			
Front yard, in ft.	20	30	--
Rear yard, in ft.	--	30	--
Side yard, in ft.	--	30	--
Street Side yard, in ft.	20	20	--
Maximum height in ft.	50	50	150
Maximum building area, percent of gross lot area	50%	50%	50%
Off-street loading	(See Article VI-5)		
Off-street parking requirements:			
Parking spaces per each work	½	½	½
Parking spaces per each company garaged vehicle	1	1	1
Prior approval of development plan	Required	Required	Required

**CLASS:**

- “A” Light industrial operations not obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; and including the following types of businesses or industry: ice cream plants and creameries; cold storage plants, ice plants, bottling and central distribution plants; baking plants; textile mills; dyeing plants; warehouses; large dry cleaners and laundries; trucking terminals and similar types; quarters for a watchman.
- “B” Animal clinic, hospital or kennels; coal yard; lumber yard or mill; auto wrecking; gasoline, oil, gas, or alcohol storage above ground in excess of 500 gallons; grist or flour mill; scrap paper, rag storage or baling conducted entirely within a structure.
- “C” Any industrial or industrial service use, except those which in the opinion of the Building Inspector would cause noise, smoke, gas, vibration, fumes, dust, or other objectionable conditions which affect a considerable portion of the City.
- “D” Any use permitted in a B-2 district.
- “E” Slaughter house; stockyard; bag cleaning; central mixing plant for cement, mortar, plaster, or paving material curing; tanning or storage of hides; distillation of bones, coal, tar, or woods; fat rendering; forge plant; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, candles, disinfectants, dyestuffs, fertilizers, illuminating or heating gas including storage, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and auto salvage yards.

**No part of any sign shall be closer to the street property lines than 10 ft.**

**NOTE:** Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming. (Applies to M-1 and M-3 Districts only).

*12A*

**4. Industrial Districts**  
(Ord. No. 31-73)

*Proposed*

Light Industry M-1  
Industrial Park M-2  
General Industry M-3

ITEM	DISTRICT		
	M-1	M-2	M-3
Classes of industry, businesses or services permitted	A & D	A	A,B,C & D
Classes of industry, businesses or services permitted on appeal	B	C	E
Classes of industry, businesses or services restricted	E	B,D & E	--
Minimum yard size:			
Front yard, in ft.	20	30	--
Rear yard, in ft.	--	30	--
Side yard, in ft.	--	30	--
Street Side yard, in ft.	20	20	--
Maximum <b>building</b> height in ft.	50	50	150
Maximum building area, percent of gross lot area	50%	50%	50%
Off-street loading	(See Article VI-5)		
Off-street parking requirements:			
Parking spaces per each work	1/2	1/2	1/2
Parking spaces per each company garaged vehicle	1	1	1
Prior approval of development plan	Required	Required	Required

**CLASS:**

- “A” Light industrial operations not obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; and including the following types of businesses or industry: ice cream plants and creameries; cold storage plants, ice plants, bottling and central distribution plants; baking plants; textile mills; dyeing plants; warehouses; large dry cleaners and laundries; trucking terminals and similar types; quarters for a watchman.
- “B” Animal clinic, hospital or kennels; coal yard; lumber yard or mill; auto wrecking; gasoline, oil, gas, or alcohol storage above ground in excess of 500 gallons; grist or flour mill; scrap paper, rag storage or baling conducted entirely within a structure.
- “C” Any industrial or industrial service use, except those which in the opinion of the Building Inspector would cause noise, smoke, gas, vibration, fumes, dust, or other objectionable conditions which affect a considerable portion of the City.
- “D” Any use permitted in a B-2 district.
- “E” Slaughter house; stockyard; bag cleaning; central mixing plant for cement, mortar, plaster, or paving material curing; tanning or storage of hides; distillation of bones, coal, tar, or woods; fat rendering; forge plant; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, candles, disinfectants, dyestuffs, fertilizers, illuminating or heating gas including storage, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and auto salvage yards.

No part of any sign shall be closer to the street property lines than 10 ft. **and shall not exceed 45 ft. in height.**

**NOTE:** Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming. (Applies to M-1 and M-3 Districts only).

*12B*