

Planning Commission Agenda

May 26, 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 April 28, 2016 meeting

May 26, 2016

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2016-008	Goodwyn, Mills & Cawood	McGehee Road	Rezoning	1
2.	8817	“ “	McGehee Road	Plat	2
3.	DP-1976-185	“ “	McGehee Road	DP	3
4.	RZ-2016-009	Joseph James	Dunbar Street	Rezoning	4
5.	8809	Flowers & White Engineering	Long Acre	Plat	5
6.	8815	MTM Engineers, Inc.	Eastern Boulevard	Plat	6
7.	8816	Alabama Land Surveyors	Technacenter Drive	Plat	7
8.	DP-2016-019	Colin Adendorff	Wares Ferry Road	DP	8
9.	DP-1983-013	Pond & Company	Hunter Loop Road	DP	9
10.	DP-2016-022	Jeffcoat Engineers	Norman Bridge Road	DP	10
11.	DP-2016-017	Lee Outdoor	EastChase Parkway	DP	11
12.	DP-2016-021	Elizabeth Bracy	West Street	DP	12
13.	8814	Professional Engineering	Berryhill Road	Plat	13
14.	DP-2016-018	“ “	Perry Hill Road	DP	14

***The next Planning Commission meeting is on
June 23, 2016***

1. RZ-2016-008 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Olde Towne Center, LLC

SUBJECT: Request to rezone one (1) parcel of land located on the north side of McGehee Road, approximately 150 ft. east of Carter Hill Road, from a B-4 (Commercial) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has zoning R-75-m (Multi-Family Residential) zoning to the north, and B-4 (Commercial) zoning to the east, west and south. The intended use for this property if rezoned is for climate controlled storage facilities. The Land Use Plan recommends commercial use.

This item was delayed at the April 28, 2016 meeting.

COUNCIL DISTRICT: 5

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

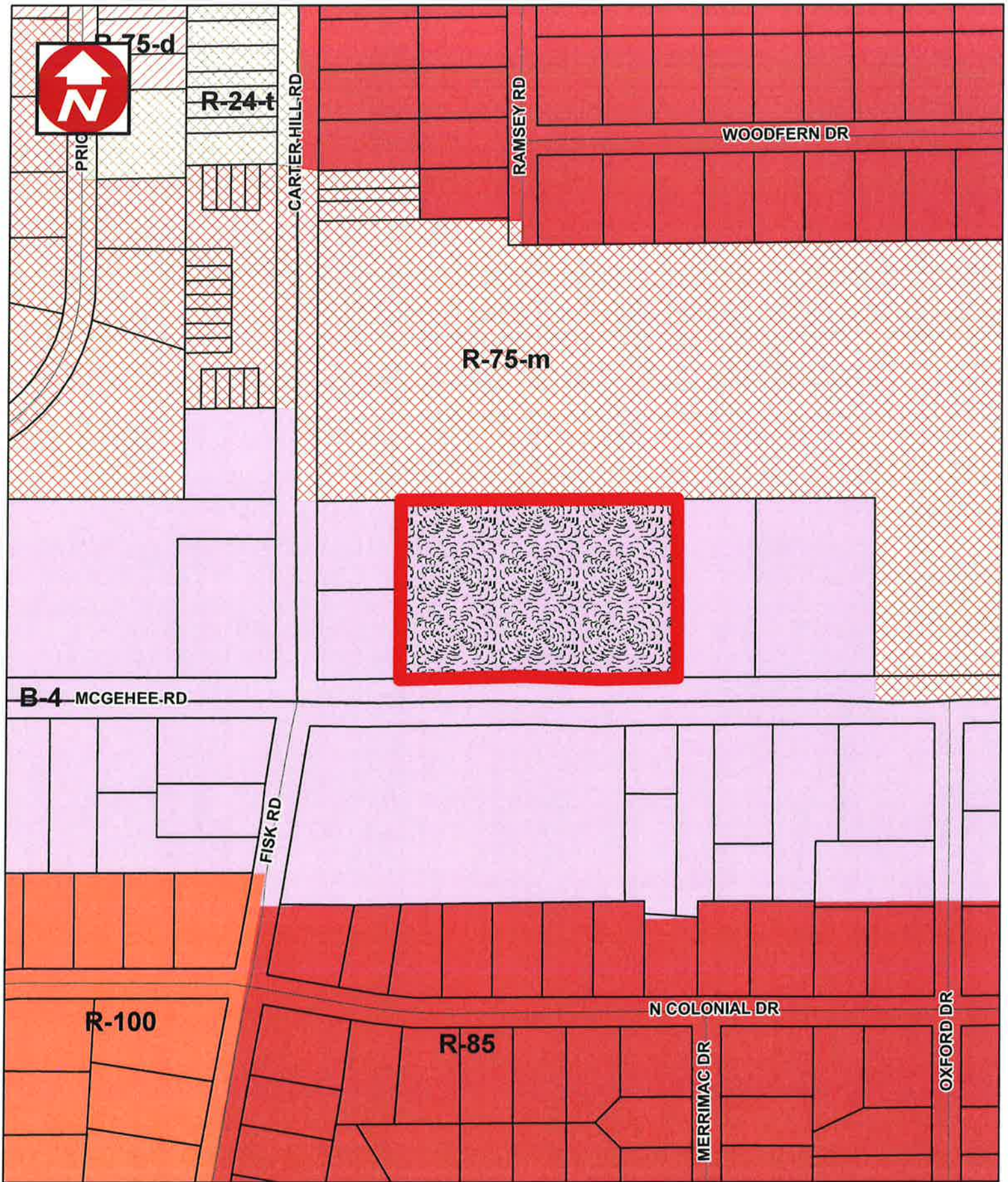
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



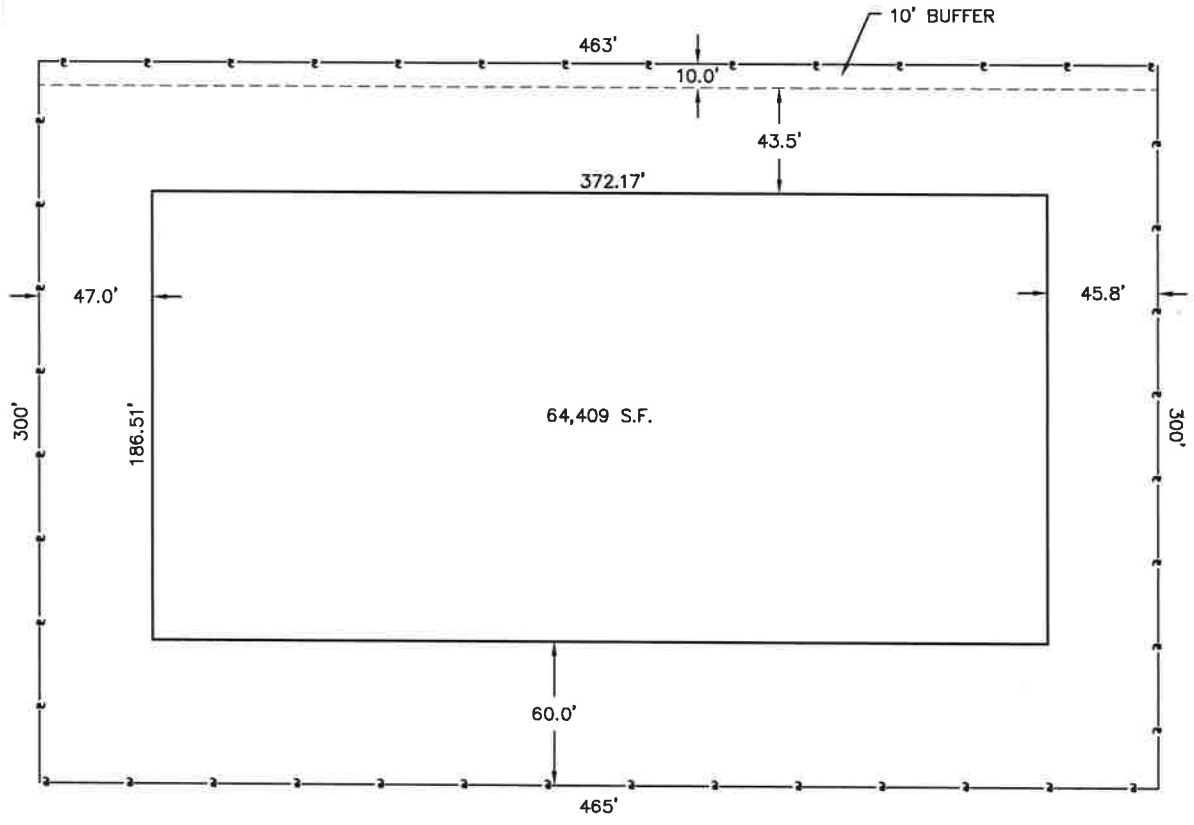
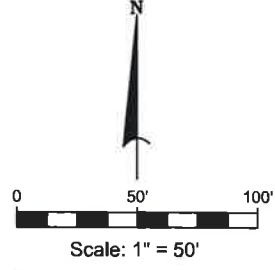
REZONING REQUEST SUBJECT PROPERTY  FILE NO. RZ-2016-008
 1 inch = 200 feet FROM B4 TO B2 ITEM NO. 1A

18



VICINITY MAP

PROJECT LOCATION



McGEHEE ROAD

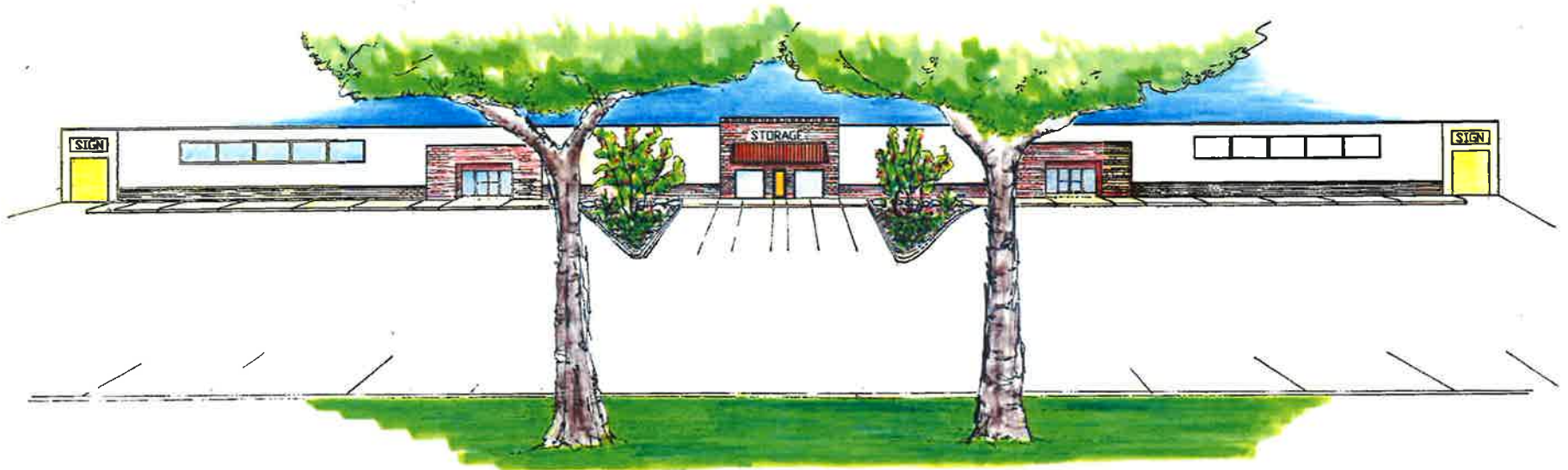
REVISED:
4-14-16

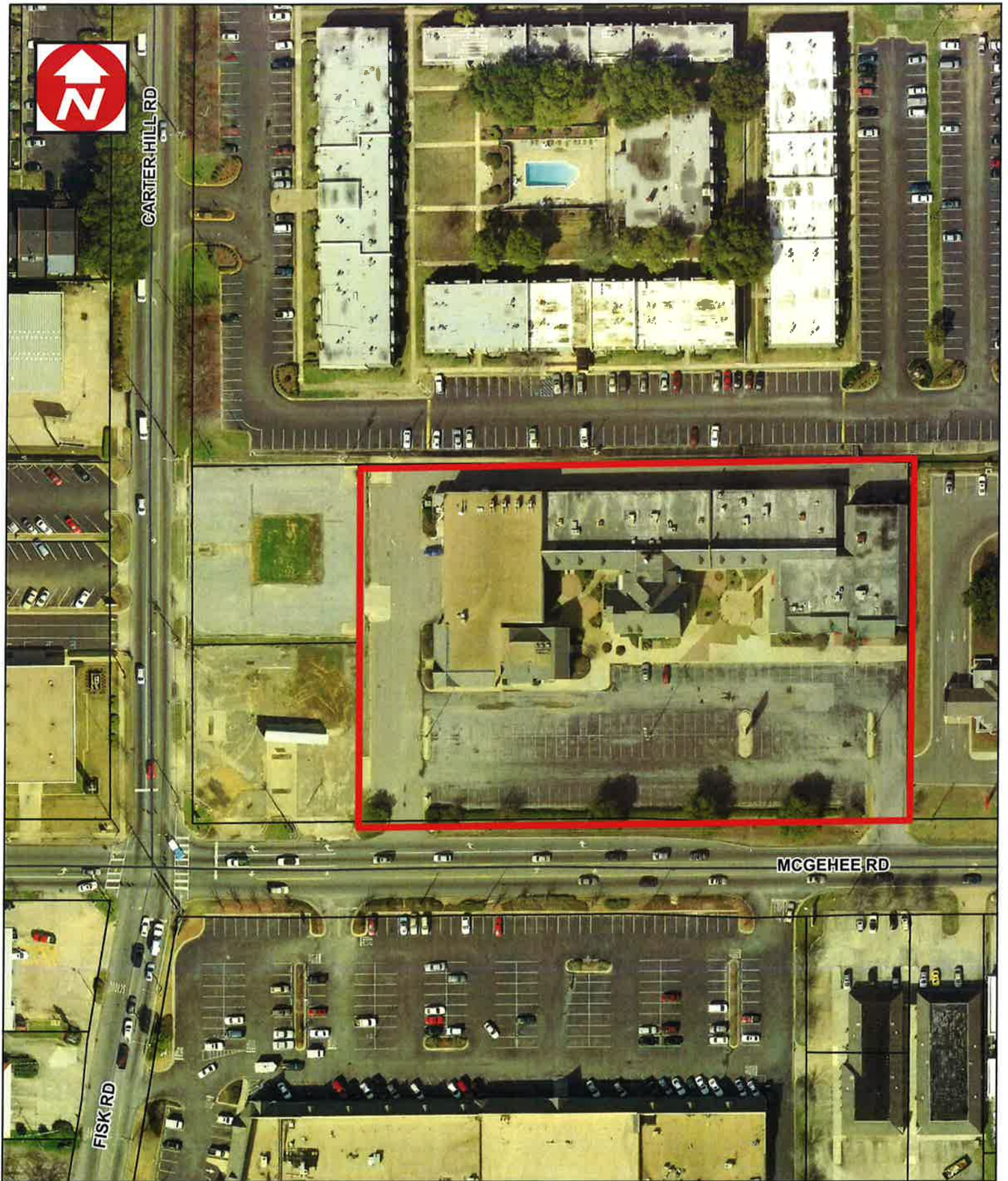
GOODWYN MILLS CAWOOD
 2460 East Chase Lane, Suite 200 | Montgomery, AL 36117
 Tel: 334.279.3300 | GNCNETWORK.COM

SUPPLEMENTAL DRAWING
 GNC # TMGH 16008
 DATE: 04-09-2016
 DRAWN BY: JAF

REF. SHEET:
 DESCRIPTION: REZONING FROM E-4 TO B-4
 REZONING FOR OLD
 TOWNE CENTER, LLC

10





REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-206-008

1 inch = 100 feet

FROM B4 TO B2

ITEM NO. ID

2. 8817 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Storage World, LLC

SUBJECT: Request final approval of Storage World Plat No. 1 located on the north side of McGehee Road, approximately 150 ft. east of Carter Hill Road, in a B-4 (proposed B-2 Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A (3.20 acres) has 465 ft. of frontage along McGehee Road and a depth of 299 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 5

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.

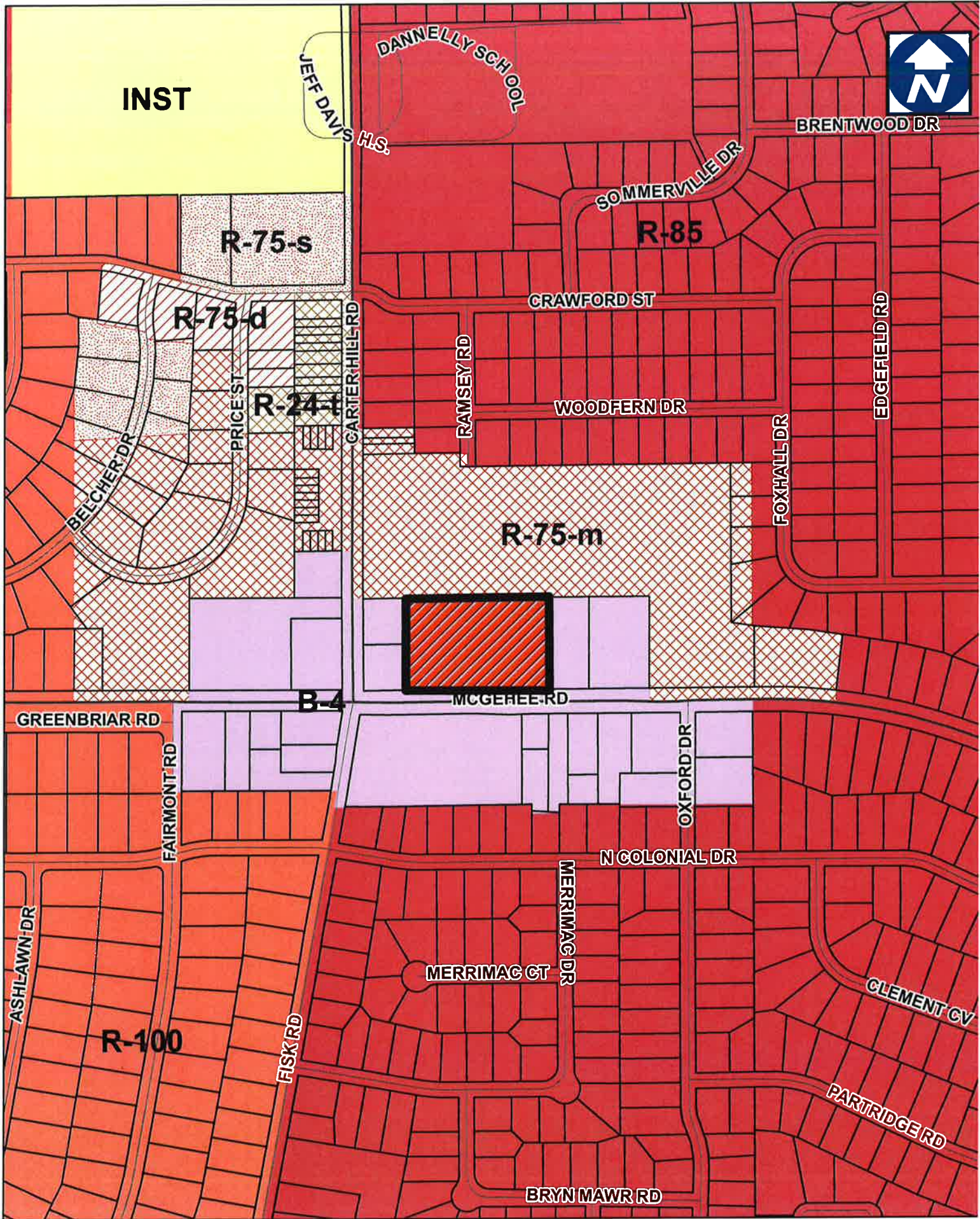
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



INST

JEFF DAVIS H.S.

DANNELLY SCHOOL

BRENTWOOD DR

SOMMERVILLE DR

R-75-s

R-85

R-75-d

CRAWFORD ST

R-24-t

WOODFERN DR

BELCHER DR

PRICE ST

CARTER HILL RD

RAMSEY RD

FOXHALL DR

EDGEFIELD RD

R-75-m



B-4

MCGEHEE RD

GREENBRIAR RD

FAIRMONT RD

OXFORD DR

N COLONIAL DR

ASHLAWN DR

R-100

FSK RD

MERRIMAG DR

MERRIMAG CT

CLEMENT CV

PARTRIDGE RD

BRYN MAWR RD

PLATS
1 inch = 400 feet

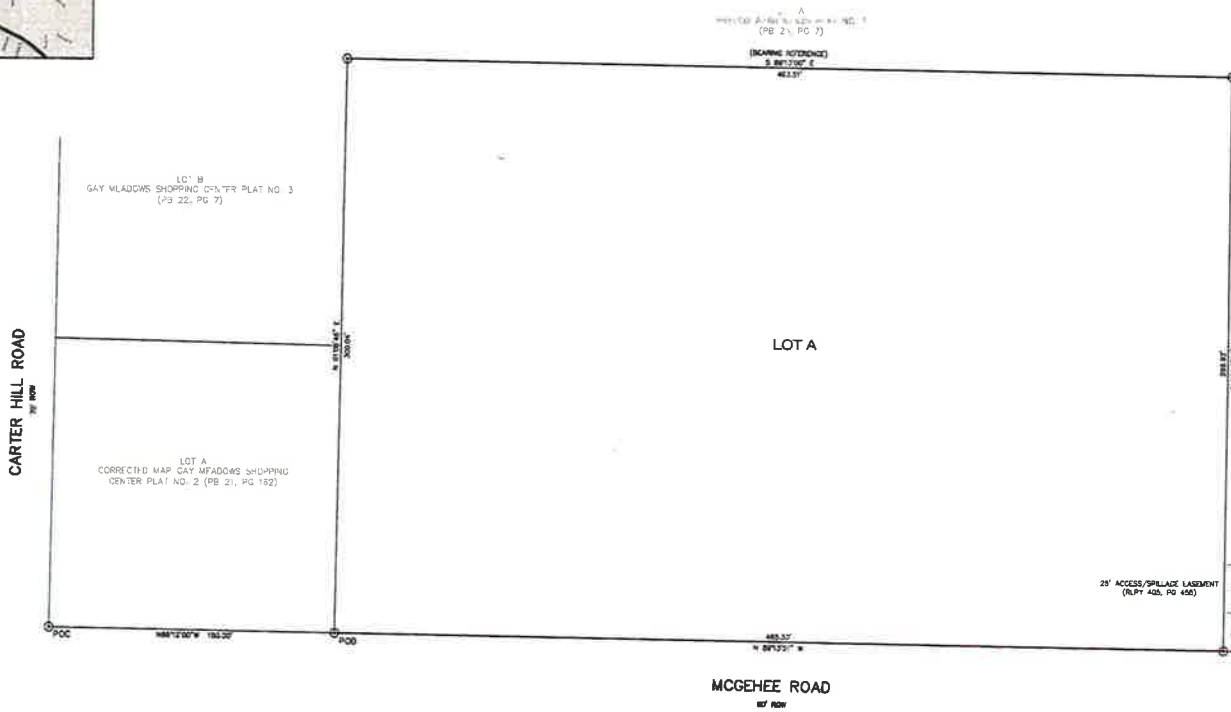
SUBJECT PROPERTY





ITEM NO. 2A



SITE LOCATION



Plat of
Storage World Plat 1
 Lots in the Horizontal Curve of Section 28, 34-64, R-14-B
 Montgomery County, Alabama

Engineers - Architects - Planners - Surveyors
 2800 Research Lane, Suite 200
 Montgomery, Alabama 36117
 Office 256.271.2800
 Fax 256.270.1000

April 2016 Scale: 1"=30'

Class	Drawn	Field	Plotted	Checked
Checked	By	Notes	Notes	Original
JP				JL/ML

100,000 S.F. = 1 A.C. ±
 All measurements shall be in accordance with the
 Survey Methods, Professional Surveyor's License, No. 7

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I, the undersigned, Storage World, Inc., an Alabama corporation, owner of the property shown herein, hereby give in, execute and sign the foregoing surveyor's certificate, plat and map, and approve the same on this _____ day of _____, 2016.

Storage World, Inc.

 Jack M. Johnson, President

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said state of large, hereby certify that Jack M. Johnson, President of Storage World, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this _____ day of _____, 2016.

Notary Public
 My Commission Expires: _____

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on May 26, 2016, and is approved according to the Code of Alabama 33-53-32.

Thomas M. Tamm, Jr.
 Executive Secretary

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I, Rick Clay, a registered Land Surveyor of Montgomery, Alabama, hereby declare that all of the necessary and proper laws have been complied in accordance with the current requirements of the standards of practice for surveying in the state of Alabama to the best of my knowledge and belief.

Rick Clay Reg. 25861

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

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. Smith, PE
 Montgomery County Engineer

RECEIVED
 MAY 02 2016
 PLANNING COMMISSION OFFICE



CARTIER HILL RD

RAMSEY RD

WOODFERN DR

MCGEHEE RD

N COLONIAL DR

FISK RD

OXFORD DR

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. DP-1976-185 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Storage World, Inc.

SUBJECT: Public hearing for a development plan for a new building to be located on the north side of McGehee Road, approximately 150 ft. east of Carter Hill Road, in a B-4 (proposed B-2 Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 139,008 sq. ft. building. There will be 950 storage units within the building. There are 21 paved parking spaces indicated on the site plan. There are two (2) existing access drives to McGehee Road and one (1) access drive to an adjoining parking lot. A variance to the building length and a variance to the landscape buffer will be heard by the Board of Adjustment at the May 19, 2016 Meeting. All other 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.

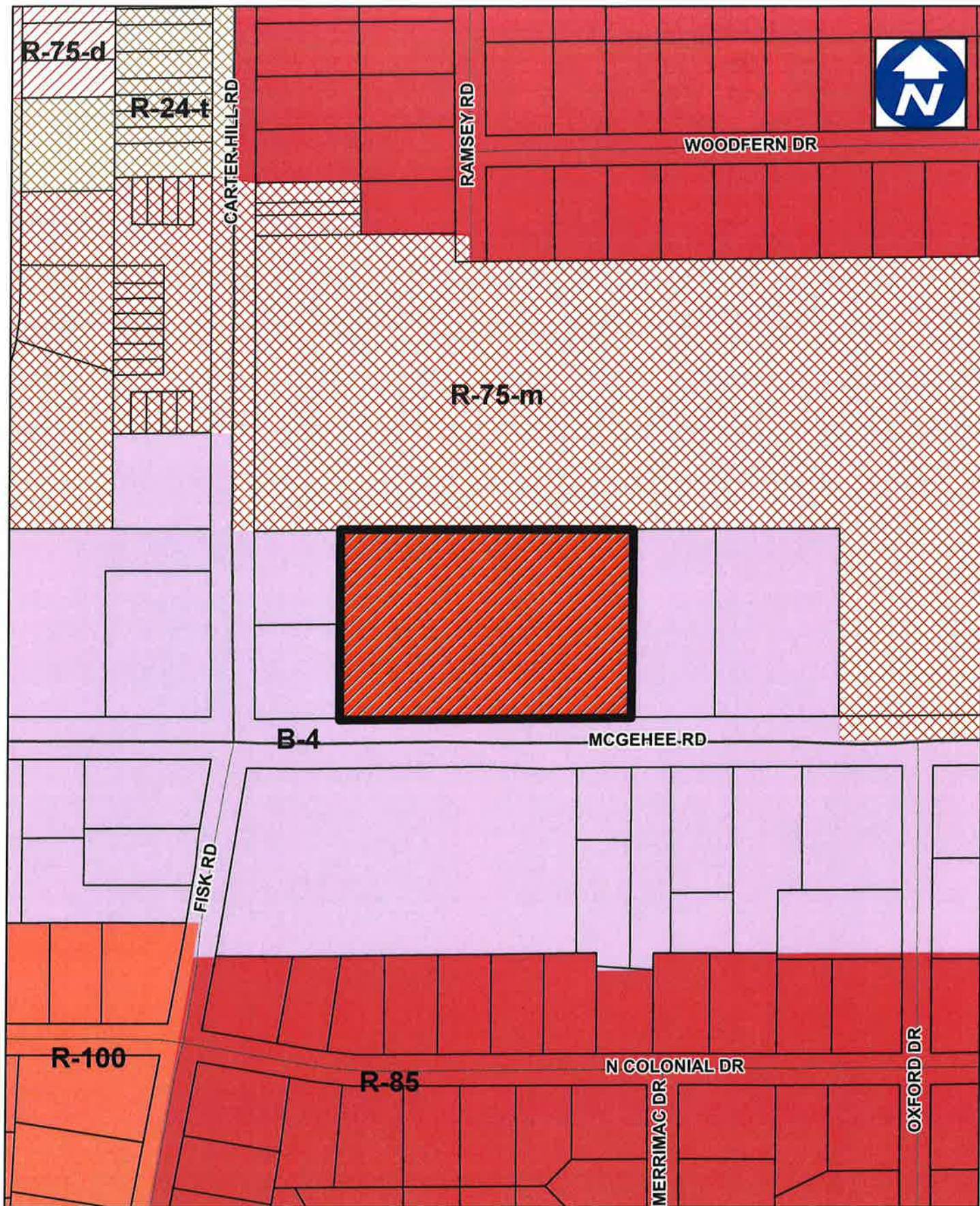
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



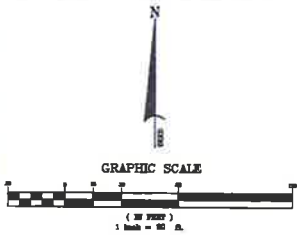
DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 3A

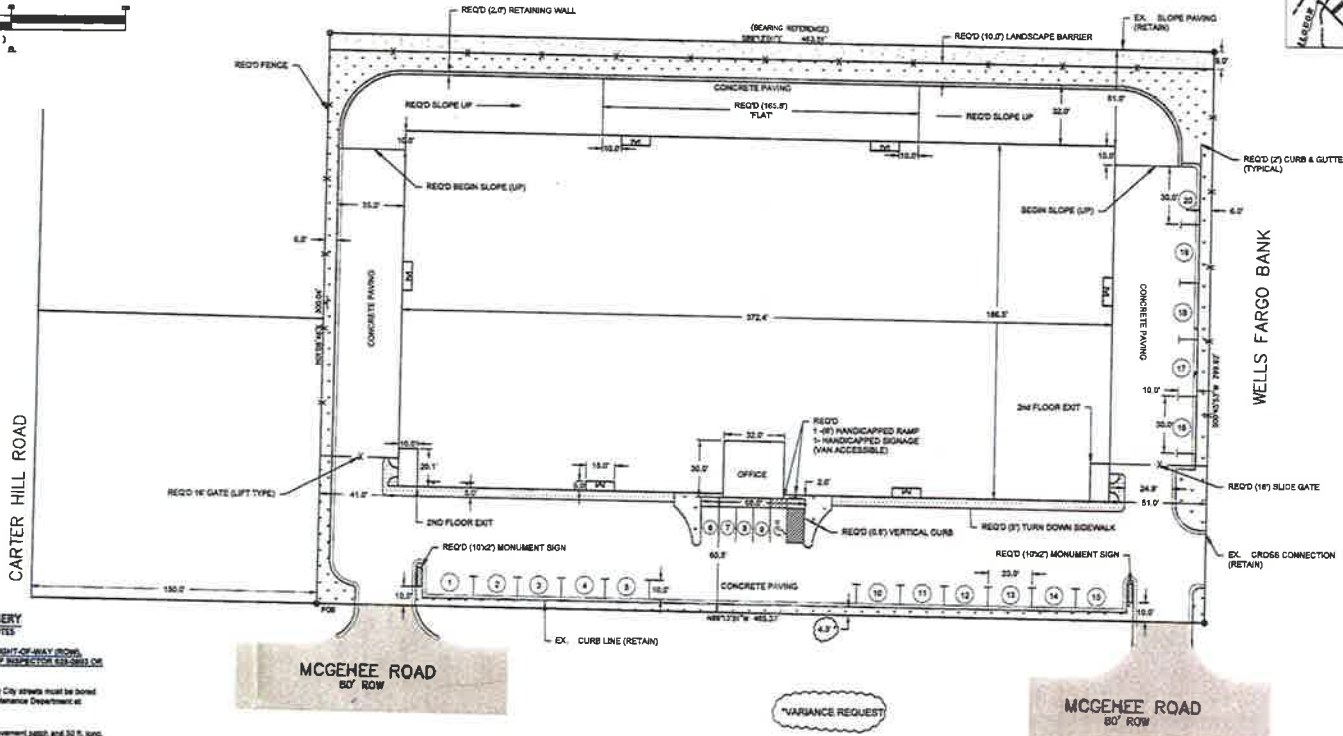
1 inch = 200 feet

MIDTOWN OAKS APARTMENTS



VICINITY MAP NOT TO SCALE

- ⊙ - SANITARY MANHOLE
 - ⊗ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - ⊖ - WATER METER
 - ⊛ - POWER POLE
 - ⊚ - POWER BOX
 - ⊠ - STORM DRAIN ALIET
 - ⊡ - STORM DRAIN PIPE
 - ⊙ - LIGHT POLE
 - ⊖ - GAS LINE
 - ⊖ - SANITARY SERVICE LINE
 - ⊖ - POLYD 5/8 REBAR
 - ⊖ - 1/2" COMP TOP
 - ⊖ - SIGN
 - ⊖ - SPRINKLER HEAD
 - ⊖ - CLEAN OUT
 - ⊖ - CONIC POLE
 - ⊖ - PARKING SPACES (INCLUDING HANDICAP)
- OSP = OVERHEAD POWER
 DHT = OVERHEAD TELEPHONE
 DHC = OVERHEAD CABLE
 UP = UNDERGROUND POWER



CITY OF MONTGOMERY
DEVELOPMENT PLAN NOTES

1. BEFORE BEGINNING WORKS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR (331-2812) OR (342-1111).
2. All utility connections made within existing City streets must be bored unless otherwise determined by City Maintenance Department at 241-2882 or 800-3722.
3. Any street cuts require a City Standard pavement patch and 50 ft. long, full street width asphalt overlay.
4. Before any street cuts, contact Donald Thomas with City Maintenance at 241-2882 or 800-3722.
5. Check all stormwater, including roof drains to street ROW or to drainage easement.
6. Contractor is responsible for providing and maintaining adequate erosion/sedimentation control during all phases of construction.
7. Contractor is responsible for keeping mail and delivery off City streets and ROW. Clean up is required daily.
8. Contractor is responsible for the replacement of sidewalks and/or curbs and public damaged during construction.
9. Any changes or revisions made to site plans must be submitted for approval.
10. All areas of ROW that are disturbed during construction shall be replaced with soil, asphalt, or concrete, whichever Engineering Department deems necessary.
11. Convert all grade elevations to "1" type notes.
12. All existing granite curbs adjacent to the property shall be removed and replaced with 24" combination curb and gutter. The new curb line shall match the existing curb line. All asphalt adjacent to the proposed curb and gutter shall be saw cut the full depth of the asphalt to provide a clean edge. Should the asphalt be torn or a rough edge created the contractor shall be required to overlay the full street width at his own expense. The determination shall be made by the City Engineering Department.

VARIANCE REQUEST

Site Data

Zoning	B-2*
Site Area	139,315 SF
Building Area	69,504 SF
Coverage	49.9%
Parking Req'd	12
Parking Provided	
Regular	15
Handicap	1
Large Parallel	5
Total	21

*REQUESTED

3B

GOODWYN MILLS | CAWOOD

2660 East Chase Lane, Suite 200 | Montgomery, AL 36107
Tel 354-277-3300 | GMCNETWORK.COM



ISSUE DATE	DATE	BY	FOR
SITE DEVELOPMENT PLAN	04/16/2016	AW	AW
		checked by:	

SITE DEVELOPMENT PLAN
CMGM160075

RECEIVED
APR 16 2016
PLANNING CONTROL DIVISION

STORAGE WORLD, INC.
Sheet 1 of 1

DRAWN: JAMES DWYER
CHECKED: JAMES DWYER
DATE: 04/16/2016
SCALE: AS SHOWN



DEVELOPMENT SITE SUBJECT PROPERTY ITEM NO. 3C
1 inch = 200 feet

4. RZ-2016-009 **PRESENTED BY:** Joseph James

REPRESENTING: EJ Properties

SUBJECT: Request to rezone one (1) lot located at 1507 Dunbar Street from an R-60-s (Single-Family Residential) Zoning District to an R-60-d (Duplex Residential) Zoning District.

REMARKS: The adjacent property has INST (Institutional) zoning to the north, and R-60-s (Single-Family Residential) zoning to the south, east, and west. The intended use for this property if rezoned is to construct a duplex. The Land Use Plan recommends low density residential use.

COUNCIL DISTRICT: 3

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: _____



UNIVERSITY DR S

ROBERT C HATCH DR

R-60-d

W 5TH ST

ROSS DUNN DR

HARRIS WAY

CARTER HILL RD

R-60-a

B-4

TERRACE AVE

ROBERT C HATCH DR

R-60-s

B-2

JOHN BROWN AVE

DUNBAR ST

BELFAST ST

BELMONT ST

R-60-m

R-65-s

BOULTIER ST

FELDER AVE

FELDER AV TURN LANE
PARK AVE

R-75-d

GALENA AVE

REZONING REQUEST SUBJECT PROPERTY  FILE NO. RZ-2016-009

1 inch = 200 feet

FROM R-60-s TO R-60-d

ITEM NO. 4A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2016-009

1 inch = 200 feet

FROM R-60-S TO R-60-d

ITEM NO. 4B

5. 8809 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 22 located on the northeast corner of Long Acre and Lake Edge Road in a T4-R (General Urban Zone) Zoning District.

REMARKS: This plat creates two (2) lots for civic space. Lot A (0.92 acres) has 60 ft. of frontage along Grassmere Street and 225.12 ft. of frontage along Lake Edge Road. Lot B (0.78 acres) has 174.08 ft. of frontage along Long Acre and 190.72 ft. of frontage along Lake Edge Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width of Lot B. This lot exceeds the allowed width of 150 ft. by 25.8 ft.

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: _____



PUD

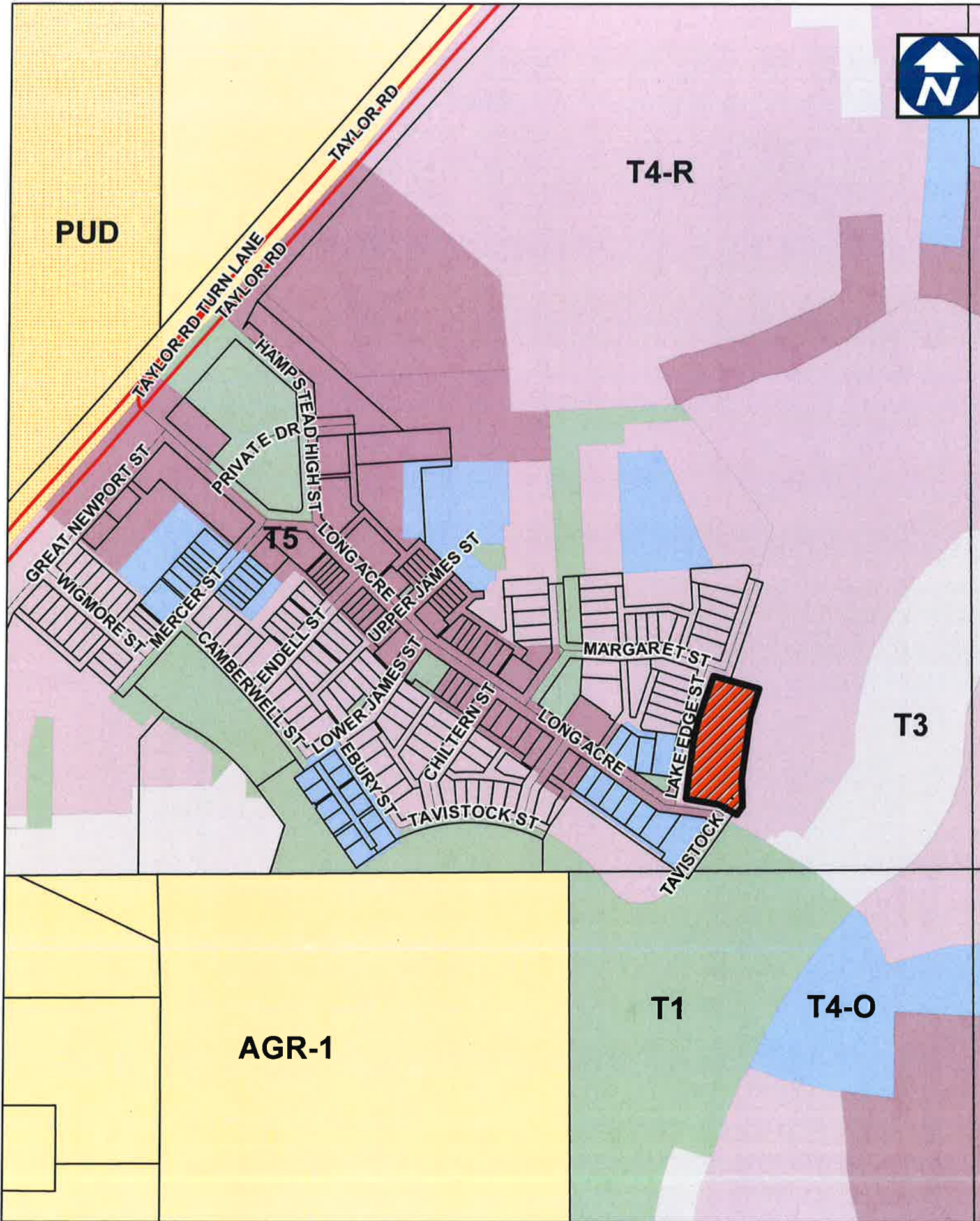
T4-R

T3

T1

T4-O

AGR-1



PLATS

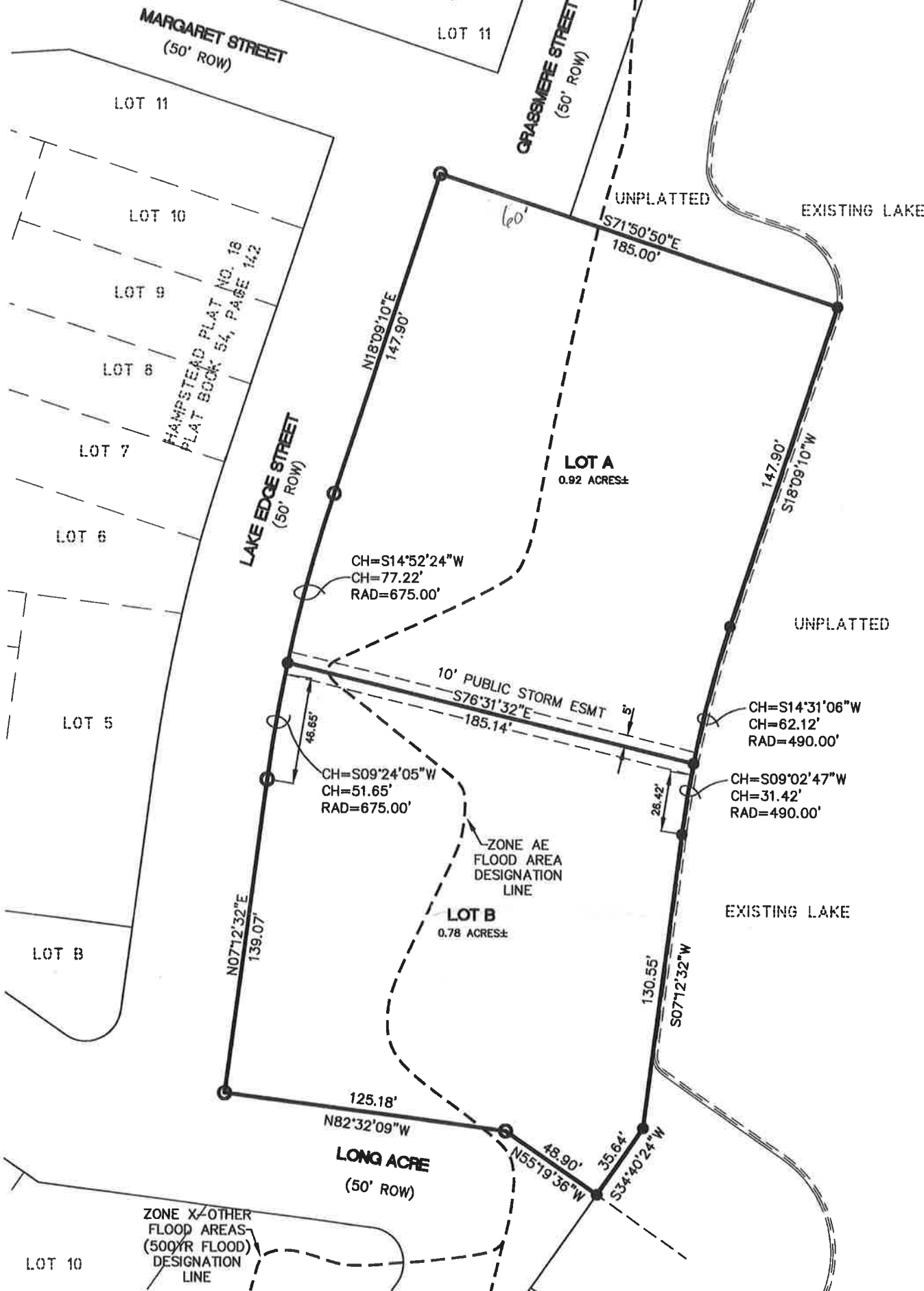
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A

Hampstead 22





PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 8815 **PRESENTED BY:** MTM Engineers, Inc.

REPRESENTING: BBV Montgomery, LLC

SUBJECT: Request final approval of Rio Brava Cantina Plat No. 1A located on the west side of Eastern Boulevard, approximately 800 ft. south of Haskell Drive, in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for commercial use. Lot 6-A (0.88 acres) is accessed by an existing 30 ft. wide private access easement and has a depth of 194 ft. Lot 6-B (0.72 acres) has 162 ft. of frontage along Eastern Boulevard and a depth of 205 ft. The 30 ft. wide access easement runs along the south property line of Lot 6-B. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 5

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.

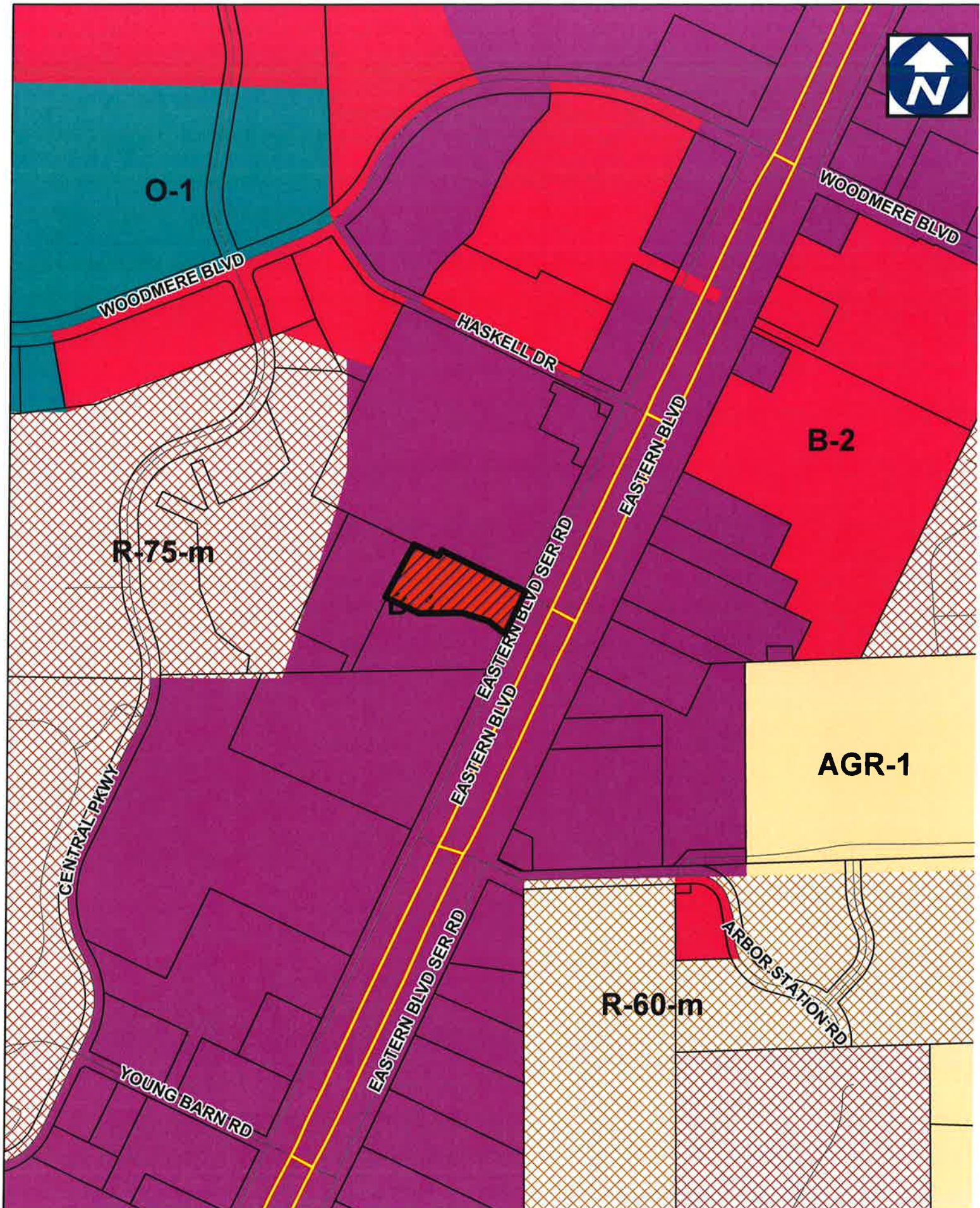
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A

GRAPHIC SCALE



Owner's Certification: (IN FEET)
 1 Inch = 30 ft.
 State of Alabama) APRIL 28th, 2016
 Jefferson County)

The undersigned, BBV Montgomery, LLC, hereby joins in and signs the foregoing Surveyor's Certificate, plat and map and hereby adopts said plat map and restrictions on this the _____ day of _____, 2016.

RIO BRAVO CANTINA

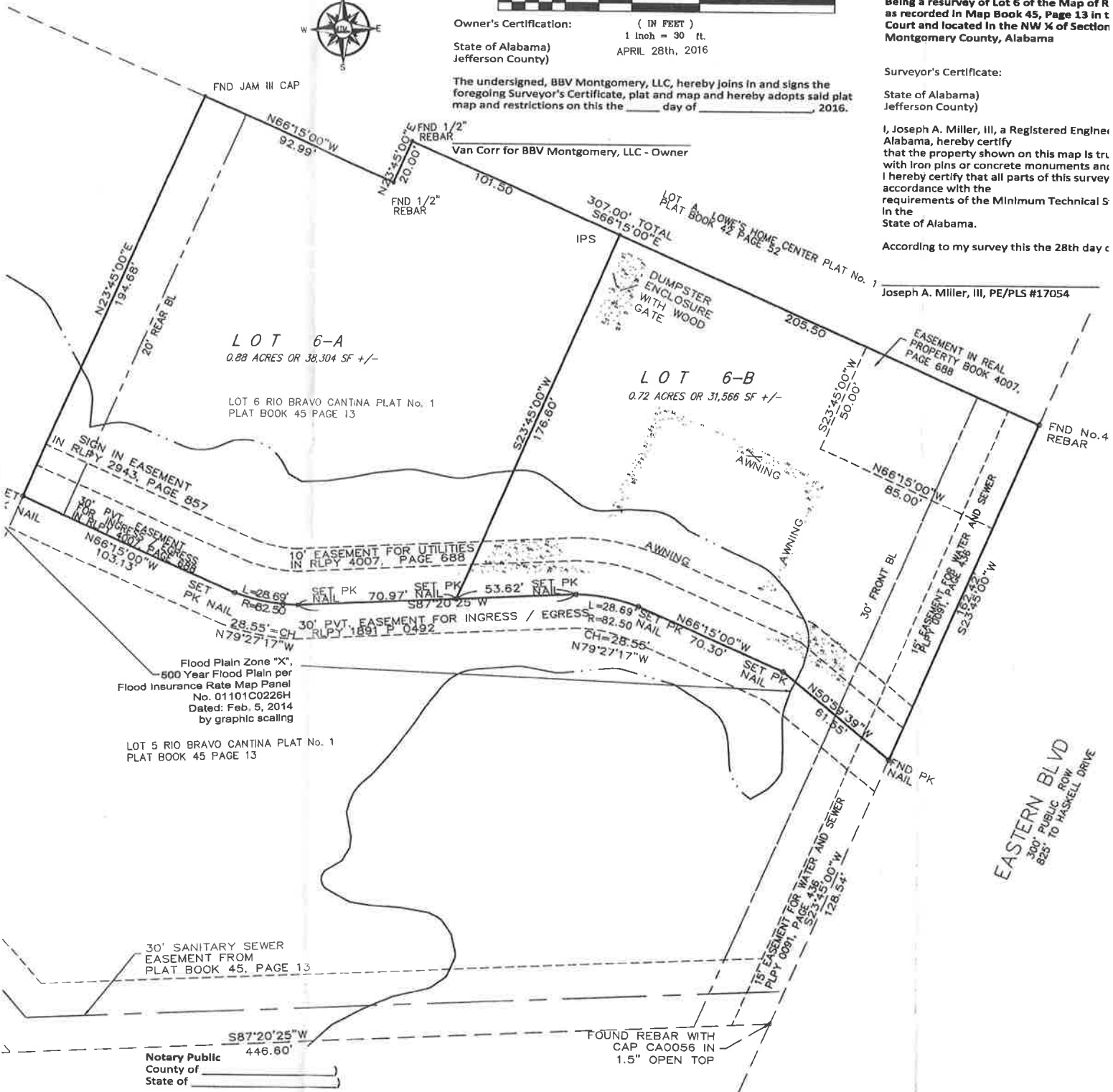
Being a resurvey of Lot 6 of the Map of R as recorded in Map Book 45, Page 13 in t Court and located in the NW ¼ of Section Montgomery County, Alabama

Surveyor's Certificate:
 State of Alabama)
 Jefferson County)

I, Joseph A. Miller, III, a Registered Engineer Alabama, hereby certify that the property shown on this map is true with iron pins or concrete monuments and I hereby certify that all parts of this survey accordance with the requirements of the Minimum Technical S in the State of Alabama.

According to my survey this the 28th day of _____, 2016.

Joseph A. Miller, III, PE/PLS #17054



Flood Plain Zone "X",
 500 Year Flood Plain per
 Flood Insurance Rate Map Panel
 No. 01101C0226H
 Dated: Feb. 5, 2014
 by graphic scaling

LOT 5 RIO BRAVO CANTINA PLAT No. 1
 PLAT BOOK 45 PAGE 13

Notary Public
 County of _____
 State of _____

Sworn to and subscribed before me this the _____ day of _____, 2016.

Notary Public My commission expires: _____

Other Notaries:
 County of _____
 State of _____

EASTERN BLVD
 300' PUBLIC ROW
 825' TO HASKELL DRIVE

60B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

60C

7. 8816 **PRESENTED BY:** Alabama Land Surveyors

REPRESENTING: Alabama Municipal Electric Authority

SUBJECT: Request final approval of Technacenter Plat No. 2B located on the northeast corner of Technacenter Drive and Atlanta Highway in an O-2 (Office) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for office use. Lot AA (8.22 acres) has 667 ft. of frontage along Atlanta Highway and 585 ft. of frontage along Technacenter Drive. There is a 135 ft. wide landscape and utility easement along the frontage on Atlanta Highway. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 1

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.

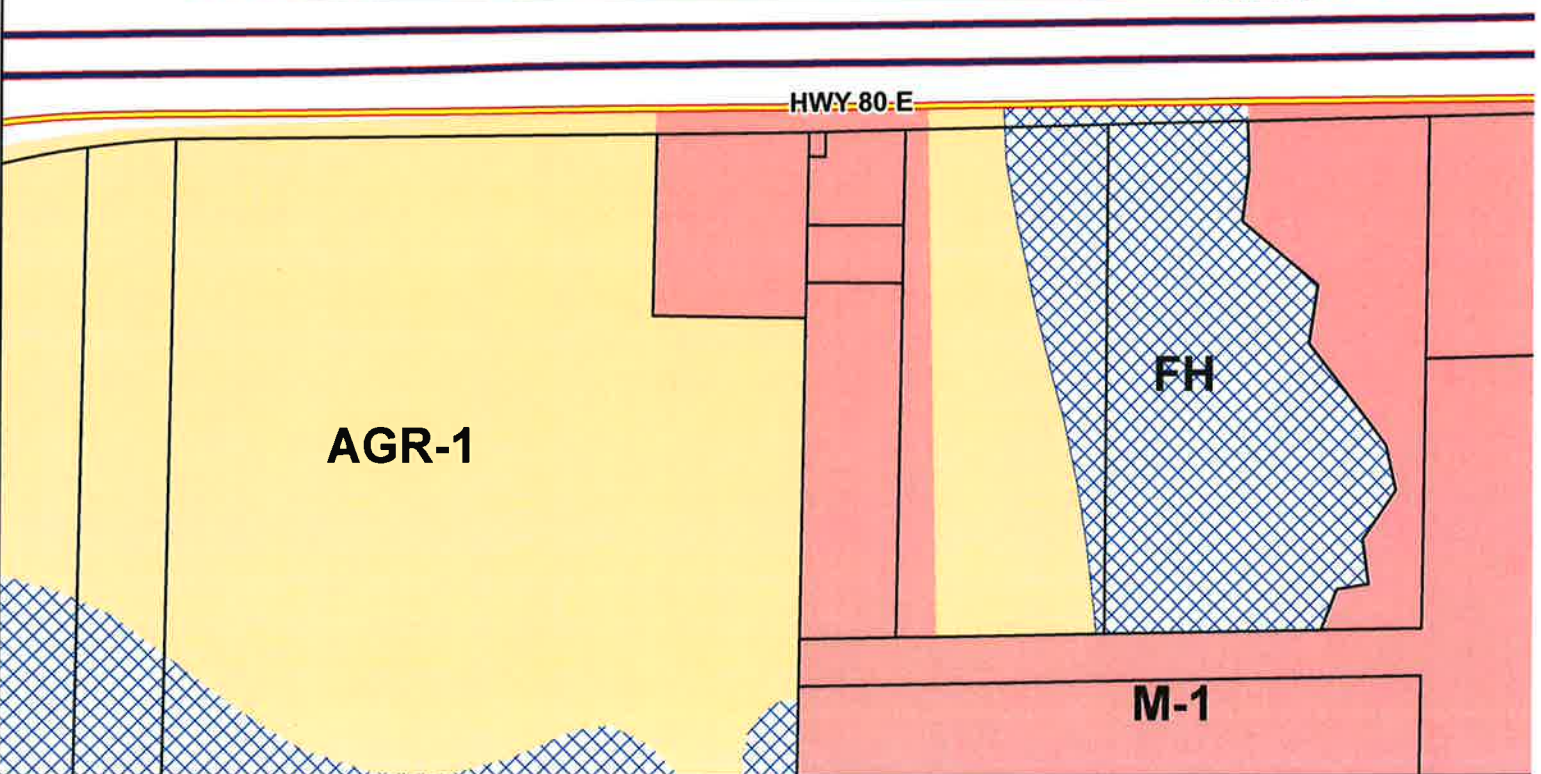
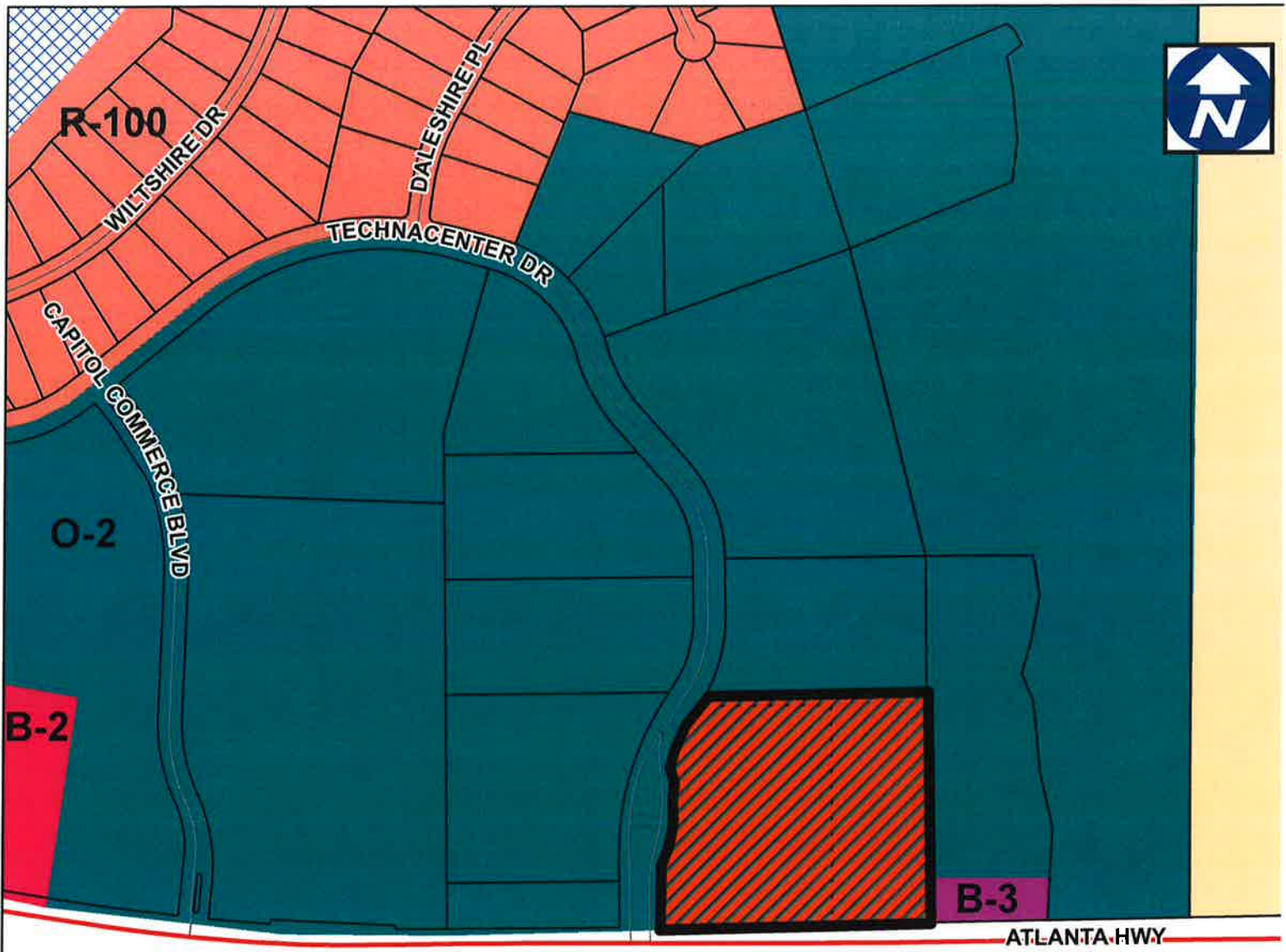
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

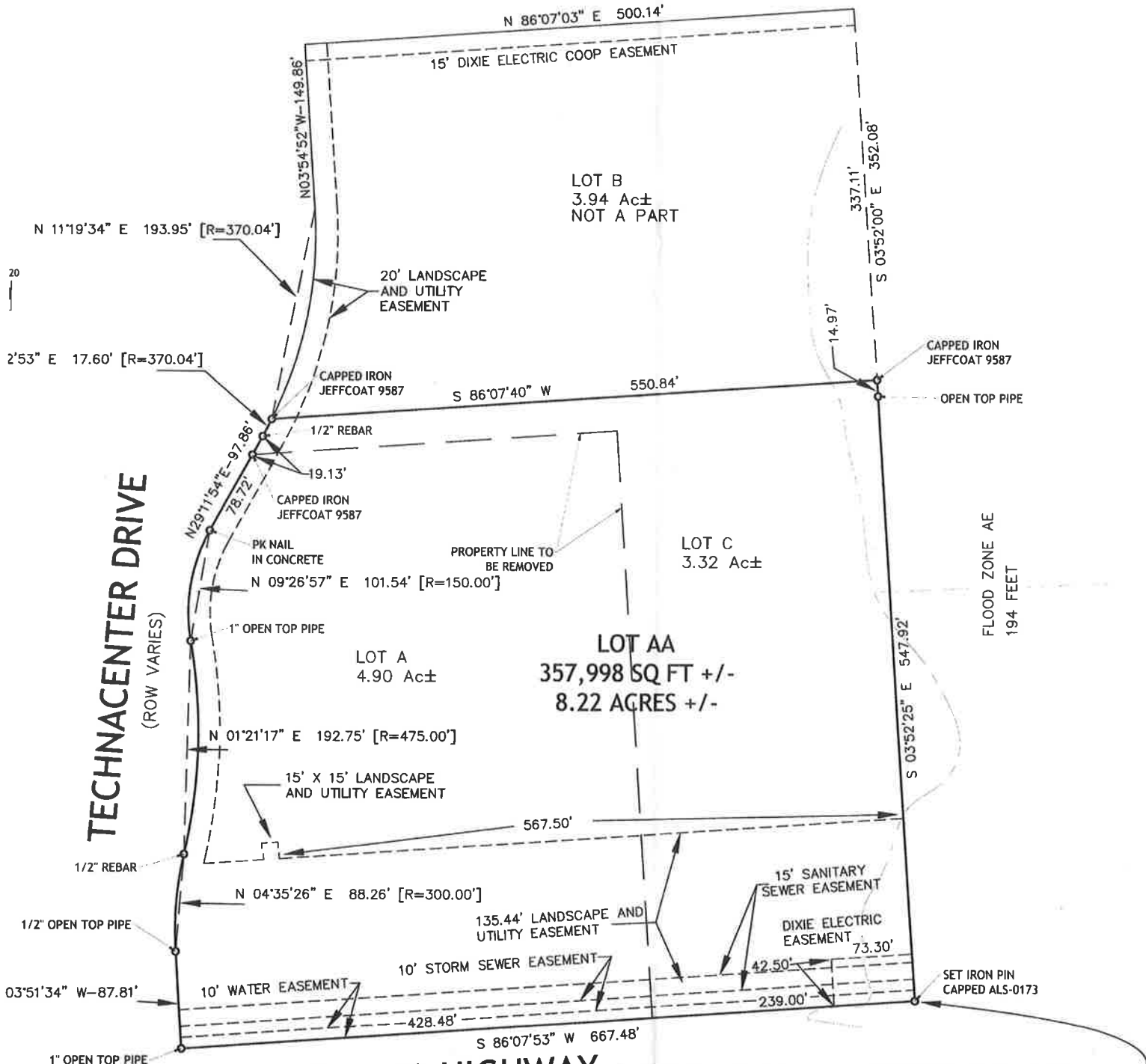
SUBJECT PROPERTY



ITEM NO. 7A

Technacenter 2B

4
2



ATLANTA HIGHWAY

SE CORNER OF LOT 1-A, TECHNACENTER PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 41 AT PAGE 150

NOTES:

7B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-2016-019 **PRESENTED BY:** Colin Adendorff

REPRESENTING: Chad Norris Office Building

SUBJECT: Public hearing for a development plan for a new building to be located at 11625 Wares Ferry Road an in M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 1,200 sq. ft. office building. There are six (6) paved parking spaces indicated on the site plan. There are two (2) gravel access drives to an access easement extending to Wares Ferry Road. 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.

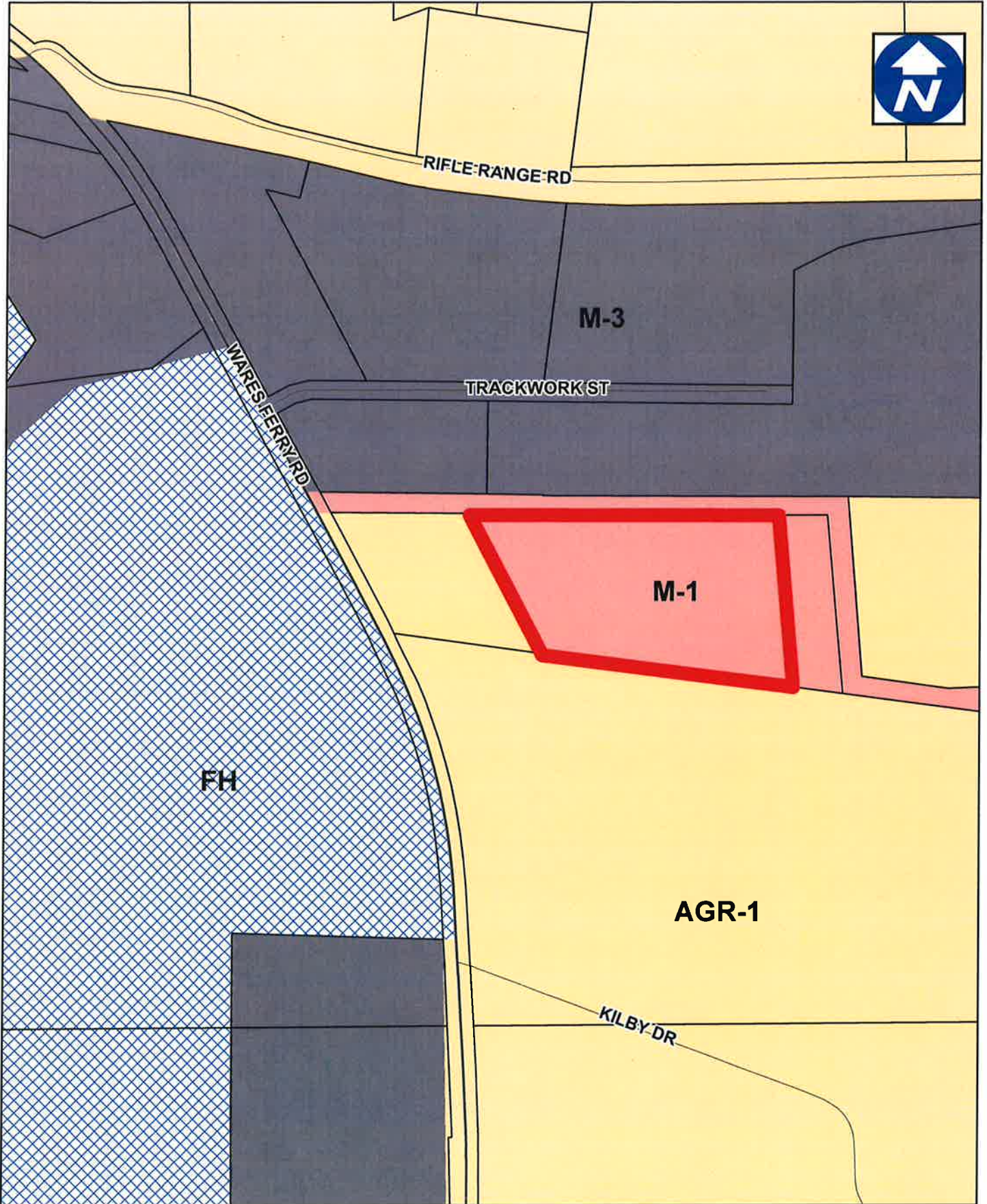
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



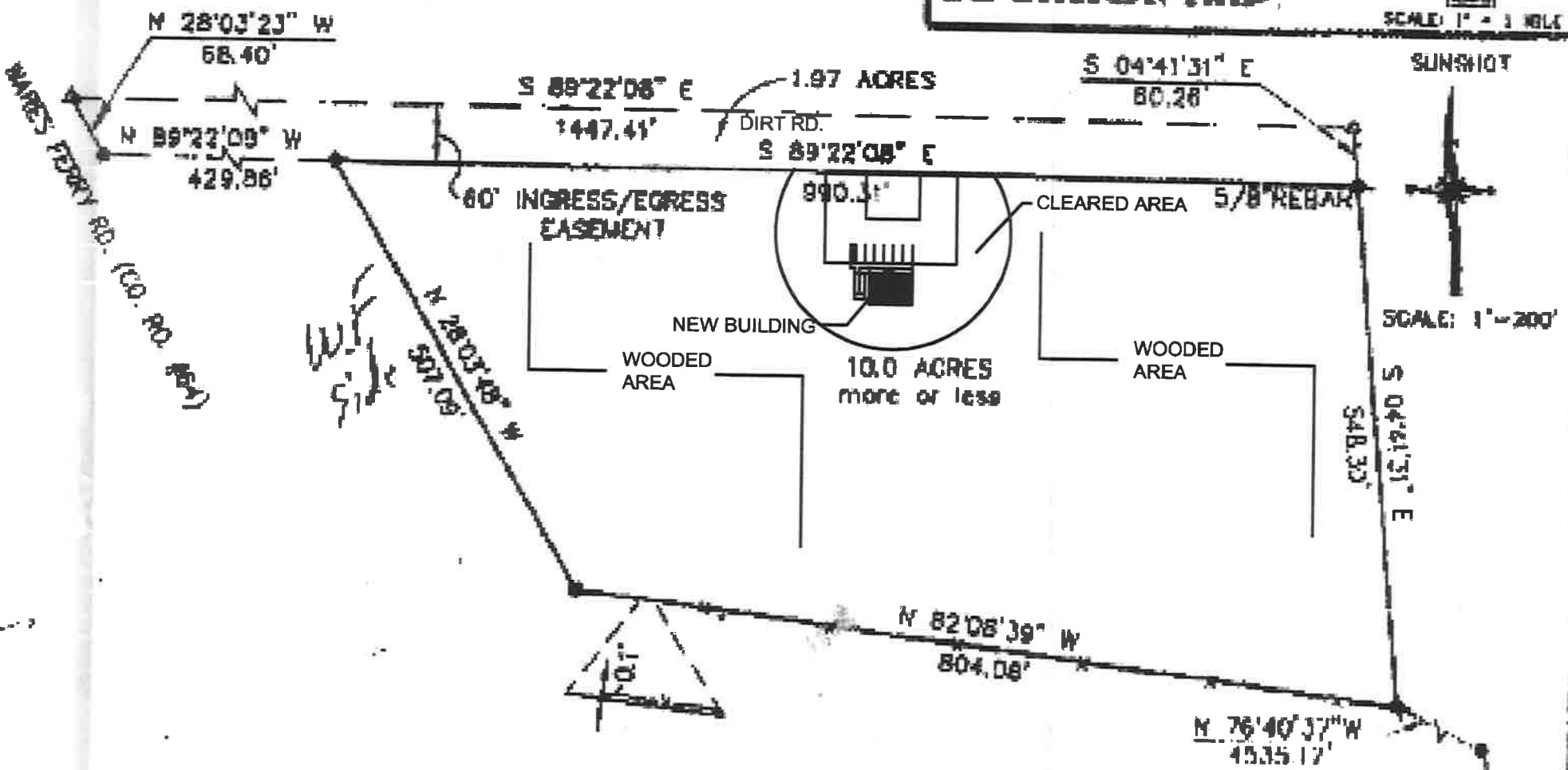
DEVELOPMENT SITE **SUBJECT PROPERTY**  **ITEM NO.** 8A

1 inch = 400 feet

88

(UNLESS NOTED OTHERWISE)

— X — FENCE
△ CALCULATED POINT



STATE OF ALABAMA
MONTGOMERY COUNTY

N 76°40'37" W
4535.17'
FOUND NEAR THE KITCHEN
AS THE 1/4 CORN. OF
SECT. 6, T 10 N R 20 E

Commence at an iron pin known as the Southeast Corner of Section 6, T 10 N R 20 E, Montgomery County, Alabama; thence N 76°40'37" W 4535.17' to an iron pin and point of beginning for the herein described parcel of land; thence N 82°08'39" W 804.08' to a



DEVELOPMENT SITE SUBJECT PROPERTY ITEM NO. 80

1 inch = 400 feet

9. DP-1983-013 **PRESENTED BY:** Pond & Company

REPRESENTING: Epic Midstream, LLC

SUBJECT: Public hearing for a development plan for a new storage tank to be located at 520 Hunter Loop Road in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 48 ft. high x 116 ft. in width storage tank. A containment area will be constructed as required. There will be no other changes to the site.

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.

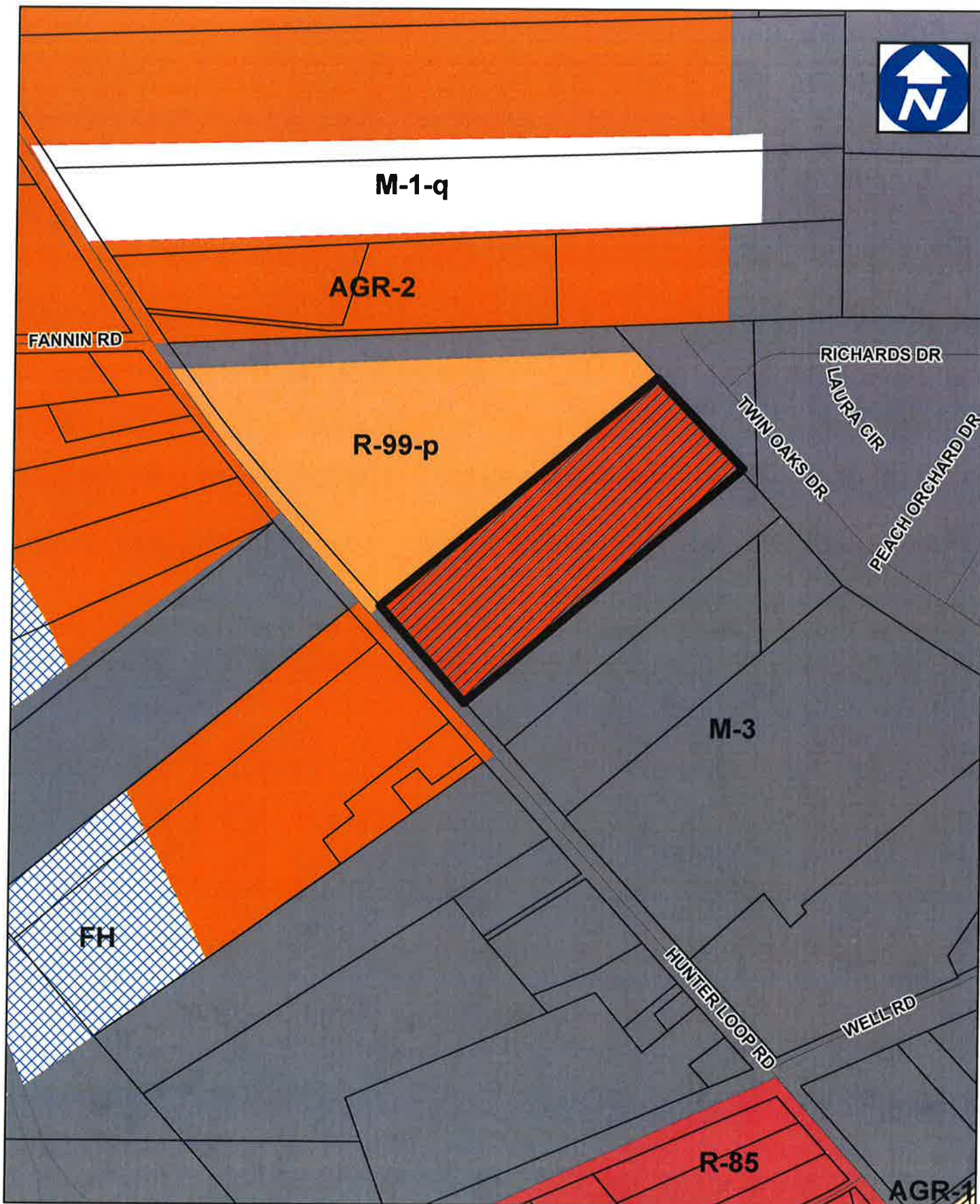
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____

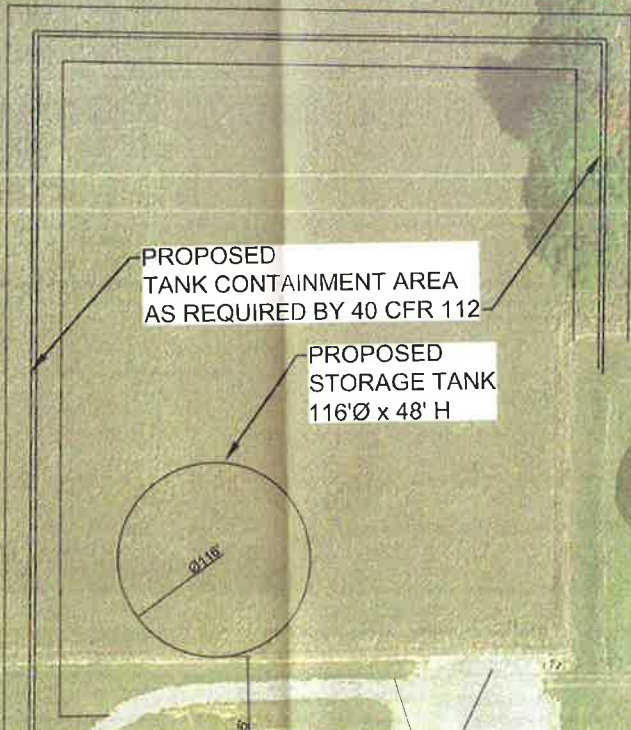


DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 9A

1 inch = 400 feet



PROPOSED
TANK CONTAINMENT AREA
AS REQUIRED BY 40 CFR 112

PROPOSED
STORAGE TANK
116'Ø x 48' H



EXISTING TANKS

TAX ID: 11 04 20 001 003 000
SPIC MISTREAM, LLC
520 HUNTER LOOP ROAD
MONTGOMERY, ALABAMA 36108

NOT A PART
OF LOT B' ACCORDING TO THE
MAP OF ROBERT E. LEE FARMS
PLAT BOOK 5, PAGE 26A

SURVEY PNT NO. 76
N032° 21' 18.74"
W086° 23' 20.28"
000° 17' 50.51"
N: 675285.37
E: 484585.35

EXISTING METAL BUILDING

HUNTER LOOP ROAD

Hunter Loop Rd

9B





DEVELOPMENT SITE SUBJECT PROPERTY  ITEM NO. 9C

1 inch = 400 feet

10. DP-2016-022 **PRESENTED BY:** Jeffcoat Engineers

REPRESENTING: Luther Suggs

SUBJECT: Public hearing for a development plan for a new building to be located at 4455 Norman Bridge Road in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to maintain an 11 ft. x 40 ft. (440 sq. ft.) portable building to be used for storage. All applicable requirements will be met. A complaint was received about the building at which time it was discovered that there were no permits issued for it.

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.

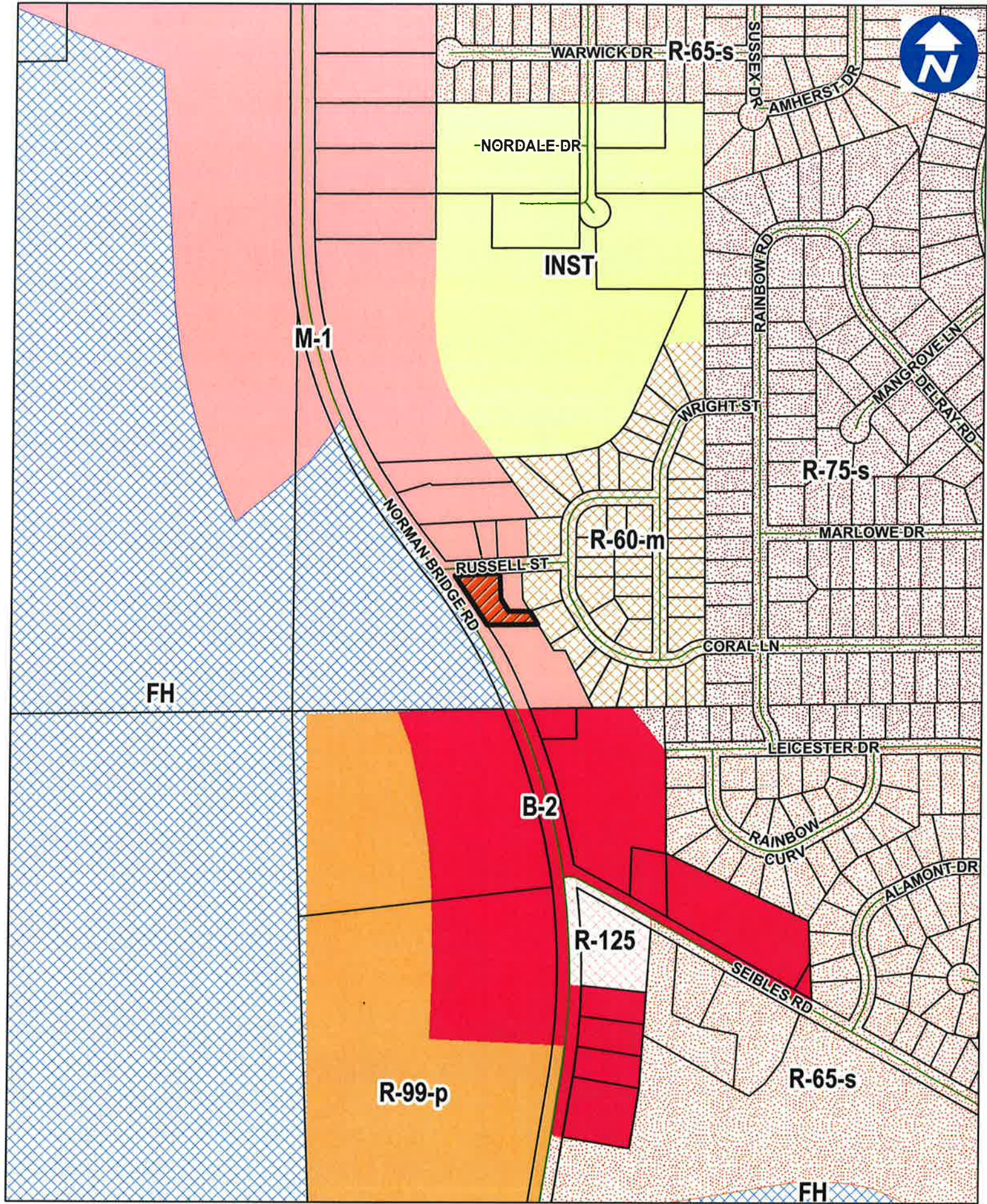
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

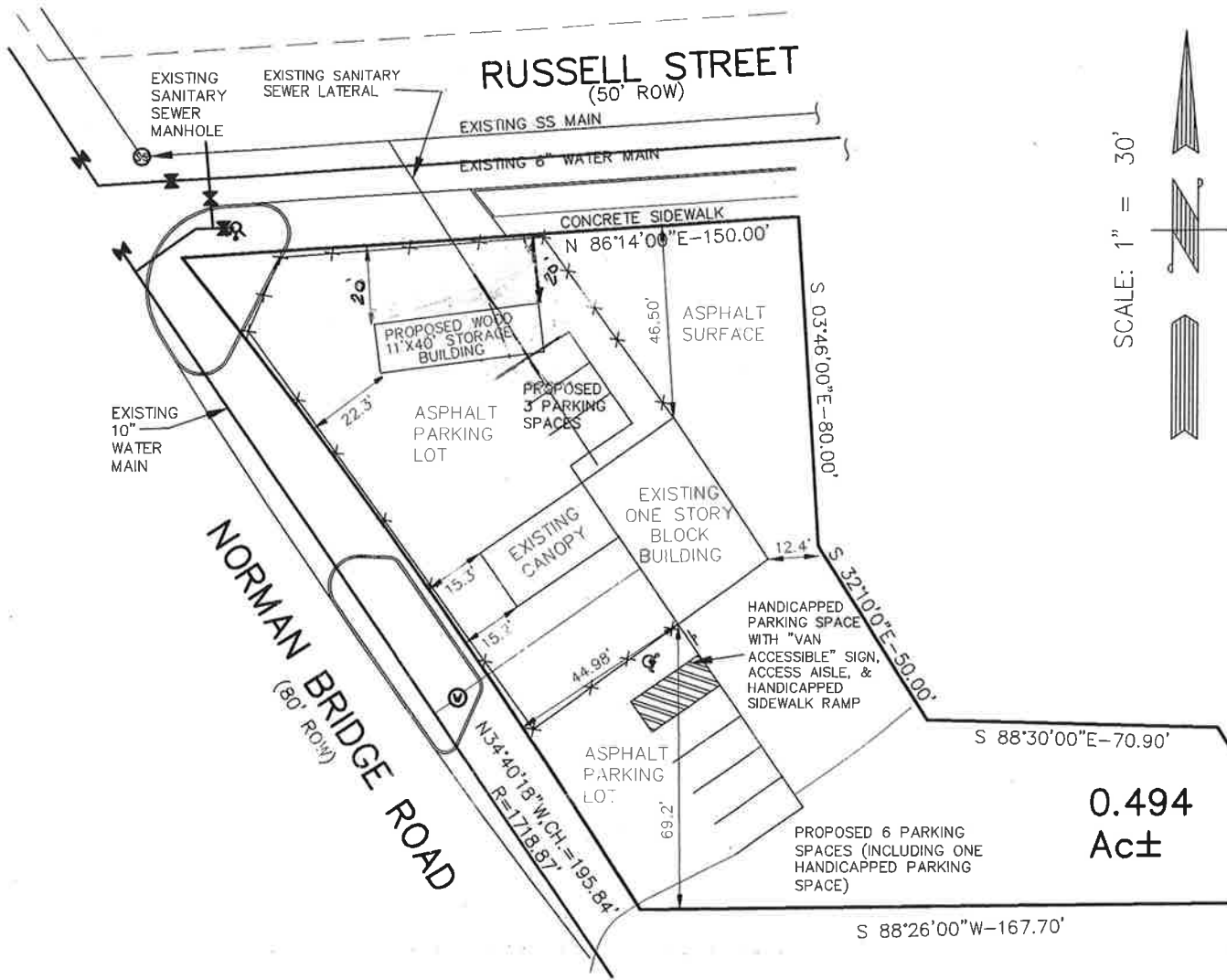
COMMENTS: _____

ACTION TAKEN: _____



SITE 

1 inch = 400 feet
Item IDA



SCALE: 1" = 30'



LEGEND:

- CON. MON. - CONCRETE MONUMENT
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- FENCE LINE
- △ CALCULATED POINT
- P.P.P. POINT OF BEGINNING

NOTES:

1. BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW) CONTACT A CITY ENGINEERING INSPECTOR AT 241-2803.
2. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINE MAINTENANCE DEPARTMENT (241-2880). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVE CAN BE APPROVED BY ENGINEERING.
3. ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50' LONG, FULL STREET WIDTH ASPHALT OVEI

10B



CORAL



RUSSELL ST

NORMAN BRIDGE RD

SITE 

1 inch = 60 feet
Item 10C

11. DP-2016-017 **PRESENTED BY:** Lee Outdoor

REPRESENTING: EastChase Land Company

SUBJECT: Public hearing for a development plan for a billboard to be located on the north side of EastChase Parkway, approximately 1,300 ft. west of Boyd-Cooper Parkway, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is to construct a double-faced billboard on a unipole that will be 672 sq. ft. per side (1,344 sq. ft. total) and 70 ft. in height, which is 30 ft. above grade. The proposed billboard will be placed on a vacant lot. This sign is being relocated from the vacant property to the west which is being developed. This request will meet the requirements of the Billboard Guidelines.

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.

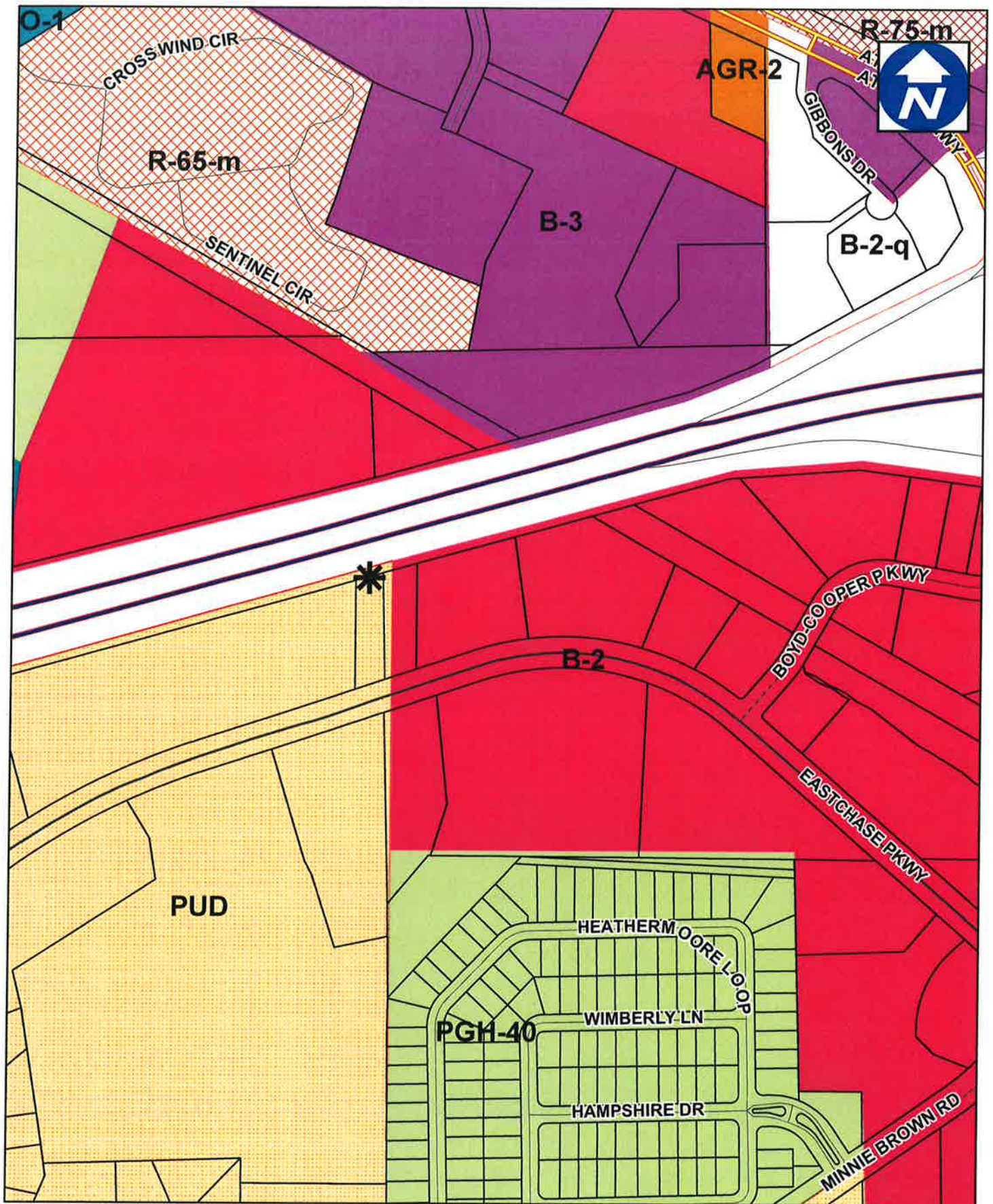
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____

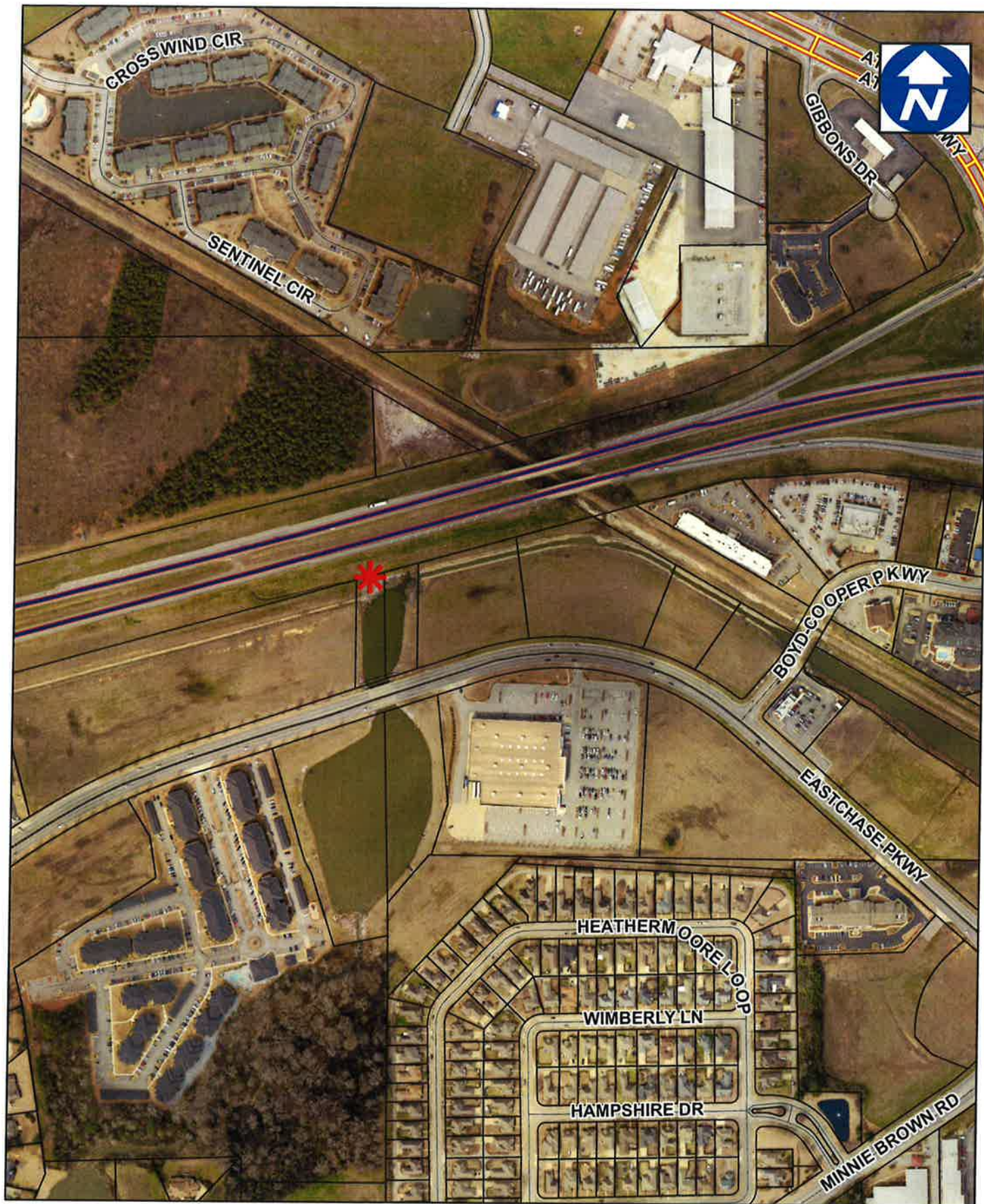


DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 11A



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 11B

12. DP-2016-021 **PRESENTED BY:** Elizabeth Bracy

REPRESENTING: Liya Mya Salon & Spa

SUBJECT: Public hearing for a development plan for a new building to be located at 2001 West Street in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 1,400 sq. ft. building. There are nine (9) paved parking spaces indicated on the site plan. There is one (1) access drive to East Sixth Street. All applicable requirements will be met.

Planning Controls: There is no signage or dumpster indicated or approved.

COUNCIL DISTRICT: 3

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.

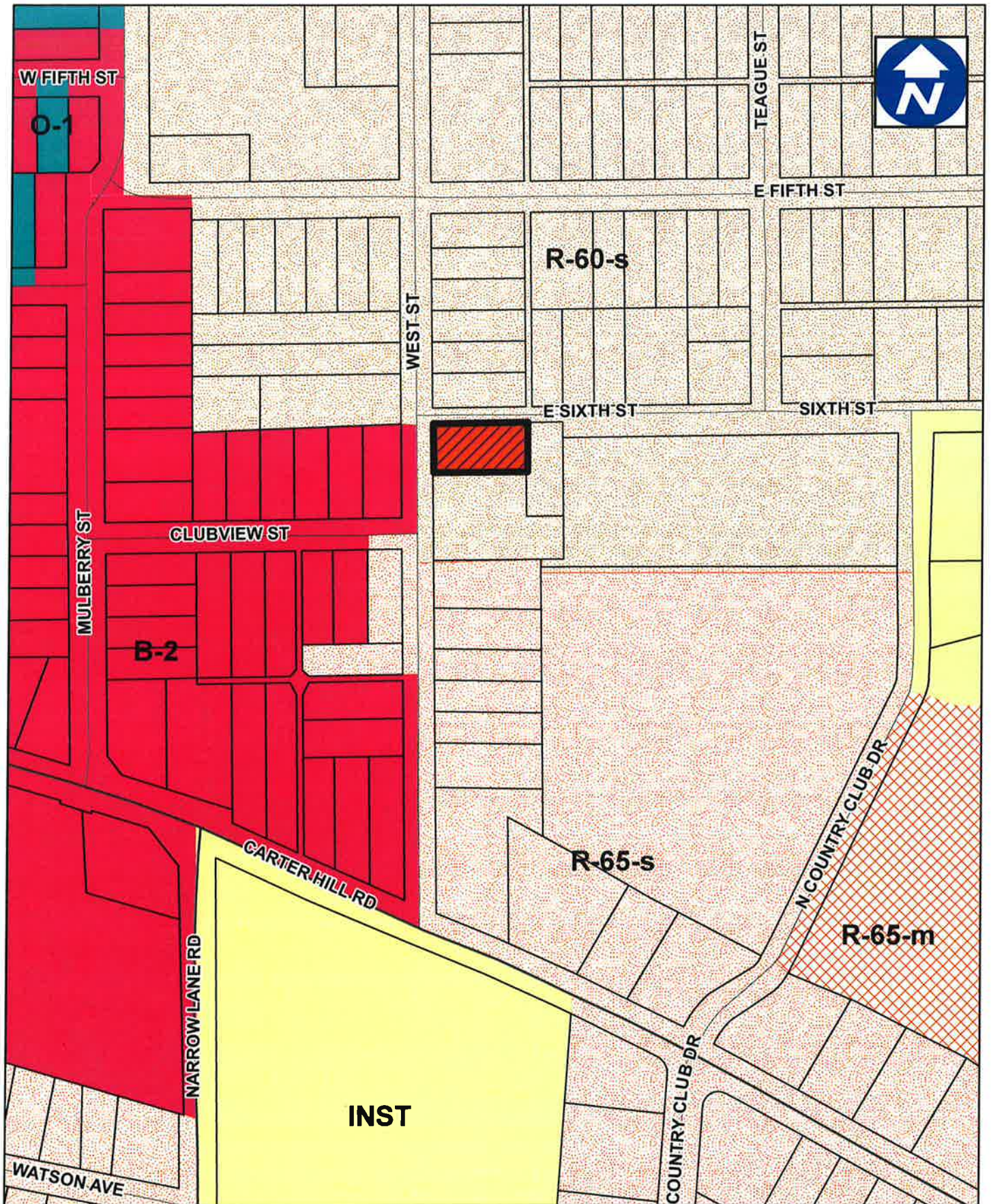
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

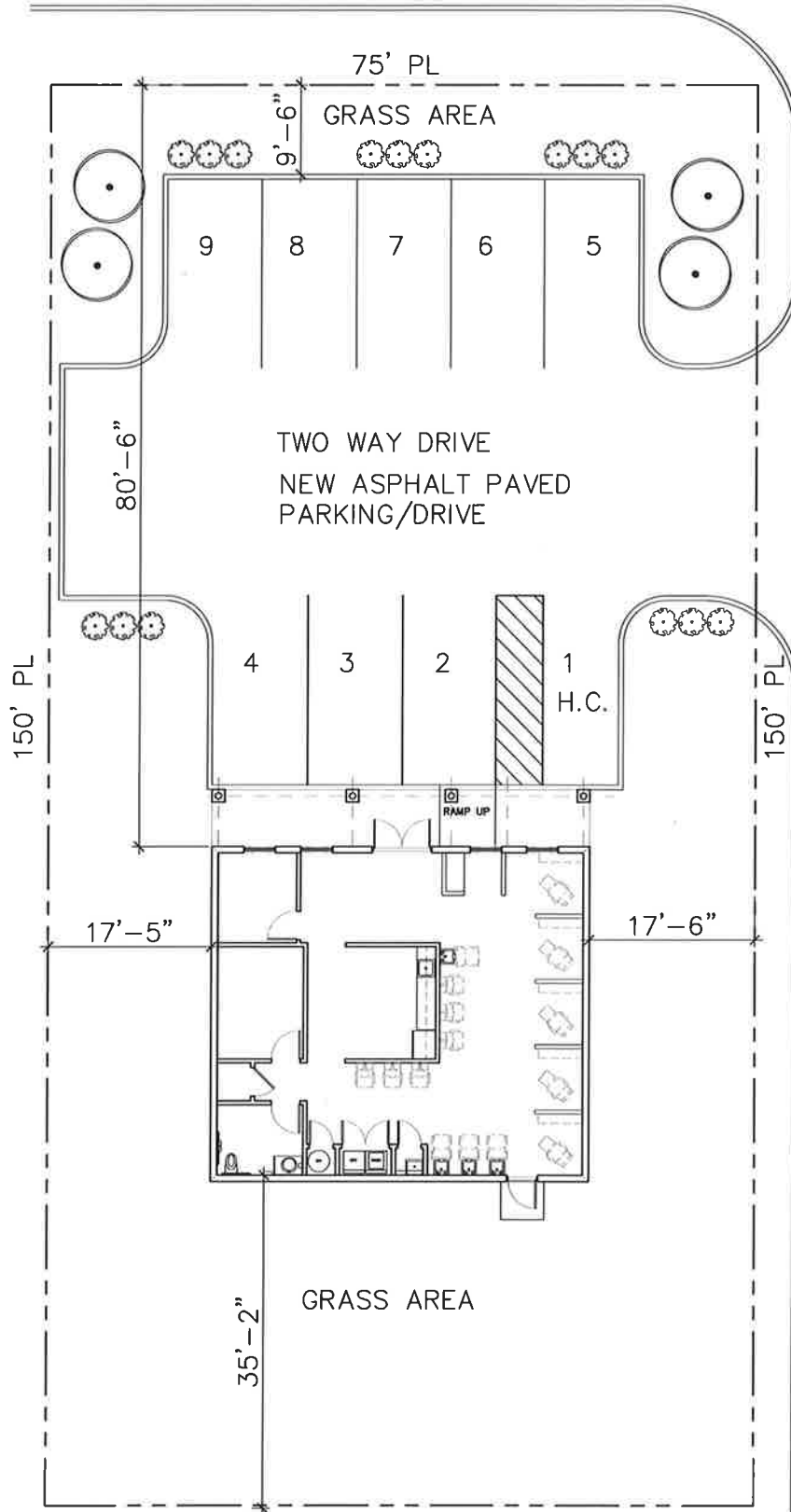
ACTION TAKEN: _____



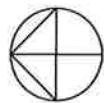
DEVELOPMENT SITE **SUBJECT PROPERTY**  **ITEM NO.** 12A

1 inch = 200 feet

WEST STREET

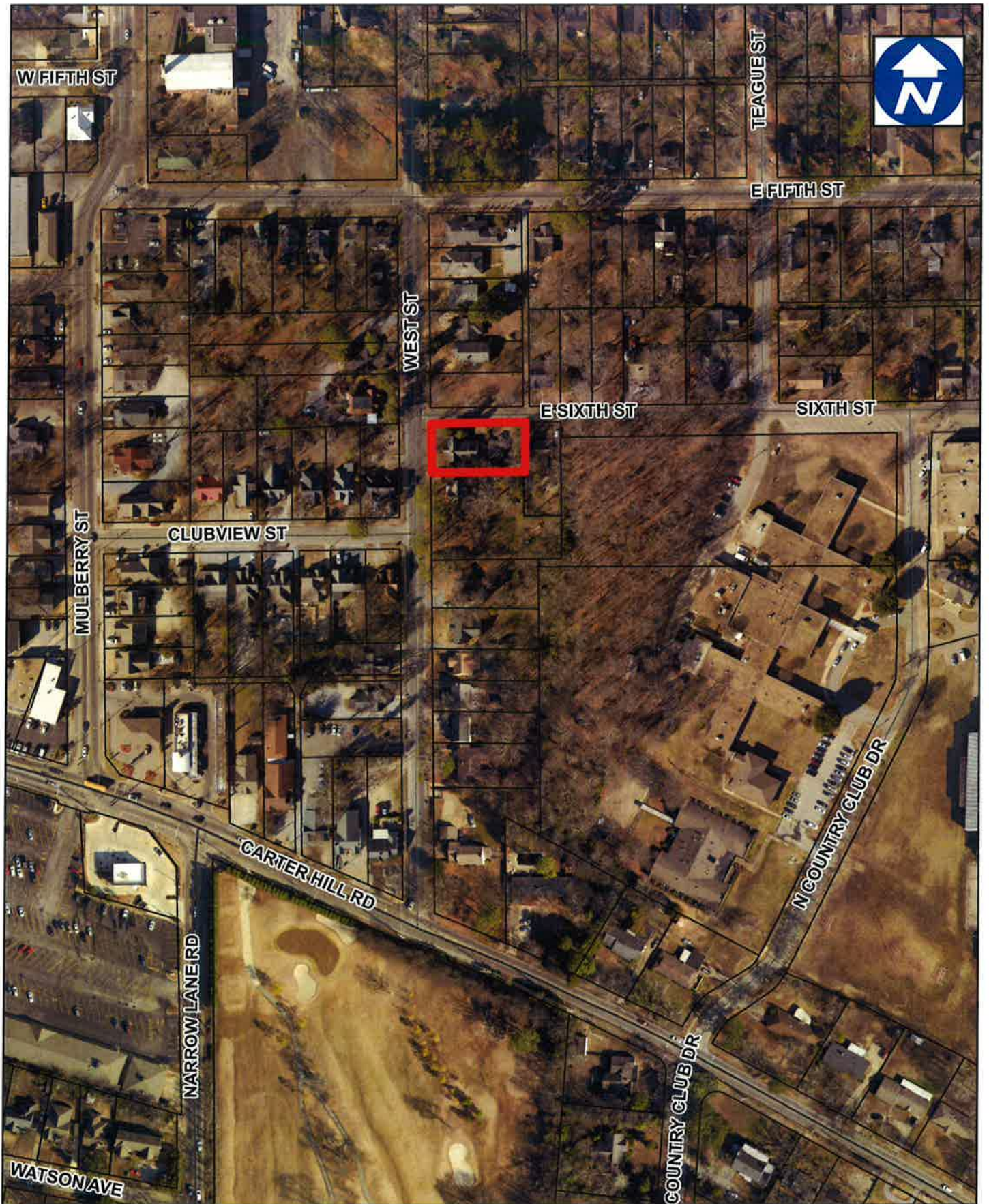


E SIXTH STREET



75' PL
SITE PLAN
SCALE: 3/32"=1'-0"

12B



DEVELOPMENT SITE SUBJECT PROPERTY ITEM NO. 12C

1 inch = 200 feet

13. 8814 **PRESENTED BY:** Professional Engineering & Consultants

REPRESENTING: Eyecare of Berryhill, LLC

SUBJECT: Request final approval of Oakhill Plat No. 3 located on the southwest corner of Berryhill Road and Parkview Drive in an O-1 (Office) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for office use. Lot 2A (1.23 acres) has 299 ft. of frontage along Parkview Drive and a depth of 254 ft. The lot will also have 120 ft. of frontage long Old Oak Place and a 10 ft. wide beautification easement is provided along old Oak Place. There is a 10 ft. wide beautification easement along Parkview Drive which is to be vacated for an additional access drive. 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.

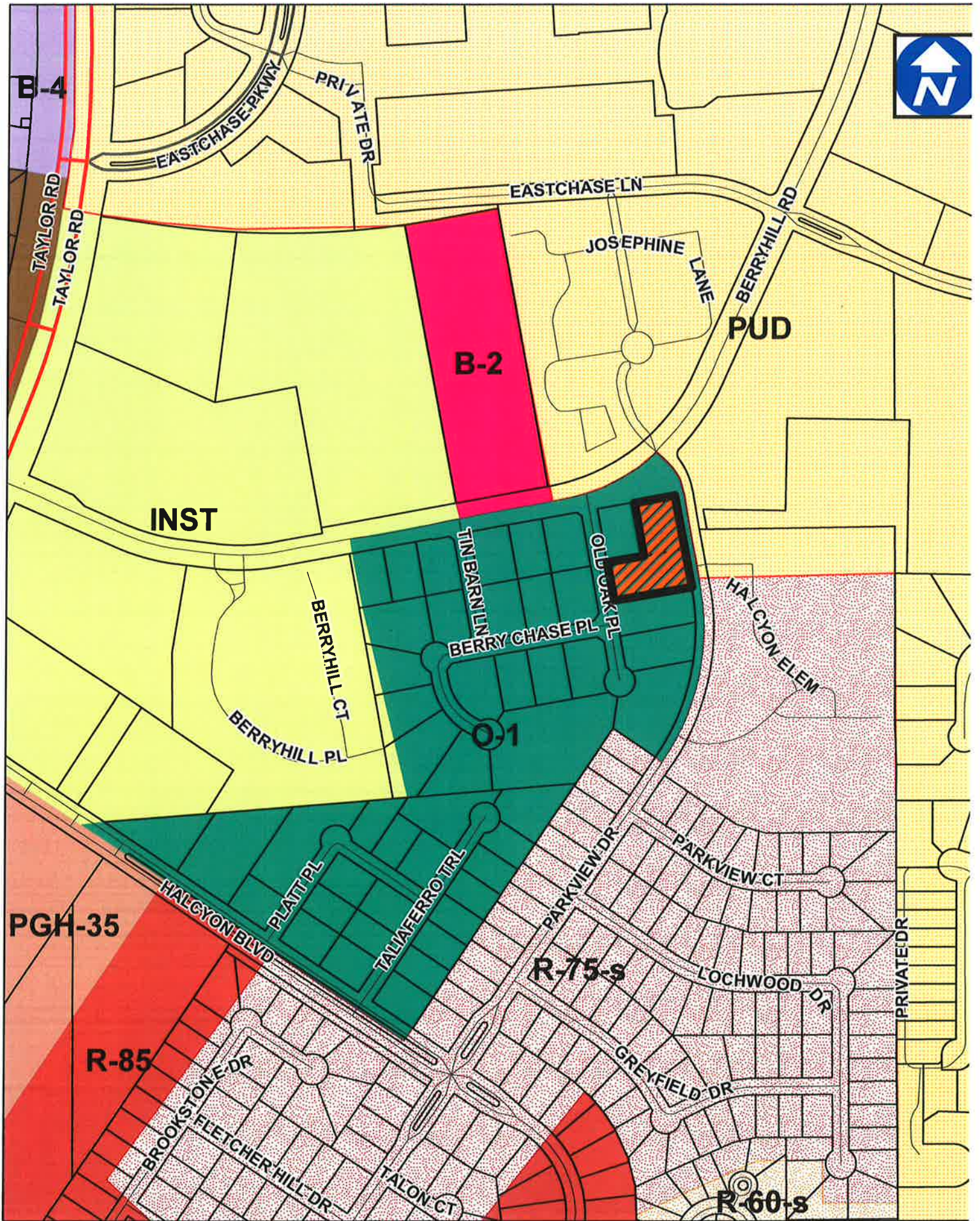
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

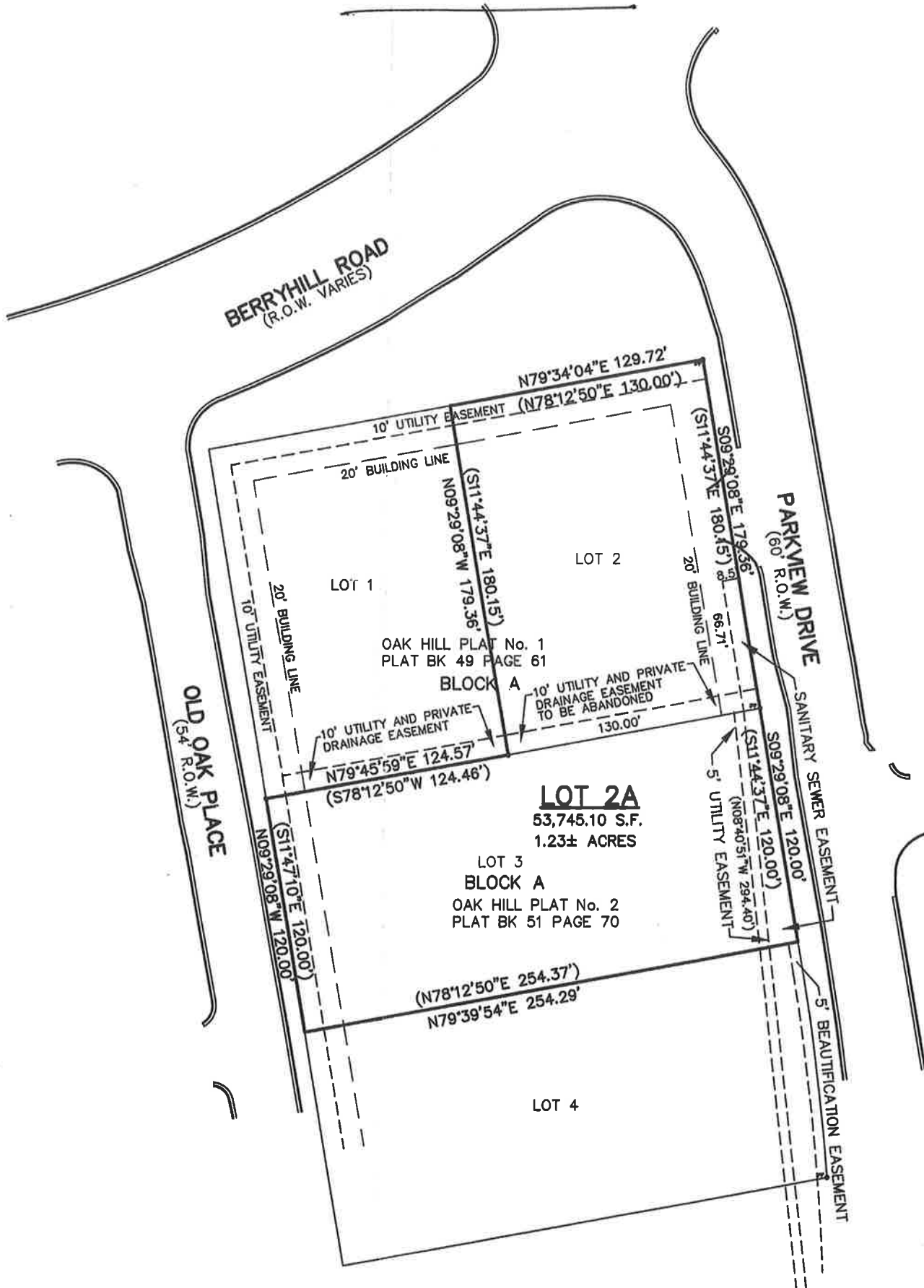


ITEM NO.

13A

Oakhill 3

4
2



13B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

13C

14. DP-2016-018 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Rich's Carwash

SUBJECT: Public hearing for a development plan for a new building to be located at 101 Perry Hill Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,590 sq. ft. building for a carwash. There are 29 paved parking spaces indicated on the site plan. There are two (2) access drives to an existing private access easement. All applicable requirements will be met.

COUNCIL DISTRICT: 1

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.

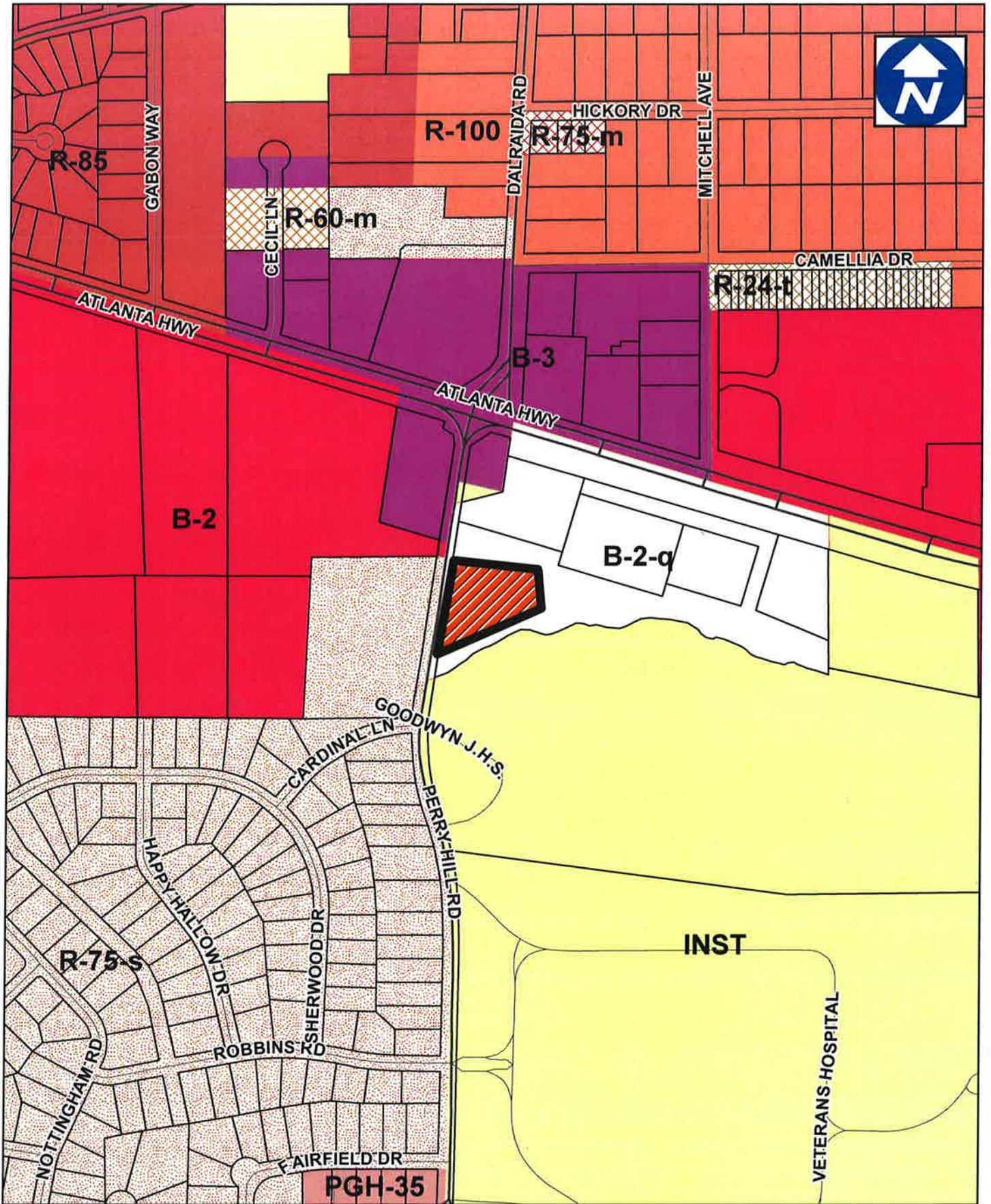
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

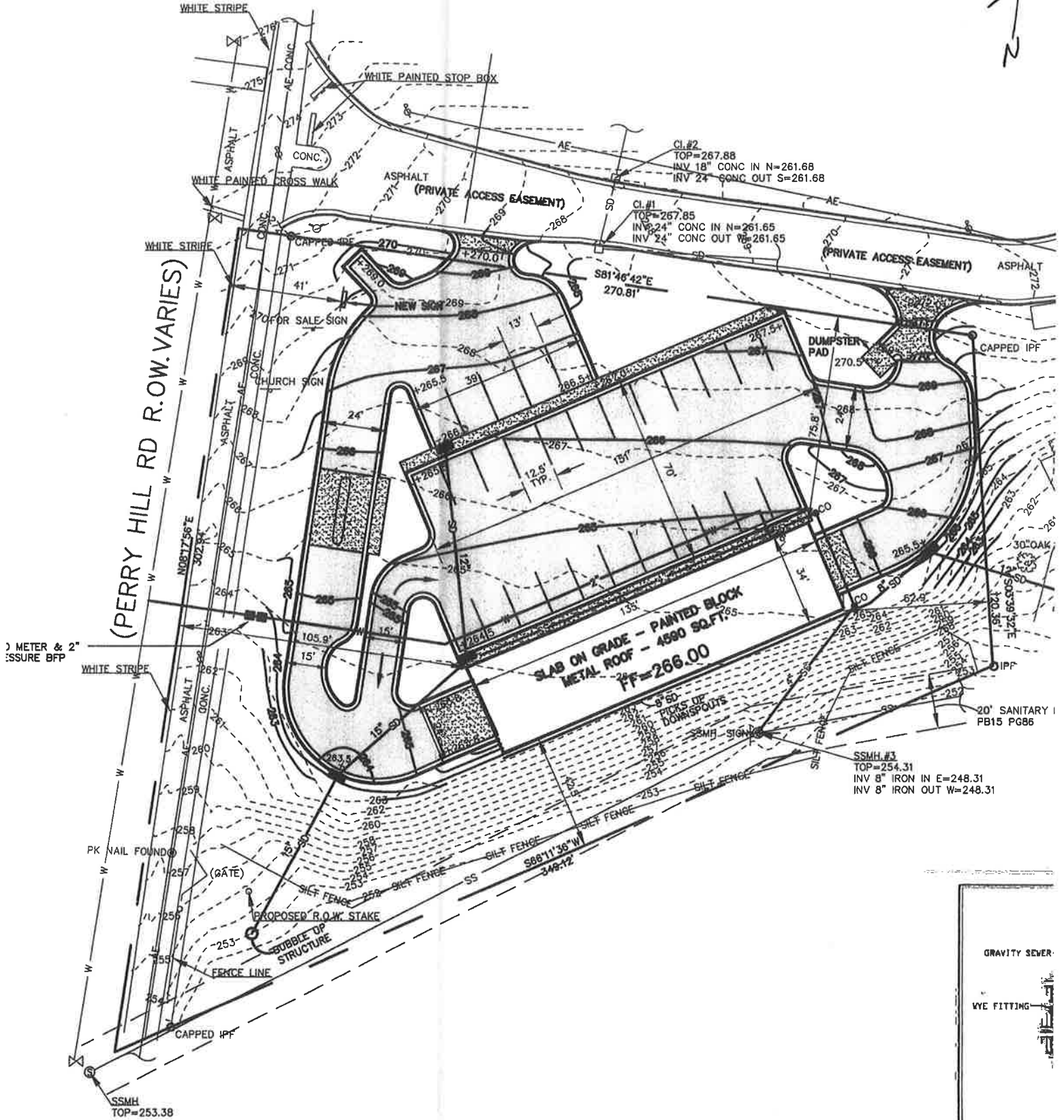
COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY  ITEM NO. 14A

1 inch = 400 feet



(PERRY HILL RD R.O.W. VARIES)

NOB 71°56'E
302.84'

3 METER & 2\"/>

PK NAIL FOUND

PROPOSED R.O.W. STAKE

BUBBLE UP STRUCTURE

FENCE LINE

CAPPED IPF

SSMH
TOP=253.38

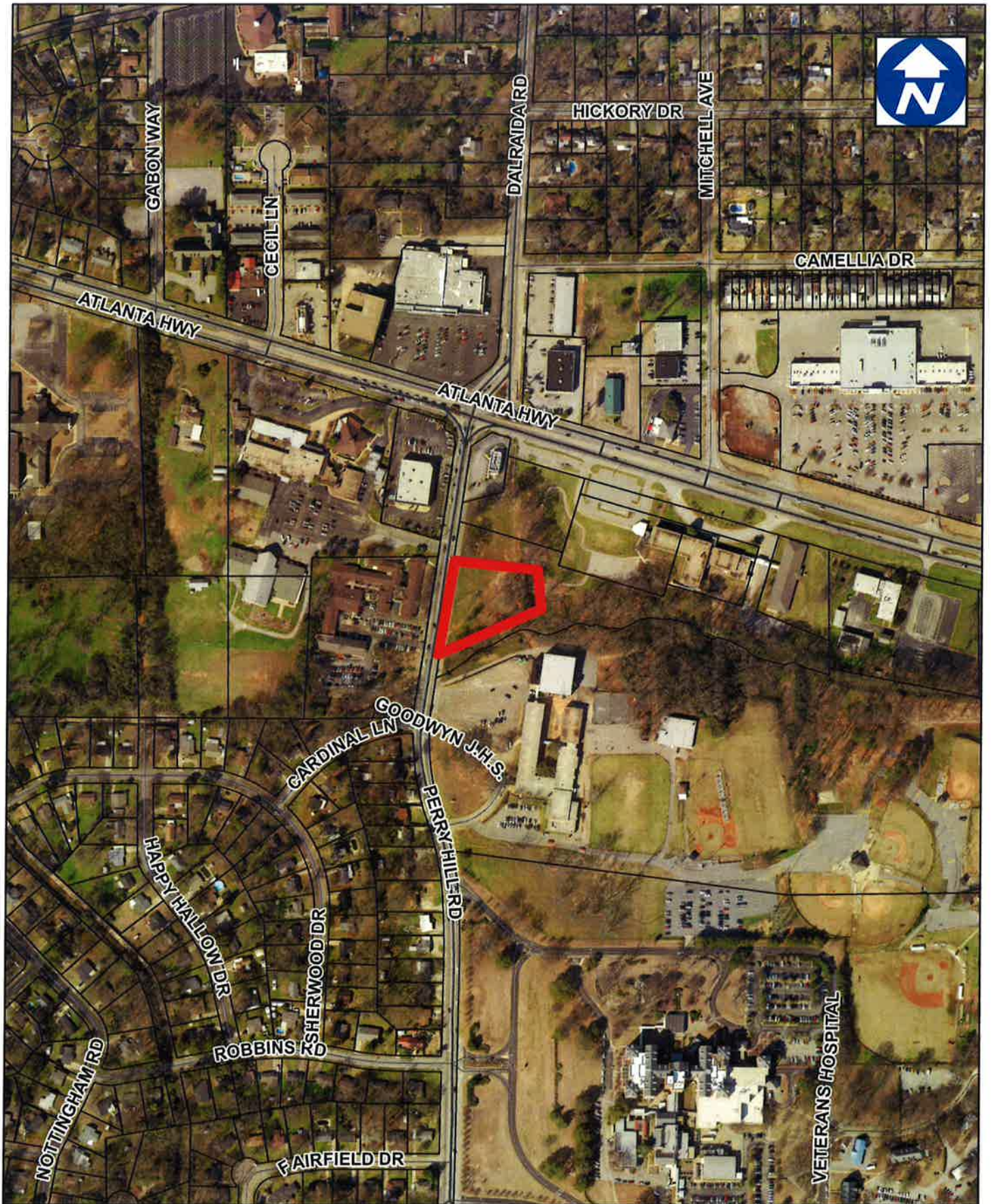
SLAB ON GRADE - PAINTED BLOCK
METAL ROOF - 4880 SQ.FT.
FF=266.00

SSMH #3
TOP=254.31
INV 8" IRON IN E=248.31
INV 8" IRON OUT W=248.31

GRAVITY SEWER

WE FITTING

14B



DEVELOPMENT SITE SUBJECT PROPERTY  ITEM NO. 14C

1 inch = 400 feet