Planning Commission Agenda

September 24, 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

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the August 27, 2015 meeting

September 24, 2015

File No.	Petitioner	Location	Request	Page
DP-2015-031	Larry E. Speaks & Assoc.	Anderson Road	DP	1
8779	Glen Tanner Land Surveying	Oak Street	Plat	2
DP-2015-032	Goodwyn, Mills & Cawood	Eastern Boulevard	DP	3
8782		Wares Ferry Road	Plat	4
8775	Pilgreen Engineering	Container Drive	Plat	5
8776	" "	Dexter Avenue	Plat	6
8778	Lat32, Inc.	Taylor Road	Plat	7
8777	66 66	Wynlakes Place	Plat	8
8780	Jeffcoat Engineers	Fourth Street (GWP)	Plat	9
8781	"	Fourth Street (GWP)	Plat	10
RZ-2015-014	JRS Development	Northbelt Drive	Rezoning	11
	DP-2015-031 8779 DP-2015-032 8782 8775 8776 8778 8777 8780 8781	DP-2015-031 Larry E. Speaks & Assoc. 8779 Glen Tanner Land Surveying DP-2015-032 Goodwyn, Mills & Cawood 8782 " 8775 Pilgreen Engineering 8776 " 8778 Lat32, Inc. 8777 " 8780 Jeffcoat Engineers 8781 "	DP-2015-031 Larry E. Speaks & Assoc. 8779 Glen Tanner Land Surveying DP-2015-032 Goodwyn, Mills & Cawood 8782 " " Wares Ferry Road 8775 Pilgreen Engineering Container Drive 8776 " " Dexter Avenue 8778 Lat32, Inc. Taylor Road 8777 " " Wynlakes Place 8780 Jeffcoat Engineers Fourth Street (GWP) 8781 " Fourth Street (GWP)	DP-2015-031 Larry E. Speaks & Assoc. Anderson Road DP 8779 Glen Tanner Land Surveying Oak Street Plat DP-2015-032 Goodwyn, Mills & Cawood Eastern Boulevard DP 8782 " " Wares Ferry Road Plat 8775 Pilgreen Engineering Container Drive Plat 8776 " " Dexter Avenue Plat 8778 Lat32, Inc. Taylor Road Plat 8777 " " Wynlakes Place Plat 8780 Jeffcoat Engineers Fourth Street (GWP) Plat 8781 " " Fourth Street (GWP) Plat

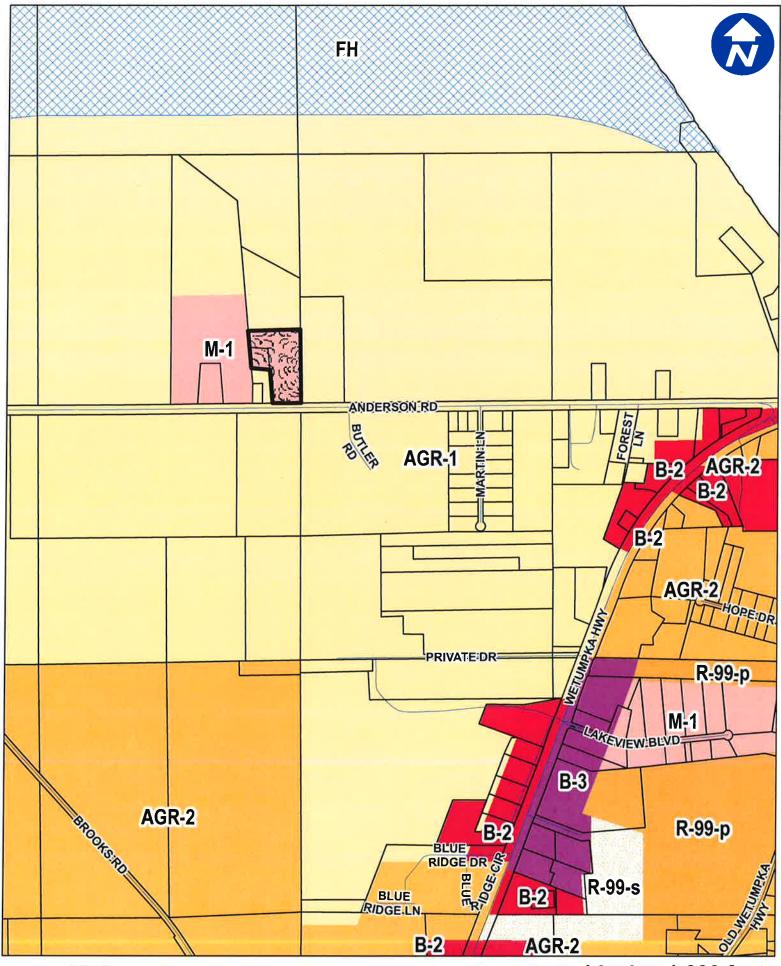
The next Planning Commission meeting is on October 22, 2015

1. DP-2015-031 PRESENTED BY: Larry E. Speaks & Associates **REPRESENTING**: Alexander Sealcoating & Paving SUBJECT: Public hearing for a development plan for an addition to a building located 755 Anderson Road in an M-1 (Light Industrial) Zoning District. REMARKS: The petitioner has submitted plans to construct a 1,350 sq. ft. addition to a building for an office. There are no new parking spaces or access drives 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.

COMMENTS:

ACTION TAKEN:

URBAN FORESTRY: No objection.



SITE

1 inch = 1,000 feet Item ___ | A____

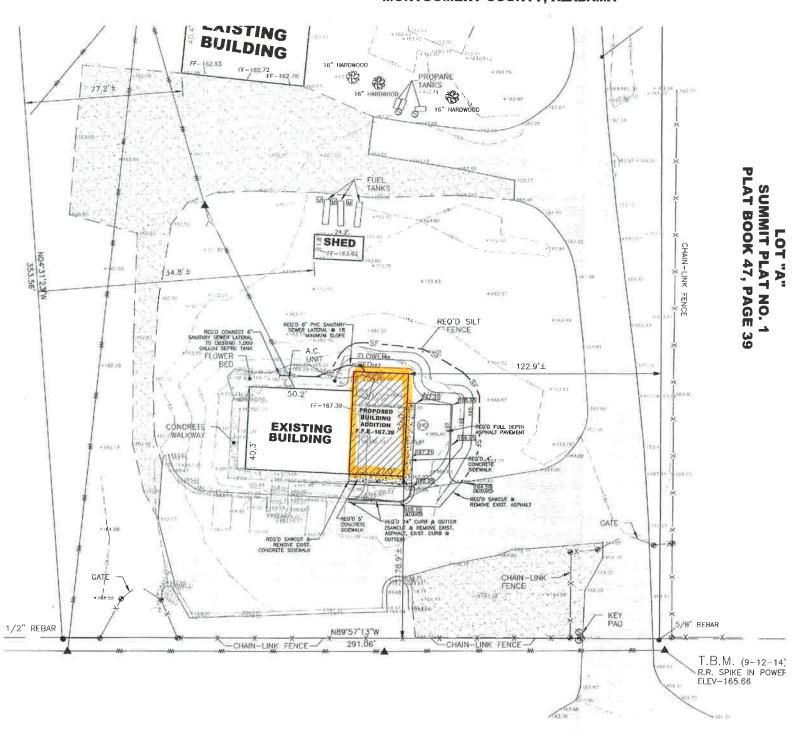


SITE DEVELOPMENT PLAN

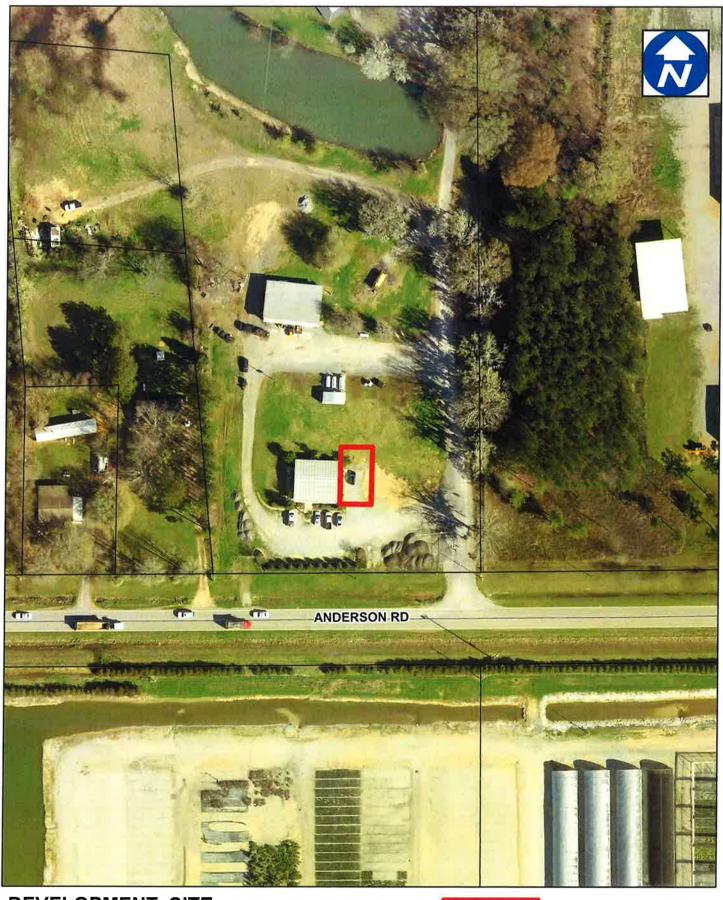
FOR

ALEXANDER SEALCOAT AND PAVING LOCATED IN THE SE 1/4 OF THE NE 1/4 **OF SECTION 14** T-17-N, R-18-E

MONTGOMERY COUNTY, ALABAMA







DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 100 feet



2. 8779 **PRESENTED BY**: Glen Tanner Land Surveying

REPRESENTING: Johnny Guice

SUBJECT: Request final approval of Johnny Guice Plat No. 1 located on the east side of Oak Street (561 Oak Street) and the south side of Garrett Street (825 Garrett Street) in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot 9A will have 50 ft. of frontage along Oak Street and 49 ft. of frontage along Garret Street. The lot is substandard in width (60 ft. required); however the petitioner does not own any additional property. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width of the lot being less than 60 ft.

COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

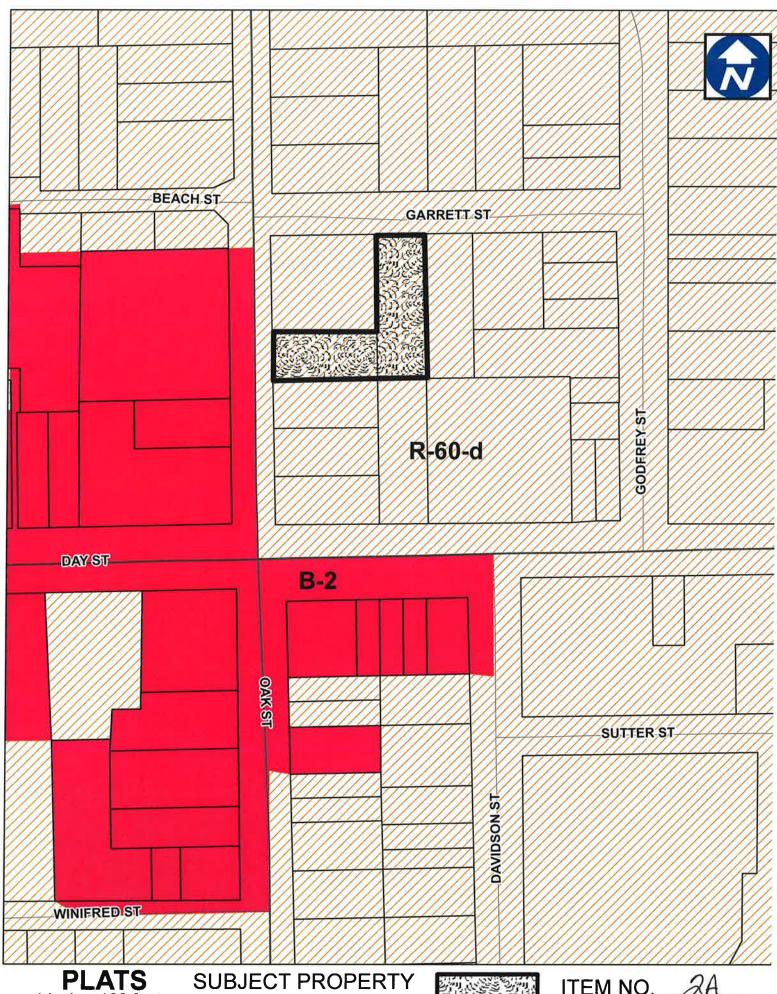
ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COMMENTS:	 	
		
ACTION TAKEN:		

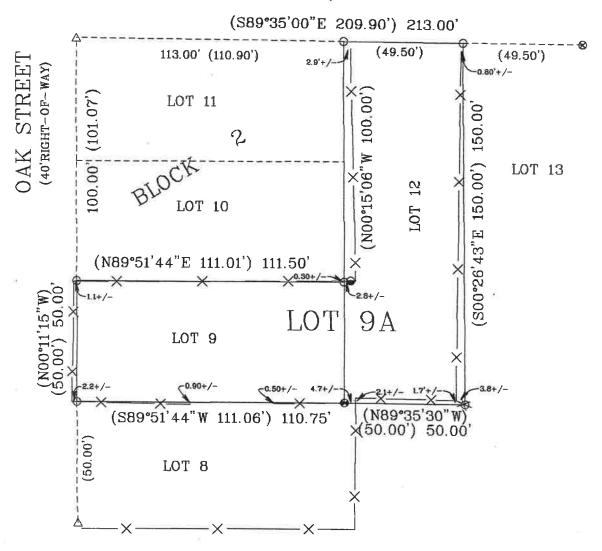


PLATS 1 inch = 100 feet



ITEM NO. <u>2A</u>

GARRETT STREET (RIGHT-OF-WAY VARIES)

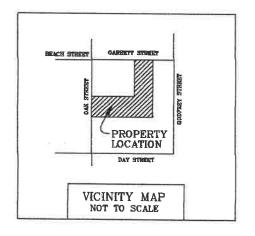


MAP OF JOHNNY GUICE PLAT NO.1

BEING A REPLAT OF LOT 9 and LOT 12,BLOCK 2
MAP OF THE SUBDIVISION OF BLOCKS 1,2, & 3 OF THE
POLLARD TRACT MOSES BROS.
AS RECORDED IN PLAT BOOK 1,PAGE 89
JUDGE OF PROBATE OFFICE MONTGOMERY COUNTY,ALABAMA
ALL LYING IN
NW1/4,SECTION 13,T16N,R17E, MONTGOMERY COUNTY,ALABAMA

* MAGNETIC BEARING *





LEGEND



- POWER BOX
 POWER POLE
 FENCE LINE
- #4 REBAR FOUND
- CABLE (JUNCTION) O SET #5 REBAR (CAPPED V(GLEN)
- TELEPHONE (JUNCTION) #5 REBAR FOUND (CAPPED M/GLEN)

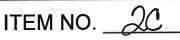
 FIELD MEASURED CONCRETE MONUMENT FOUND
 - NOT TO SCALE △ CALCULATED POINT



PLATS 1 inch = 100 feet

SUBJECT PROPERTY

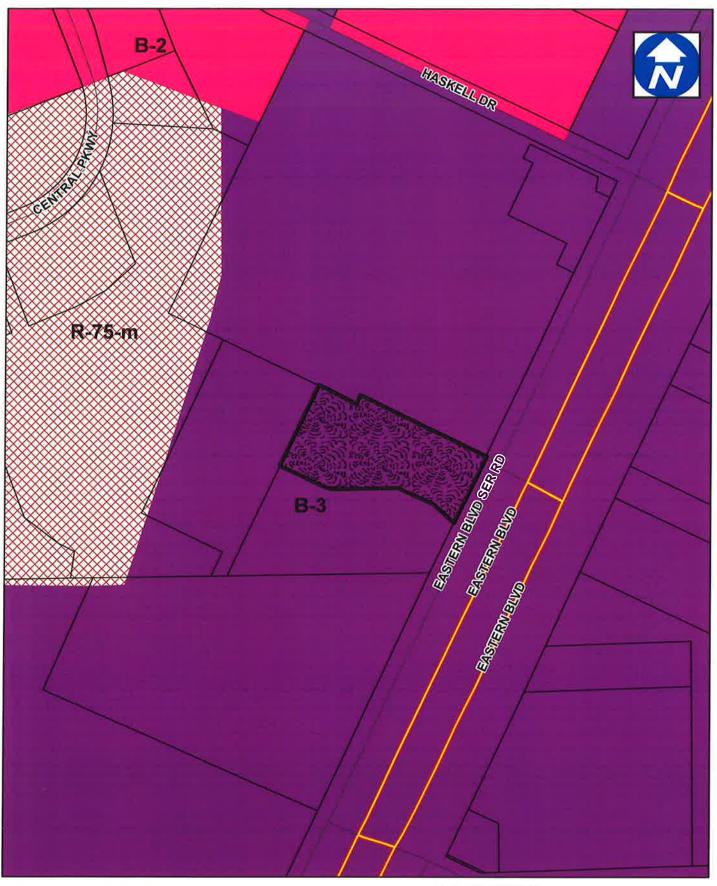




DP-2015-032 PRESENTED BY: Goodwyn, Mills & Cawood 3. **REPRESENTING**: BBV Montgomery SUBJECT: Public hearing for a development plan for a new building to be located at 2050 Eastern Boulevard in a B-3 (Commercial) Zoning District. REMARKS: The petitioner has submitted plans to construct a 3,500 sq. ft. building. There are two (2) access drives to an existing drive. There are 26 paved parking spaces indicated on the site plan. All applicable requirements will be met. **COUNCIL DISTRICT: 5** 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:

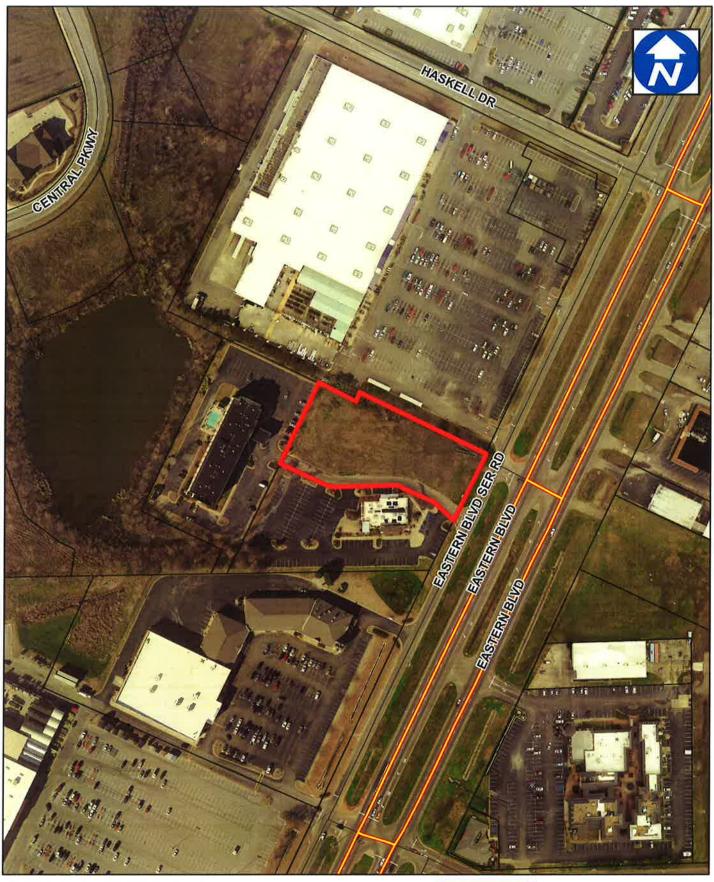


DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet

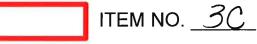


ITEM NO. <u>3A</u>

8



DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet



4. 8782 **PRESENTED BY**: Goodwyn, Mills & Cawood

REPRESENTING: Estate of Charles L. Cowan

SUBJECT: Request final approval of Cowan Estate Plat No. 1 located on the north side of Wares Ferry Road, approximately 150 ft. east of Mitchell Avenue, in an R-100 (Single-Family Residential) Zoning District.

REMARKS: This plat replats one (1) lot into four (4) lots for residential use. Lot 1 (43,745 sq. ft.) has 154 ft. of frontage along Wares Ferry Road and a depth of 284 ft. Lot 2 (21,340 sq. ft.) has 75 ft. of frontage along Wares Ferry Road which is substandard in width due to the fact that zoning requires a 100 ft. wide lot, and a depth of 284 ft. Lot 3 (54,692 sq. ft.) has 25 ft. of frontage along Ware Hill Drive and a depth of 225 ft.; however the width of the lot will be met at the 35 ft. building line. Lot 4 (34,988 sq. ft.) has 25 ft. of frontage along Ware Hill Drive and a depth of 225 ft.; however the width of the lot will be met at the 35 ft. building line. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district, due to Lot 2 being less than 100 ft. in width.

COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

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

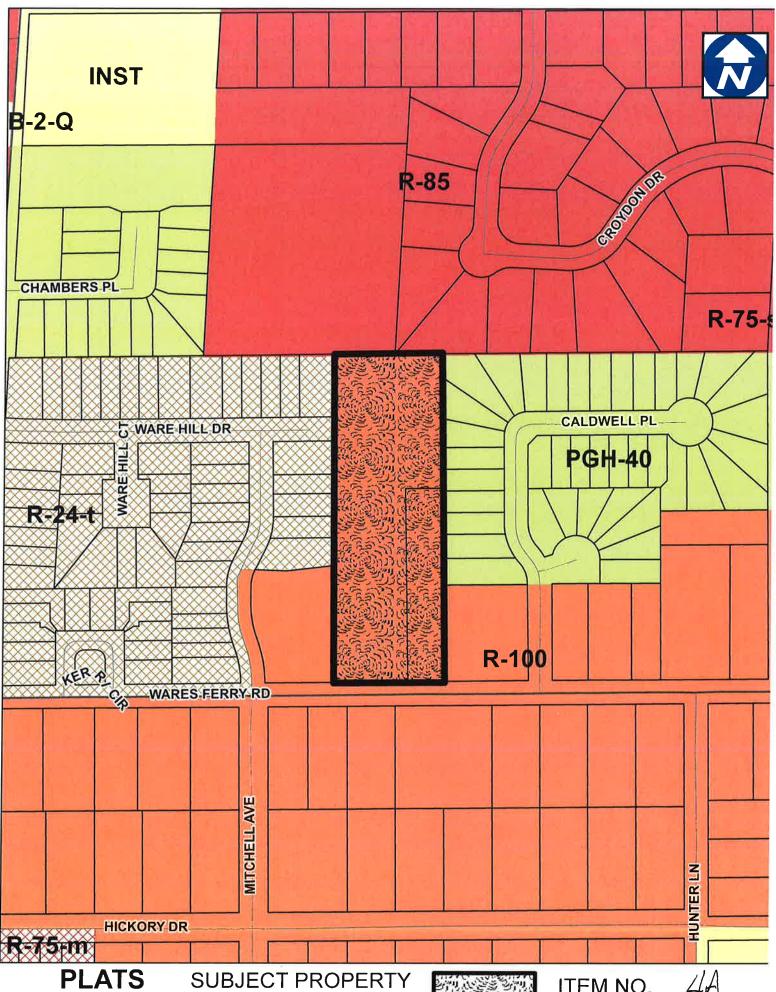
ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

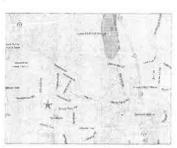
COMMENTS:	
-	
ACTION TAKEN:	



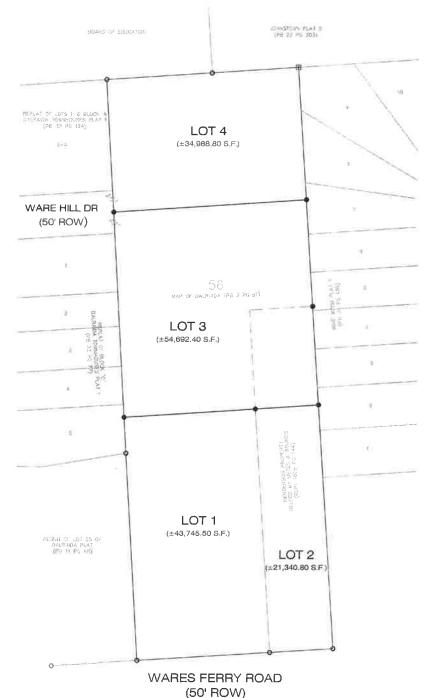
PLATS 1 inch = 200 feet



ITEM NO. __



VICINITY MAP





Map of

Cowan Estate Plat 1
Beng a Rapital of Lot 56, Map O Datriada, PB 3, PG 61
Lying in the Northeast Quarter of Section 10, T-18-N, R-18-E
Montgomery County, Alabarne

Goodwyn, Mills & Cawood, Inc.

Engineers - Architects - Planners - Surveyors

2680 EastChase Lane, Sta. 200 Montgornery, Alabarna 38117 Office (334) 271-3200 Fax (334) 272-1588

August, 2015 Scale: 1**6
Office Chasem St. Dissertion

LEGEND

0

IRON PIN FOUND

IRON PIN SET

CONCRETE MONUMENT

NOTES:

ALL UTILITY AND PRIVATE ACCESS EASEMENTS SHOWN HEREON, 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 PROPERTY, FACILITIES AND APPRATUS INCLUDED THEREIN, ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON, IF ANY, ARE FOR SUFFACE DRAINAGE AND REDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN TIESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.

ALL EASEMENTS OR RIGHTS OF WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, AND PRIVATE ACCESS EASEMENTS, SHOWN ON THE PLAT, IF ANY, ARE HERBERY DEDICATED TO THE CITY ARDIOR COUNTY OF MONTGOMERY, ABARDAR FOR PRIEME USE. THESE DEDICATED EASEMENTS INCLUDE OF THE RIGHTS OF INGRESS AND EGRESS BY CITY AND COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON ANY DEDICATED EASEMENT SHOWN.

EASEMENTS FOR SANITARY SEWER AND WATER MAINS SHOWN HEREON, IF ANY OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORRD AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMENY, ALABAMA, ITS SUCCESSOR AND ASSEMBLE FOR INGRESS AND EXPORMENY ALABAMA, ITS SUCCESSOR AND ASSEMBLE FOR INGRESS AND EXPRESALIATION AND MAINTENANCE OF BANITARY SEWER AND WATER LINES AND THEIR APPORTEDANCES.

STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

STATE OF ALABAMA) MONTGOMERY COUNTY)

Many Ann Hamkins, Personal Representative of the Extate of Charles L. Cowan, owner of the property shown hence, harvely joins in, executes and eigne the foregoing Surveyor's Certificate, Plat and Map, and adopts and approves came on the time day of

Estate of Charles L. Cowar

Mary Arm Hankins Personal Representative

STATE OF ALABAMA) MONTGOMERY COUNTY)

I, the undersigned nuthority, a Notary Public in and for said state at large, hereby certify that Illiany Aers Marine, Personal Representative of the Estate of Charles L. Colvan; is signed to the trapoping instrument and who is Income, in one, action-volled before me on this day that, begin informed of the contents of the instrument, she, as such Personal Representative and with full authority, resociated the same voluntarity for and as the act of each Estate.

Given under my hand and official seed this the _____day of _______, 2015

Notary Public
My Commission Expires:_____

STATE OF ALABAMA MONTGOMERY COUNTY

I, Rick Clay, a registated Land Surveyor of Montgomery, Alabama, hereby state that all parts of the 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 believe

Rick Clay, PLS REG. 25851 Date

STATE OF ALBAMA | MONTGOMERY COUNTY |

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on September 24, 2018 and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr. Date
Executive Secretary

STATE OF ALABAMA)
MONTGOMERY COUNTY)

This plet has been submitted to and approved by the Montgamery County Engineer for recording in the office of the Judge of Probate of Montgomery County, Alabama.

George C Speake, PE Montgomery County Engineer

ate

RECEIVED

AUG 3 1 2015

PLANNING CONTROLS DIVISION





5. 8775 **PRESENTED BY**: Pilgreen Engineering

REPRESENTING: Scoop Kennedy Properties, LLC

SUBJECT: Request final approval of Scoop Kennedy Properties, LLC Plat No. 1 located on the north side of Container Drive, approximately 70 ft. east of Gunter Park Drive West, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for industrial use. Lot 3A (1.23 acres) has 556 ft. of frontage along Container Drive and a depth of 89 ft. Lot 3B (0.51 acres) has 597 ft. of frontage along Container Drive and a depth of 78 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

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

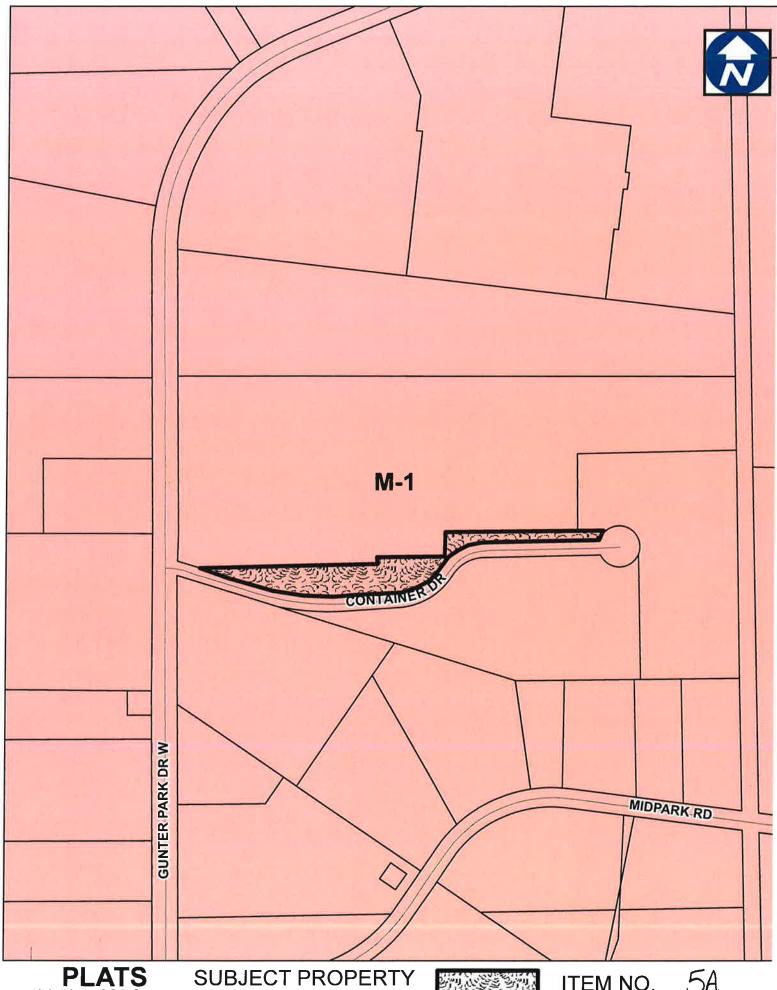
ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

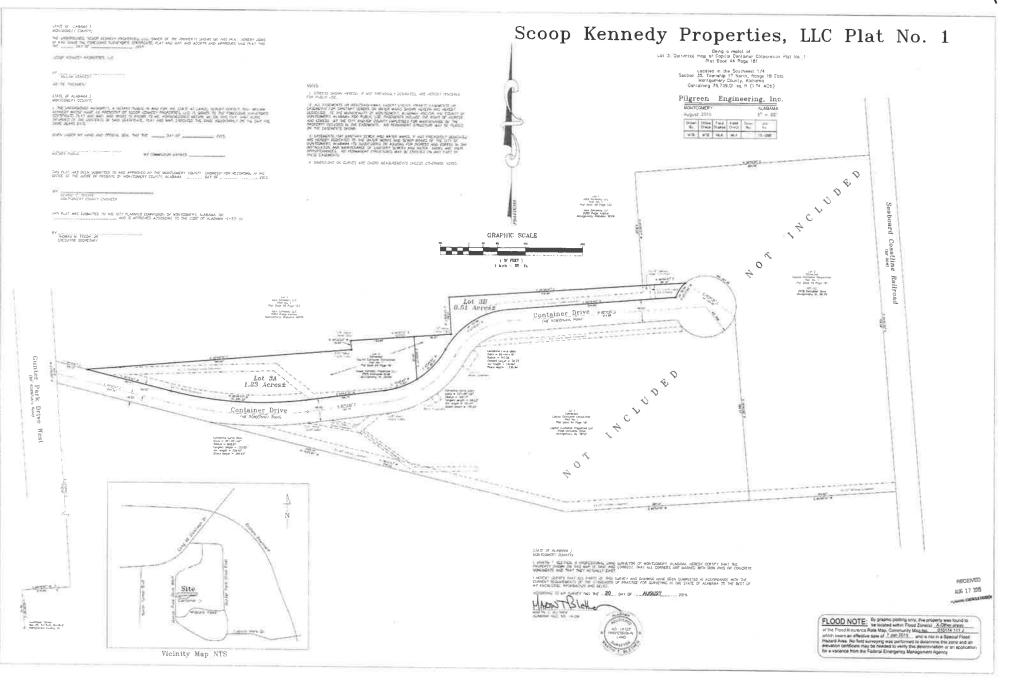
COMMENTS:			
ACTION TAKEN:			

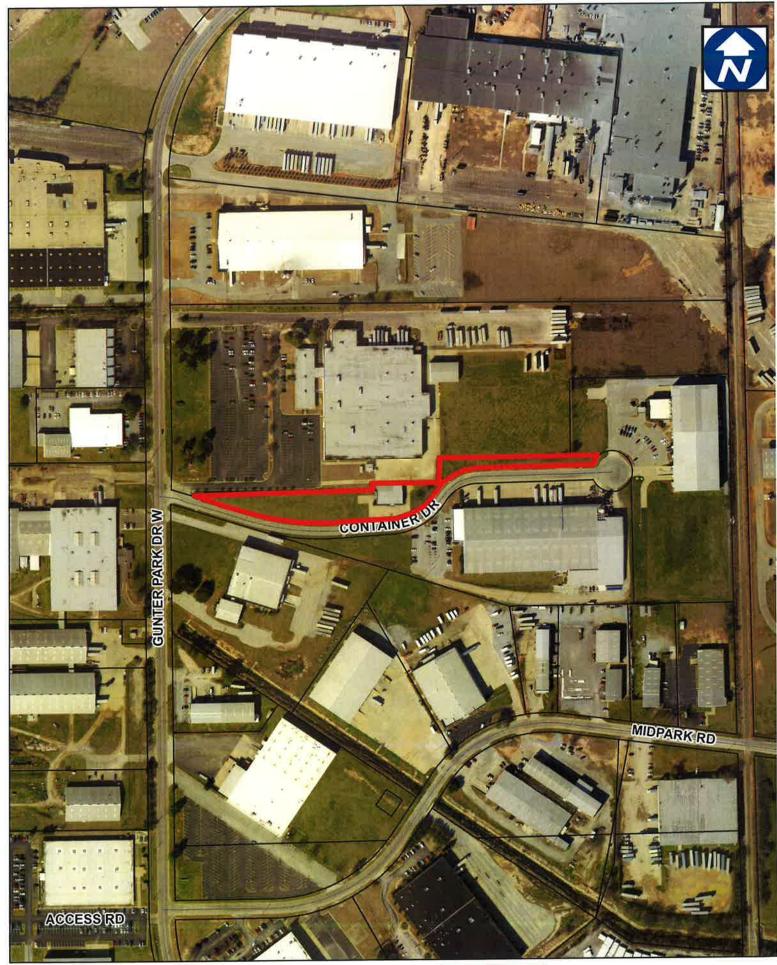


PLATS 1 inch = 300 feet



ITEM NO. <u>5A</u>





PLATS 1 inch = 300 feet SUBJECT PROPERTY



ITEM NO. <u>50</u>

6. 8776 PRESENTED BY: Pilgreen Engineering

REPRESENTING: City of Montgomery

SUBJECT: Request final approval of Dexter Alley Plat No. 1 located on the north side of Dexter Avenue, approximately 226 ft. west of North Perry Street, in a T5 (Urban Center) SmartCode Zoning District.

REMARKS: This plat replats one (1) lot for a public alley and utility easement. This public alley will be 25 ft. wide along Dexter Avenue and a depth of 159 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

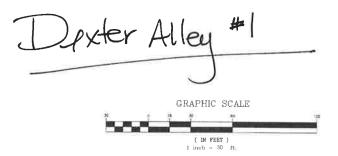
TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

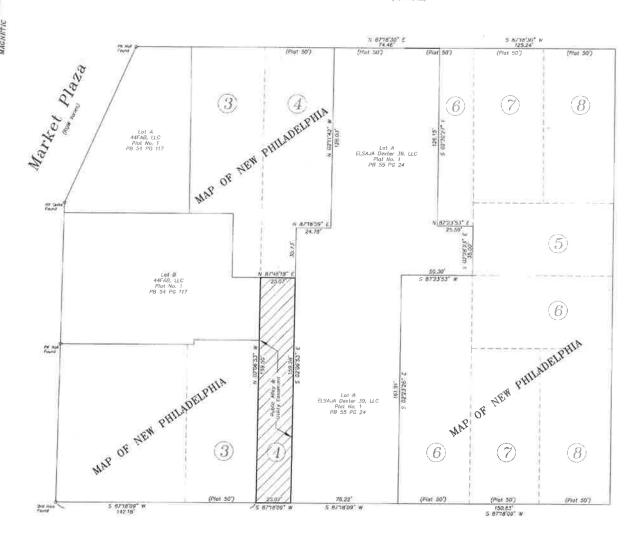
COMMENTS:	
ACTION TAKEN:	





- 1 STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDER
- 2. ALL EASEMENTS OR RICHTS-OF-WAY, EXCEPT UTLITY, PRIVATE EASEMENTS OR RICHTS-OF-WAY, EXCEPT UTLITY, PRIVATE EASEMENTS OR RATER MAINS SHOWN HEREON ARE HERED CEDICATED TO ONLOWTOOMENT, ALABAMA AND/OR THE COUNTY OF MONTOOMENT, ALABAMA FOR PURCHEST STATEMENTS INCLUDE THE RICHT OF MORESS AND EGRESS BY THE CITY AND/OR COM MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS NO PERMANE. BE PLACED ON THE EASEMENTS SHOWN.
- EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREMOUSLY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTCOMER COCKSSORS OR ASSIGNS FOR MORGESS AND EMERS IN THE INSTALLATION AND MAINTARY SEVERS AND WATER MAINS AND THEIR APPURTEMANCES. NO PERMANEL ERECTED ON ANY PART OF THESE SEASEMENTS.
- 4 DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS CTHERWISE NOTEL

Monroe Street

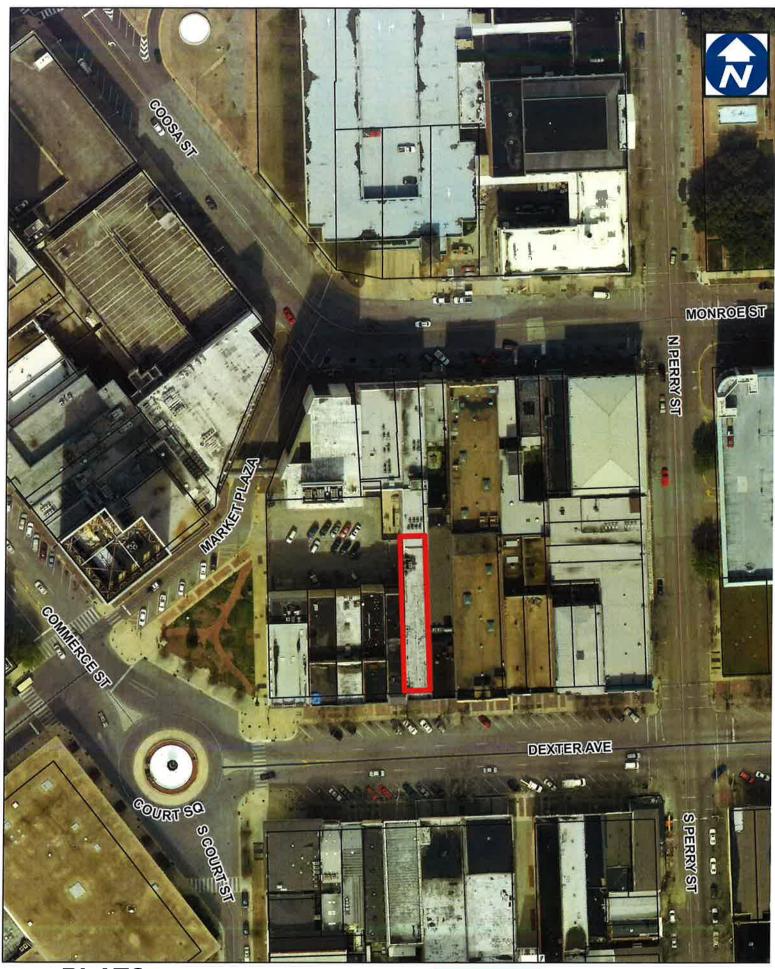


Dexter Avenue

FLOOD NOTE: By graphic plotting only, this property was found to be Insurance Rate Map. Community Panel No. 010174 (2003 N. ACHER Areas of Flood Insurance Rate Map. Community Panel No. 010174 (2003 N. Which bears an effective date of 5 Feb 2014 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

BY: GEORGE C. SPEAK MONTGOMERY COU





PLATS 1 inch = 100 feet SUBJECT PROPERTY



ITEM NO. <u>6C</u>

7. 8778 **PRESENTED BY**: Lat32, Inc.

REPRESENTING: Will Akin

SUBJECT: Request final approval of Jack's Family Restaurant Plat No. 1 located on the southeast corner of Taylor Road and University Court in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for commercial use. Lot A (1.38 acres) has 299 ft. of frontage along Taylor Road and 199 ft. of frontage along University Court. 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.

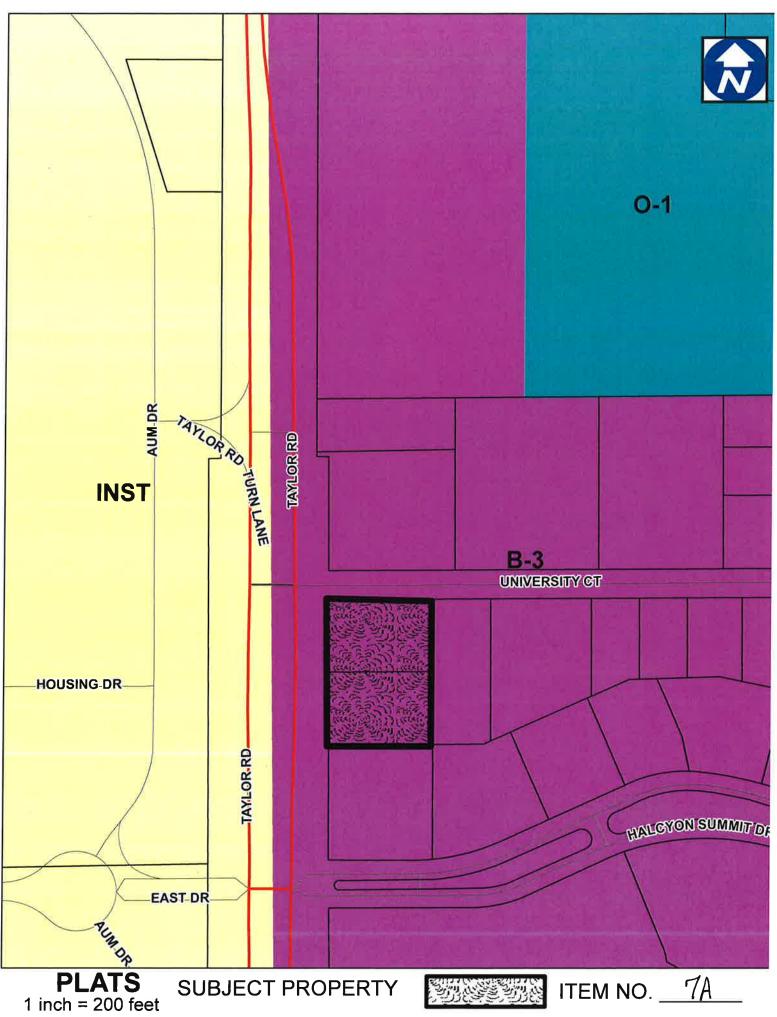
ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

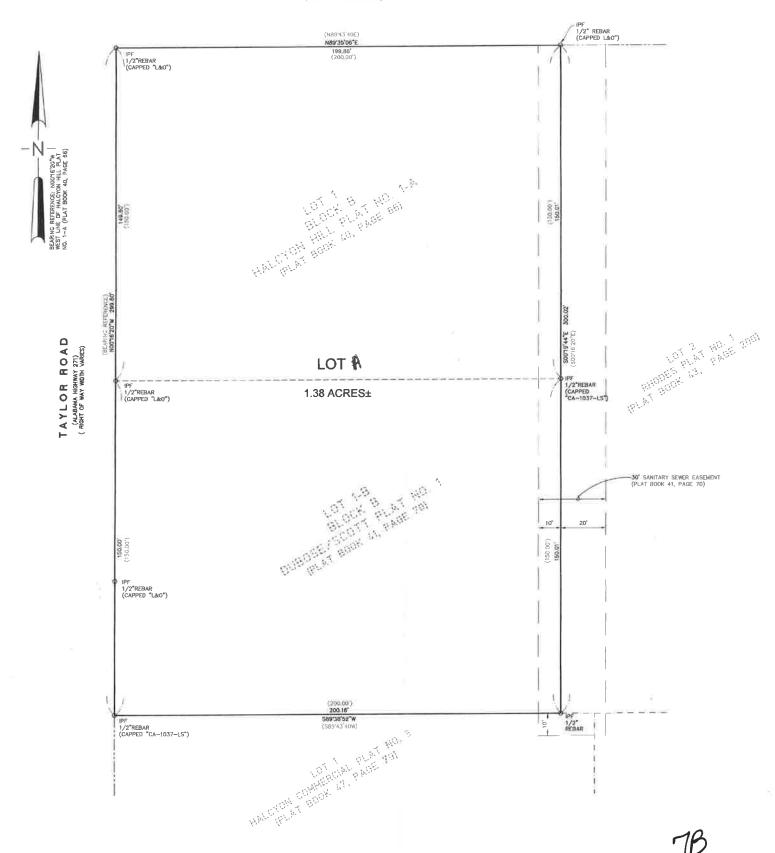
COMMENTS:		
ACTION TAKEN:		





Jack's Family Restaurant #1

UNIVERSITY COURT





PLATS 1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 70

8. 8777 **PRESENTED BY**: Lat32, Inc.

REPRESENTING: Naman Health Services, LLC

SUBJECT: Request final approval of Naman Health Services, LLC Plat No. 1A located at 9540 and 9548 Wynlakes Place in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for office development. Lot 15A (0.80 acres) has 148 ft. of frontage along Wynlakes Place and a depth of 194 ft. The original plat was to be developed under O-0 (Office Complex) Zoning District. These buildings will have 20 ft. front and rear yards, with 0 ft. and 20 ft. side yards. There will be parking provided at 1 space per 200 sq. ft. of gross floor area. There is an existing landscape parcel along the rear of this lot and there will be no access to Vaughn Road. 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.

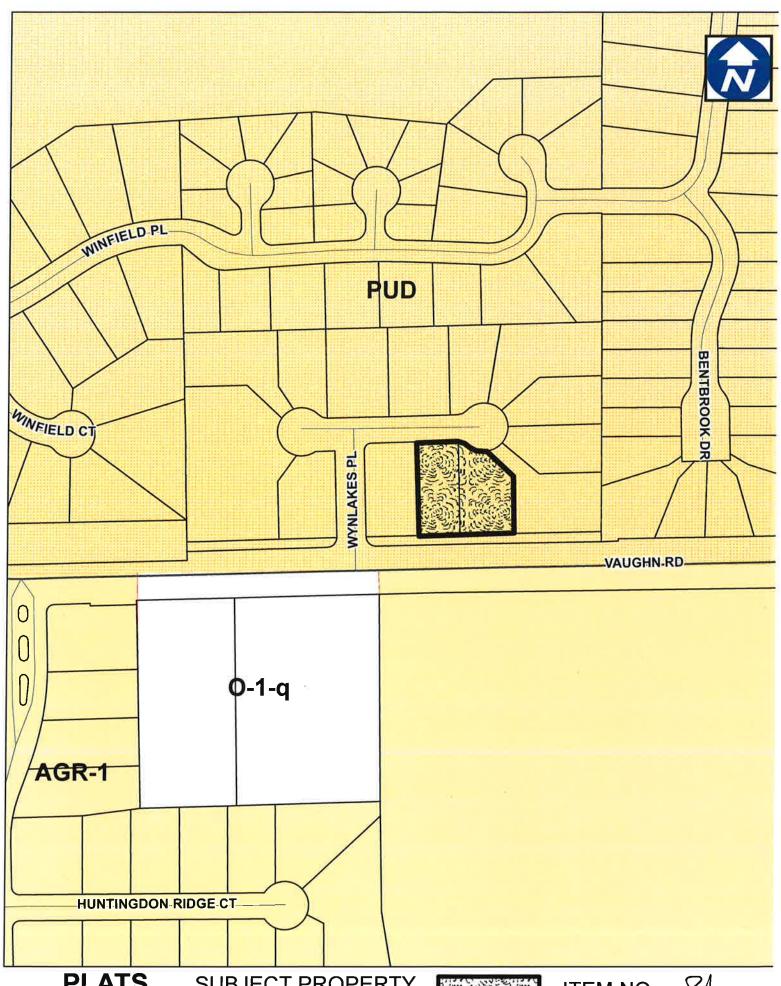
ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COMMENTS:		
ACTION TAKEN:		

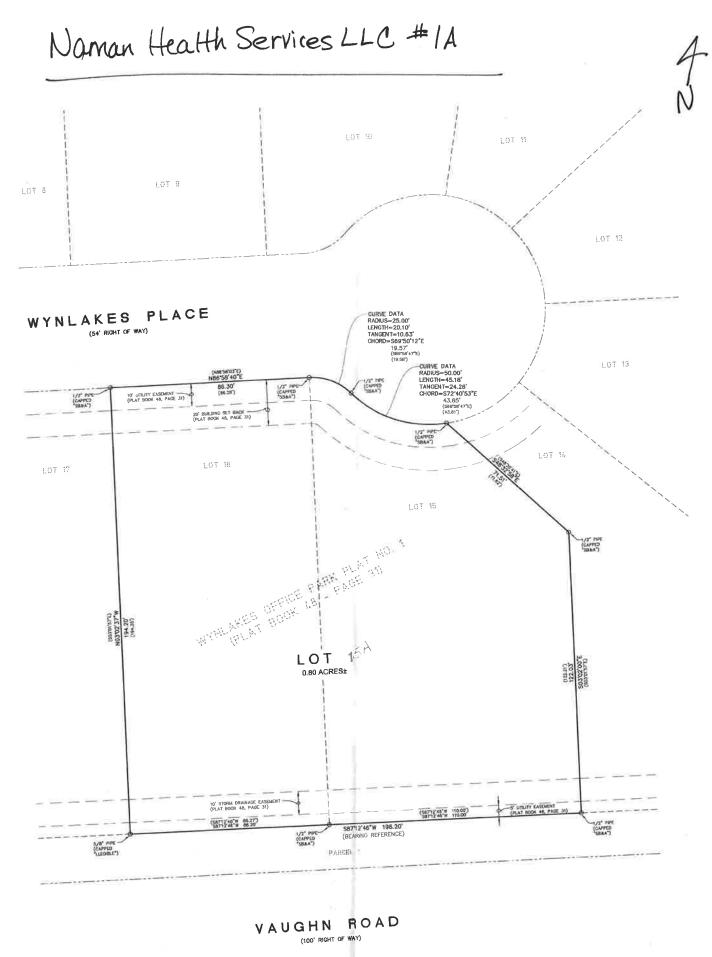


PLATS 1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. _*\$A*





9. 8780 PRESENTED BY: Jeffcoat Engineers & Surveyors

REPRESENTING: Kunta K. Middleton

SUBJECT: Request final approval of KK Middleton Plat No. 1 located south side of Fourth Street (GWP), approximately 100 ft. west of Tulane Avenue, in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot A (0.13 acres) has 50 ft. of frontage along Fourth Street (GWP) and a depth of 112 ft. This lot is substandard in width and area. The zoning requires a 60 ft. wide lot and the lot will be 50 ft. in width, and the area required is 7,200 sq. ft. and the lot will be 5,662.8 sq. ft.; however the petitioner does not own any additional property. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width of the lot being less than 60 ft. and the area of the lot being less than 7,200 sq. ft.

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.

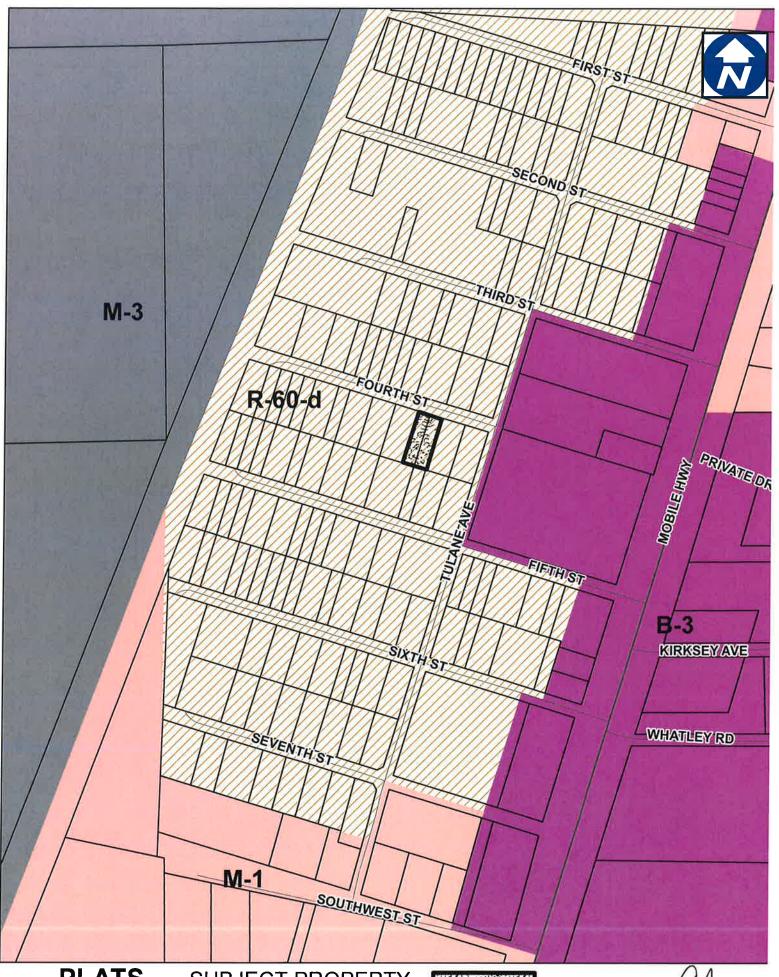
ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COMMENTS:	
ACTION TAKEN	



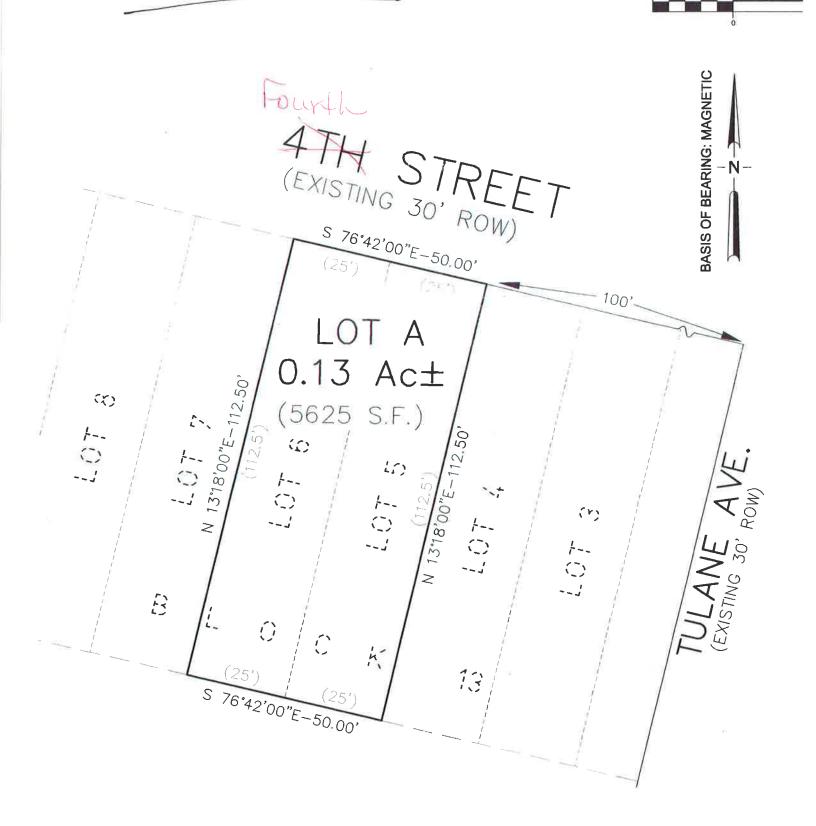
PLATS 1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. <u>9A</u>

KK Middleton #1





PLATS 1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. ________________

10. 8781 PRESENTED BY: Jeffcoat Engineers & Surveyors

REPRESENTING: Tracey D. Pressley

SUBJECT: Request final approval of Pressley Plat No. 1 located on the south side of Fourth Street (GWP), approximately 200 ft. west of Tulane Avenue, in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat replats five (5) lots into one (1) lot for residential use. Lot A (0.32 acres) has 125 ft. of frontage along Fourth Street (GWP) and a depth of 112 ft. 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.

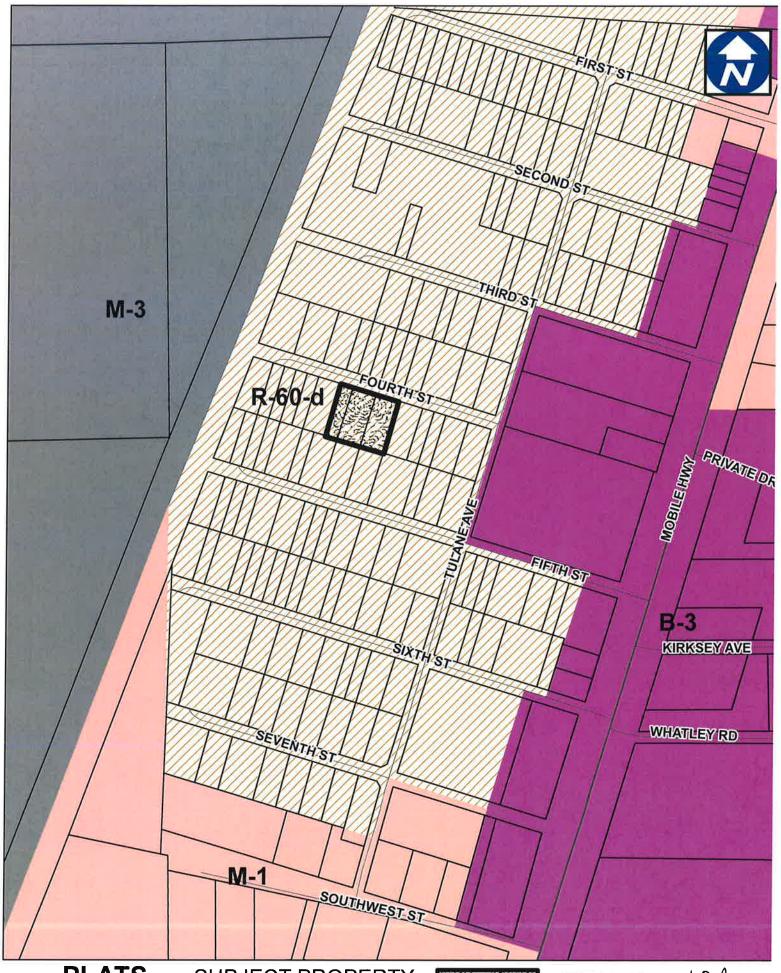
TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS:	
ACTION TAKEN:	



PLATS 1 inch = 200 feet

SUBJECT PROPERTY



Pressley #1 BASIS OF BEARING: MAGNETIC S 76°42'00"E-125.00" 200' 2 LOT 114 N 13°18'00"E-112.50' (J) 107 0.32 Ac± (14062 S.F.) 0 (25') 13 107



PLATS 1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. RZ-2015-014 PRESENTED BY: JRS Development

REPRESENTING: Same

SUBJECT: Request to rezone land containing 358 acres located on the east side of Northbelt Drive, approximately 1,500 ft. north of Northern Boulevard, from M-3 (General Industrial) and FH (Flood Hazard) Zoning Districts to a PUD (Planned Unit Development) Zoning District.

REMARKS: The adjacent property has FH (Flood Hazard) zoning to the north, M-1 (Light Industrial) zoning to the south and M-3 (General Industrial) zoning to the east and west. The intended use for this property if rezoned is for a motorsports park. This facility will surround the existing drag strip. There is an area for 1/2 mile round paved track, 3/8 mile round dirt track, and two (2) Go Kart tracks. There will be concession stands with restroom facilities and parking throughout the park. At the front entrance there will be a building for daily drive-up souvenir sales & museum, a building for advance tickets sales & office, and a two-story plantation style office building. Also proposed is future commercial along the frontage of the property. The Land Use Plan recommends agricultural use and flood plain area.

COUNCIL DISTRICT: 2 and Police Jurisdiction

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

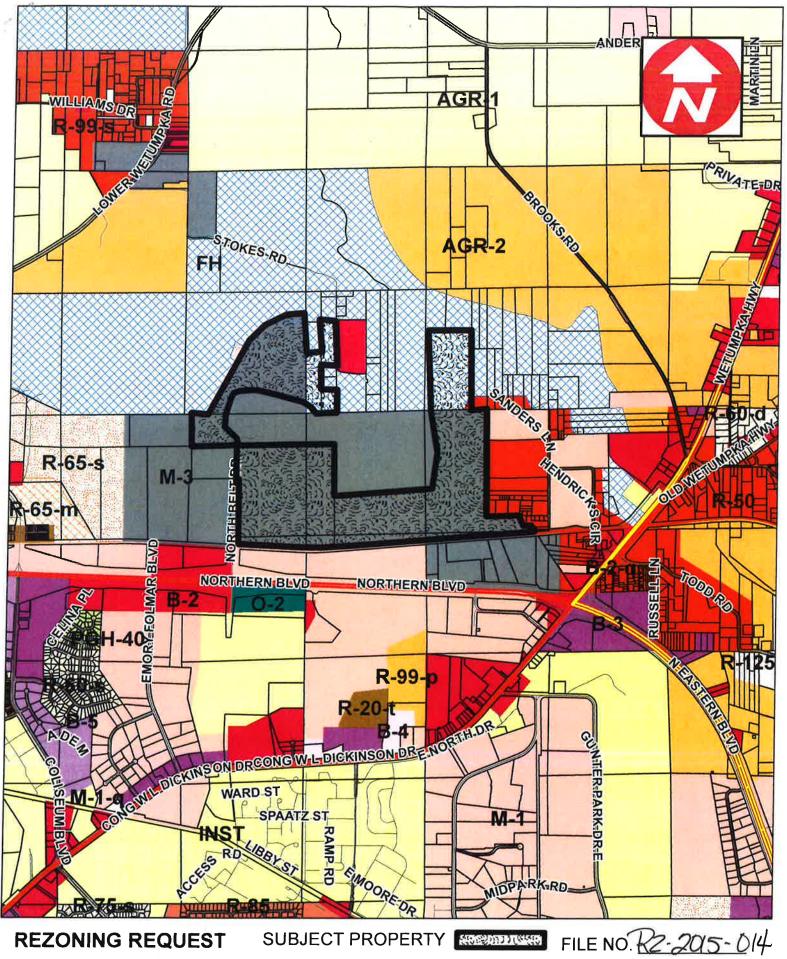
TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

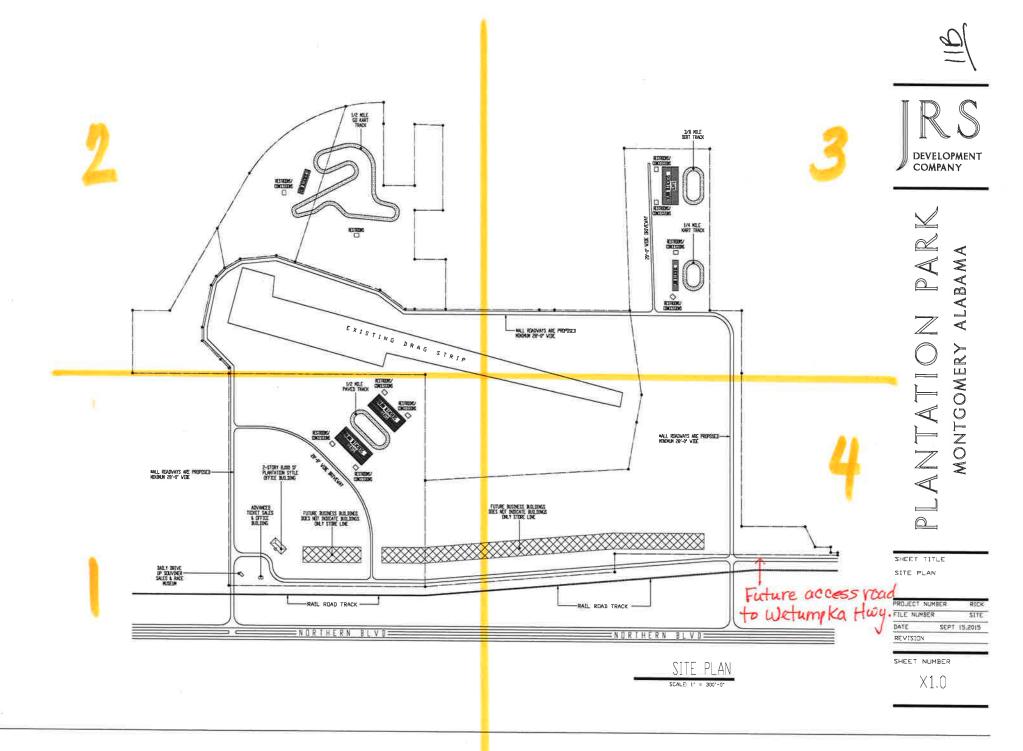
WATER AND SEWER: No objection.

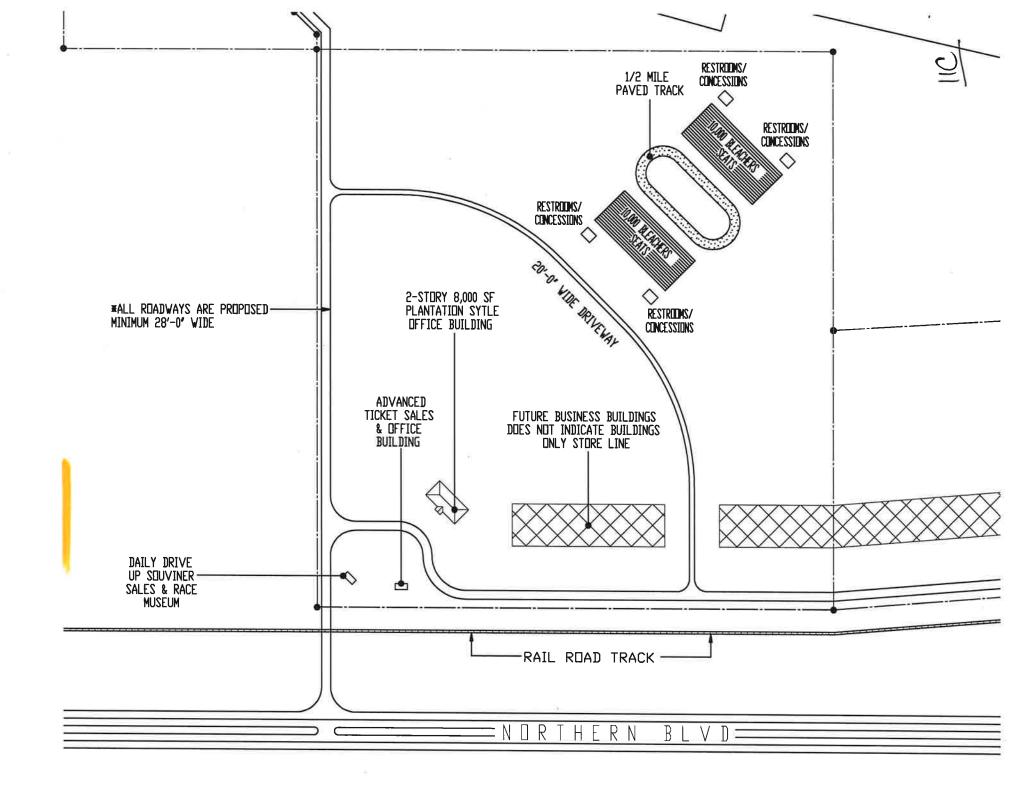
COUNTY HEALTH DEPARTMENT: No objection.

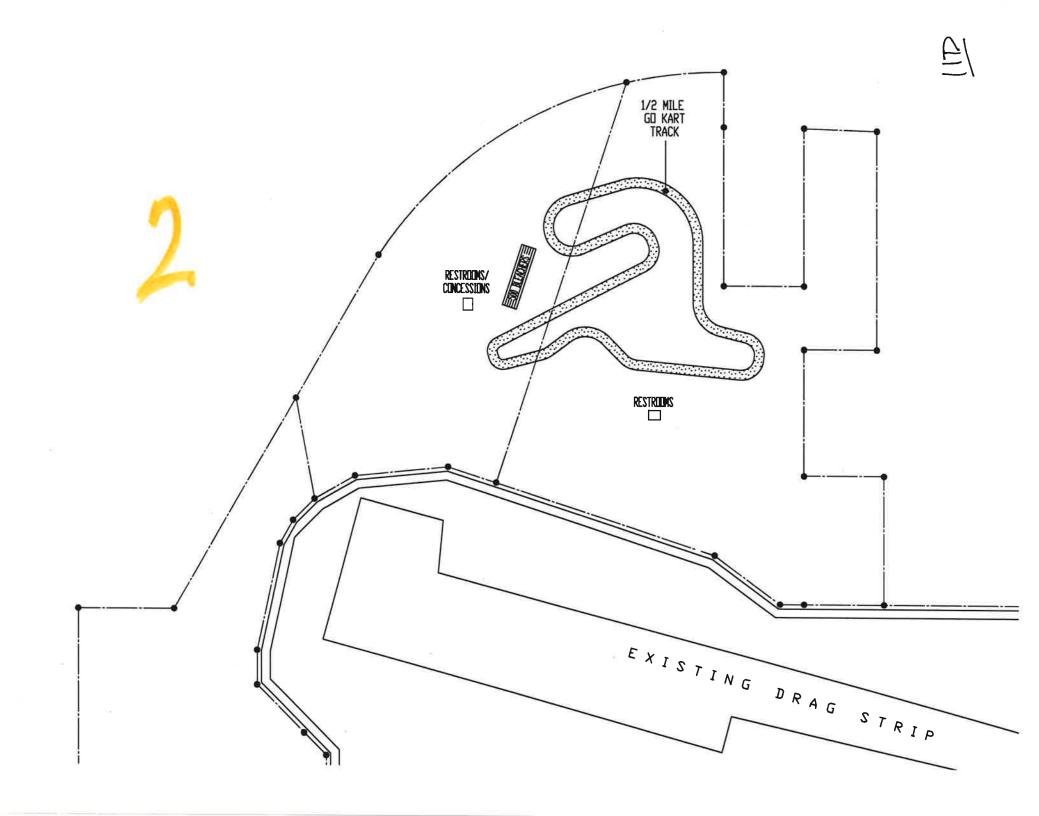
COMMENTS:			
ACTION TAKEN:			

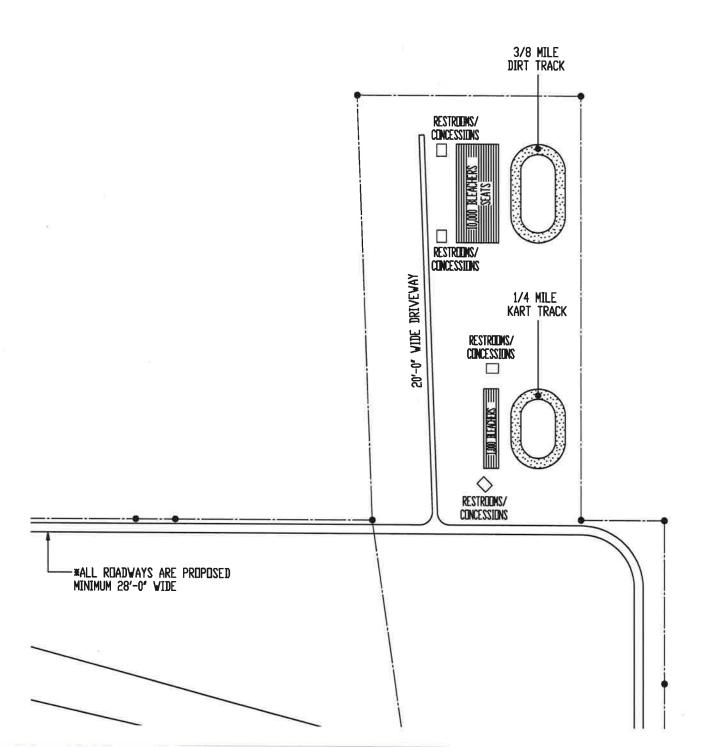


REZONING REQUEST

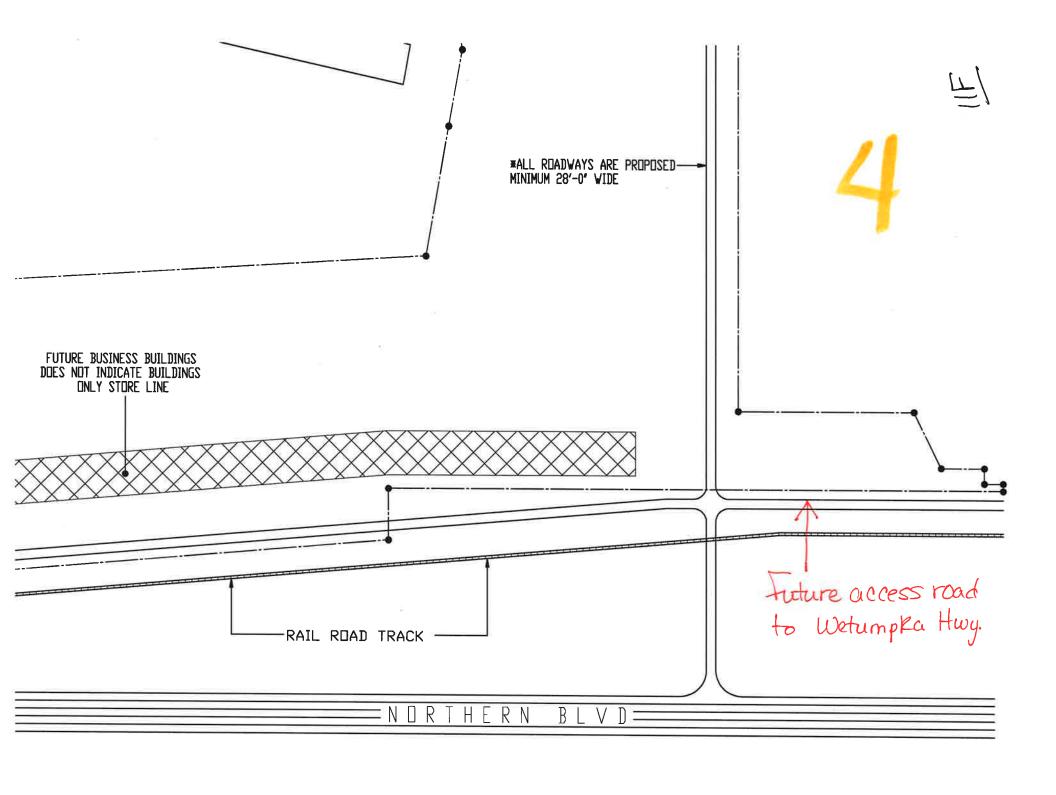


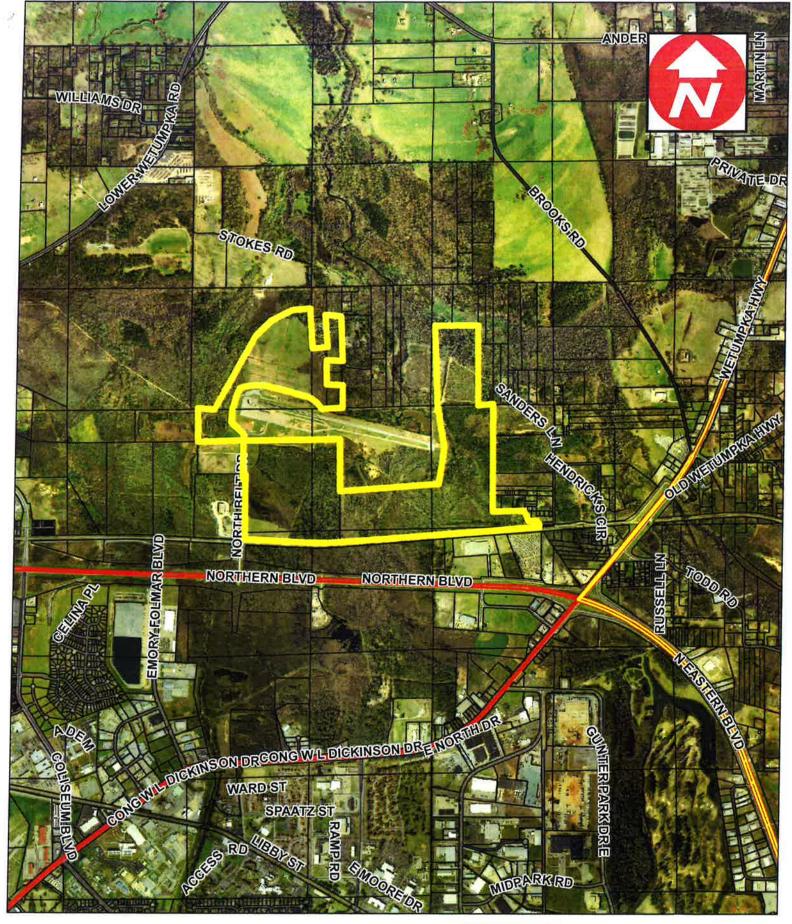












REZONING REQUEST

FILE NO. RZ-2015-014

1 inch = 2,000 feet

FROM N3 + FH TO PUD