

Planning Commission Agenda

March 24, 2016

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Frank Cook, Chairman

Kippy Tate, Vice-Chairman

Malcolm Calhoun

Ann Clemons

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

**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 January 28, 2016 meeting

February 25, 2016

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2016-005	Skybound Development	McGehee Rd. & Carter Hill Rd.	Rezoning	1
2.	RZ-2016-007	Dinah Lewis	East South Boulevard	Rezoning	2
3.	RZ-2016-006	Tashina Morris	Warwick Drive	Rezoning	3
4.	8807	Southeastern Land Surveying	Felder Avenue	Plat	4
5.	8800	Glen Tanner Land Surveying	Shreve Street	Plat	5
6.	8806	ECE Survey & Design	Rosemont Drive	Plat	6
7.	DP-2004-093	DLM Architects	Berryhill Road	DP	7
8.	DP-2016-014	“ “	Berryhill Road	DP	8
9.	DP-2016-012	Barrett-Simpson, Inc.	Mobile Highway	DP	9
10.	DP-2016-013	“ “	EastChase Lane	DP	10
11.	8805	Jeffcoat Engineers	Mobile Highway	Plat	11
12.	DP-2016-008	“ “	Mobile Highway	DP	12
13.	DP-2016-007	“ “	Coca Cola Road	DP	13
14.	DP-2011-016	Larry E. Speaks & Assoc.	West Boulevard	DP	14
15.	8804	“ “	Federal Drive	Plat	15
16.	DP-2016-009	“ “	Federal Drive	DP	16
17.	8803	Goodwyn, Mills & Cawood	North Decatur Street	Plat	17
18.	8801	“ “	North Eastern Blvd.	Plat	18
19.	DP-2016-011	“ “	North Eastern Blvd.	DP	19
20.	8802	“ “	EastChase Parkway	Plat	20
21.	DP-2016-010	“ “	EastChase Parkway	DP	21
22.	DP-2006-063	“ “	Park Crossing	Revised Master Plan	22

***The next Planning Commission meeting is on
April 28, 2016***

1. RZ-2016-005 **PRESENTED BY:** Skybound Development, LLC

REPRESENTING: Same

SUBJECT: Request to rezone two (2) lots located on the northeast corner of McGehee Road and Carter Hill Road (3001 McGehee Road and 3581 Carter Hill Road) from a B-4 (Commercial) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has R-75-m (Multi-Family Residential) zoning to the north, and B-4 (Commercial) zoning to the south, east, and west. The parking requirements and setback requirements are more restrictive in a B-4 district. The intended use for this property if rezoned is for a gas station with a convenience store. The Land Use Plan recommends general business use.

	<u>Parking</u>	<u>Setbacks</u>
B-2	½ space per 200 sq. ft. gross floor area (2.5 spaces per 1,000 sq. ft.)	0' – front setback 0' – rear setback 10' – setback from all property lines for pump islands at service stations
B-4	1 ¼ spaces per 200 sq. ft. gross floor area (6.25 spaces per 1,000 sq. ft.)	60' – front setback 30' – rear setback 20' – setback from all property lines for pump islands at service stations

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: _____



R-75-s

R-75-d

R-75-s

R-24-t

CRAWFORD ST

SOMMERVILLE DR

R-85

RAMSEY RD

WOODFERN DR

BELCHER DR

PRICE ST

CARTER HILL RD

R-75-m

B-4

MCGEHEE RD

GREENBRIAR RD

N COLONIAL DR

R-100

FISS RD

R-85

MERRIMAC CT

OXFORD DR

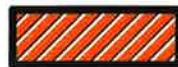
FAIRMONT RD

MERRIMAC DR

PARTRIDGE RD

REZONING REQUEST

SUBJECT PROPERTY



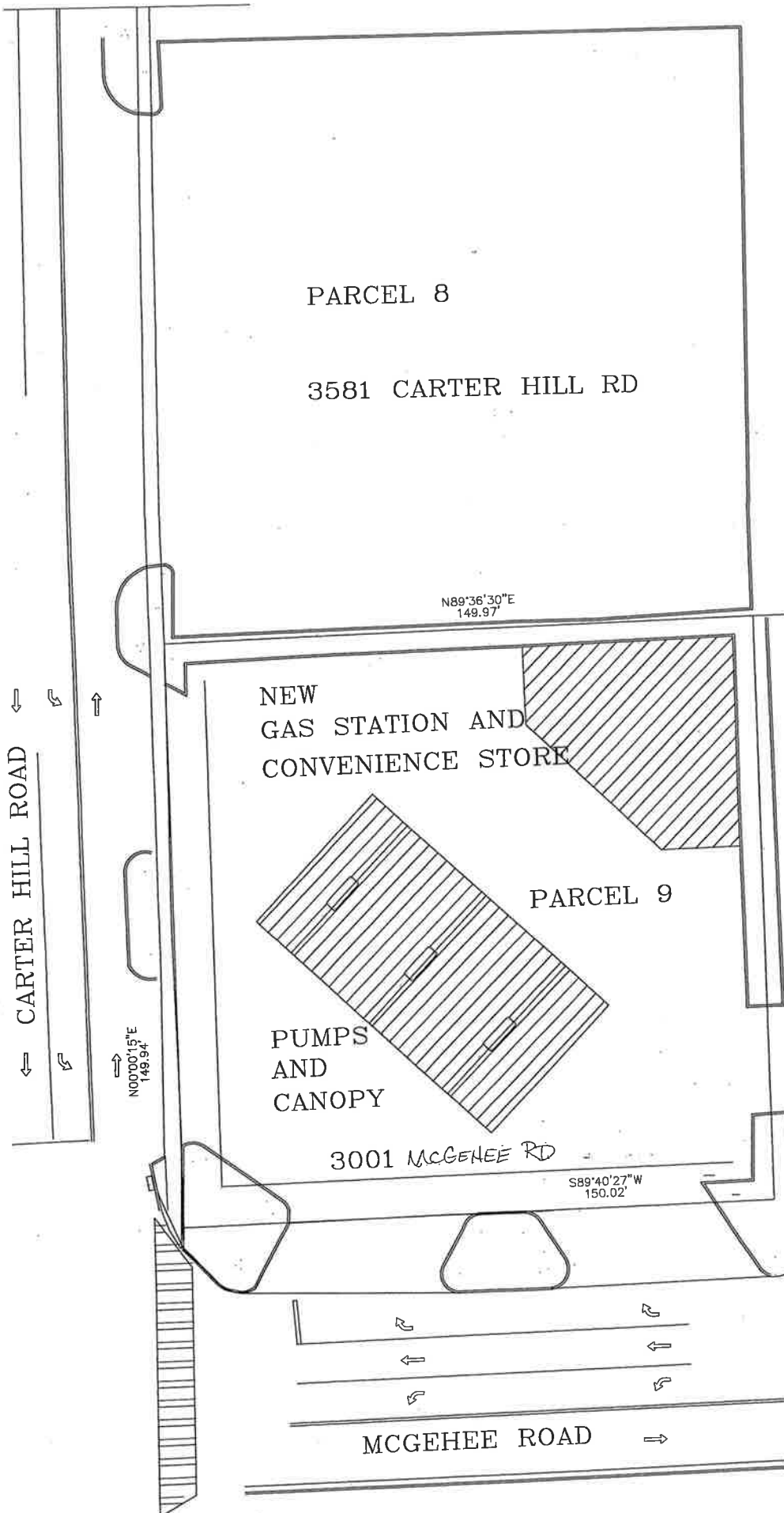
FILE NO. RZ-2016-005

1 inch = 300 feet

FROM B4 TO B2

ITEM NO. 1A

A-2



1B



REZONING REQUEST

SUBJECT PROPERTY

FILE NO. RZ-2016-005

1 inch = 60 feet

FROM B4 TO B2

ITEM NO. IC

2. RZ-2016-007 **PRESENTED BY:** Dinah Lewis

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 1125 East South Boulevard from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has R-75-s (Single-Family Residential) zoning to the north, B-2 (Commercial) zoning to the south, and O-1 (Office) zoning to the east and west. The intended use for this property if rezoned is for a day care. 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.

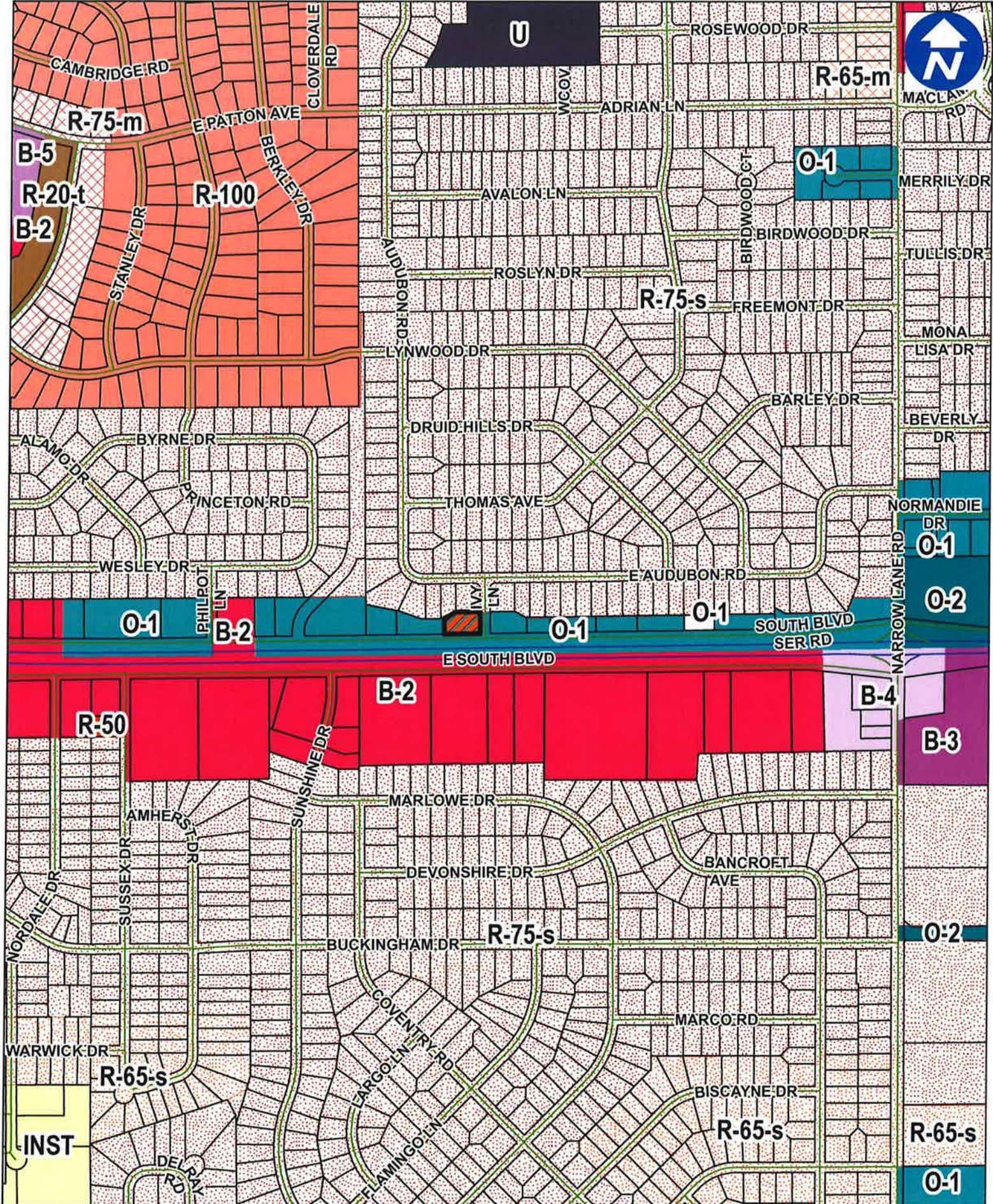
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

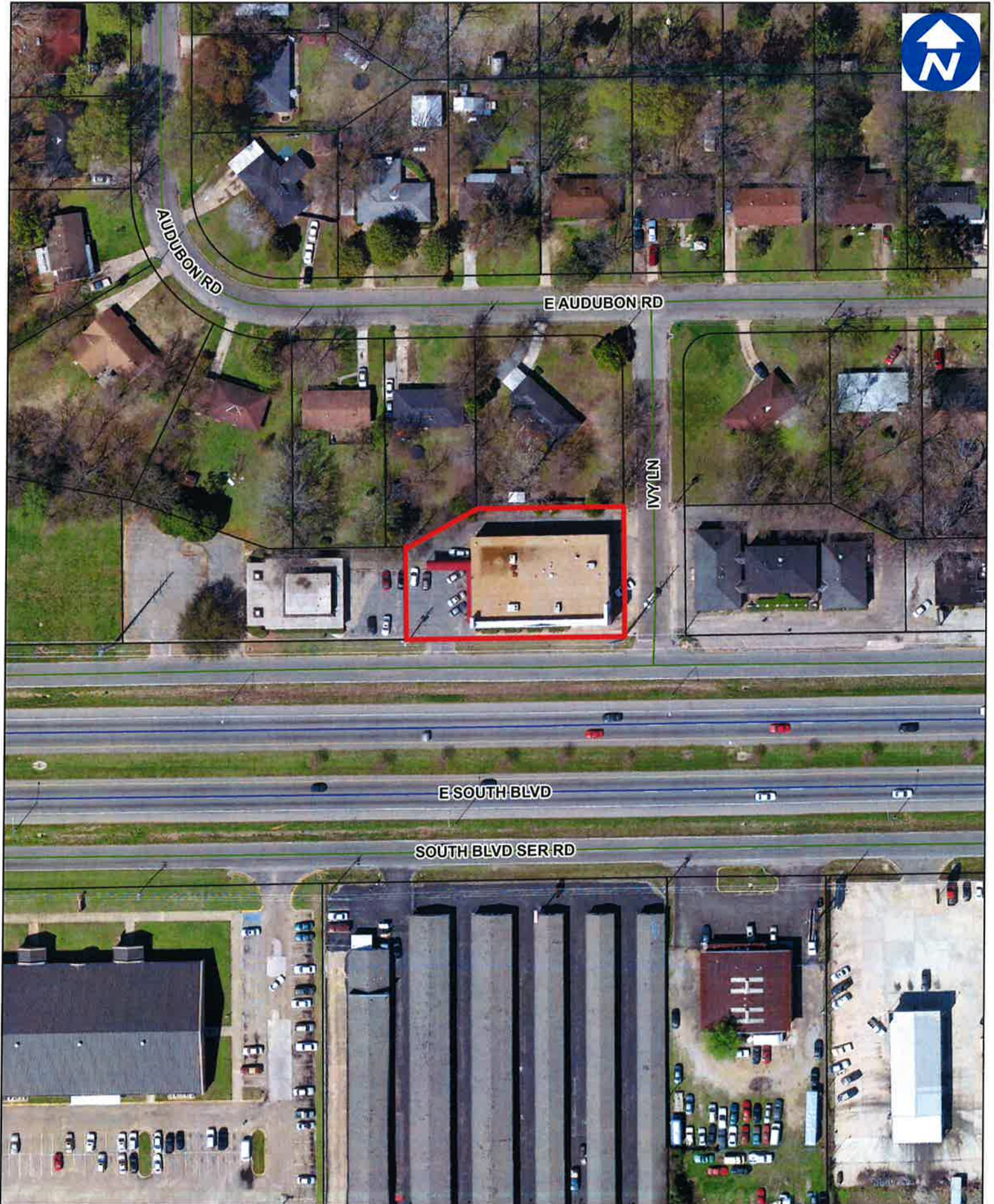
SUBJECT PROPERTY 

FILE NO. R2-2016-007

1 inch = 600 feet

FROM 0-1 TO B-2

ITEM NO. 2A



REZONING REQUEST

SUBJECT PROPERTY

FILE NO. Rz-2016-007

1 inch = 100 feet

FROM 0-1 TO B-2

ITEM NO. 2B

3. RZ-2016-006 **PRESENTED BY:** Tashina Morris

REPRESENTING: Same

SUBJECT: Request to rezone one lot located at 623 Warwick Drive from an R-65-s (Single-Family Residential) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The property is surrounded by R-65-s (Single-Family Residential) zoning. The intended use for this property if rezoned is for a beauty salon. The Land Use Plan recommends residential use.

COUNCIL DISTRICT: 5

Long Range Planning: This is not a good use in the middle of a residential area. This is spot zoning and could erode the residential fabric.

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: _____



SOUTH BLVD SER RD
E SOUTH BLVD

B-2

R-50

MARTIN PATTON ST

JOHN MORRIS AVE

R-65-s

0-1

SOUTHWOOD DR

R-75-s

AMHERST DR

E FLEMING RD

NORDALE DR

BUCKINGHAM DR

M-1

WARWICK DR

R-65-s

FH

NORMAN BRIDGE RD

INST

R-75-s

RAINBOW RD

DERAY RD

REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2016-006

1 inch = 300 feet

FROM R-65-s TO B-2-O

ITEM NO. 3A



WARWICK DR

NORDALE DR

REZONING REQUEST

SUBJECT PROPERTY

FILE NO. RZ-2016-006

FROM R-65-s TO B-2-D

ITEM NO. 3B

1 inch = 50 feet

4. 8807 **PRESENTED BY:** Southeastern Land Surveying

REPRESENTING: Three Rivers Properties, LLC

SUBJECT: Request final approval of Felder Graham Plat No. 1 located on the southwest corner of Felder Avenue and Graham Street in an R-60-m (Multi-Family Residential) Zoning District.

REMARKS: This plat replats portions of two (2) lots into one (1) lot for residential use. Lot 2B (0.31 acres) has 98 ft. of frontage along Felder Avenue and 140 ft. of frontage along Graham Street. 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.

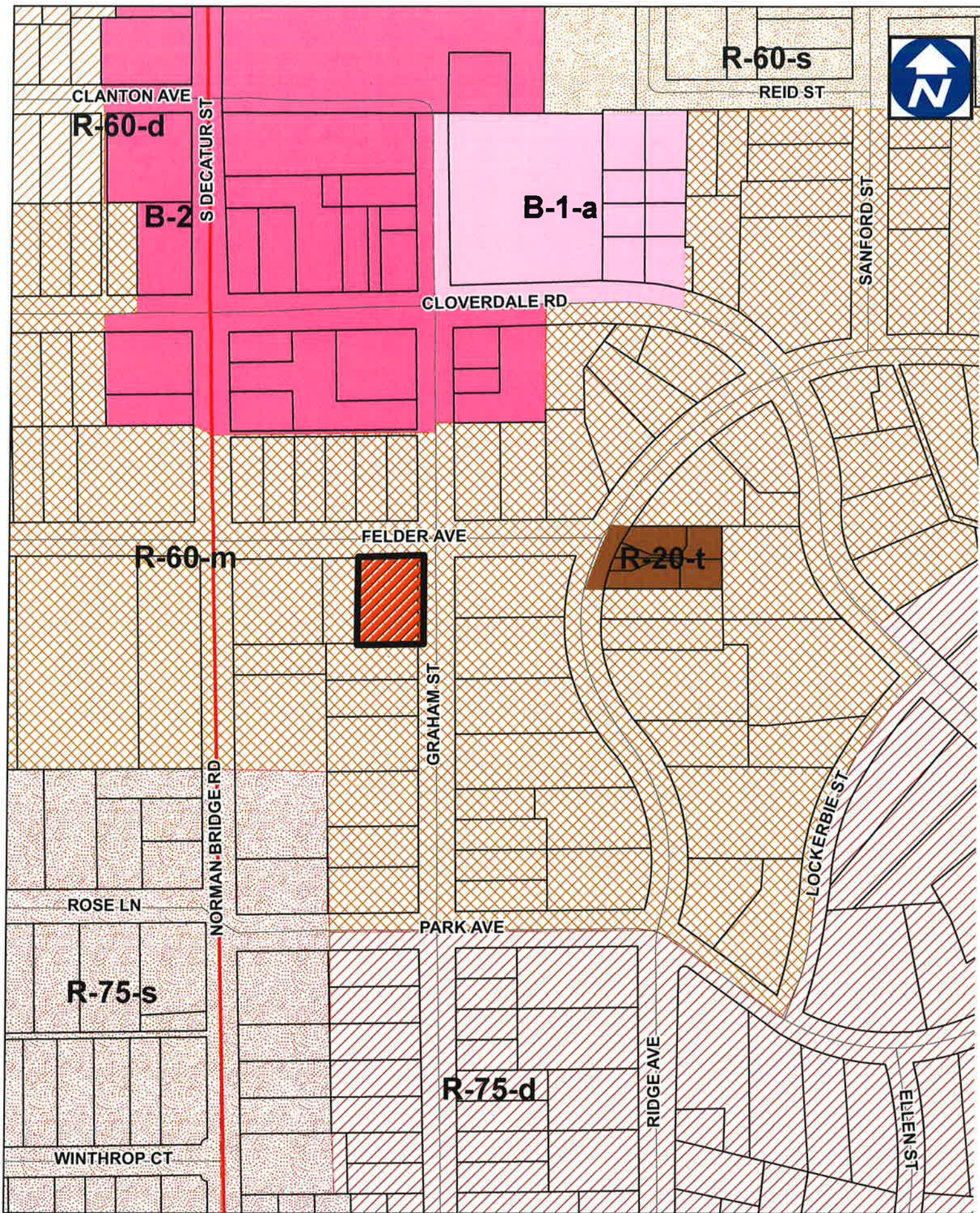
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



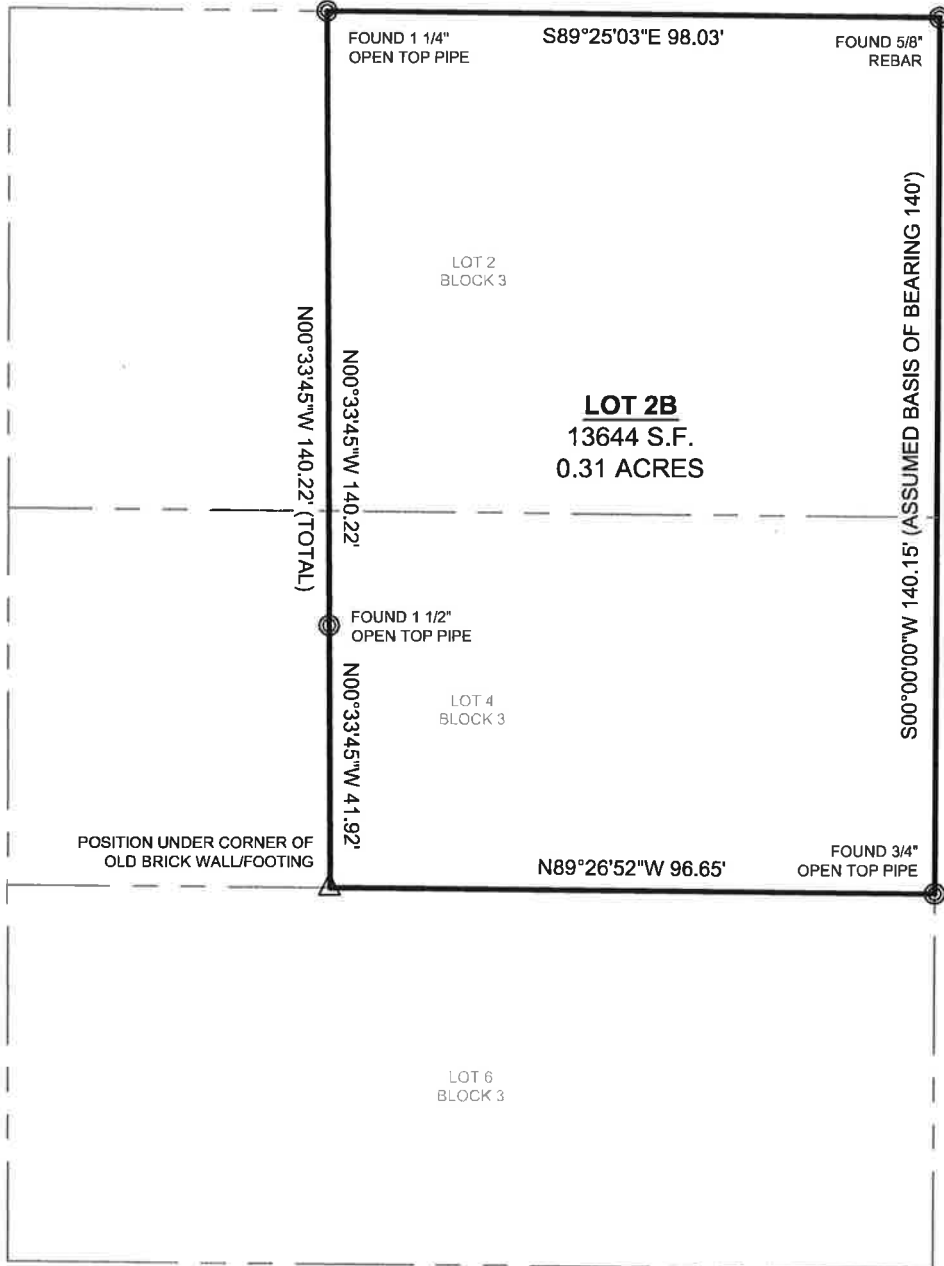
ITEM NO.

4A

Felder Graham I

4
2

FELDER AVENUE, 60' RIGHT OF WAY



4B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8800 **PRESENTED BY:** Glen Tanner Land Surveying

REPRESENTING: Chanita Taylor

SUBJECT: Request final approval of Chanita Taylor Plat No. 2 located on the west side of Shreve Street, approximately 300 ft. south of Mobile Road, in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot 37A (5,000 sq. ft.) has 50 ft. of frontage along Shreve Street and a depth of 100 ft. This lot is substandard in width and area. This district requires a 60 ft. wide lot and 7,200 sq. ft. of area, however this plat is combining two (2) 25 ft. wide lots in order to construct a residential structure. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width and area.

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.

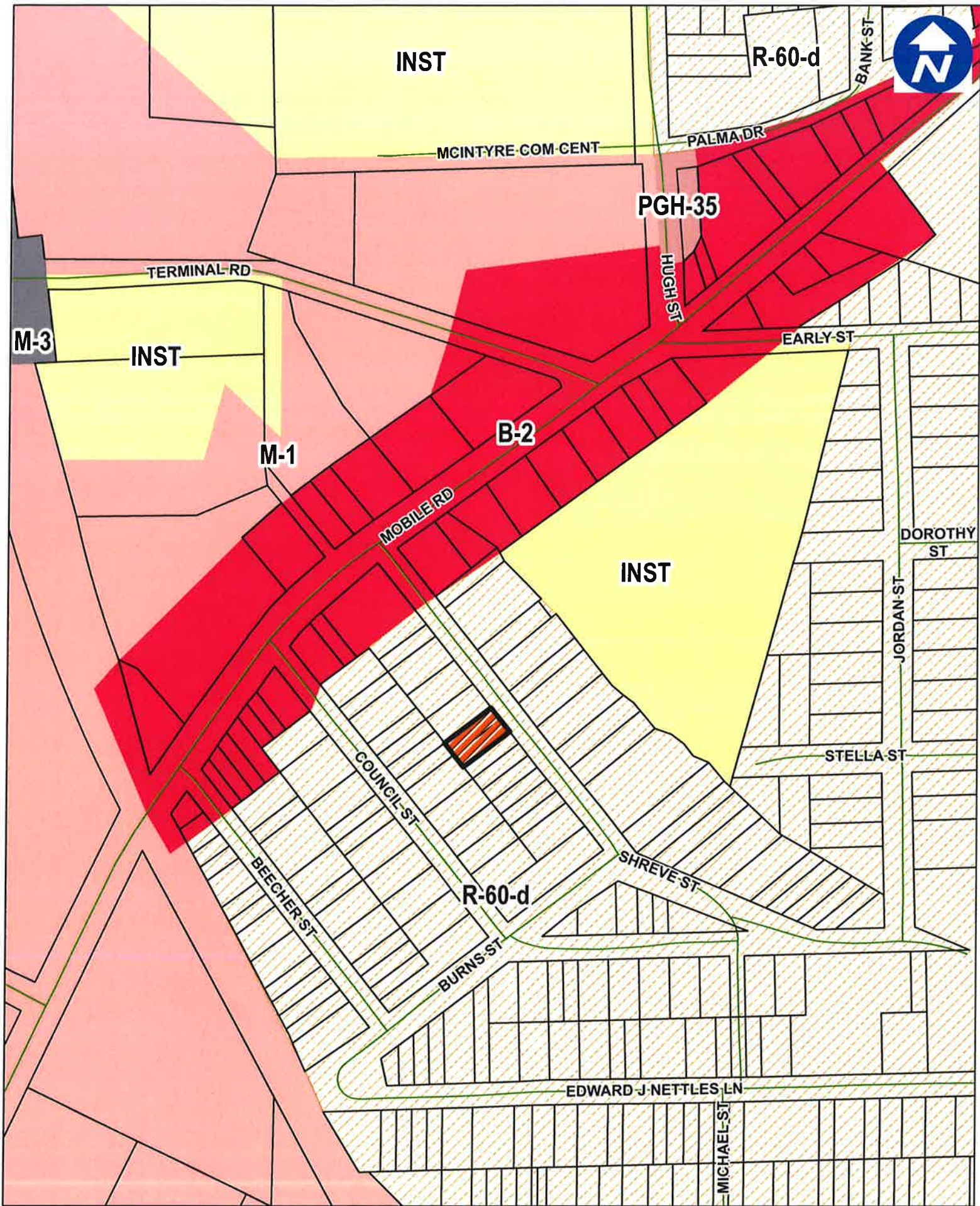
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

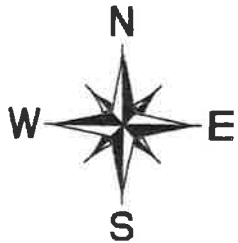
5A

MAP OF CHANITA TAYLOR PLAT NO.2

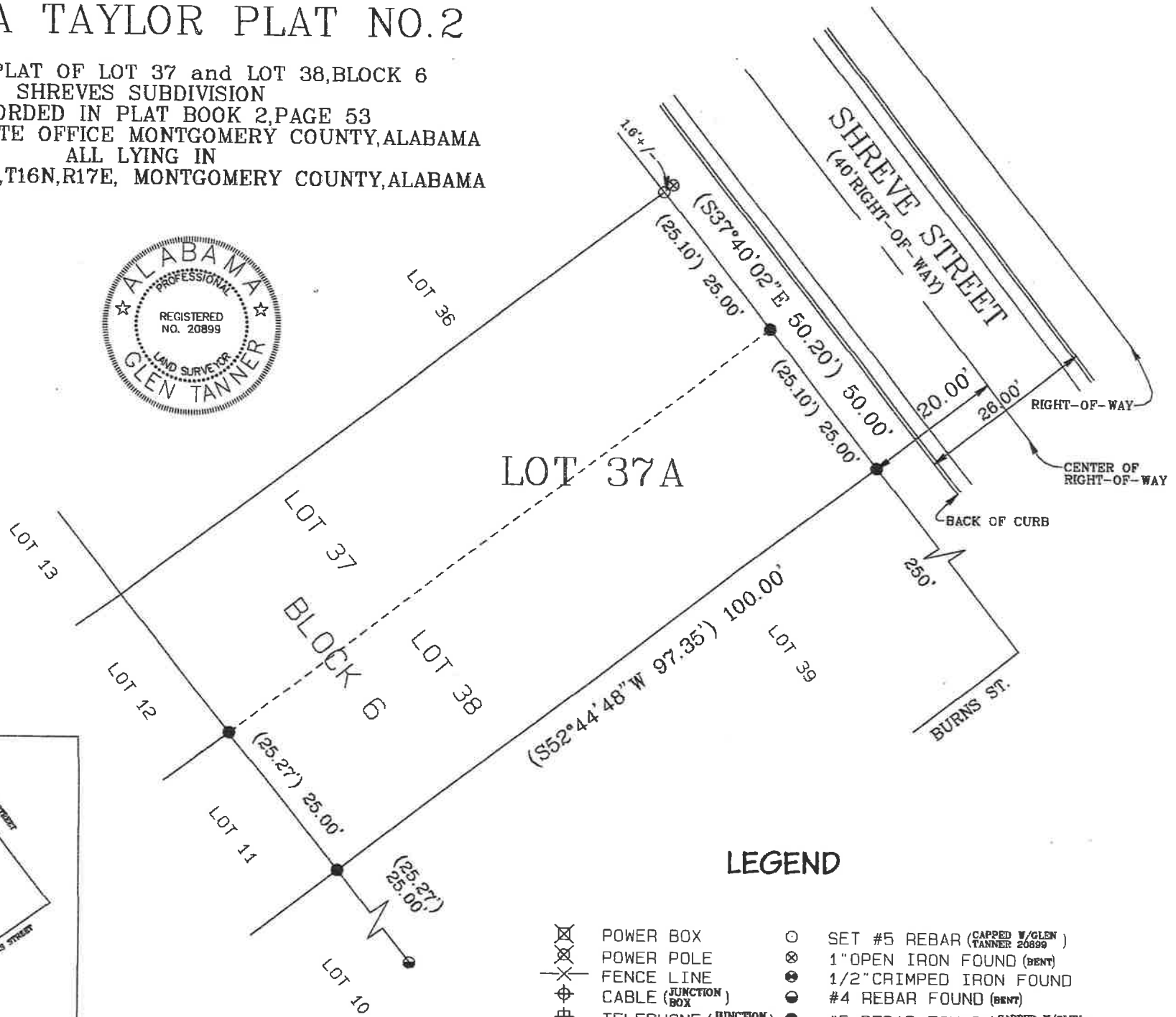
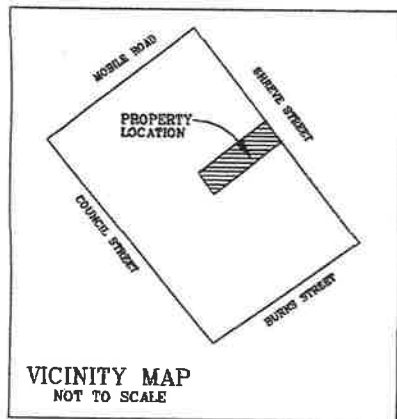
BEING A REPLAT OF LOT 37 and LOT 38, BLOCK 6
SHREVE'S SUBDIVISION
AS RECORDED IN PLAT BOOK 2, PAGE 53
JUDGE OF PROBATE OFFICE MONTGOMERY COUNTY, ALABAMA
ALL LYING IN
NE1/4, SECTION 23, T16N, R17E, MONTGOMERY COUNTY, ALABAMA



MAGNETIC BEARING



Scale: 1"=20'



LEGEND

- | | | | |
|--|--------------------------|--|---|
| | POWER BOX | | SET #5 REBAR (CAPPED W/GLEN TANNER 20899) |
| | POWER POLE | | 1" OPEN IRON FOUND (BENT) |
| | FENCE LINE | | 1/2" CRIMPED IRON FOUND |
| | CABLE (JUNCTION BOX) | | #4 REBAR FOUND (BENT) |
| | TELEPHONE (JUNCTION BOX) | | #5 REBAR FOUND (CAPPED W/GLEN TANNER 20899) |
| | () FIELD MEASURED | | CONCRETE MONUMENT FOUND |
| | NOT TO SCALE | | CALCULATED POINT |

5B



PLATS

1 inch = 30 feet

SUBJECT PROPERTY



ITEM NO.

5C

6. 8806 **PRESENTED BY:** ECE Survey & Design

REPRESENTING: Guice Slawson and Frank Wilson

SUBJECT: Request final approval of Rosemont Estates Plat No. 10 located on the west side of Rosemont Drive, approximately 500 ft. south of Rosemont Court, in an R-125 (Single-Family Residential) Zoning District.

REMARKS: This plat replats three (3) lots into two (2) lots for residential use. Lot A (0.93 acres) has 150.29 ft. of frontage along Rosemont Drive and a depth of 270 ft. Lot B (0.90 acres) has 151.06 ft. of frontage along Rosemont Drive and a depth of 269 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.

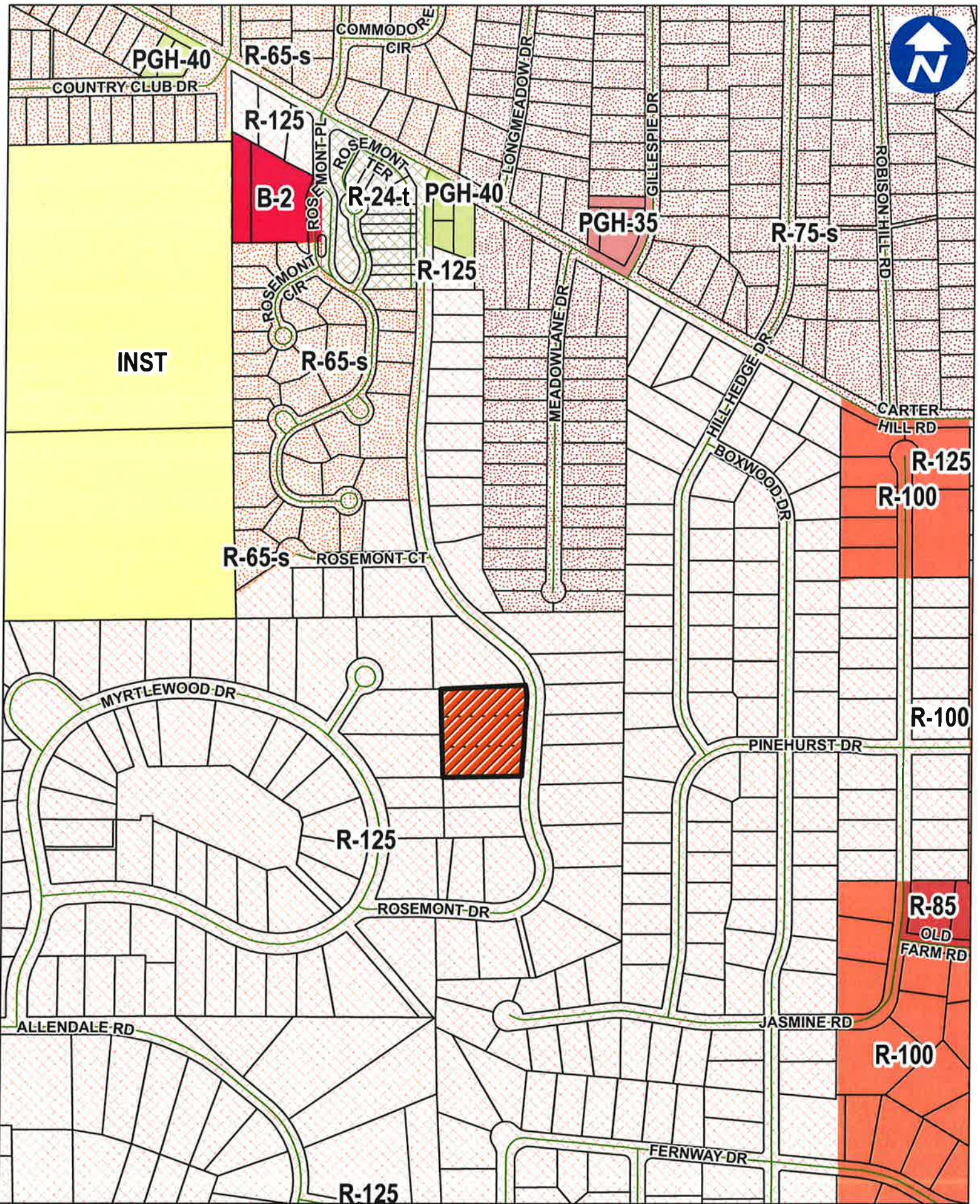
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

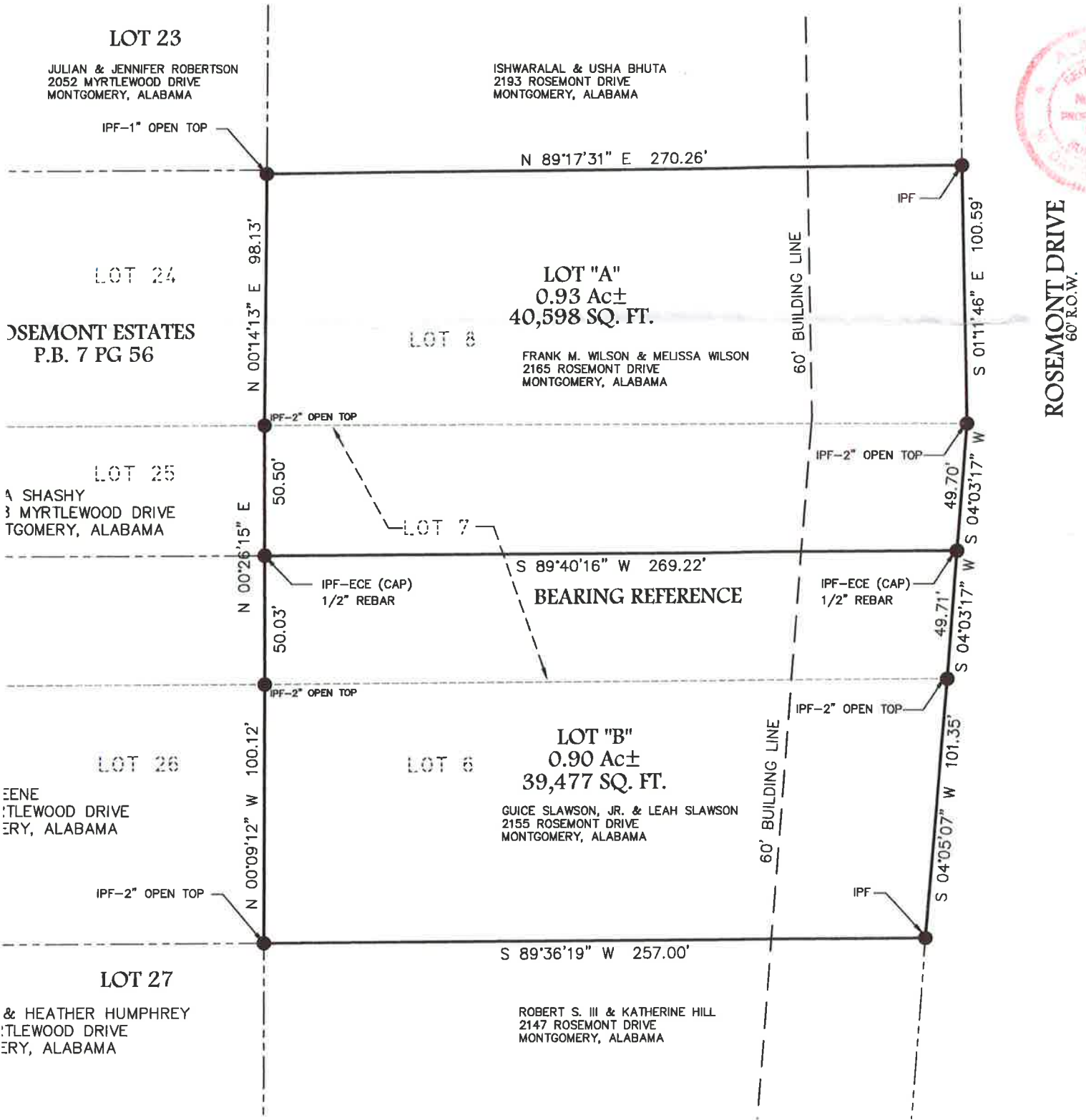


ITEM NO.

6A

Rosemont Estates 10

4



6B



ROSEMONT DR



PLATS

1 inch = 60 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. DP-2004-093 **PRESENTED BY:** DLM Architects

REPRESENTING: Montgomery Lasik and Eye Care Center

SUBJECT: Public hearing for a development plan for an addition to a building located at 2080 Berryhill Road in an O-1 (Office) Zoning District.

REMARKS: The petitioner has submitted plans to construct 3,510 sq. ft. addition to a 4,210 sq. ft. building. There are a total of 44 parking spaces indicated on the site plan. The addition will be on an adjoining lot, which will be replatted into one (1) lot. There is one (1) existing access drive off Parkview Drive and one (1) new access drive off Parkview Drive proposed. There is a 5 ft. "beautification and access denied" easement on the east side of the additional lot that will be required to be removed for the proposed access drive. All applicable requirements will be met.

COUNCIL DISTRICT: 9

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.

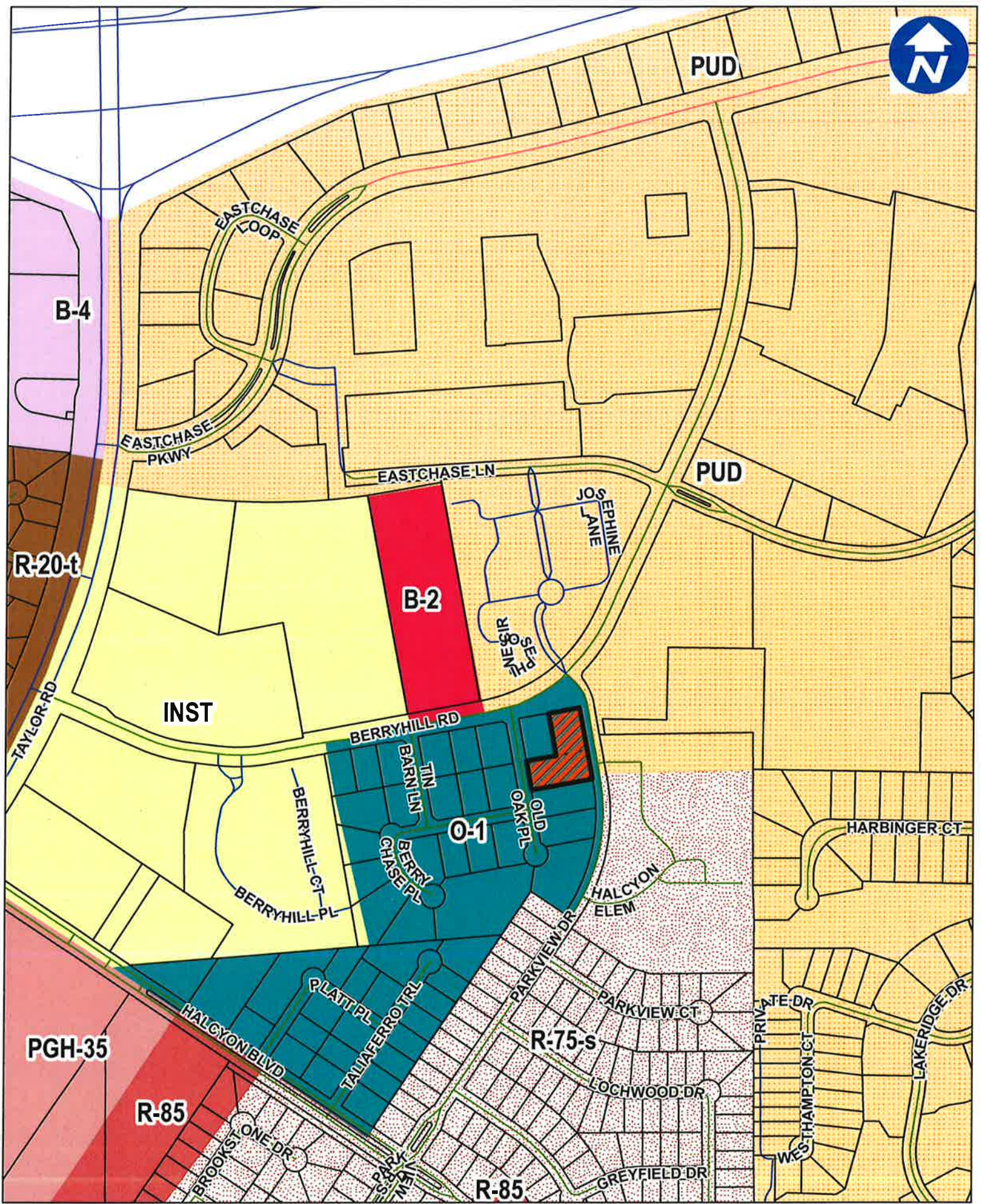
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

7A



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-2016-014 **PRESENTED BY:** DLM Architects

REPRESENTING: Jerry Kyser Builder

SUBJECT: Public hearing for a development plan for a building to be located at 2060 Berryhill Road in an O-1 (Office) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,715 sq. ft. building. There are 28 paved parking spaces and one (1) access drive off Old Oak Place indicated on the site plan. There is one (1) monument sign proposed which will meet the 20 ft. setback requirement. All applicable requirements will be met.

COUNCIL DISTRICT: 9

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.

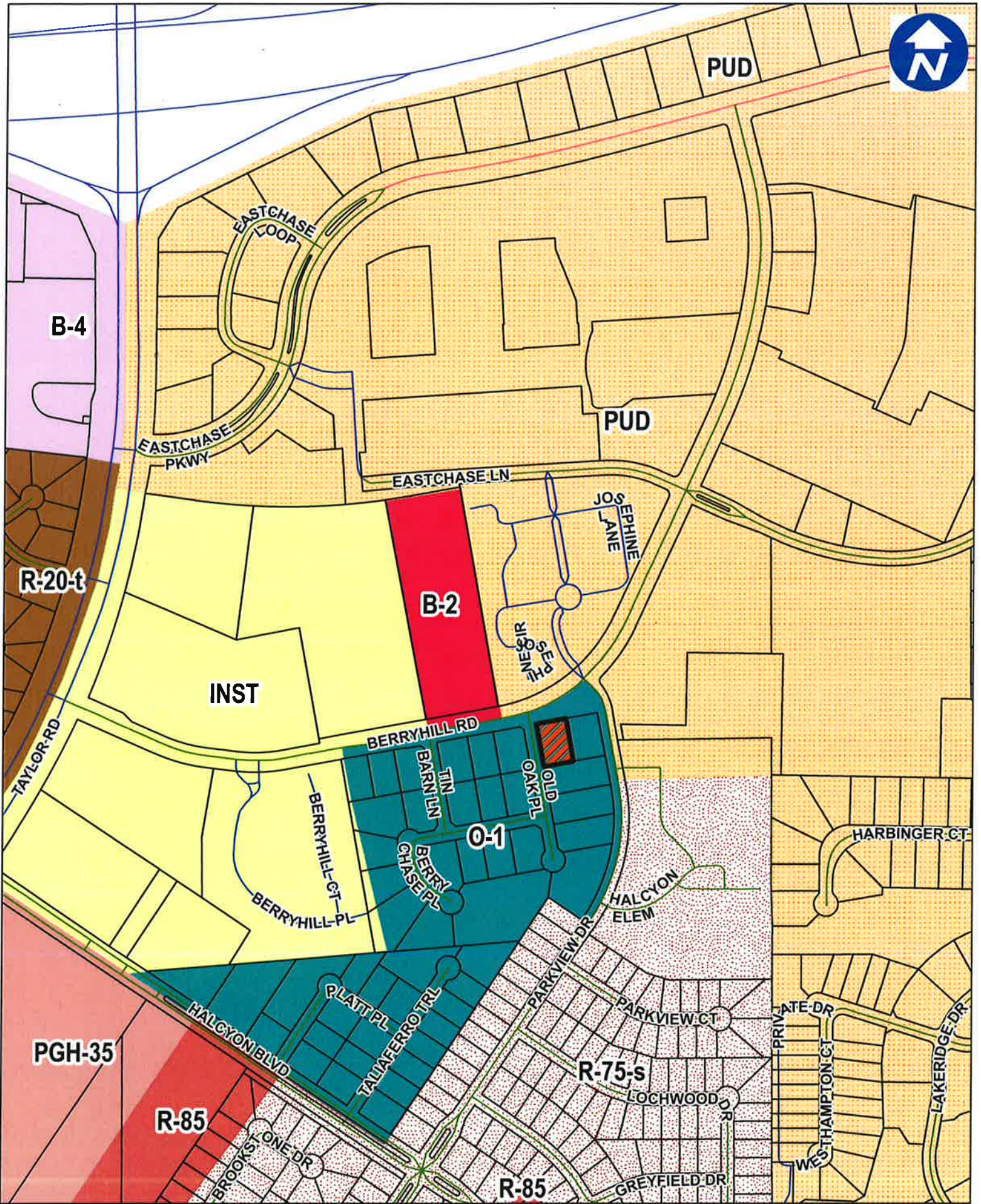
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

8A

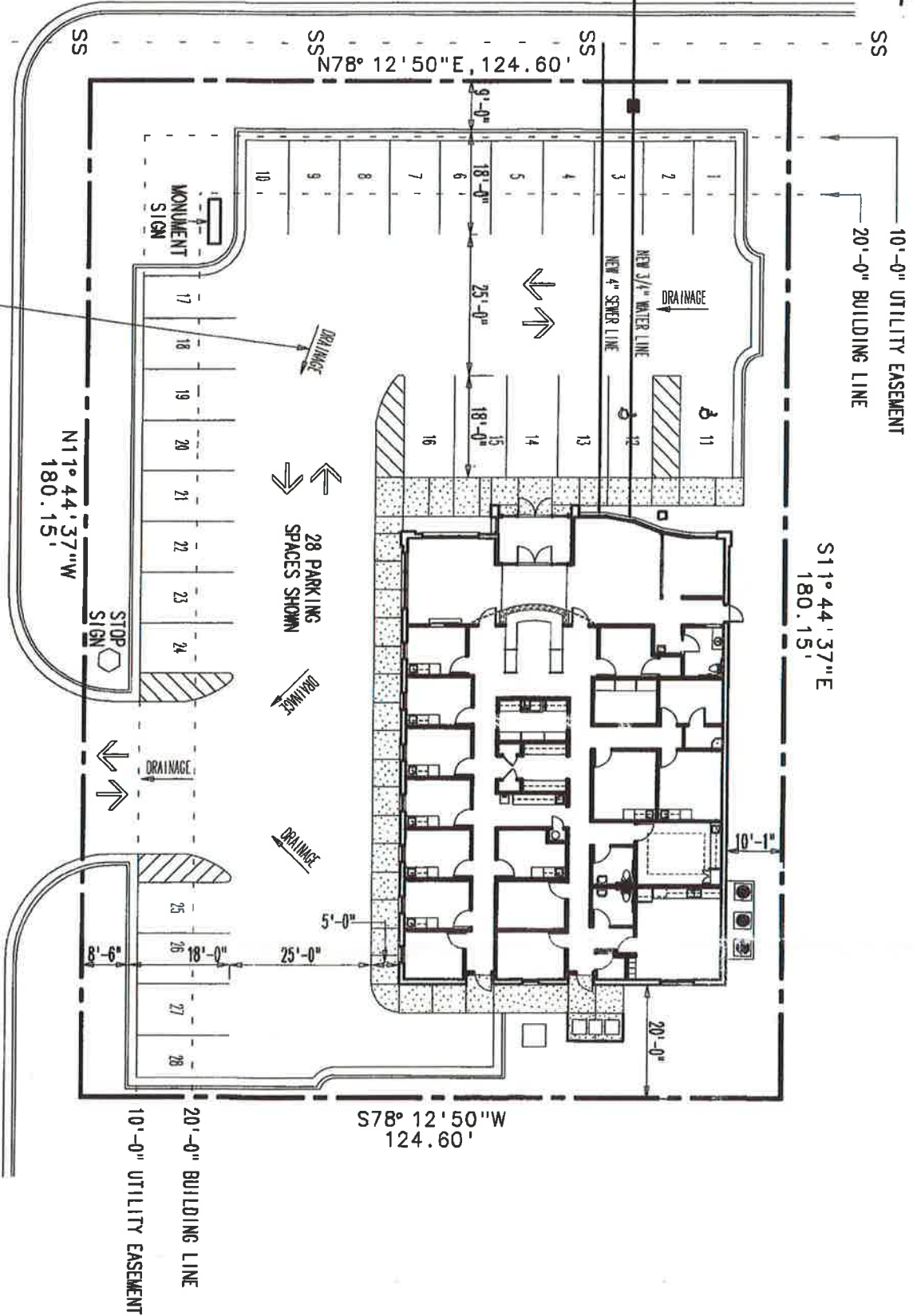
BERRYHILL ROAD

NEW 3/4" PD WATER



FINISHED SITE DRAINAGE TYPICAL
NOTE: SITE DRAINAGE IS TO BE
DIRECTED TO THE STREET AND THE
REAR DRAINAGE EASEMENT ONLY

OLD OAK PLACE





JOSEPHINE LANE

JOSEPHINE CIR

PRIVATE DR

BERRYHILL RD

TIN BARN LN

OLD OAK PL

BERRY CHASE PL

HALCYON ELEM

PARKVIEW DR

PARKVIEW CT

TALIAFERRO TRL

DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. DP-2016-012 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: Fastenal

SUBJECT: Public hearing for a development plan for a building to be located on the northeast corner of Mobile Highway and Coca Cola Road in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 5,577 sq. ft. building. There are 21 paved parking spaces, and two (2) access drives to Coca Cola Road indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 4

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.

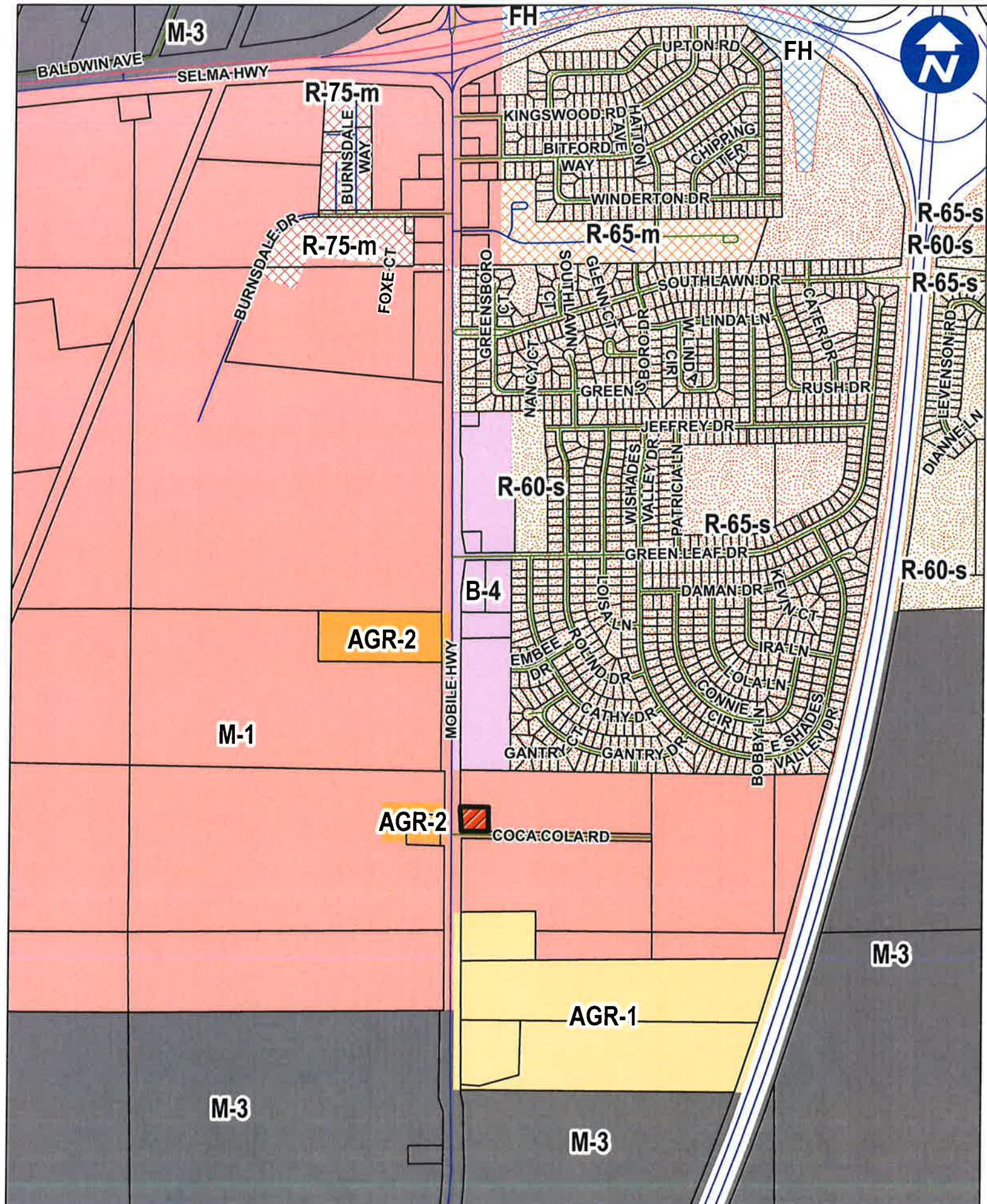
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

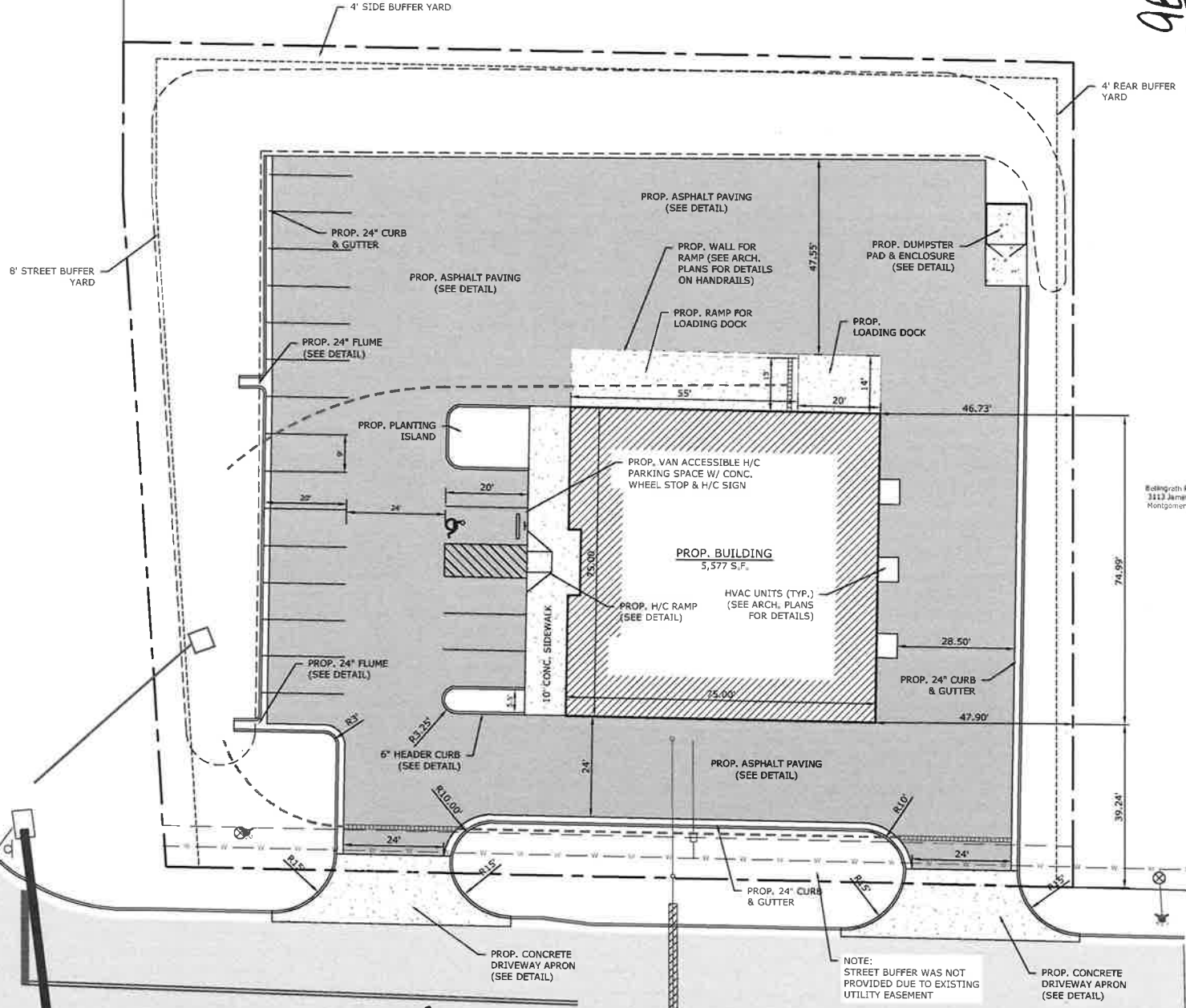
9A

Bellingrath Property LLC
3113 Jamestown Drive
Montgomery, AL 36113

27
9B

Mobile Hwy.

Coca Cola Rd.

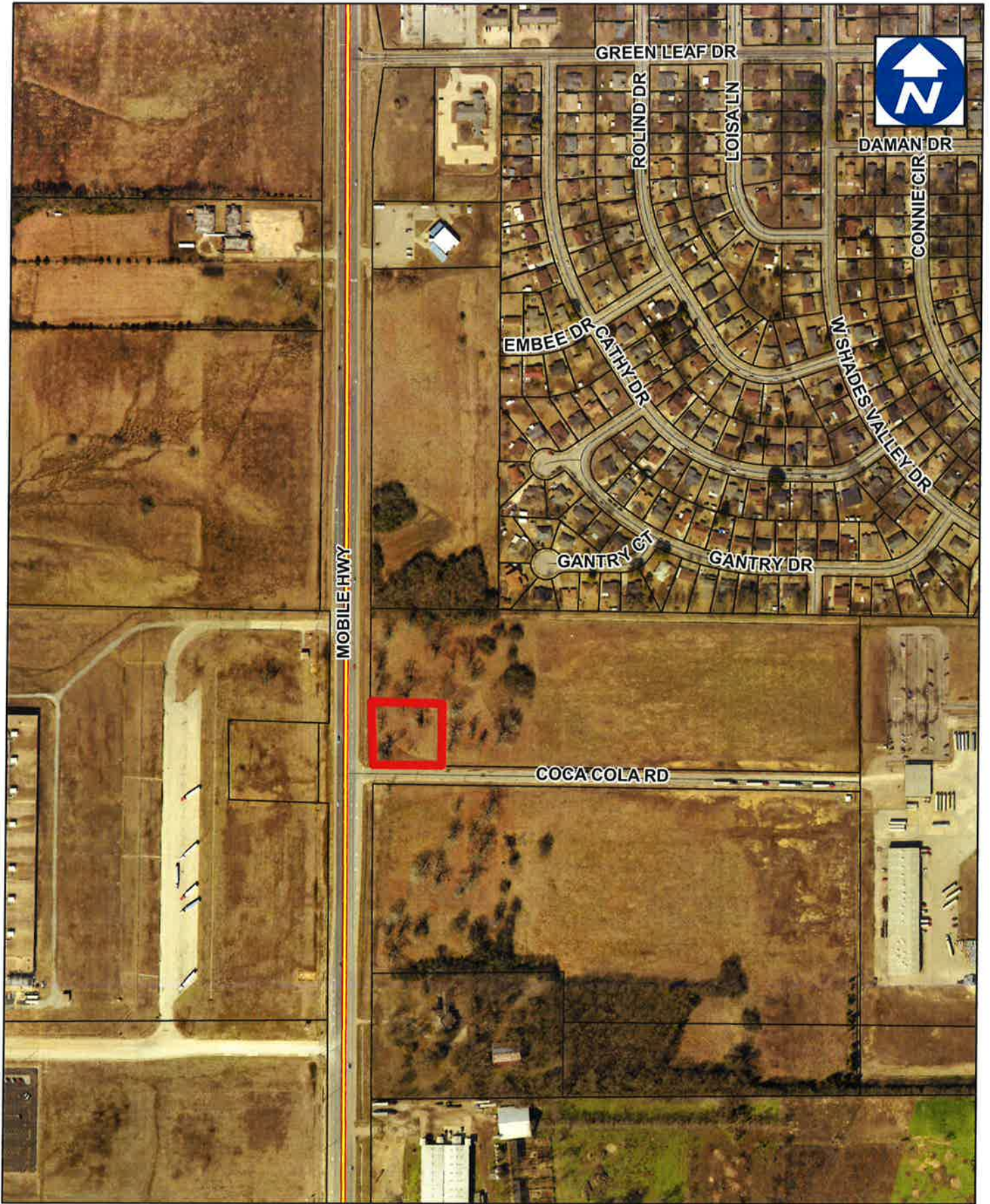


ONLY
↙

EX. SLOPED
PAVED HW
ELEV. 218.12

NOTE:
STREET BUFFER WAS NOT
PROVIDED DUE TO EXISTING
UTILITY EASEMENT

Bellingrath Prop
3113 Jamestown
Montgomery, AL



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 9C

10. DP-2016-013 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: TownePlace Suites

SUBJECT: Public hearing for a development plan for a building to be located on the southwest corner of EastChase Lane and Selas Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a four (4) story, 96 room hotel. There are 121 paved parking spaces indicated on the site plan. There is one (1) access drive to Selas Drive and one (1) joint access drive to EastChase Lane.

COUNCIL DISTRICT: 9

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.

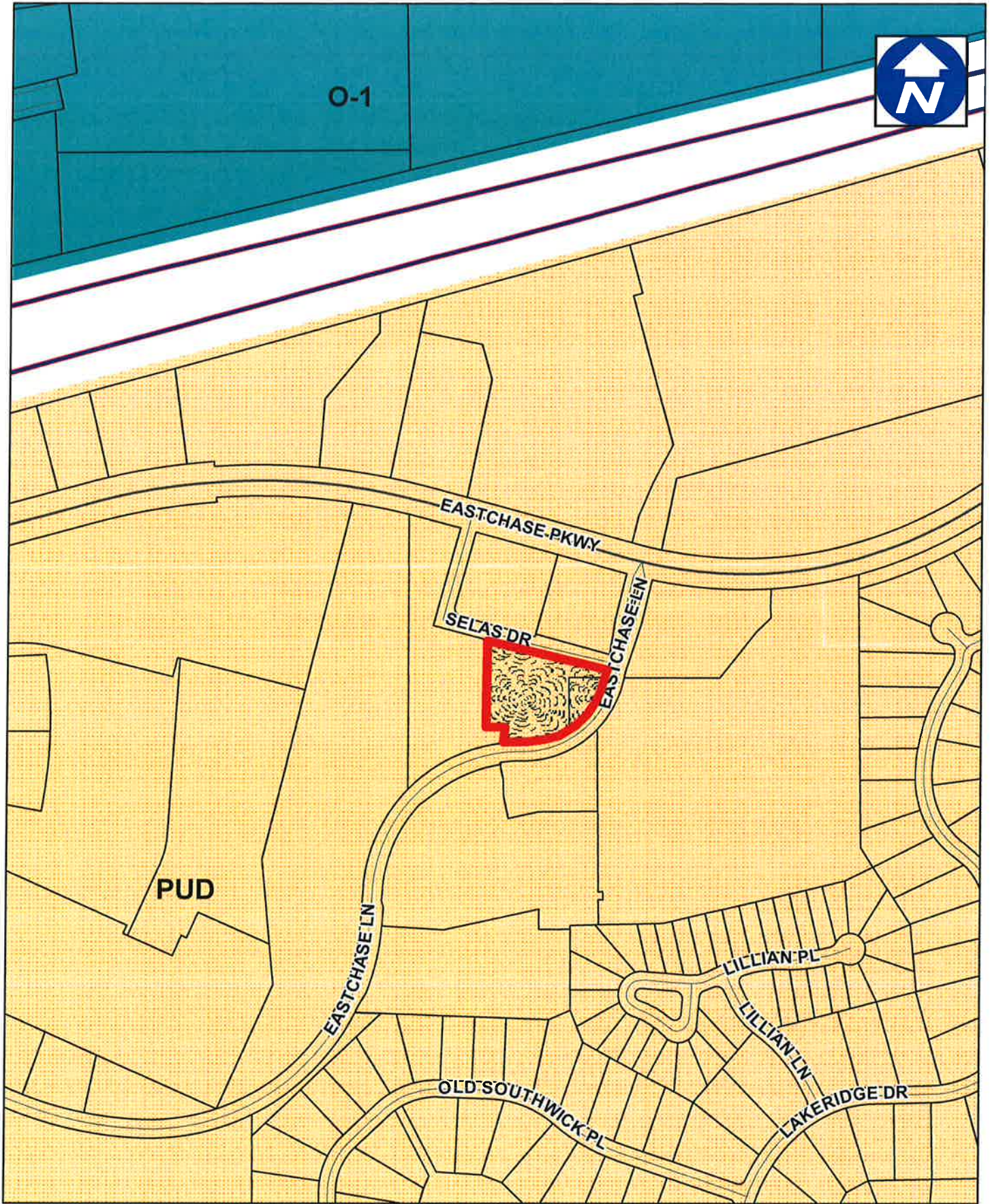
WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____

O-1

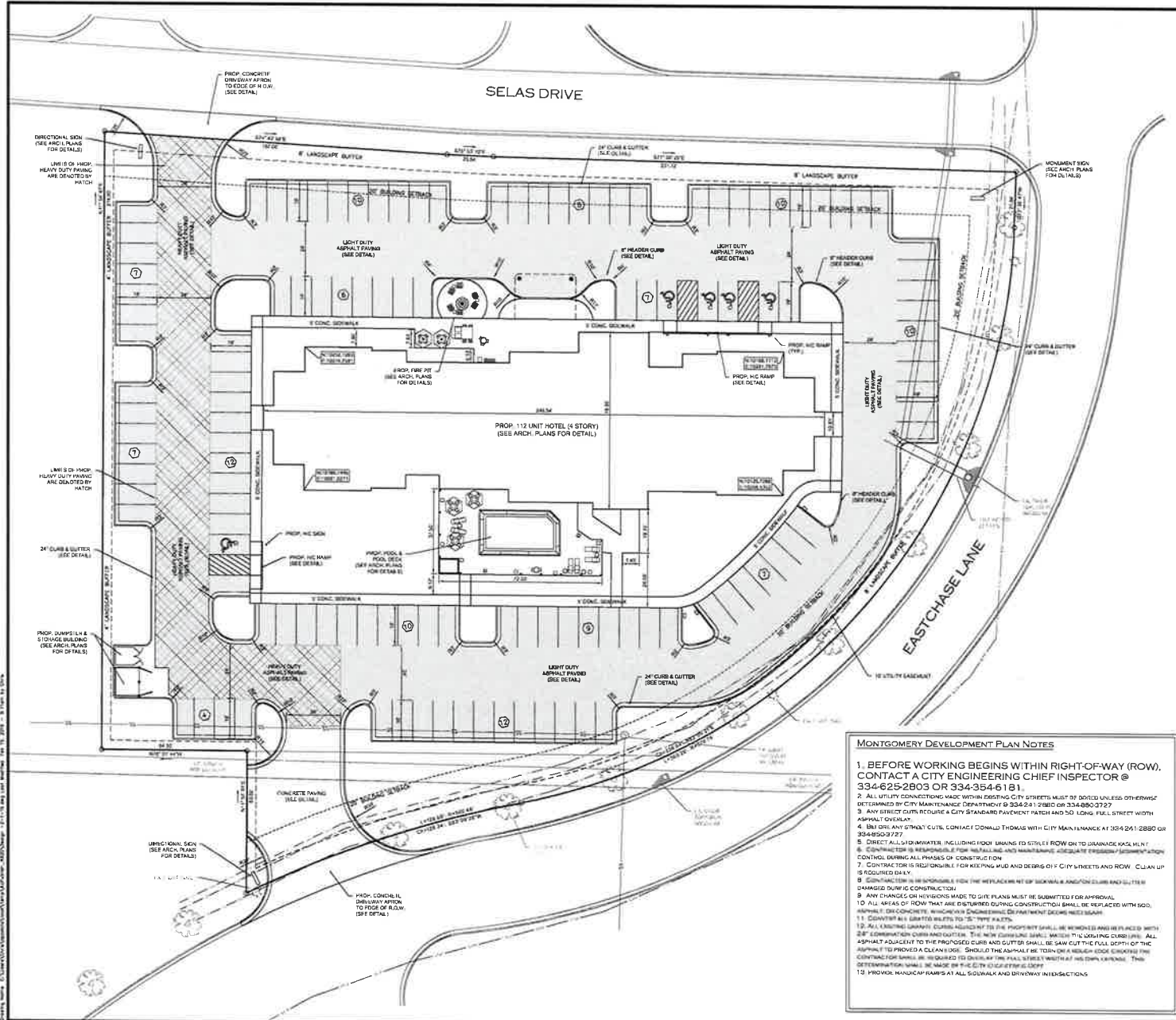


DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 10A



SITE INFO:

TOTAL PARCEL SIZE:	0.34 ACRES
# OF PROPOSED BUILDINGS:	06 BUILDINGS
REQ'D PARKING RATIO:	1:20 = 1 SPACE/UNIT
HUD OF PARKING SPACES:	121 SPACES
PROPOSED PARKING SPACES:	121
PARKING RATIO PROVIDED:	1:20
TOTAL 15'FC SPACES REQUIRED:	5
VAN ACCESSIBLE 15'FC SPACES PROVIDED:	1
TOTAL 15'FC SPACES PROVIDED:	5
VAN ACCESSIBLE 15'FC SPACES PROVIDED:	1

BUFFERYARDS PROVIDED:

NORTHERN PROPERTY LINE:	8' MIN.
WESTERN PROPERTY LINE:	8' MIN.
EASTERN PROPERTY LINE:	8' MIN.
SOUTHERN PROPERTY LINE:	8' MIN.

FIRE DEPARTMENT DATA:

TOTAL BUILDING SF:	55,920
TYPE OF CONSTRUCTION:	TYPE I/IV
TYPE OF OCCUPANCY:	MIXED OCCUPANCIES
BUILDING SHALL BE SPRINKLED	NON-SEPARATED USES
NUMBER OF FLOORING:	6

GENERAL NOTES:

THE CITY OF MONTGOMERY ENGINEERING DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK. (P-334.553-2927)

ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF MONTGOMERY PUBLIC WORKS DEPARTMENT AND THE MONTGOMERY WATER WORKS & SANITARY SEWER BOARD. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALABAMA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE ALDOT SPECIAL AND STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

PRIOR TO BEGINNING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED. ANY UTILITIES UNLOCATED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE (ALABAMA LINE LOCATION CENTER 1-800-292-8525).

ALL NECESSARY TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2003 EDITION.

BOUNDARY SURVEY PERFORMED BY: GORDON WILLS DAWOOD, 2600 EASTCHASE LANE, SUITE 200, MONTGOMERY, AL 36117 (205) 271-5202

SEE SHEET LPI FOR LANDSCAPE PLAN

NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12'-0" WIDE ACCESS GATE INSTALLED. THE GATE IS TO BE LOCKED THERE MUST BE A CITY-APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF UTILITIES.

- MONTGOMERY DEVELOPMENT PLAN NOTES**
- BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR @ 334-625-2809 OR 334-334-6181.
 - ALL UTILITIES CONNECTING MADE WITH EXISTING CITY STREETS MUST BE DOTTED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT @ 334-241-2880 OR 334-880-3727
 - ANY STREET CUTOFF REQUIRE A CITY STANDARD PAVEMENT PATCH AND 30' LONG, 18" X STREET WIDTH ASPHALT OVERLAY.
 - BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 334-241-2880 OR 334-880-3727
 - DIRECT ALL DISHWATER, INCLUDING HOOD DRAINAGE TO STREET ROW OR TO DRAINAGE KIOSK, M.I.T.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SCHEDULED EMISSIONS/PERMIT/TRAFFIC CONTROL DURING ALL PHASES OF CONSTRUCTION
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING HOOD AND DEBRIS OFF OF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
 - CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIGNAGE AND/OR CURB AND GUTTER IS CHANGED DURING CONSTRUCTION.
 - ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
 - ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOG, MINIMUM 1" DEEP CONCRETE, REINFORCED ENGINEERING DEPARTMENT DESIGN NECESSARY.
 - CONVERT ALL GRAVEL BLENDS TO "3" TYPE MIXTURE.
 - ALL EXISTING LANDWAY CURBS ASSIGNED BY THE PROJECT SHALL BE REINFORCED AND BE PLACED WITH 28" COMPACTED CURB AND GUTTER. THE NEW CURBS SHALL MATCH THE EXISTING CURBS. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN JOINT. SHOULD THE ASPHALT BE TORN OR A REPAIR JOINT OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT ALL REPAIR JOINTS. THIS DETERMINATION SHALL BE MADE BY FIELD VISUAL INSPECTION.
 - PROVIDE MANHOLE CAPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

PAYMENT DISCLAIMER FOR FIELD CHANGES

ANY CONSTRUCTION WORK CHANGES TO THESE DRAWINGS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTGOMERY AND THE ALABAMA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION.

NOTICE TO CONTRACTORS

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTGOMERY AND THE ALABAMA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTGOMERY AND THE ALABAMA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION.





DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 400 feet



ITEM NO. 10C

11. 8805 **PRESENTED BY:** Jeffcoat Engineers and Surveyors

REPRESENTING: Chang Sung, LLC

SUBJECT: Request final approval of Chang Sung Plat No. 1 located on the southeast corner of Mobile Highway and Coca Cola Road in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for industrial use. Lot B1 (5 acres) has 605 ft. of frontage along Mobile Highway and 362 ft. of frontage along Coca Cola Road. Lot B2 (24.78 acres) has 1,199 ft. of frontage along Coca Cola Road and a depth of 967 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.

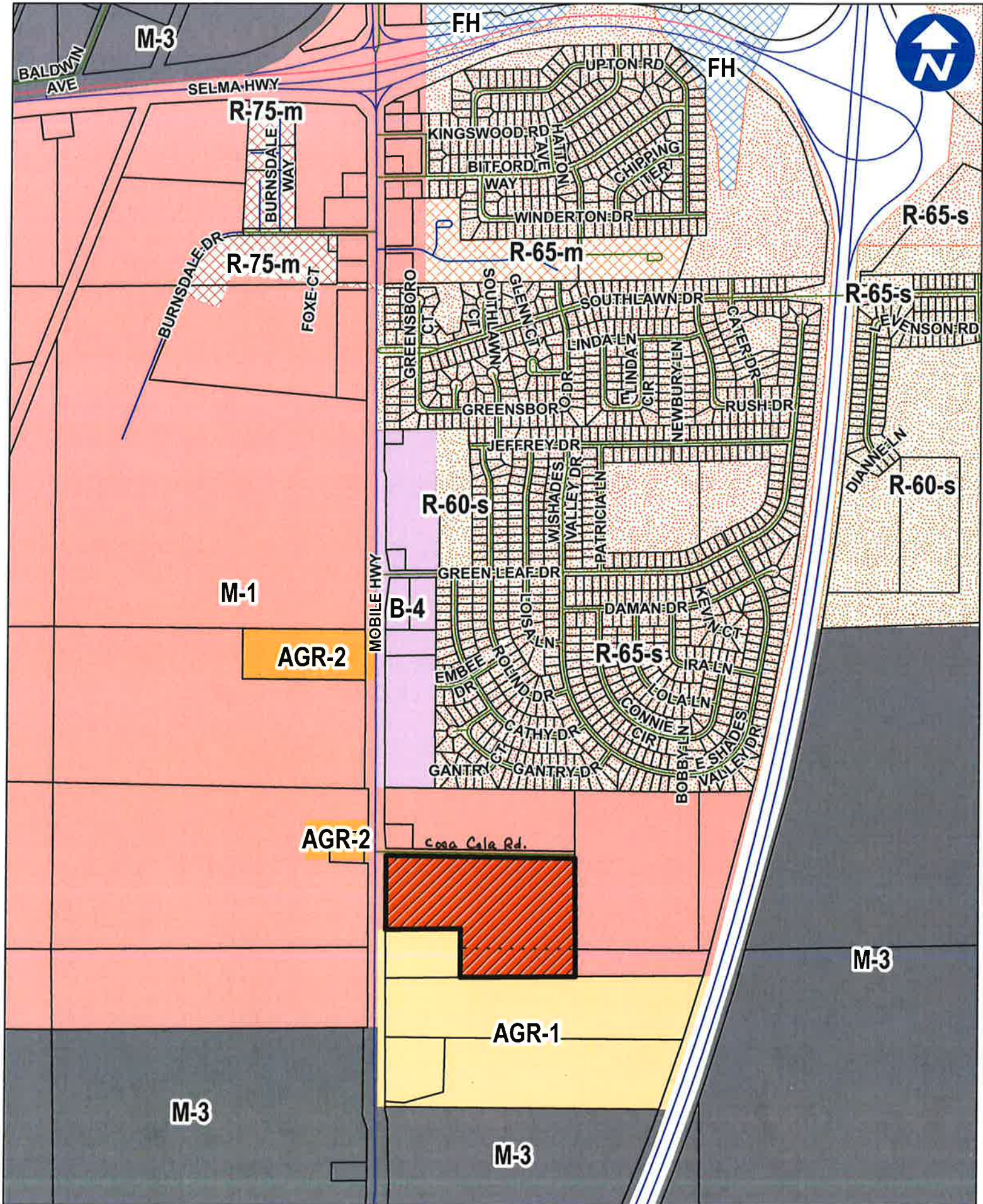
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

11A

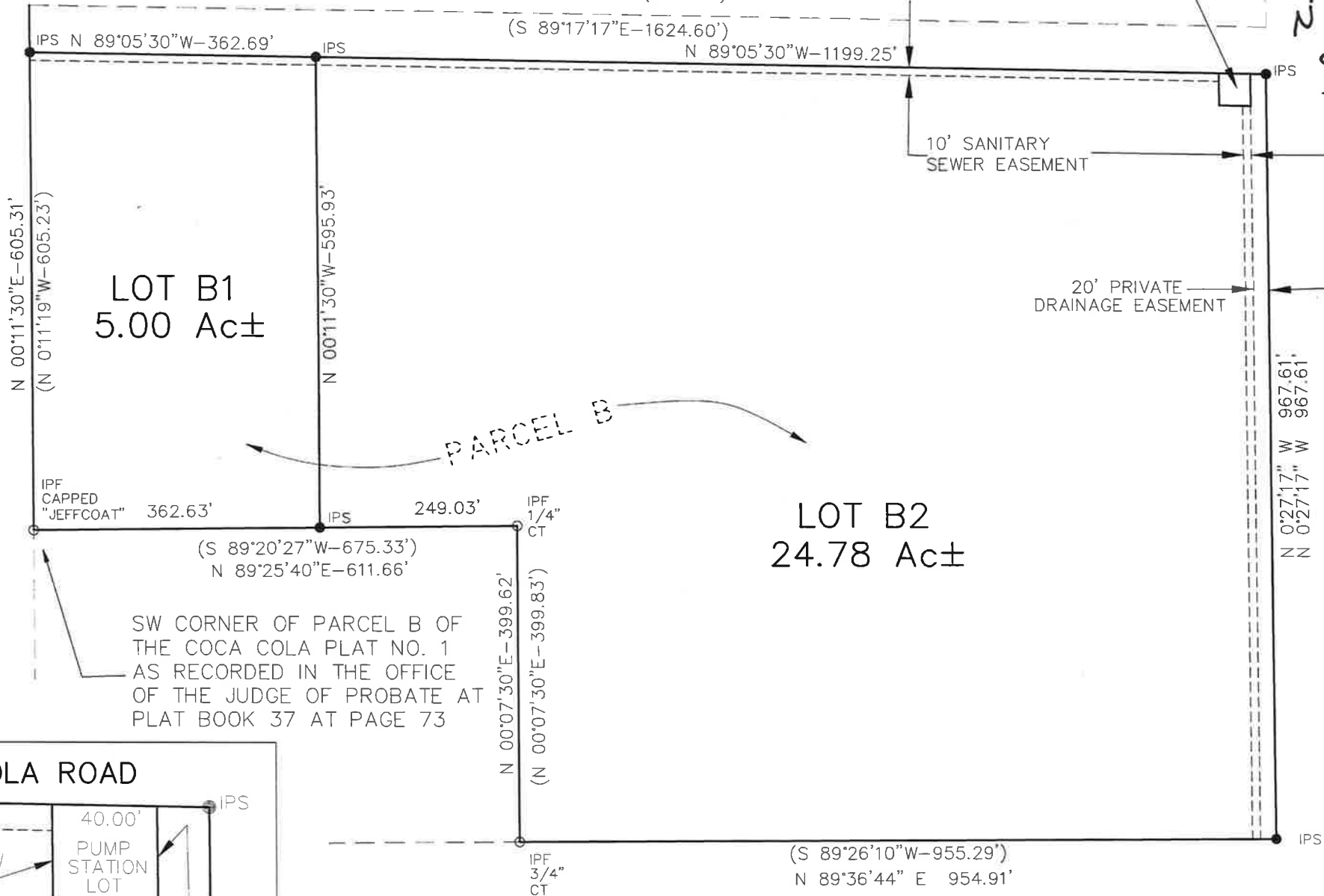
Chang Sung 1

U.S. HWY. 31 (MOBILE HWY.)
(ROW VARIES)

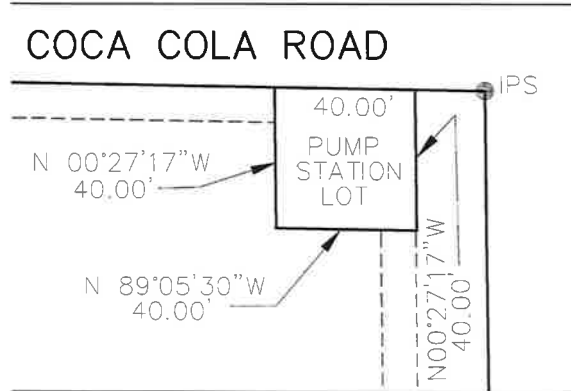
COCA COLA ROAD (60' ROW)

PUMP STATION
LOT (SEE DETAIL
BELOW)

2-A
11B



COCA COLA ROAD



PUMP STATION LOT DETAIL
(SCALE: 1" = 30')



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

11C

12. DP-2016-008 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Sung Motel

SUBJECT: Public hearing for a development plan for a building to be located on the southeast corner of Mobile Highway and Coca Cola Road in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a three (3) story, 72 room hotel. There are 176 paved parking spaces and 20 gravel (truck) parking spaces indicated on the site plan. There is one (1) access drive to Mobile Highway and one (1) access drive to Coca Cola Road. All applicable requirements will be met.

COUNCIL DISTRICT: 4

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.

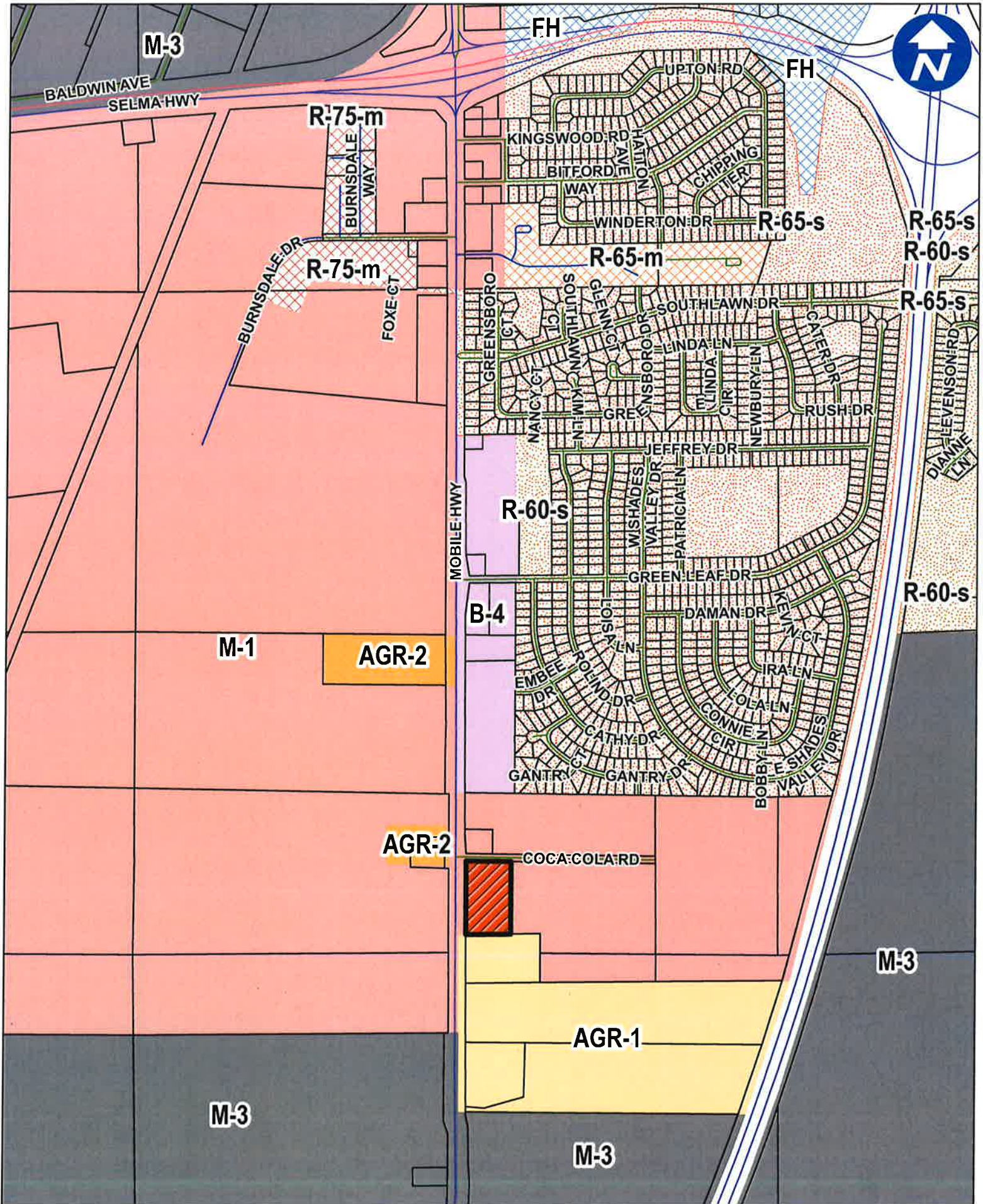
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

12A



COCA COLA ROAD (60' ROW)

**PROPOSED LOT B1
CHANG SUNG
PLAT NO. 1
5.00 Ac±**

DETENTION POND #2
17540 C.F. OF STORAGE
MAX. DEPTH - 1.5'
FREEBOARD - 0.5'

10 PARKING SPACES 8 PARKING SPACES

20 PARKING SPACES ASPHALT PARKING LOT

5 PARKING SPACES

**PROPOSED MOTEL
(4 STORY BRICK & DRYWIT)
PROPOSED F.F. EL. = 223.70**

12 PARKING SPACES 14 PARKING SPACES
ASPHALT PARKING LOT

10 PARKING SPACES
(INCLUDING 2 HANDICAPPED)

8 PARKING SPACES

9 PARKING SPACES 10 PARKING SPACES

11 PARKING SPACES 11 PARKING SPACES

9 PARKING SPACES 9 PARKING SPACES

9 PARKING SPACES 9 PARKING SPACES

DETENTION POND #2
17540 C.F. OF STORAGE
MAX. DEPTH - 1.5'
FREEBOARD - 0.5'

PROPOSED DOG WALK AREA

PROPOSED PLAYGROUND AREA

REQ'D 6" FULL FIRE MODEL METER
REQ'D 8" DOUBLE CHECK BACKFLOW PREVENTER AND VAULT

PLACE 8" TO 6" DI FITT BETWEEN 8" STUBOUT AND METER

EXISTING 8" WATER LATERAL

PROPOSED 8" WATER LATERAL

PROPOSED SANITARY SEWER LATERAL

N 0011'30"E-605.31'

N 89°05'30"W-362.69'

N 0011'30"W-595.93'

N 89°25'40"E-362.63'

U.S. HWY. 31 (MOBILE HWY.)
(ROW VARIES)

12B



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 400 feet



ITEM NO. 12C

13. DP-2016-007 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Sung Warehouse

SUBJECT: Public hearing for a development plan for a building to be located on the south side of Coca Cola Road, approximately 400 ft. east of Mobile Highway, in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 300,000 sq. ft. building. There are 20 paved parking spaces and one (1) access drive to Coca Cola Road indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 4

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.

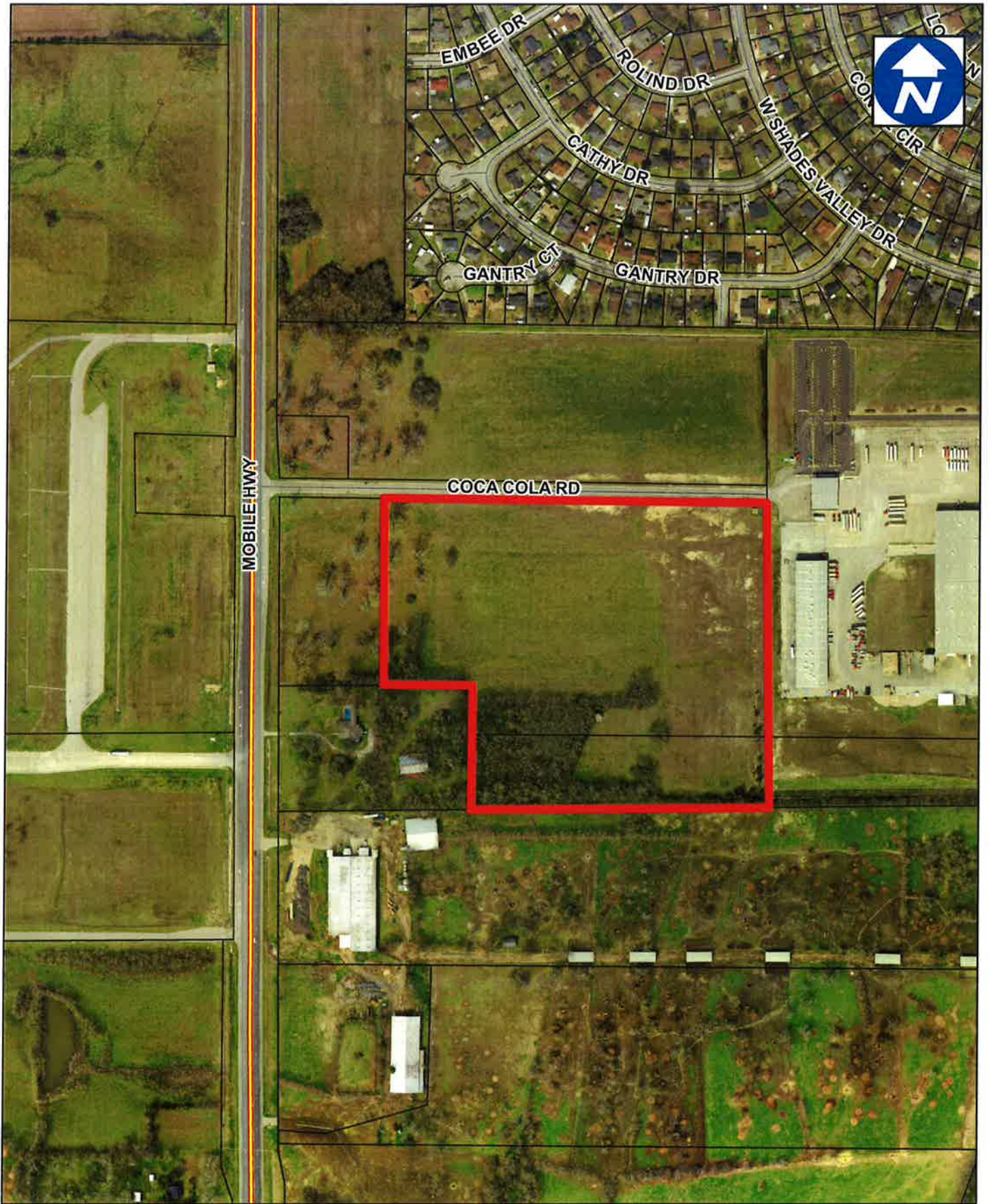
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 400 feet



ITEM NO. 13C

14. DP-2011-016 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Koch Foods

SUBJECT: Public hearing for a development plan for an addition to a building located at 3500 West Boulevard in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a total of 129,549 sq. ft. of building additions to be completed in two (2) phases. There are 600 additional paved parking spaces indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 4

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.

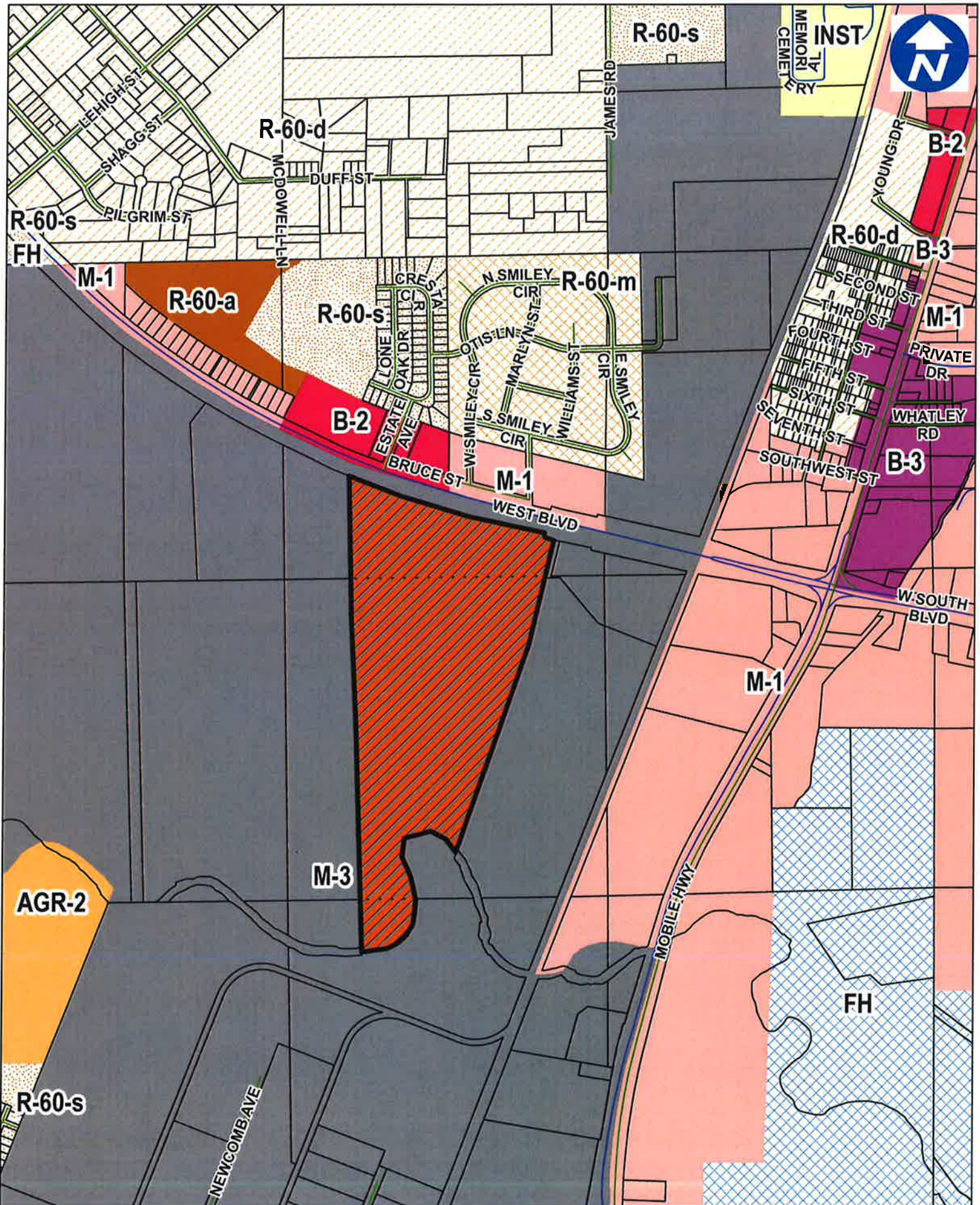
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

SUBJECT PROPERTY



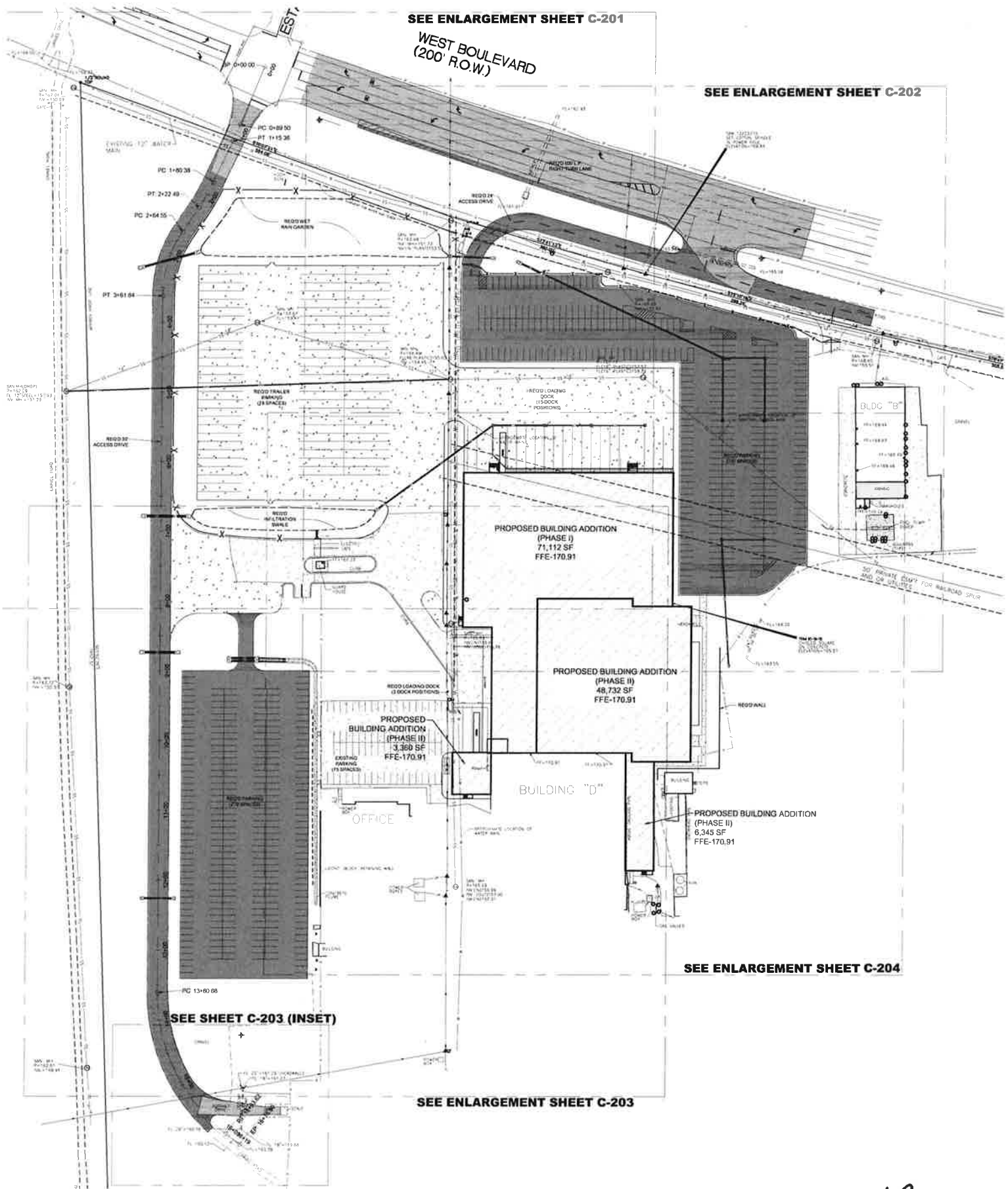
ITEM NO.

14A

SEE ENLARGEMENT SHEET C-201

WEST BOULEVARD
(200' R.O.W.)

SEE ENLARGEMENT SHEET C-202



SEE SHEET C-203 (INSET)

SEE ENLARGEMENT SHEET C-204

SEE ENLARGEMENT SHEET C-203

14B



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 500 feet



ITEM NO. 14C

15. 8804 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Twister 4672, LLC

SUBJECT: Request final approval of Bonnie Crest Company Plat No. 3 located on the southeast side of Federal Drive, approximately 600 ft. west of Coliseum Boulevard, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A (0.87 acres) has 208 ft. of frontage along Federal Drive and a depth of 162 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.

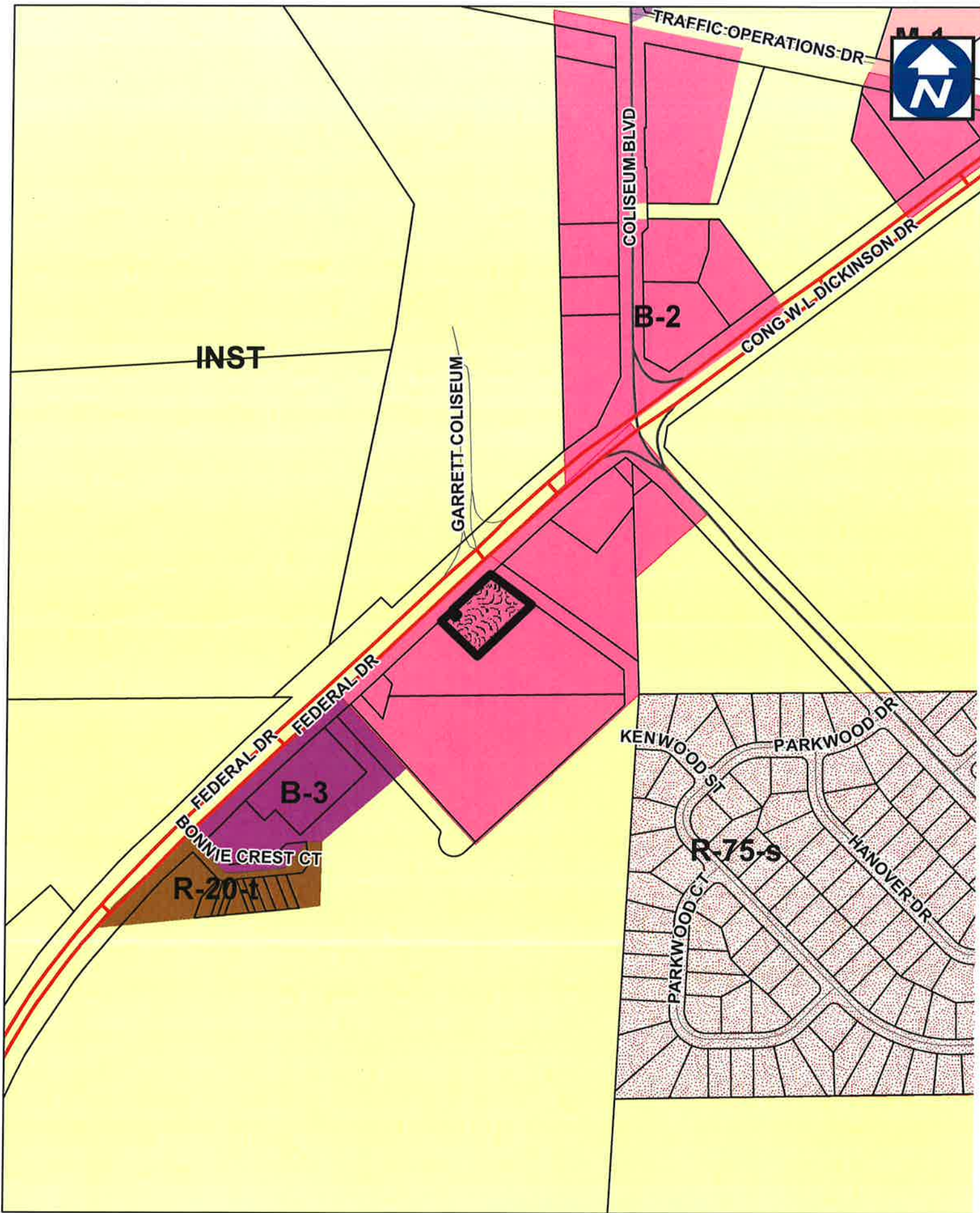
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 15A

Bonnie Crest Company 3

FEDERAL DRIVE
(R.O.W. VARIES)

(NOT A PART)
0.004 ACRES
MORE OR LESS

APPROXIMATE LOCATION OF ALABAMA
POWER COMPANY EASEMENT
(DEED BOOK 2682, PAGE 731)

NOTE:
10' WATER EASEMENT AND 20' SANITARY SEWER EASEMENT
LOCATION IS APPROXIMATE AS SHOWN ON THE PLAT
AND ARE NOT DEFINED.

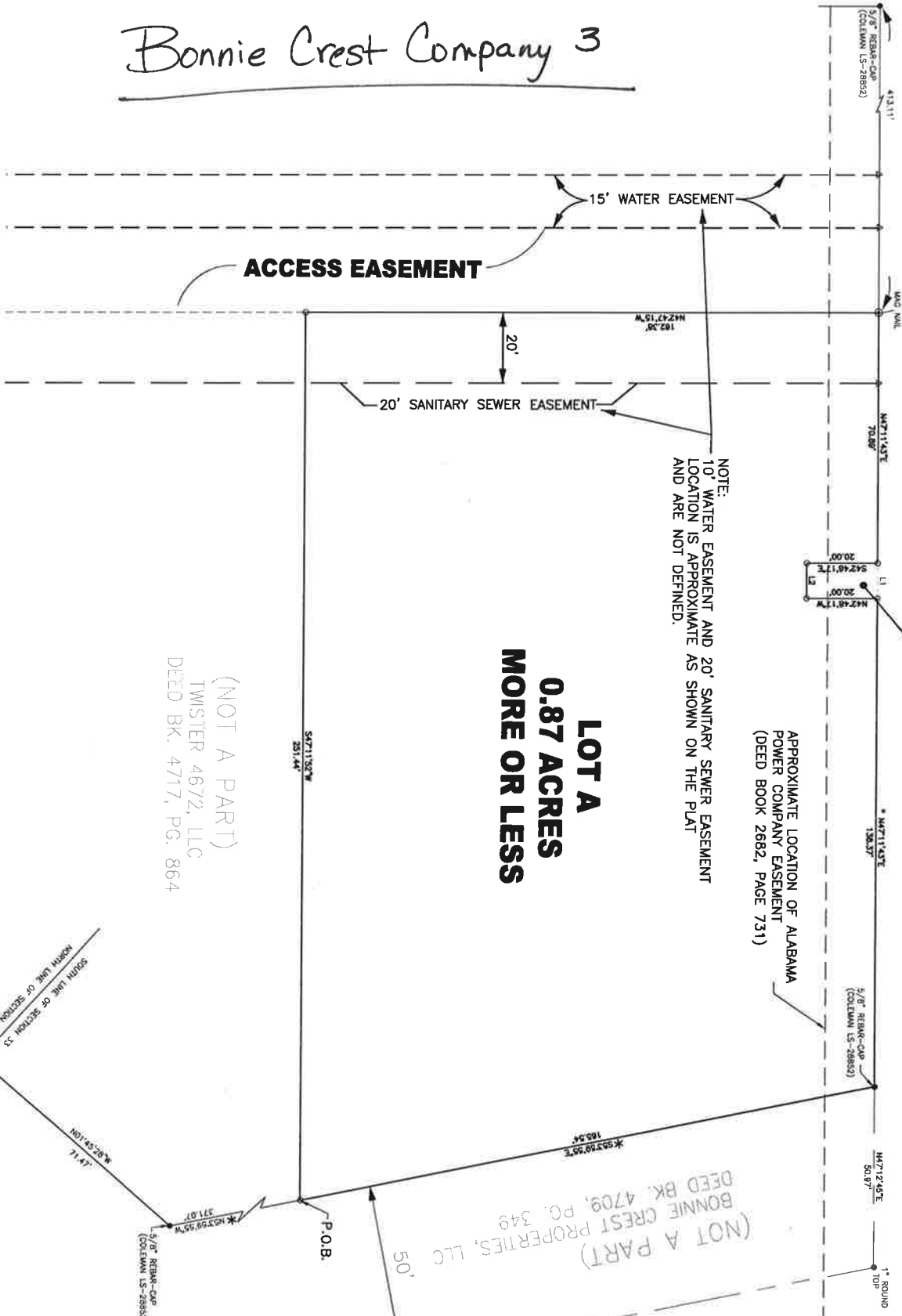
LOT A
0.87 ACRES
MORE OR LESS

(NOT A PART)
TWISTER 4672, LLC
DEED BK. 4717, PG. 864

LINE	BEARING	DISTANCE
L1	N42°11'43"E	10.00'
L2	N42°11'43"E	10.00'

LEGEND:

- FOUND IRON PIN
- 5/8" REBAR CAP (W/ # CA-0007-LS)
- △ CALCULATED POINT



15B ↗



GARRETT COLISEUM

COLISEUM BLVD

FEDERAL DR
FEDERAL DR

BONNIE CREST CT

KENWOOD ST

PARKWOOD CT

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. DP-2016-009 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Burger King

SUBJECT: Public hearing for a development plan for a building to be located on the southeast side of Federal Drive, approximately 600 ft. west of Coliseum Boulevard, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,097 sq. ft. building for a restaurant. There are 35 paved parking spaces and two (2) access drives to a cross access easement indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 2

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.

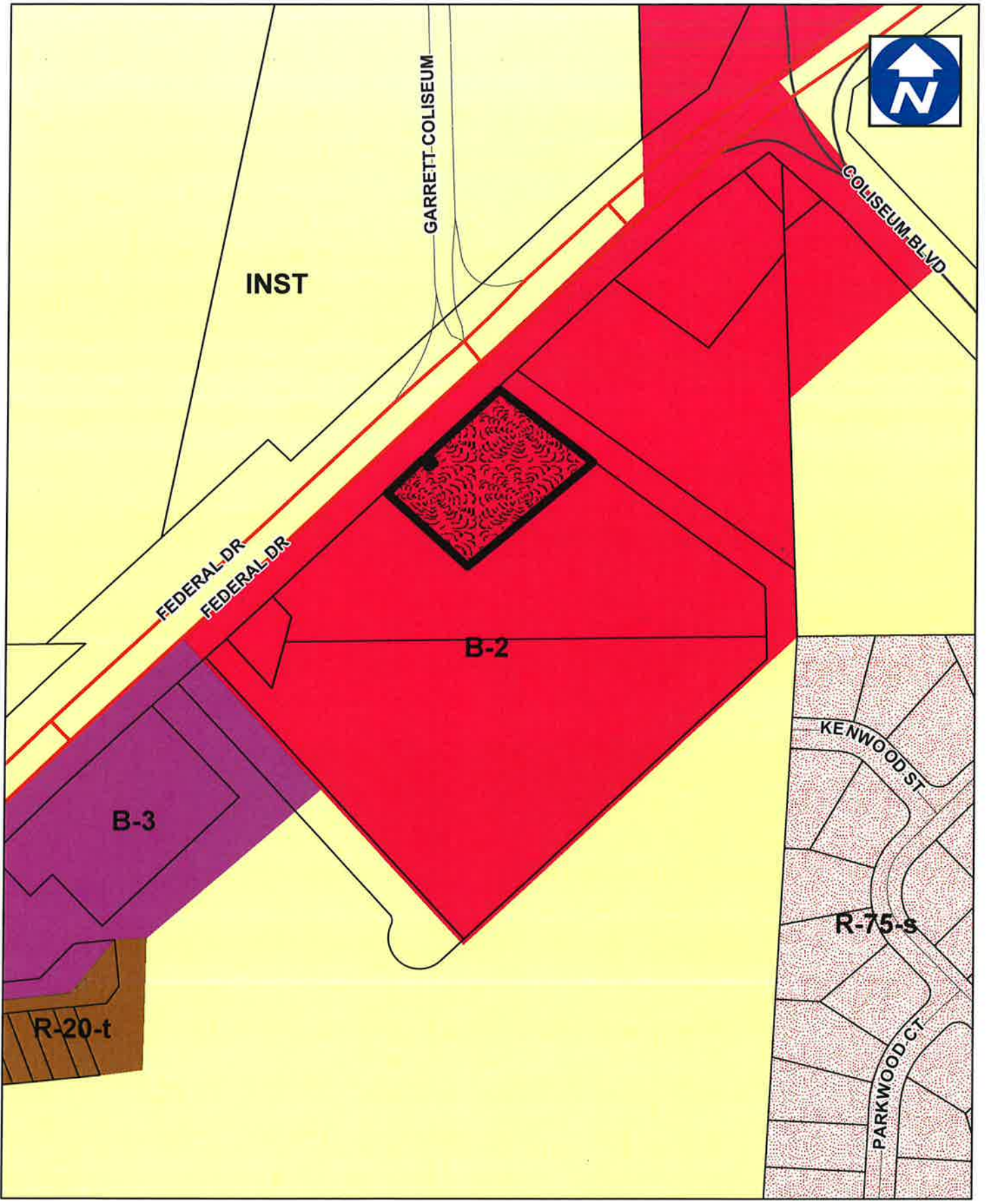
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



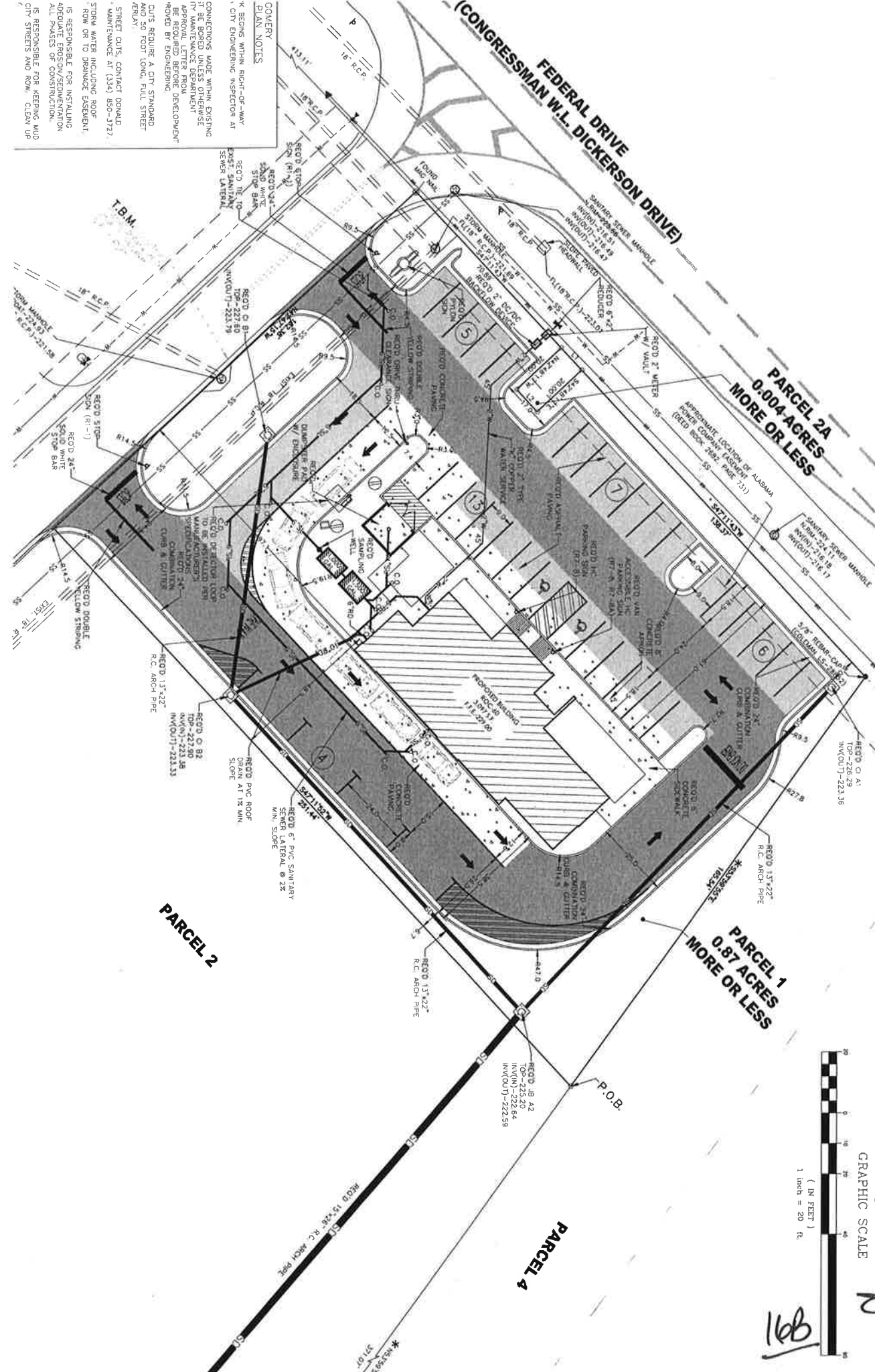
ITEM NO. 16A

COVER
PLAN NOTES
 1. BEGINS WITHIN RIGHT-OF-WAY
 2. CITY ENGINEERING INSPECTOR AT CONNECTIONS MADE WITHIN EXISTING
 3. BLANKED OUT UNLESS OTHERWISE
 4. APPROVAL LETTER FROM
 5. BE REQUIRED BEFORE DEVELOPMENT
 6. REQUIRED BY ENGINEERING
 7. CUTS REQUIRE A CITY STANDARD
 8. AND 50 FOOT LONG, FULL STREET
 9. /ERLAY
 10. STREET CUTS, CONTACT DONALD
 11. * MAINTENANCE AT (334) 850-3727.
 12. STORM WATER INCLUDING ROOF
 13. FROM ON TO DRAINAGE BASIN
 14. IS RESPONSIBLE FOR INSTALLING
 15. ADEQUATE EROSION/SEEDMENTATION
 16. ALL PHASES OF CONSTRUCTION.
 17. IS RESPONSIBLE FOR KEEPING UP
 18. CITY STREETS AND ROW CLEAN UP

**FEDERAL DRIVE
 (CONGRESSMAN W.L. DICKERSON DRIVE)**

**PARCEL 2A
 0.004-ACRES
 MORE OR LESS**

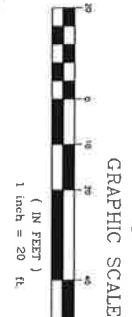
APPROXIMATE LOCATION OF ALABAMA
 POWER COMPANY FACILITY
 (SEE BOOK 746, PAGE 711)



PARCEL 2

**PARCEL 1
 0.87 ACRES
 MORE OR LESS**

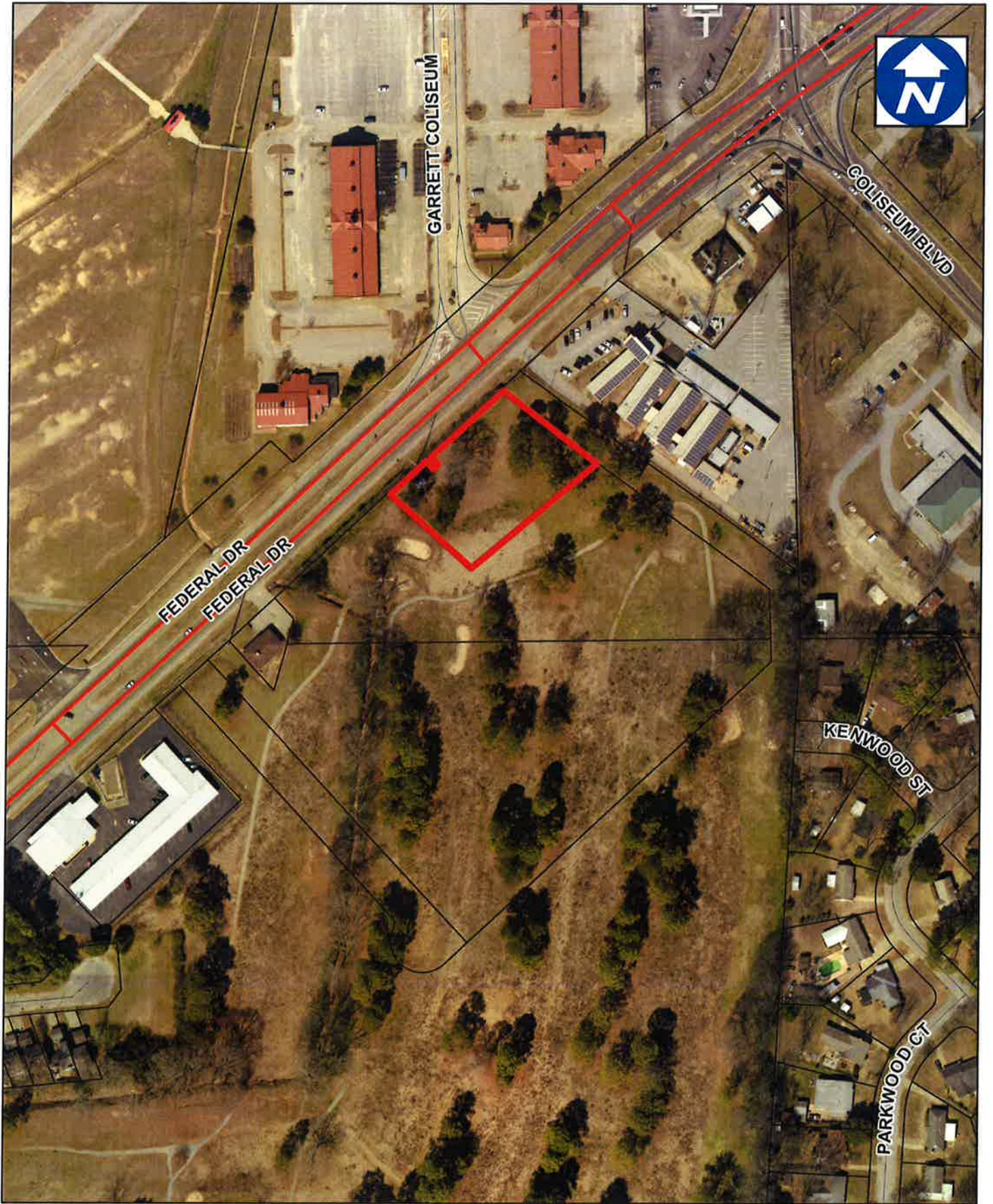
PARCEL 4



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.



168



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



ITEM NO. 16C

17. 8803 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Burt Steel, Inc.

SUBJECT: Request final approval of Burt Steel Plat No. 1 located on the northwest side of North Decatur Street, approximately 150 ft. south of Clisby Park, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats five (5) lots into one (1) lot for industrial use. Lot 1 (2.928 acres) has 497.46 ft. of frontage along North Decatur Street and a depth of 480 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.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



M-3

N DECATUR ST

CLISBY PARK

B-2

FROST ST

FOUNTAIN ST

R-60-d

GOLDBUG ST

R-60-m

N UNION ST

M-1

DRIVERS ROW

GRAVES ST

CENTRAL RAILROAD ST

SADLER ST

T4-R

T4-O

PLATS

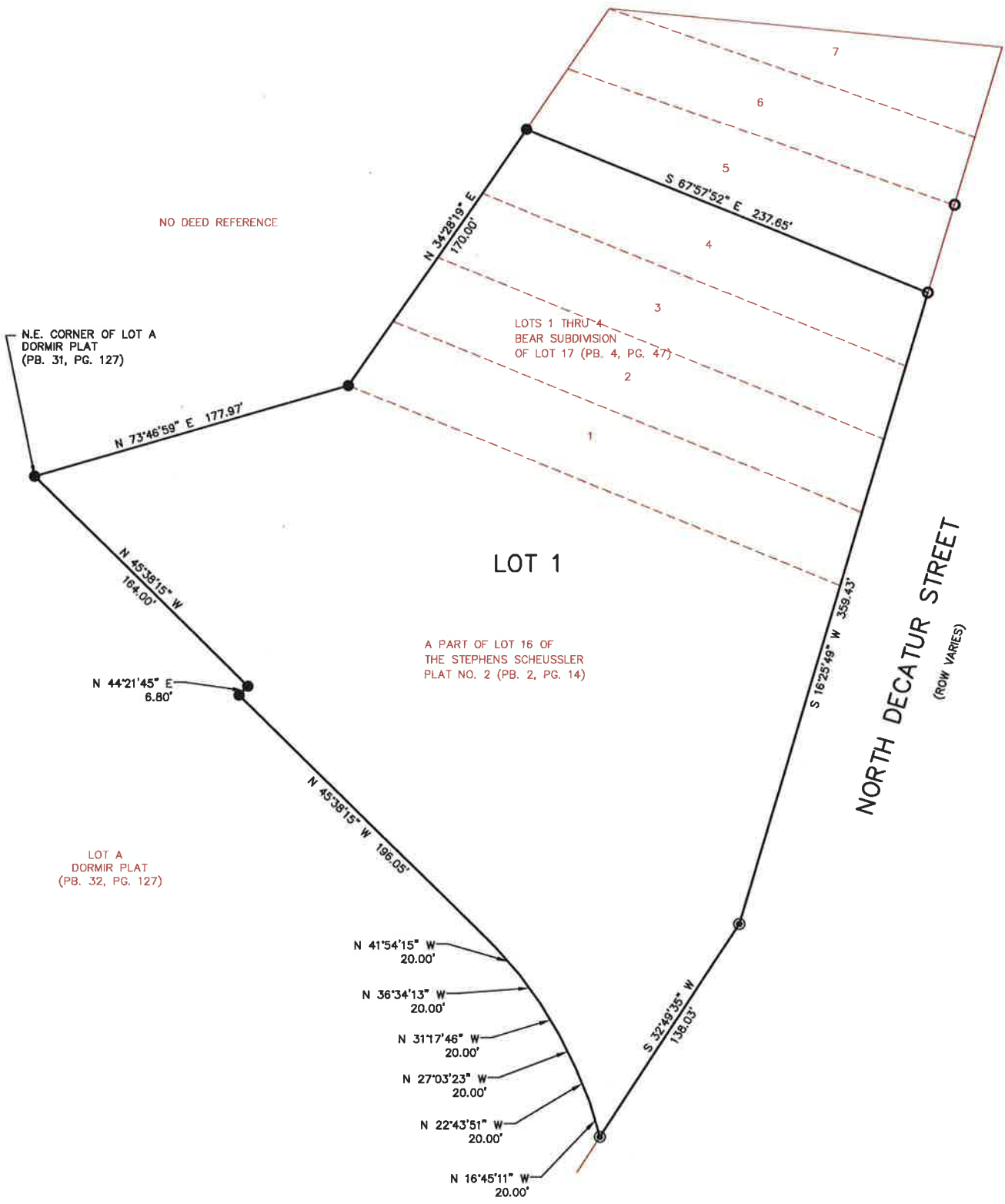
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 17A

Burt Steel 1



th, hereby joins in, executes and signs the foregoing
 ment on this the _____ day of _____, 2016.

17B



CLISBY PARK

N DECATUR ST

FROST ST

FOUNTAIN ST

GOLDBUG ST

N UNION ST

CENTRAL RAILROAD ST

GRAVES ST

DRIVERS ROW

SADLER ST

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 17C

18. 8801 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Premier Holdings, LLC

SUBJECT: Request final approval of Premier Kings Plat No. 1 located on the east side of North Eastern Boulevard, approximately 200 ft. north of Roy Hodges Boulevard, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (1.939 acres) has 270 ft. of frontage along North Eastern Boulevard and a depth of 250 ft. on the north side of the lot. The lot extends on the south side to Todd Road with 46 ft. of frontage. 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.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____

AGR-2

ROBINSON CIR



TODD RD

N. EASTERN BLVD

EASTERN BLVD. SER. RD

N. EASTERN BLVD

M-1

LAGOON BUSINESS LOOP

M-3

ROY HODGES BLVD

DOCK HIGH LN

LAGOON COMMERCIAL BLVD

R-65-s

B-3

ENTERPRISE CT



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 18A



MONITY MAP
NOT TO SCALE

NOTES:
SURVEY INFORMATION SOURCE: AS SHOWN ON SURVEY
BEARING REFERENCE: NORTH BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE 1983 GPS OBSERVATIONS, NAD 83 (2011)
ALL COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET
NGS MONUMENT DESIGNATION - 0180; PID - AA4710
CHECKED NGS MONUMENT DESIGNATION - 0180; PID - AA4718

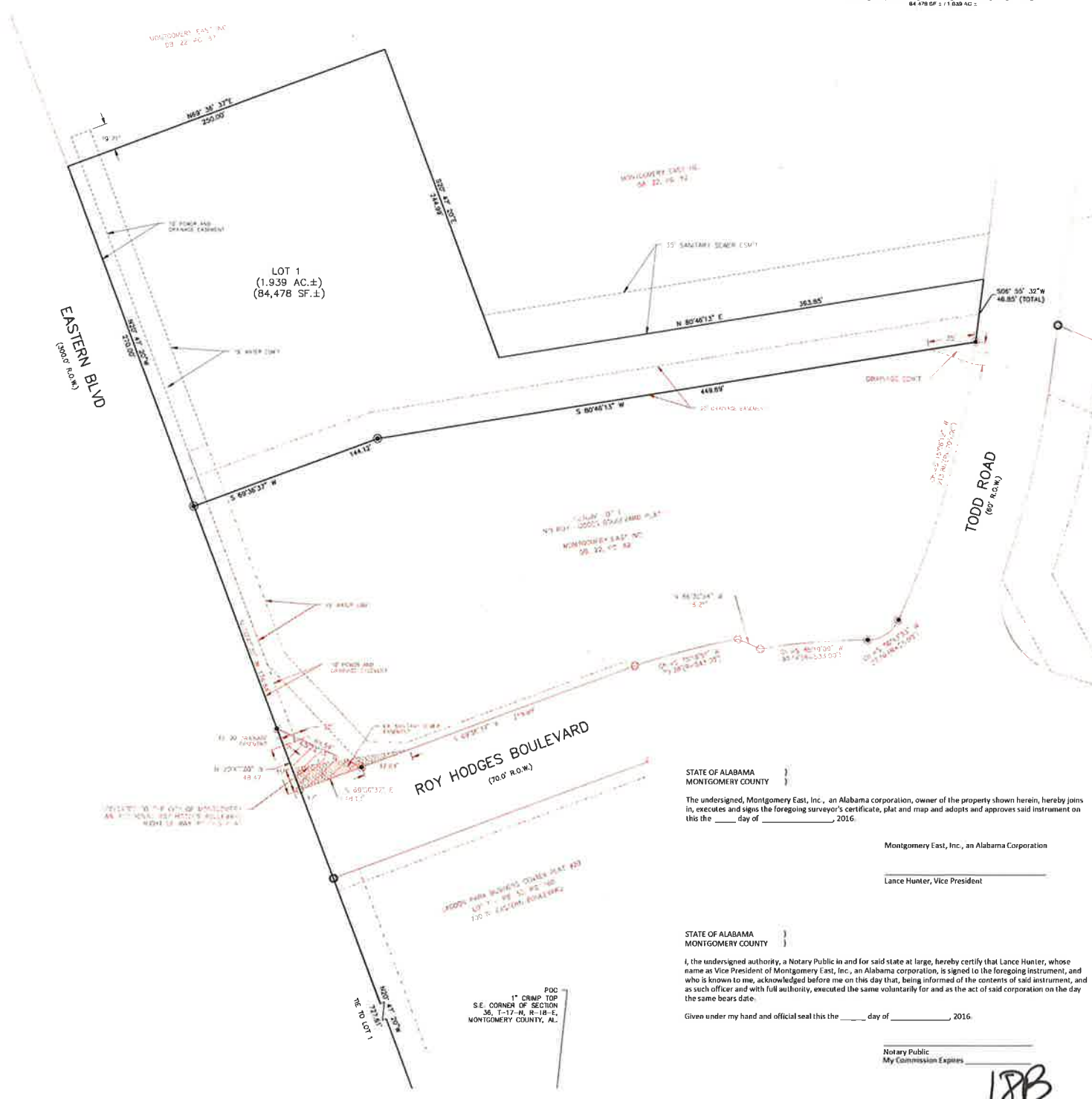
Map of
Premier Kings Plat 1
 Lying in the South Half of Section 36, T-17-N, R-18-E
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 2660 East Chase Lane, Suite 200
 Montgomery, Alabama 36117
 Office (334) 271-3200
 Fax (334) 272-1580

February 2016 Scale 1"=40'

Office	Drawn	Traced	Plotted	Checked	Date
FD	JD	JD	MS	JD	02/22/16

T:\Montgomery\GWS\MS\Draw\Premier Kings\16-00346\goodwyn\KMC\16-00346.dwg
 84 478 0P : 11 838 AC :



STATE OF ALABAMA }
 MONTGOMERY COUNTY }
 The undersigned, Montgomery East, Inc., an Alabama corporation, owner of the property shown herein, 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 _____, 2016.

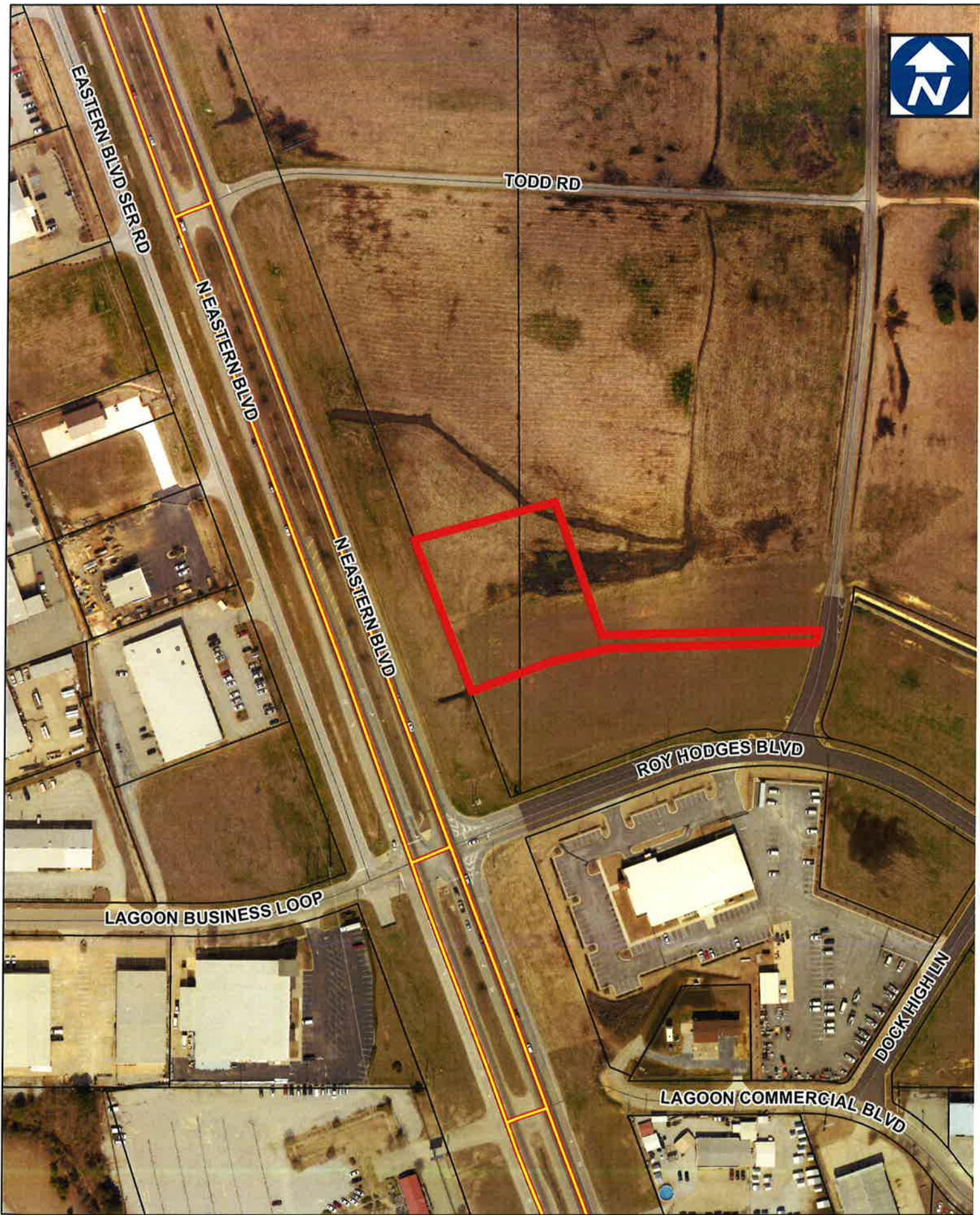
Montgomery East, Inc., an Alabama Corporation
 Lance Hunter, Vice President

STATE OF ALABAMA }
 MONTGOMERY COUNTY }
 I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that Lance Hunter, whose name as Vice President of Montgomery East, Inc., an Alabama corporation, 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, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the ____ day of _____, 2016.

Notary Public
 My Commission Expires _____

188B



TODD RD

EASTERN BLVD SER RD

N EASTERN BLVD

N EASTERN BLVD

ROY HODGES BLVD

LAGOON BUSINESS LOOP

LAGOON COMMERCIAL BLVD

DOCK HIGH LN

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

18C

19. DP-2016-011 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Burger King

SUBJECT: Public hearing for a development plan for a building to be located on the east side of North Eastern Boulevard, approximately 200 ft. north of Roy Hodges Boulevard, in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,160 sq. ft. building for a restaurant. There are 53 paved parking spaces indicated on the site plan. There are two (2) access drives to the North Eastern Boulevard proposed service road, and one (1) access drive to Todd Road. All applicable requirements will be met.

COUNCIL DISTRICT: 2

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.

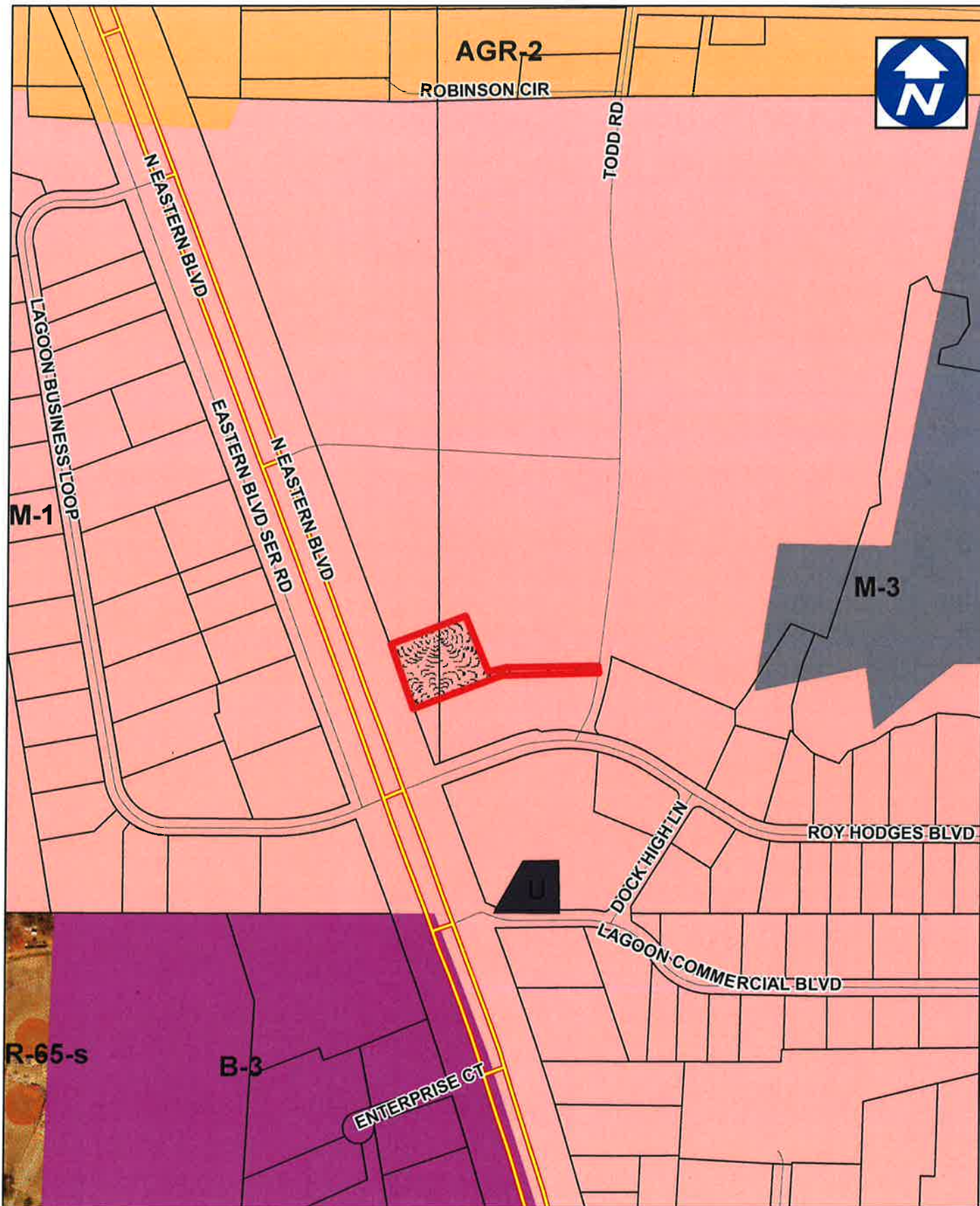
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____

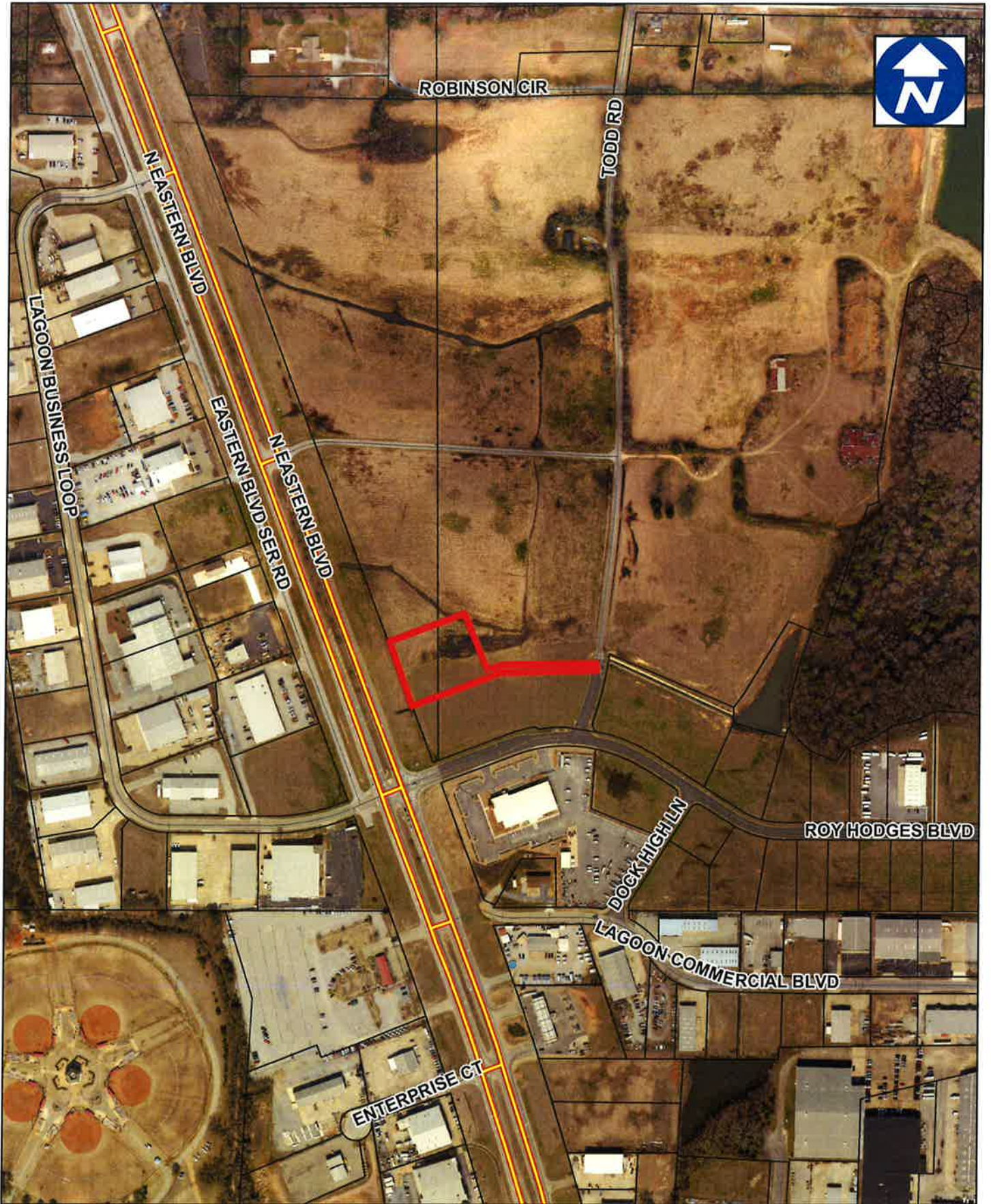


DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 19A



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 19D

20. 8802 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: EastChase Land Company, LLC

SUBJECT: Request final approval of EastChase Central Plat No. 1 located on the southwest corner of EastChase Parkway and Selas Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates two (2) lots for commercial use. Lot 1 (6.08 acres had 121.89 ft. of frontage along EastChase Parkway and 322 ft. of frontage along Selas Drive. Lot 2 (1.20 acres) has 232.71 ft. of frontage along EastChase Parkway and a depth of 246.31 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: _____

O-1



PUD

EASTCHASE.PKWY.

SELAS DR

EASTCHASE LN

EASTCHASE LN

LILLIAN PL

LILLIAN LN

OLD SOUTHWICK PL

LAKERIDGE DR

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

20A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 20C

21. DP-2016-010 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: EastChase Central

SUBJECT: Public hearing for a development plan for a building to be located on the southwest corner of EastChase Parkway and Selas Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct 52,643 sq. ft. multi-tenant building. There are 265 paved parking spaces indicated on the site plan. There are two (2) access drives to Selas Drive and one joint access drive to EastChase Lane. All applicable requirements will be met.

COUNCIL DISTRICT: 9

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.

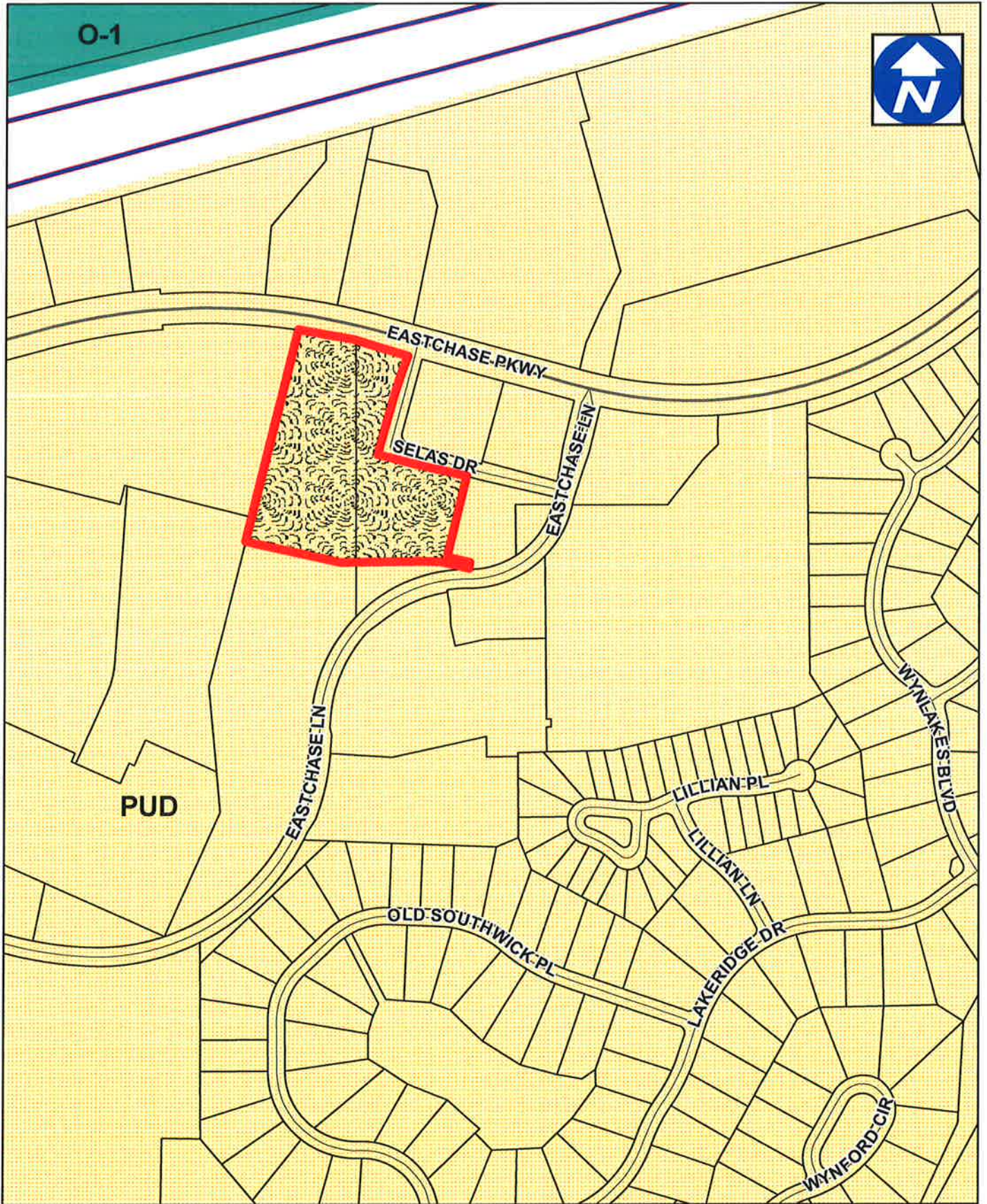
WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____

O-1



DEVELOPMENT SITE SUBJECT PROPERTY



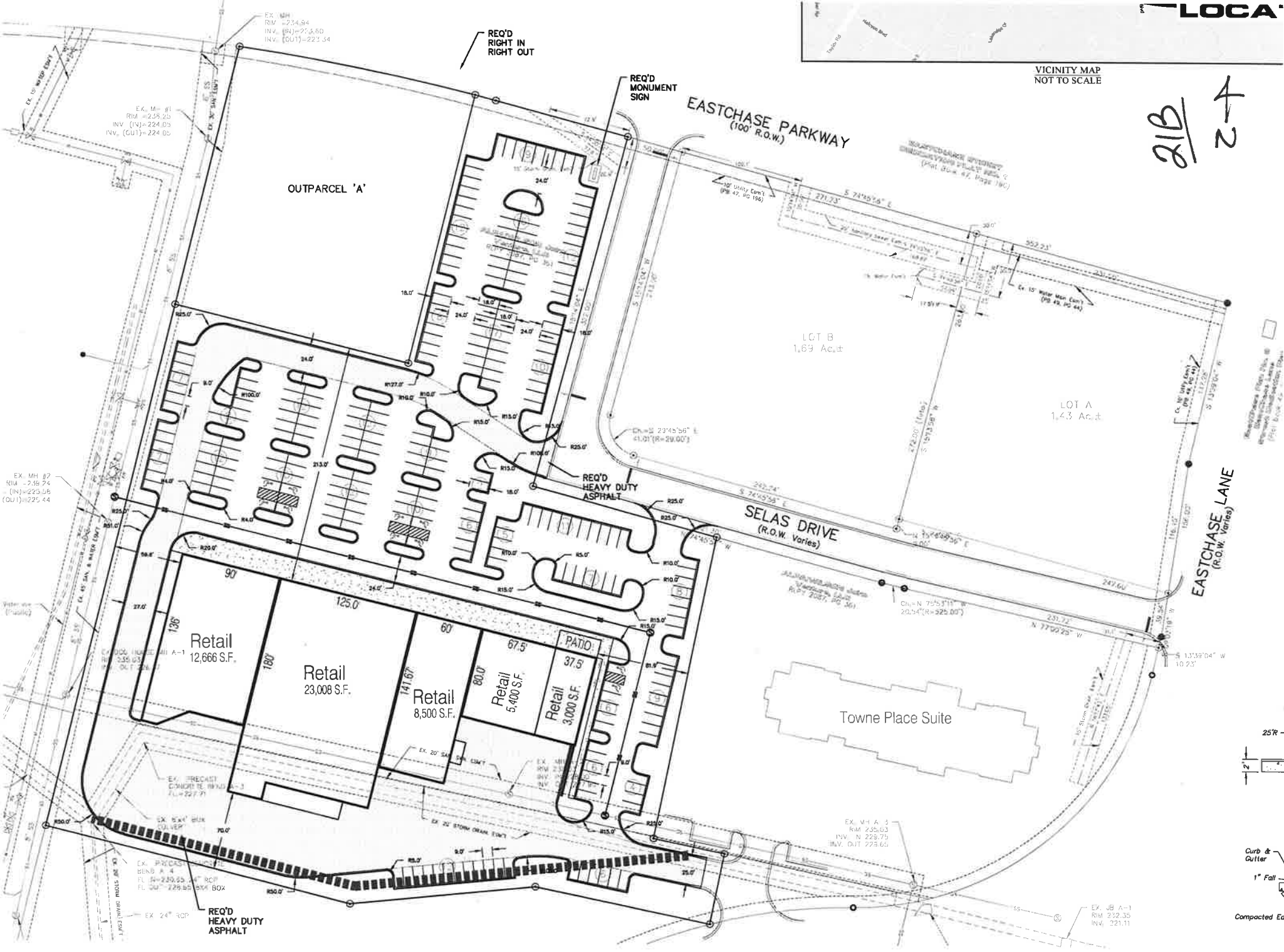
ITEM NO. 21A

1 inch = 400 feet



VICINITY MAP NOT TO SCALE

21B
A
2



OUTPARCEL 'A'

EASTCHASE PARKWAY
(100' R.O.W.)

SELAS DRIVE
(R.O.W. Varies)

EASTCHASE LANE
(R.O.W. Varies)

LOT B
1.69 Ac.±

LOT A
1.43 Ac.±

Retail
12,666 S.F.

Retail
23,008 S.F.

Retail
8,500 S.F.

Retail
5,400 S.F.

Retail
3,000 S.F.

Towne Place Suite

PATIO
37.5

EX. MH
RIM = 224.94
INV. (RI) = 213.50
INV. (OU) = 223.34

EX. MH #7
RIM = 225.24
(IN) = 223.56
(OU) = 225.44

EX. PRECAST
CONCRETE WALKWAY
FL = 227.71

EX. PRIVATE
SEWER A-4
FL. IN = 229.25
FL. OUT = 229.55

EX. MH A-3
RIM = 225.03
INV. = 223.75
INV. OUT = 223.60

EX. SB A-1
RIM = 222.35
INV. = 221.11

REQ'D
RIGHT IN
RIGHT OUT

REQ'D
MONUMENT
SIGN

REQ'D
HEAVY DUTY
ASPHALT

REQ'D
HEAVY DUTY
ASPHALT

25R -



Curb & Gutter

1" Fall

Compacted Ea



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 21C

22. DP-2006-063 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Jim Wilson & Associates

SUBJECT: Request approval of a revised master plan (New Park) for property located on the north side of Park Crossing, approximately 3,000 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 to change the proposed lots from 65 ft. wide lots to 60 ft. wide lots. The setbacks will be 15 ft. front yard; 10 ft. rear yard; 5 ft. side yards, and 15 ft. side yard abutting a street. The maximum building height is 40 ft. and 2 stories.

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.

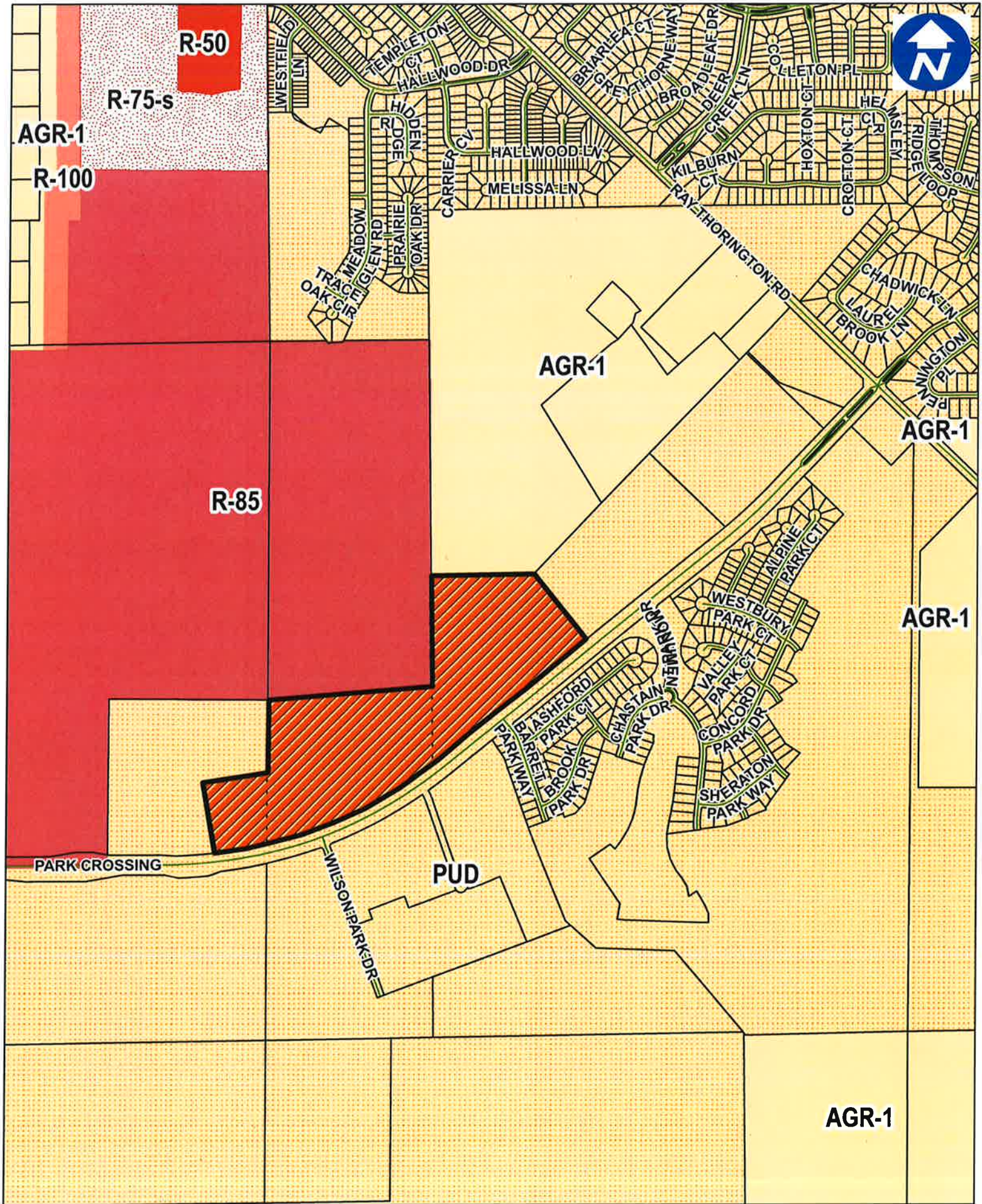
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 22A



DEVELOPMENT SITE

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

22C