

Planning Commission Agenda

June 23, 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 May 26, 2016 meeting

June 23, 2016

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2016-009	Joseph James	Dunbar Street	Rezoning	1
2.	8821	Goodwyn, Mills & Cawood	EastChase Lane	Plat	2
3.	DP-2007-064	J. M. Garrett & Son	McGehee Road	DP	3
4.	DP-2010-018	Rose City Outdoor, LLC	Boyd-Cooper Pkwy.	DP	4
5.	DP-2016-024	Danny Clements Builder	Northbelt Drive	DP	5
6.	8823	Alabama Land Surveyors	Hunter Loop Road	Plat	6
7.	8822	Jeffcoat Engineers	Carter Hill Road	Plat	7
8.	DP-2015-026	“ “	Carter Hill Road	DP	8
9.	DP-1976-075	Pilgreen Engineering	Gunter Park Drive W	DP	9
10.	8818	“ “	Faith Lane	Plat	10
11.	8819	“ “	Chantilly Parkway	Plat	11
12.	8820	“ “	Mildred Street	Plat	12

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

1. 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.

This request was delayed at the May 26, 2016 Planning Commission meeting.

COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

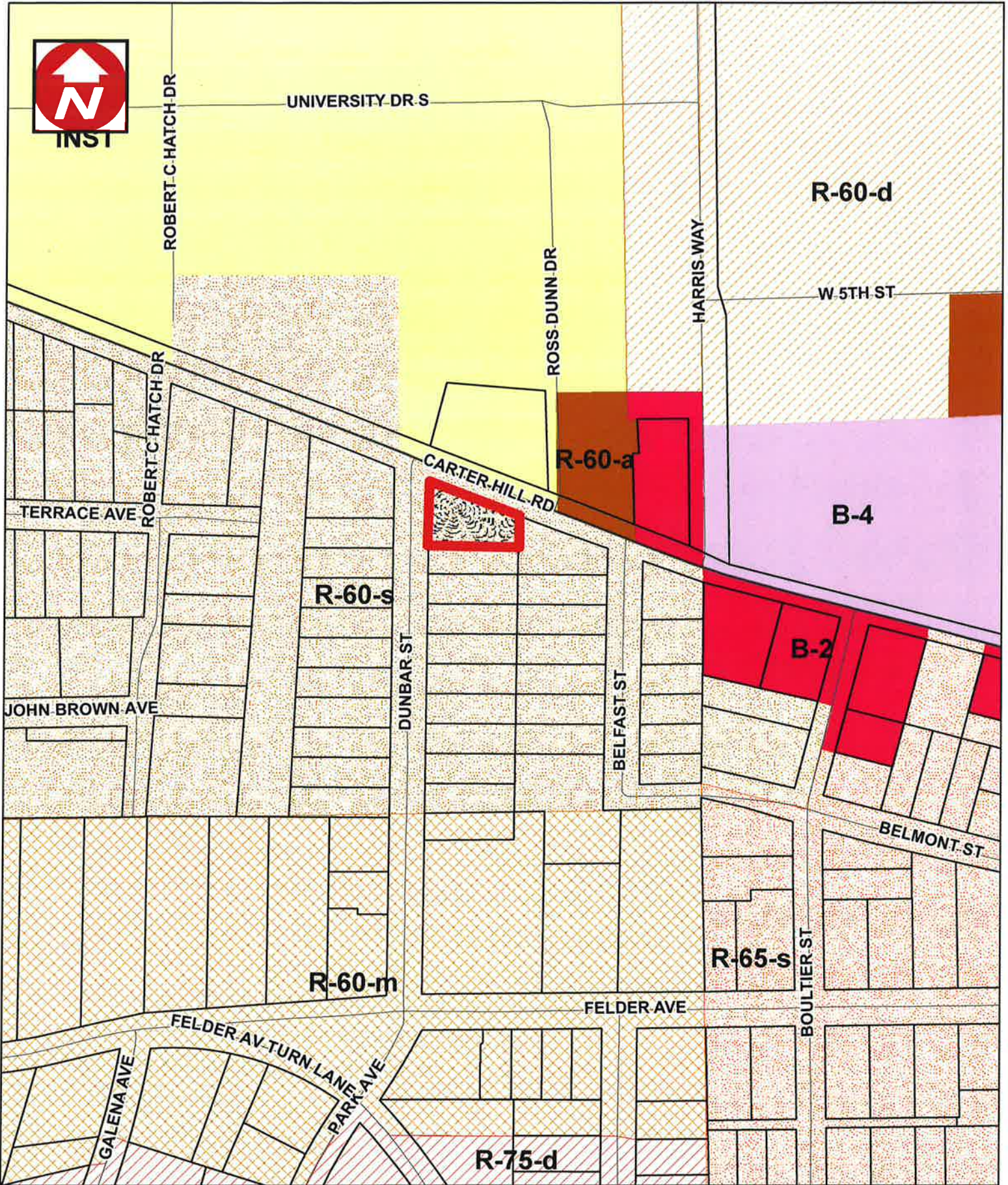
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



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

1 inch = 200 feet

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

ITEM NO. 1A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2016-009

1 inch = 200 feet

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

ITEM NO. 1B

2. 8821 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: EastChase Office Lot, LLC

SUBJECT: Request final approval of Lakeview Center Plat No. located on the east side of EastChase Lane, approximately 900 ft. south of EastChase Parkway (2660 EastChase Lane), in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats part of an existing lot for office use. Lot A (6.10 acres) has approximately 900 ft. of frontage along EastChase lane and a depth of approximately 700 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.

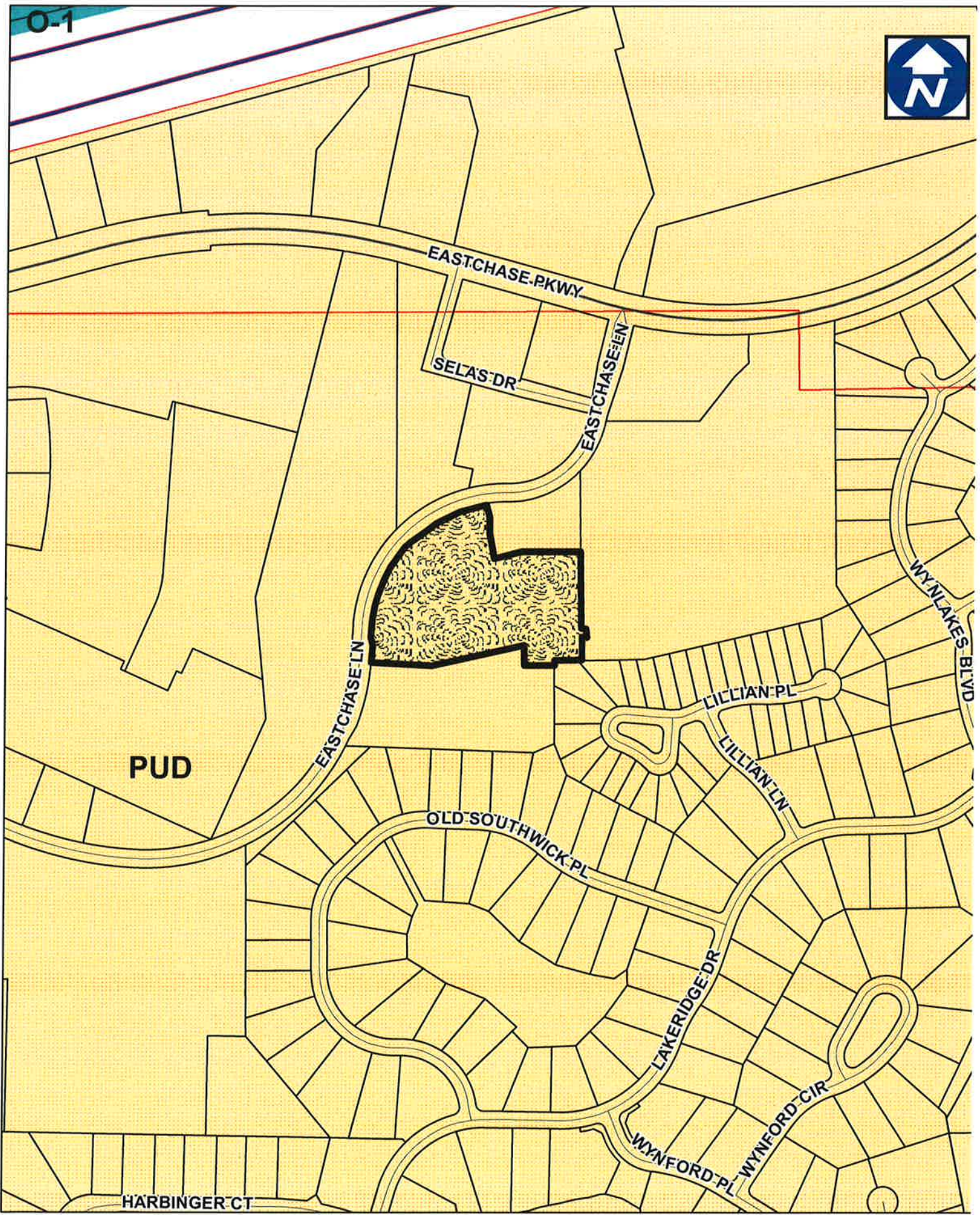
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PUD

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. DP-2007-064 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Ztec

SUBJECT: Public hearing for a development plan for a building to be located at 3001 McGehee Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a new 3,447 sq. ft. building with a 2,310 sq. ft. canopy. There are two (2) existing access drives to McGehee Road, and two (2) existing access drives to Carter Hill Road. All four (4) access drives and sidewalks will be repaved as required. There are 23 paved parking spaces indicated on the site plan (which include eight (8) spaces at the fuel pumps). All other applicable requirements will be met.

Planning Controls Comment(s): There is no signage indicated or approved. The dumpster enclosure will be required to be of an aesthetic material.

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.

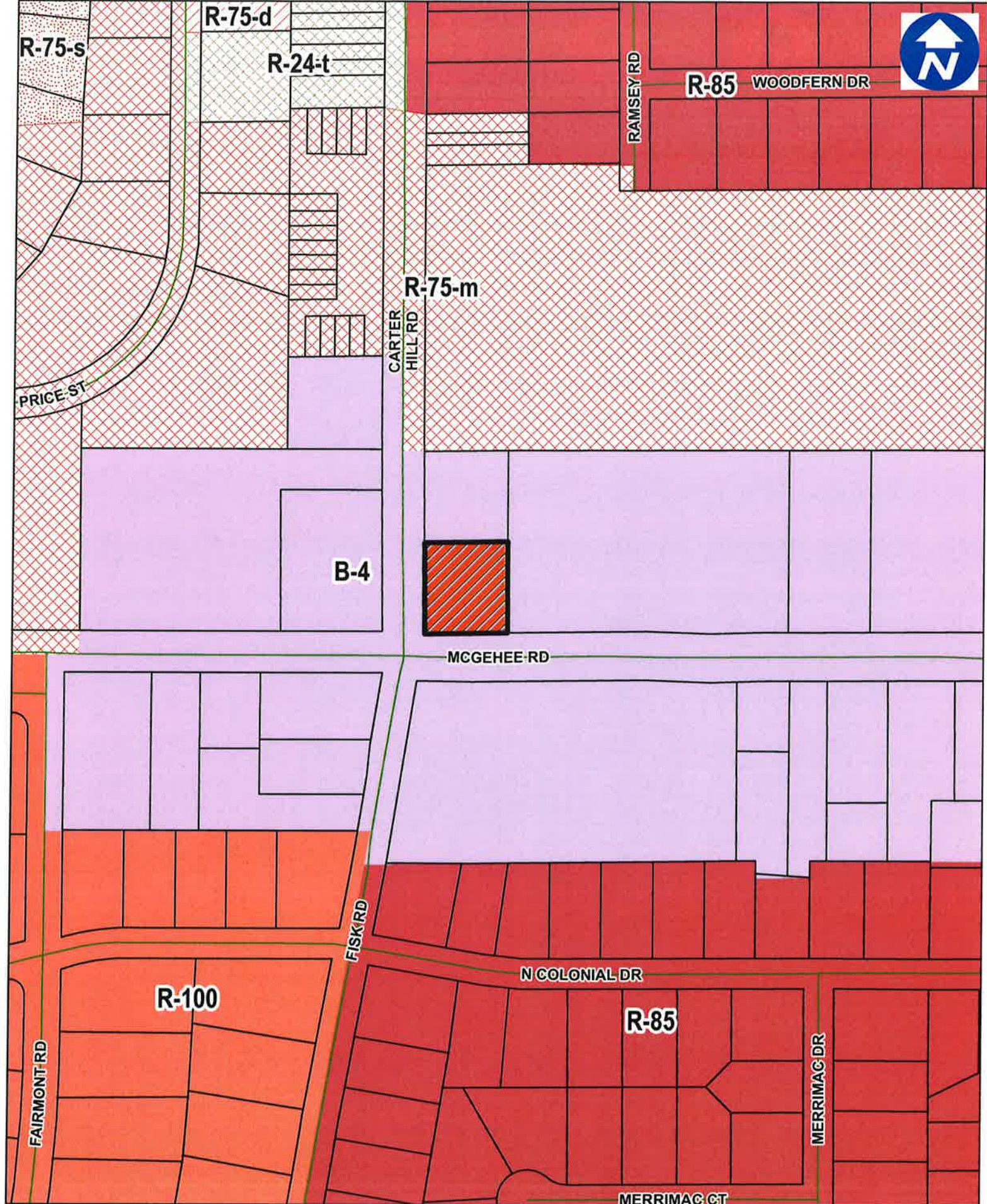
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

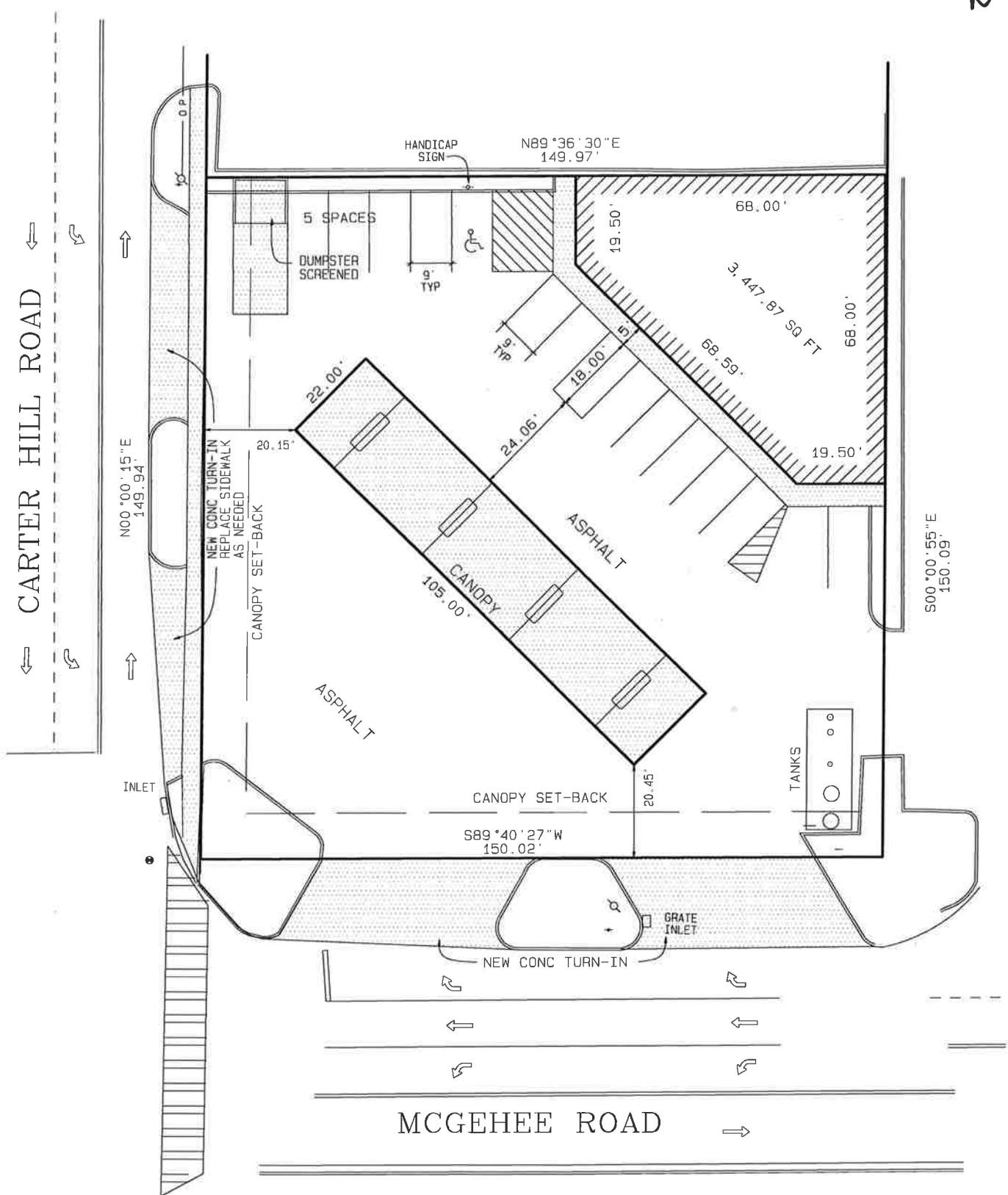
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

2-A



3B



DEVELOPMENT SITE

1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO.

3C

4. DP-2010-018 **PRESENTED BY:** Rose City Outdoor, LLC

REPRESENTING: Boyd Investments, LLC

SUBJECT: Public hearing for a development plan for a billboard to be located at 9201 Boyd-Cooper Parkway in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a double-faced billboard on a unipole that will be 672 sq. ft. per side (1,344 sq. ft. total) and 80 ft. in height, which is 48 ft. above grade. The proposed billboard will be placed on a vacant lot. The Board of Adjustment will hear a request for a 30 ft. height variance (50 ft. height allowed) and an 18 ft. above grade variance (30 ft. allowed) at the June 16, 2016 meeting. All other 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.

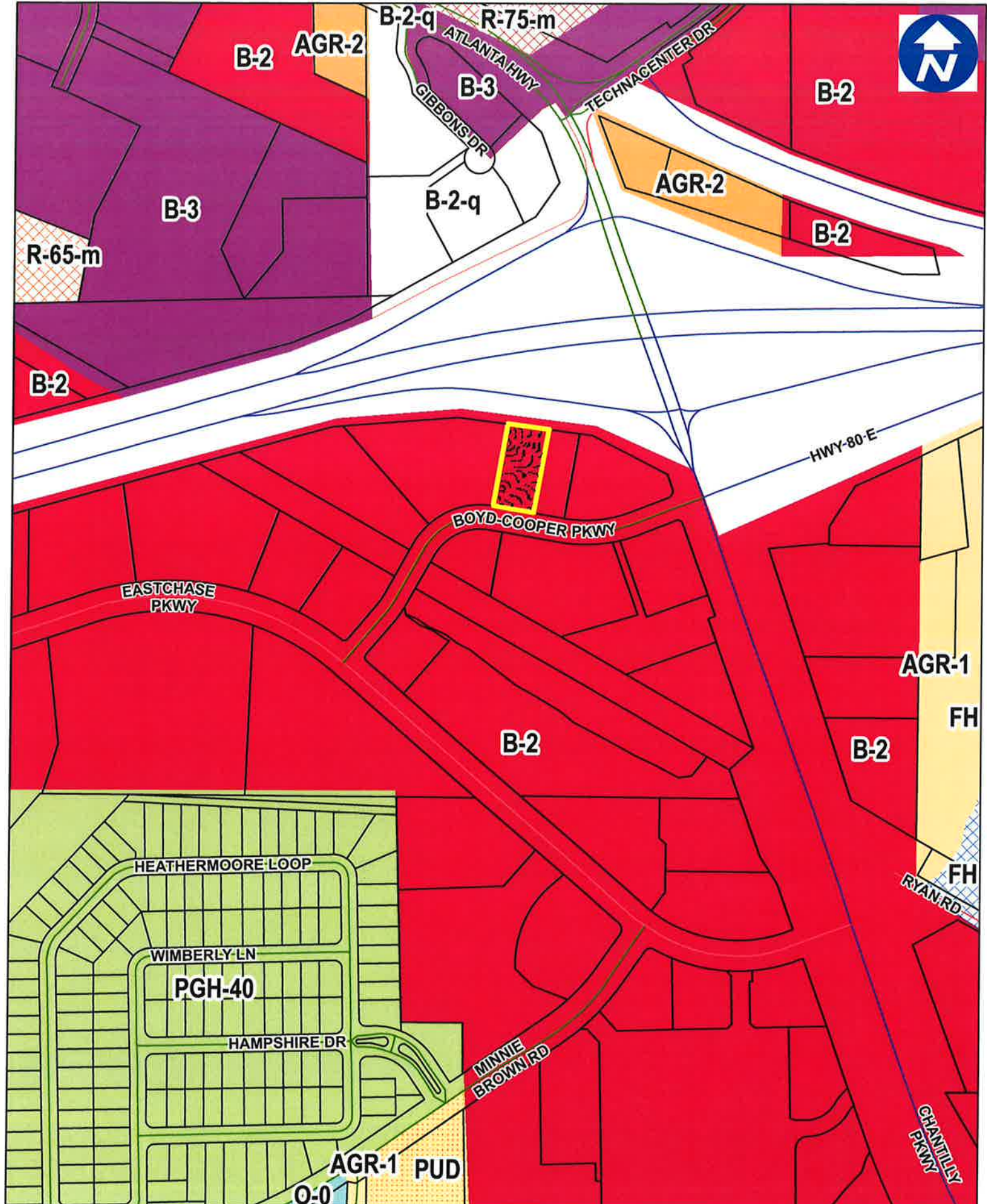
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

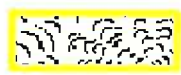
ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A



I-85 Northbound



I-85 Southbound





DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4.D

5. DP-2016-024 **PRESENTED BY:** Danny Clements Builder

REPRESENTING: Gulf Coast Truck & Equipment Co. Inc.

SUBJECT: Public hearing for a development plan for a two (2) buildings to be located on the west side of Northbelt Drive, approximately 2,200 feet north of North Boulevard, in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct two (2) new buildings totaling 28,168 sq. ft. There are 16 paved parking spaces provided onsite. There is one (1) access drive to Northbelt Drive. 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.

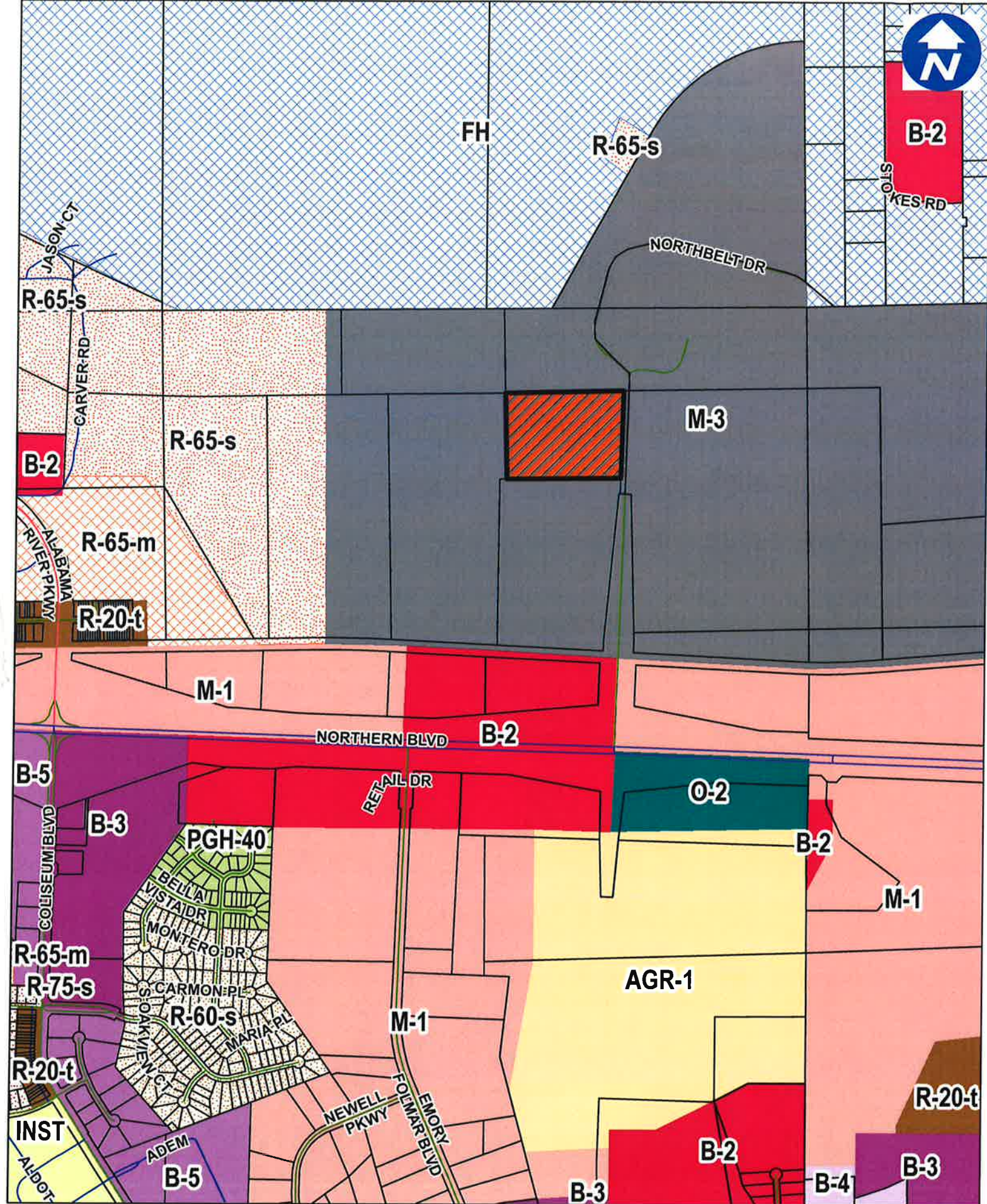
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 5A

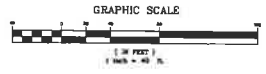
5b

BUILDING DATA	
SHOP/SERVICE AREA	11,100 SQ.FT.±
SALES/OFFICE/SMALL PARTS AREA	6,970 SQ.FT.±
LARGE PARTS AREA	4,430 SQ.FT.±
T O T A L	NEW BUILDING - 18,500 SQ.FT.±
NEW COVERED LOADING AREA	1,168 SQ.FT.±
2-BAY SHOP/WASH BAY AREA	4,500 SQ.FT.±
CONCRETE SLAB, STEEL FRAMING, METAL ROOF	

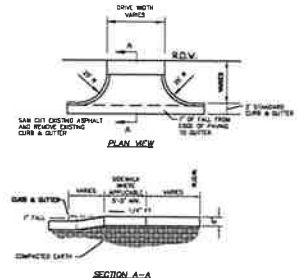


- NOTES:
1. ALL UTILITIES SHOWN WERE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRECTLY LOCATE ALL SUCH UTILITIES IN THE AREA. OWNER IS ADVISED TO VERIFY THE LOCATION OF ALL UTILITIES IN THE AREA BEFORE CONSTRUCTION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.
 2. THE STREET CLOSURE SHALL BE A CITY STANDARD PAVEMENT PATCH AND OF FEET LINE SHALL BE WITH APPROX. 100 FT.
 3. BEFORE ANY STREET CLOSURE, CONTACT THE LOCAL CITY ENGINEER OR THE CITY ENGINEER'S OFFICE FOR ANY SPECIAL REQUIREMENTS.
 4. ALL CHANGES OR REVISIONS MADE TO THE PLANS MUST BE SUBMITTED FOR APPROVAL.
 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM THE LOCAL CITY ENGINEER AND THE STATE OF ALABAMA.
 6. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF REMOVED CURBS AND OTHER SURFACES TO ORIGINAL CONDITIONS.
 7. ANY CHANGES OR REVISIONS MADE TO THE PLANS MUST BE SUBMITTED FOR APPROVAL.
 8. ALL MEASUREMENTS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM THE LOCAL CITY ENGINEER AND THE STATE OF ALABAMA.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM THE LOCAL CITY ENGINEER AND THE STATE OF ALABAMA.

DESCRIPTION	LEGEND	
	EXISTING	NEW
PAVING		
CURB & GUTTER		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		
BARRIER BEVEL MARKER		
BARRIER BEVEL LINE		
GAS LINE		
SEWER MANHOLE		
SEWER BUILT		
STORM DRAIN LINE		
PROPERTY LINE		
CLEAR-OUT		
WATER LINE		
ELECTRIC (OVERHEAD)		
WATER METER		
FIRE HYDRANT		
POWER POLE		
TRAFFIC SIGN		
TREE LINE		
THIS		
IRON PIPE FOUND		
POLE		
VALVE		
CONTRAIL		



PEC
PROFESSIONAL ENGINEERING CONSULTANTS, LLC
 822 South McDermott Street
 Montgomery, Alabama 36104
 Phone: (334) 262-7307
 Fax: (334) 262-7308



** See enlarged plan on next page*

NOTE: HORIZONTAL AND VERTICAL CONTROL BASED ON ALDOT CORS. STATION

DANNY CLEMENTS
 BUILDER, INC.
 1024 Monticello Park
 Montgomery, Alabama
 (334) 279-0605
 State General Contractors
 License no. 13693

A NEW BUILDING FOR
GULF COAST TRUCK and EQUIPMENT CO., INC.
 NORTH BELT DRIVE / MONTGOMERY, ALABAMA

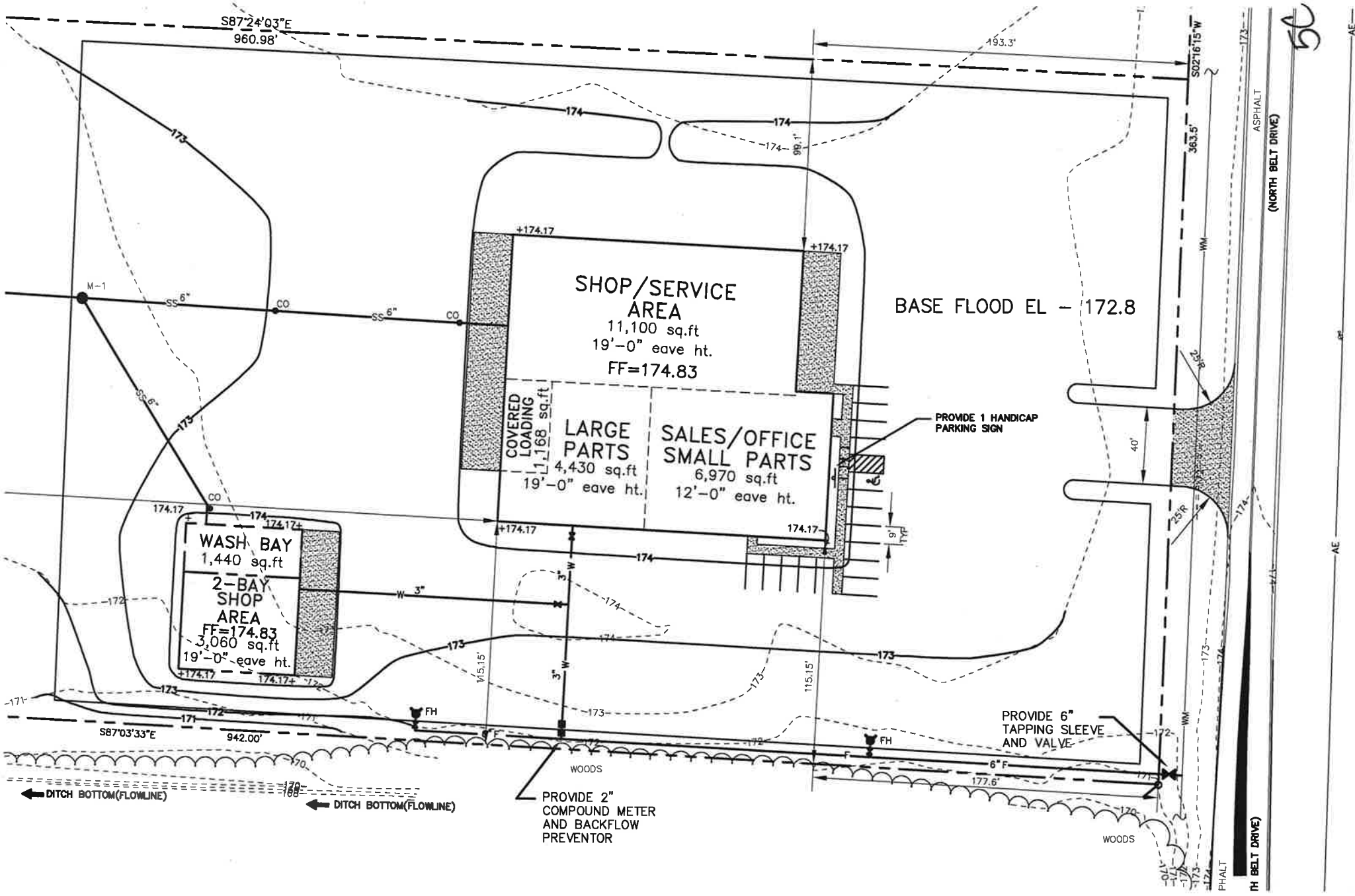
DEVELOPMENT

ISSUE:	DATE:
PRELIMINARY	05/23/16

SHEET TITLE:
 SITE PLAN LAYOUT

SHEET NUMBER:

C1.01



S87°24'03"E
960.98'

193.3'

S02°16'15"W
363.5'

SHOP/SERVICE AREA
11,100 sq.ft
19'-0" eave ht.
FF=174.83

BASE FLOOD EL - 172.8

COVERED LOADING
1,168 sq.ft

LARGE PARTS
4,430 sq.ft
19'-0" eave ht.

SALES/OFFICE SMALL PARTS
6,970 sq.ft
12'-0" eave ht.

PROVIDE 1 HANDICAP PARKING SIGN

WASH BAY
1,440 sq.ft

2-BAY SHOP AREA
FF=174.83
3,060 sq.ft
19'-0" eave ht.

PROVIDE 6" TAPPING SLEEVE AND VALVE

PROVIDE 2" COMPOUND METER AND BACKFLOW PREVENTOR

DITCH BOTTOM (FLOWLINE)

DITCH BOTTOM (FLOWLINE)

ASPHALT
(NORTH BELT DRIVE)

PHALT
(N BELT DRIVE)

50

AE

AE



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

50

6. 8823 **PRESENTED BY:** Alabama Land Surveyors

REPRESENTING: Epic Midstream LLC

SUBJECT: Request final approval of Epic Midstream Plat No. 1 located at 520 Hunter Loop Road in M-3 (General Industrial) and R-99-p (Mobile Home Park) Zoning Districts.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (11.78 acres) has 500.07 ft. of frontage along Hunter Loop Road and a depth of 1,174 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, 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: _____



AGR-2

M-1-q

FANNIN RD

R-99-p

RICHARDS DR

LAURA CIR

PEACH ORCHARD DR

BAILEY CIR

TWIN OAKS DR

M-3

FH

HUNTER LOOP RD

WELL RD

R-85

AGR

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A

66

EPIC MIDSTREAM PLAT NO. 1

BEING A PLAT OF A PORTION OF LOT B & LOT C OF THE ROBERT LEE FARMS SURVEY AS RECORDED IN PLAT BOOK 5 AT PAGE 26 ALSO BEING A PORTION OF THE SAME PROPERTY AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN RLPY 04531 AT PAGE 0023. SAID LAND LYING THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

State of _____ County

I, Joe Woller, as Director of Business Development for Epic Midstream LLC, the owner of the property shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this _____ day of _____, 2016.

Joe Woller
Director of Business Development,
Epic Midstream, LLC.

State of _____ County

I, _____ the undersigned authority, a Notary Public in and for the said State at Large, hereby certify that Joe Woller, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, being informed of the contents of said Certificate and Plat, did execute the same voluntarily and with full authority, for himself and for his principals, on the same bears date.

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

NOTARY PUBLIC
My Commission Expires _____

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

State of Alabama
Montgomery County

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

DATE:
George C. Speake Montgomery County Engineer

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY

State of Alabama
Montgomery County

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on and is approved according to the CODE OF ALABAMA 11-52-32. BY:

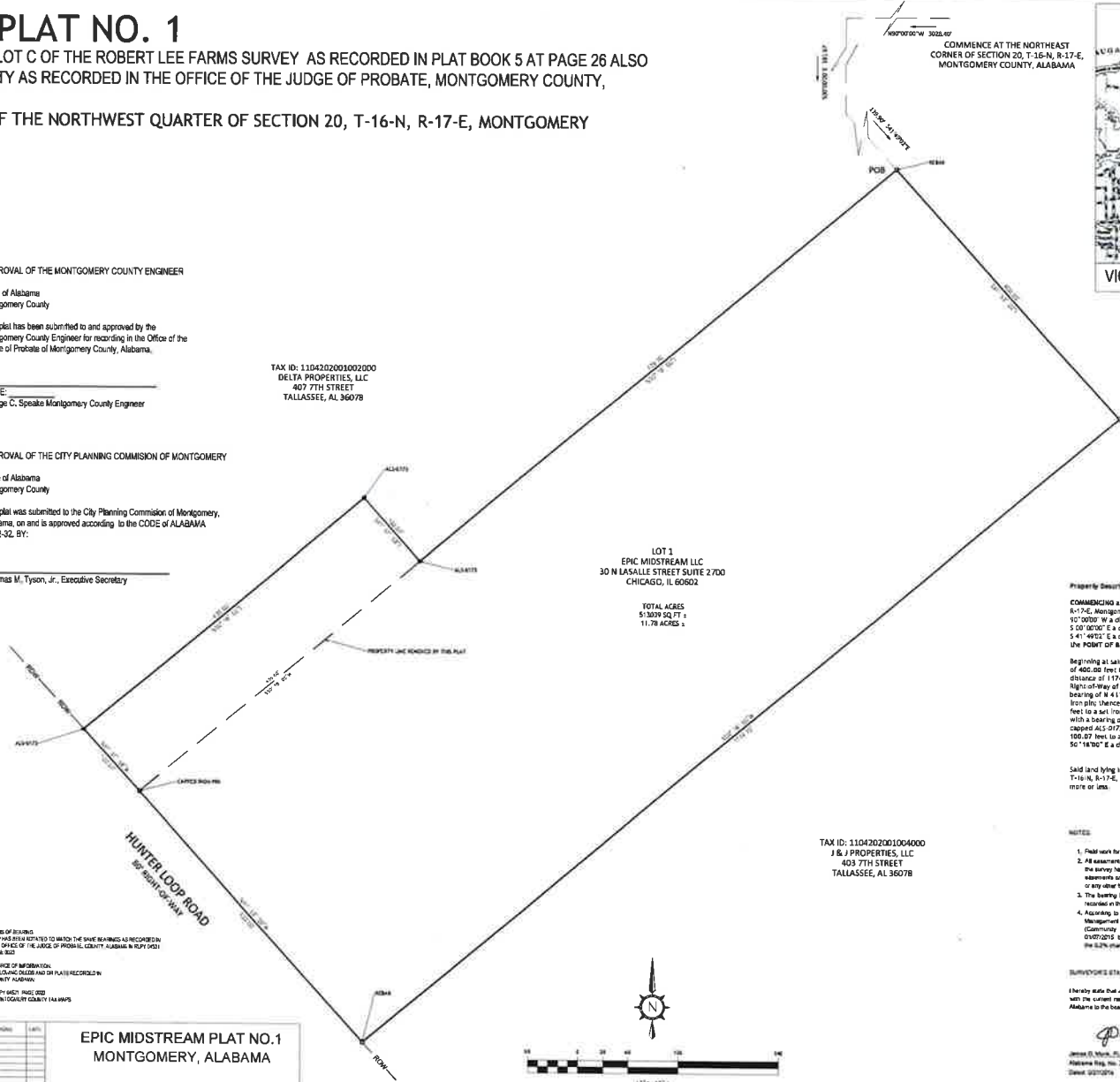
Thomas M. Tyson, Jr., Executive Secretary

TAX ID: 1104202001002000
DELTA PROPERTIES, LLC
407 7TH STREET
TALLASSEE, AL 36078

LOT 1
EPIC MIDSTREAM LLC
30 N LASALLE STREET SUITE 200
CHICAGO, IL 60602

TOTAL ACRES
5.7309 SQ. FT.
11.78 ACRES ±

TAX ID: 1104202001004000
J & J PROPERTIES, LLC
403 7TH STREET
TALLASSEE, AL 36078



Property Description
COMMENCING at a point being the Northeast corner of Section 20, T-16-N, R-17-E, Montgomery County, Alabama; thence with a bearing of N 9° 00'00" W a distance of 2028.40 feet to a point; thence with a bearing of S 0° 00'00" E a distance of 181.87 feet to a point; thence with a bearing of S 41° 49'52" E a distance of 179.10 feet to a found rebar, said point being the POINT OF BEGINNING.
beginning at said rebar; thence with a bearing of S 41° 53'00" E a distance of 402.80 feet to a found rebar; thence with a bearing of S 30° 18'30" W a distance of 1174.70 feet to a found rebar, said point lies on the Northern Right-of-Way of Hunter Loop Road; thence along said Right-of-Way with a bearing of N 41° 57'00" W a distance of 800.00 feet to a found capset iron pin; thence with a bearing of N 41° 5'19" W a distance of 186.07 feet to a set iron pin capped ALS-0772; thence bearing said Right-of-Way with a bearing of N 50° 18'00" E a distance of 435.00 feet to a set iron pin capped ALS-0772; thence with a bearing of S 41° 5'19" E a distance of 166.87 feet to a set iron pin capped ALS-0772; thence with a bearing of N 50° 18'00" E a distance of 739.70 feet to the POINT OF BEGINNING.

- 1. Field work for the survey was completed on 5/29/2016.
- 2. All easements and right-of-ways of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or other encumbrances, restrictive covenants, conveyance or any other facts that an accurate and correct title search may disclose.
- 3. The bearing lines to this survey in relation to Map Book 2423 at Page 0023, as recorded in the Office of the Judge of Probate of Montgomery County, Alabama.
- 4. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Montgomery, Montgomery County, Alabama (Community Number 010174) Map Number 0101031831 Effective Date 01/01/2015, the site lies within Zone X marked as "Area Determined to be subject to the 50% chance flood."

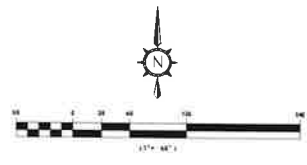
SURVEYOR'S STATEMENT
I hereby state that all parts of the survey and drawing have been completed in accordance with the current requirements of the Statute of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

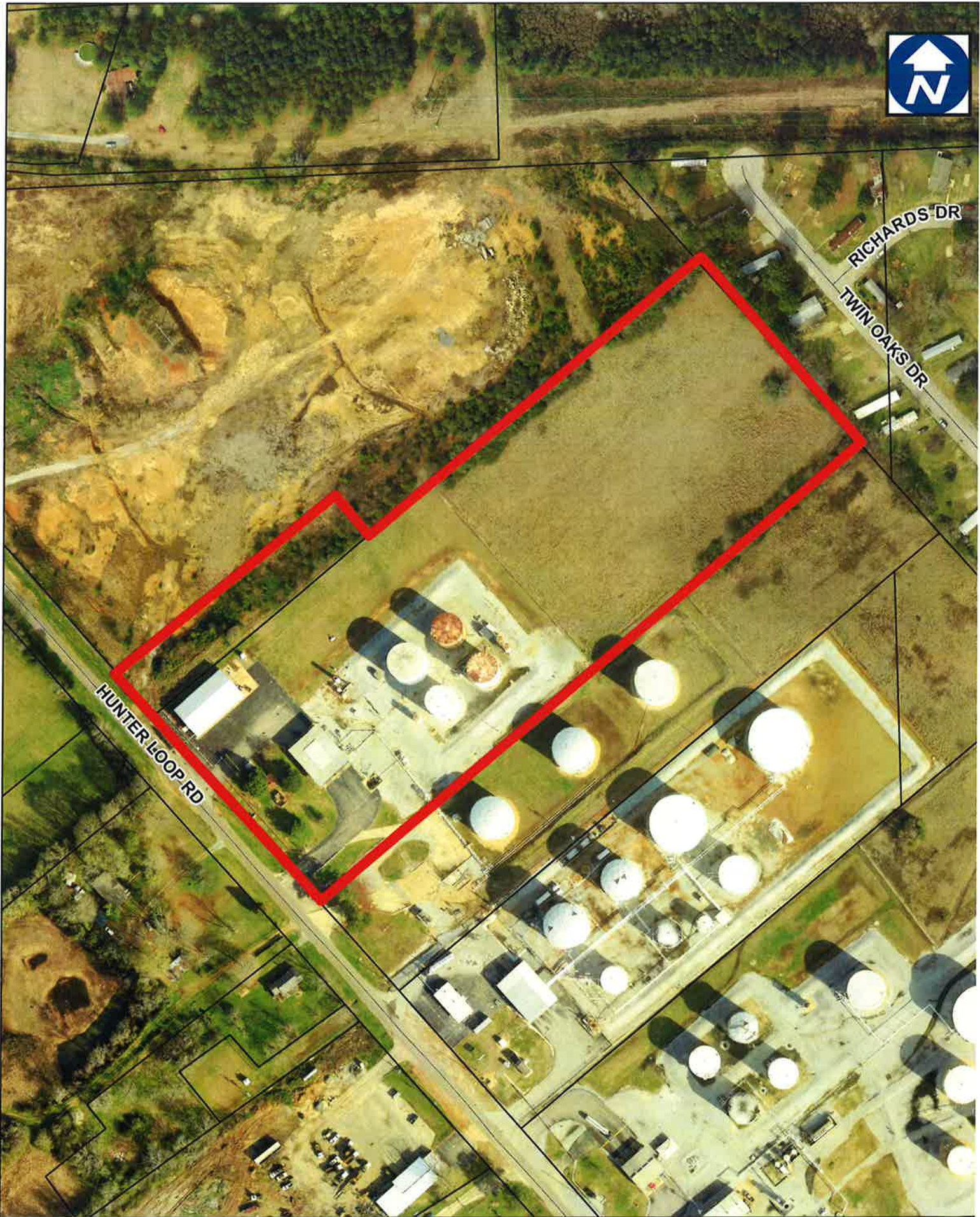
James H. Nick, PLS
Alabama Reg. No. 24262
Serial 027078
MONTGOMERY COUNTY, ALABAMA

Alabama Land Surveyors, Inc.
752 6 Memorial Drive, Prattville, AL 36047
334-264-0266 www.alabamalandsurveyors.com

FINAL PLAT
01 OF 01

EPIC MIDSTREAM PLAT NO. 1
MONTGOMERY, ALABAMA





RICHARDS DR
TWIN OAKS DR

HUNTER LOOP RD

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 8822 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: DLR Associates, LLC

SUBJECT: Request final approval of DLR-Carter Hill Road Plat No. 2 located at 2909 Carter Hill Road in a B-4 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots and portions of two (2) other lots. Lot A2 (0.83 acres) has 151.01 ft. of frontage along Carter Hill Road and a depth of 258 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 7

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

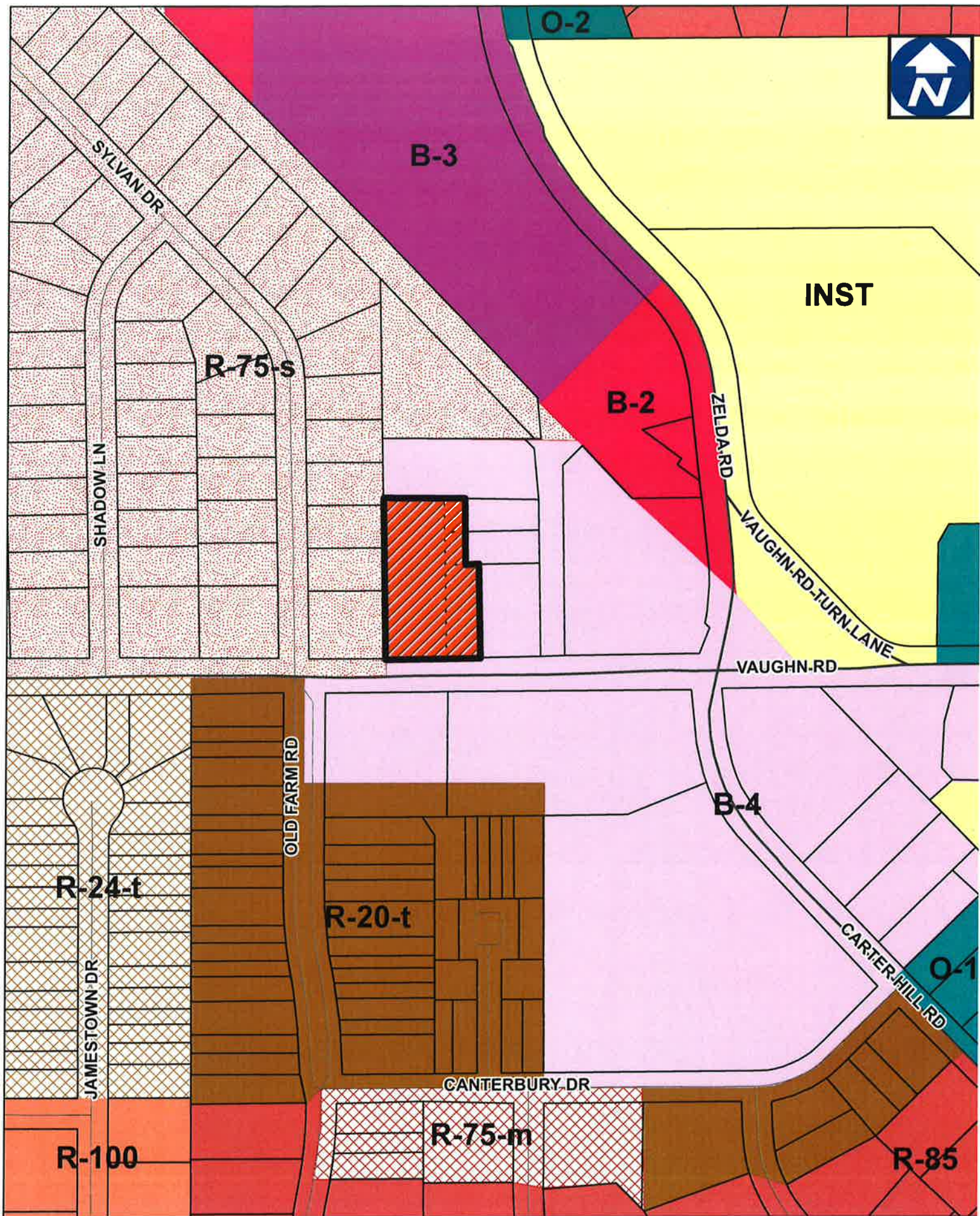
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A

MWWSSB REGULATIONS.

3. KILL ALL UNUSED SANITARY :
MWWSSB REGULATIONS.

4. THIS PROPERTY IS LOCATED
ACCORDING TO THE FEMA FLOC
2/5/14.

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



IPF
CAPPED
3" PIPE

N 89°42'14" E 100.00'

S89°42'16"W IPS

IPS 27.50'

(N 00°04'26"W-104.38')

S89°12'02"W
IPS 27.18'

(258.0')

NORTH-252.28'

IPF
1" SOLID

LOT A2
0.83 Ac±

SYLVAN DRIVE

125.0'

IPS

N 89°37'23" W 100.33'

IPS

54.68'

S89°37'23"E IPS

IPS

N 00°04'26"W-149.96' (150')

CARTER HILL ROAD

(ROW VARIES)

7B



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12

8. DP-2015-026 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Goo Goo Carwash

SUBJECT: Public hearing for a development plan for two (2) buildings and a canopy to be located at 2909 Carter Hill Road in a B-4 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct two (2) new buildings totaling 5,221 sq. ft., and a 2,970 sq. ft. canopy. There are eight (8) designated paved parking spaces provided onsite. There is a dual access entrance, a gate controlled full access drive, and a "Right Out Only" access drive.

This was originally heard at the July 25, 2015 Planning Commission meeting; and has since acquired more property and reconfigured the site. The original plan had a carwash building which upon exiting you turn left to access the vacuum area and/or exit the property.

The revised site plan, as you exit the carwash you can turn left to access the vacuum area and/or exit the property by the full service access drive, or you can turn right to access the Flex Service (full-service or express detail services) and exit the by the "Right Out Only" access.

COUNCIL DISTRICT: 7

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

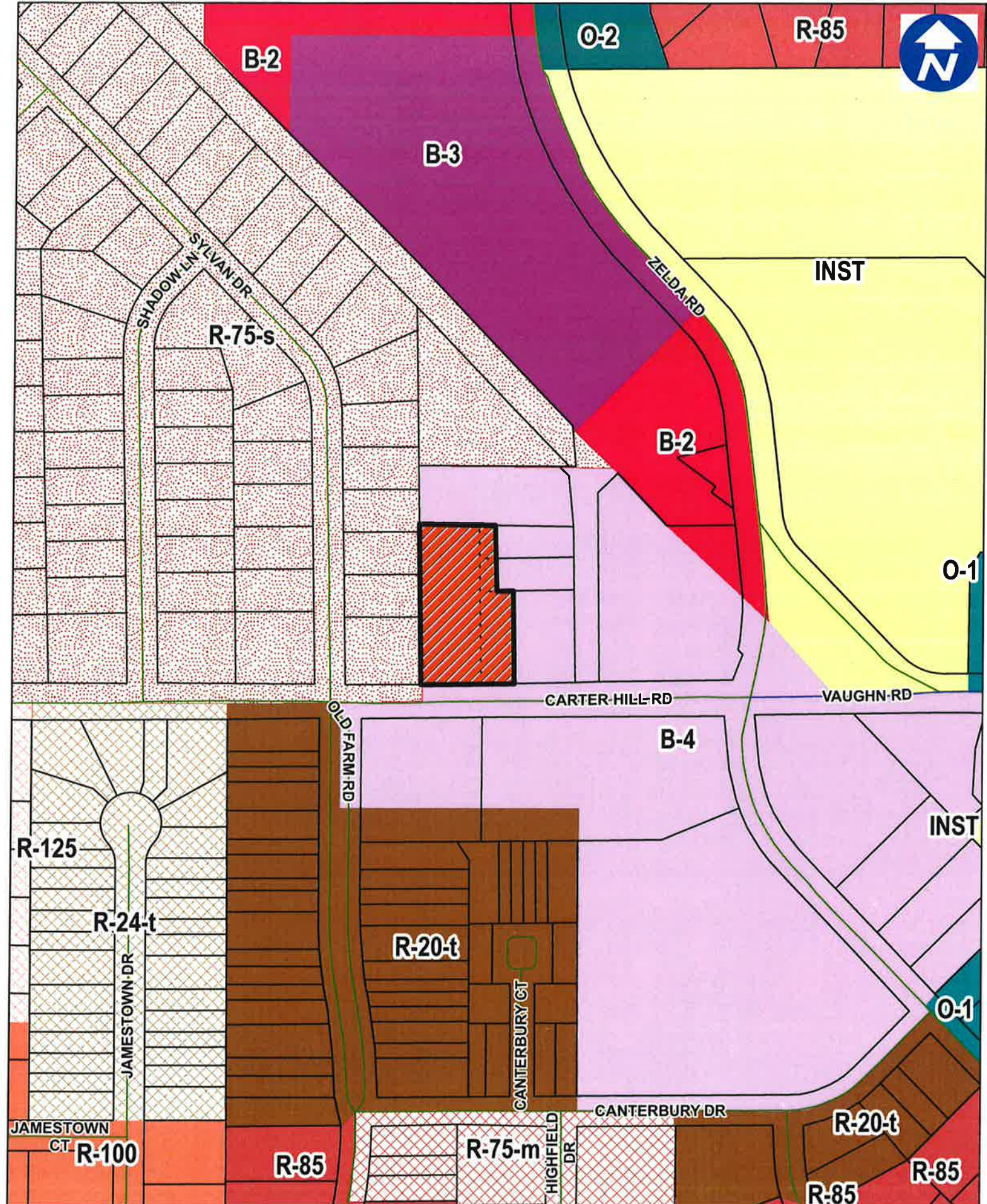
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

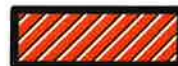
ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8A



DEVELOPMENT SITE

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. DP-1976-075 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Capitol Container

SUBJECT: Public hearing for a development plan for an addition to a building located at 2734 Gunter Park Drive West in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 40,500 sq. ft. addition to a 54,120 sq. ft. building. There are two (2) existing access drives to Gunter Park Drive West, and one (1) new access drive Container Drive. There are 25 existing and 7 new parking spaces 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.

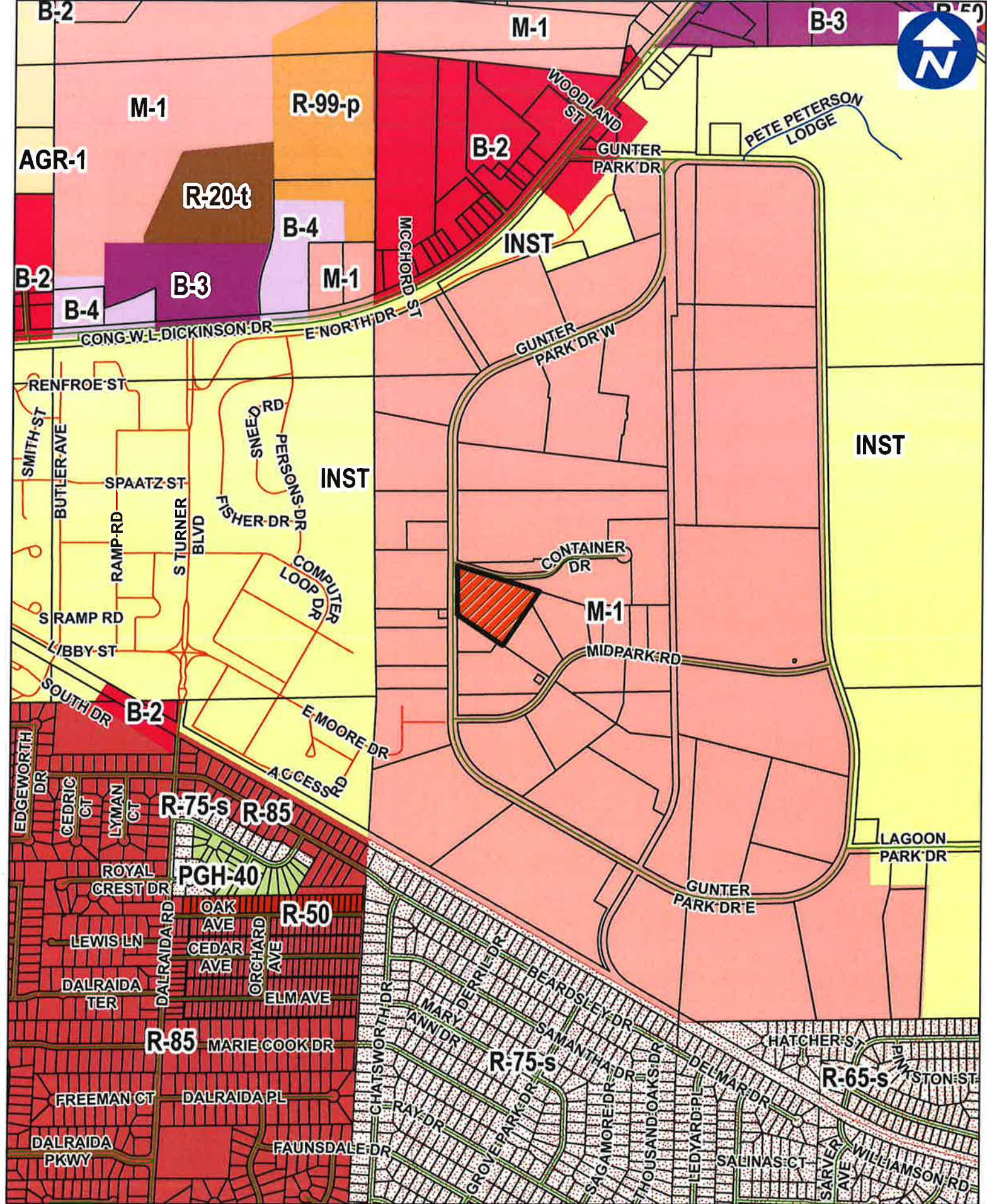
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

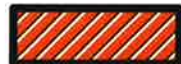
ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

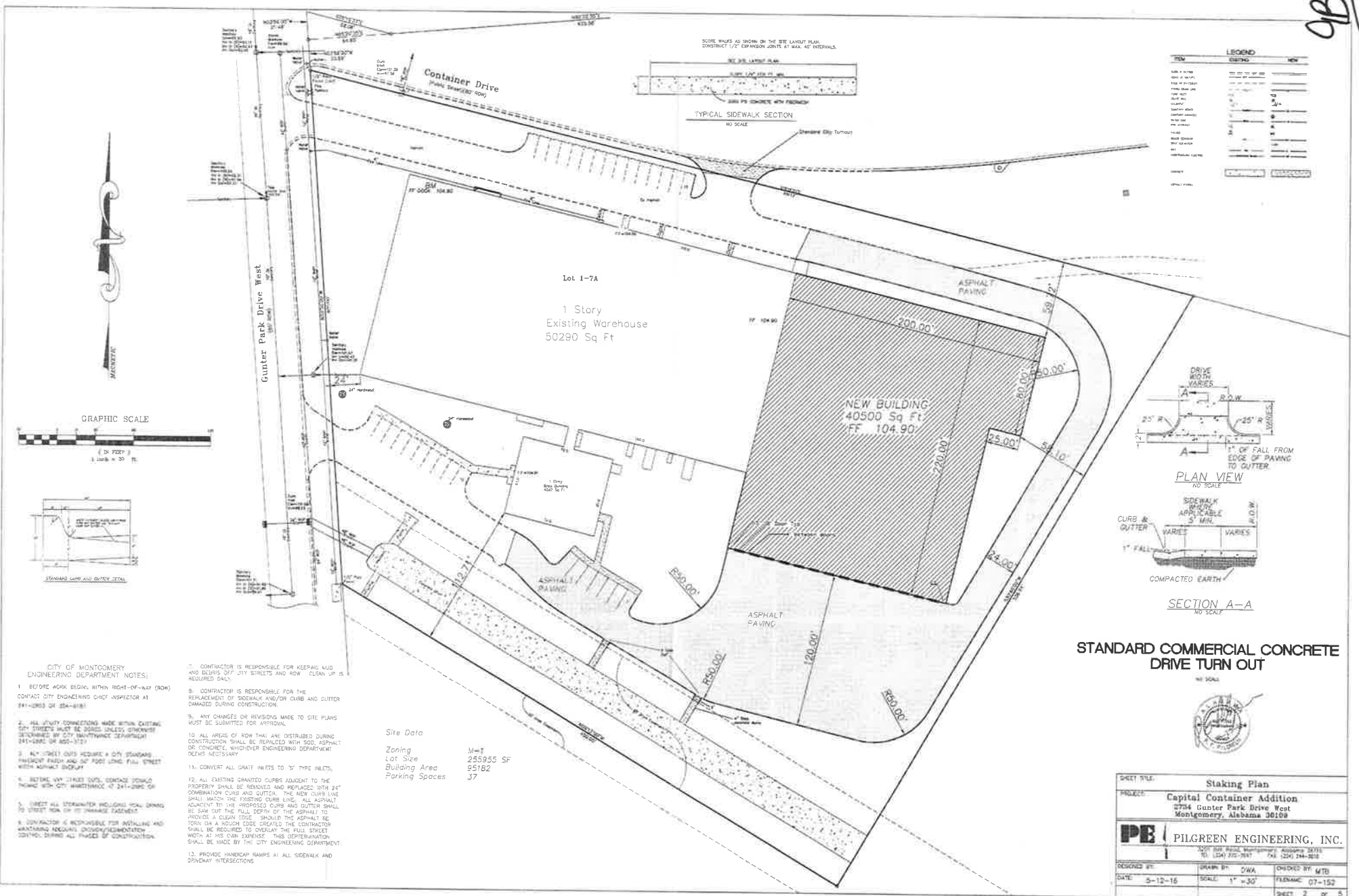
SUBJECT PROPERTY



ITEM NO.

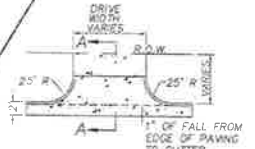
QA

98

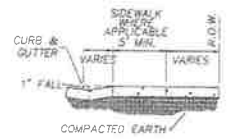


LEGEND

SYMBOL	DESCRIPTION	NEW
(Symbol)	ASPHALT PAVING	
(Symbol)	CONCRETE	
(Symbol)	GRAVEL	
(Symbol)	COMPACTED EARTH	
(Symbol)	12" CURB & GUTTER	
(Symbol)	5" ASPHALT	
(Symbol)	1" FALL	
(Symbol)	UTILITY	
(Symbol)	EXISTING	
(Symbol)	NEW	



PLAN VIEW
NO SCALE



SECTION A-A
NO SCALE

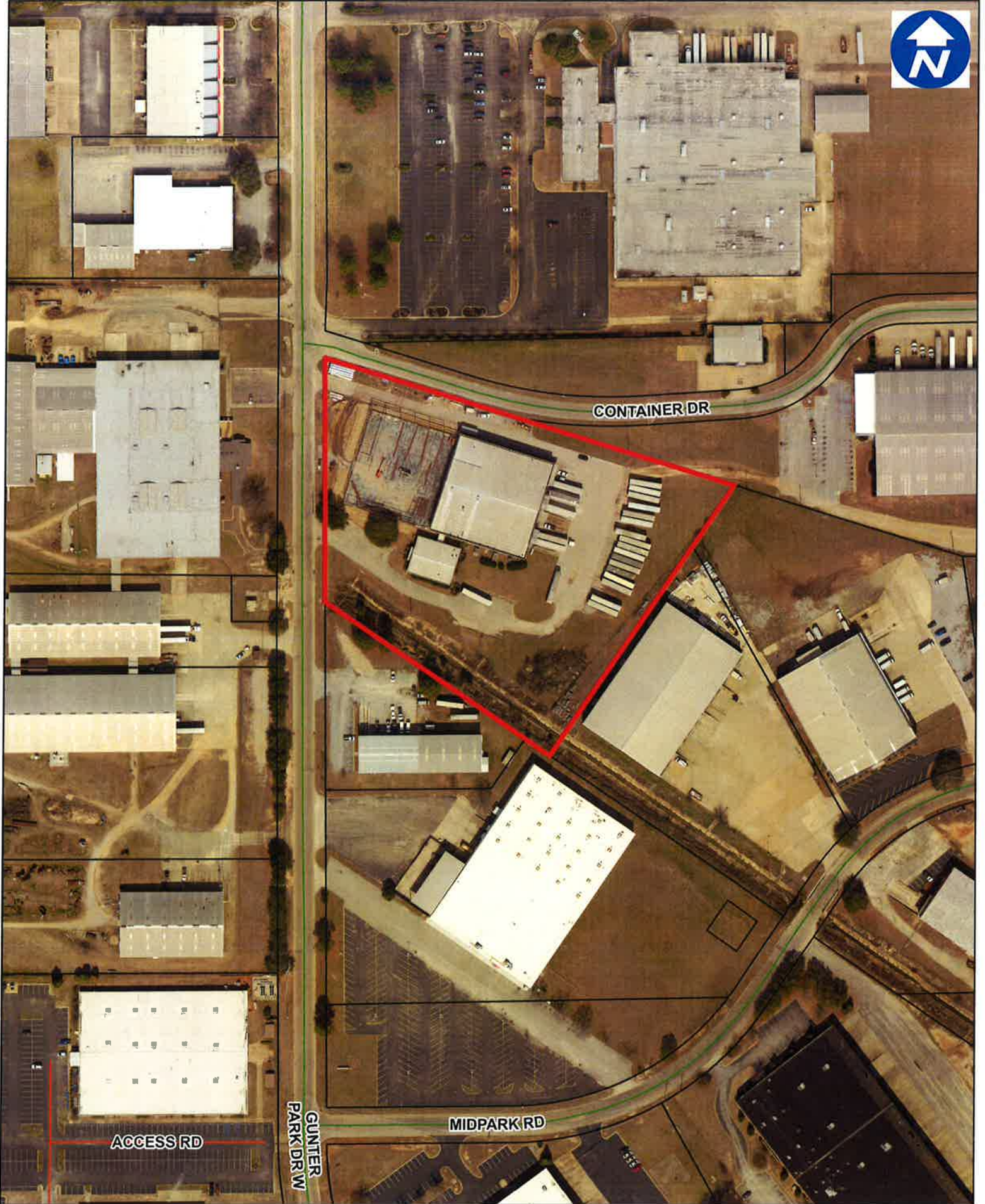
STANDARD COMMERCIAL CONCRETE DRIVE TURN OUT



- CITY OF MONTGOMERY ENGINEERING DEPARTMENT NOTES:**
- BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW) CONTACT CITY ENGINEERING CHIEF INSPECTOR AT (919) 280-2124 OR (205) 418-1111.
 - ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE MARKED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT (241-2800 OR 455-3171).
 - ALL STREET CURBS REQUIRE A CITY STANDARD FINISH AND ALL FOOT LANE, PARK STREET WITH ASPHALT SURF.
 - REMOVE ANY EXISTING CURBS, GUTTERS (SLOTTED) OR CURBS WITH CITY MAINTENANCE AT 241-2800 OR 455-3171.
 - STREET MAINTENANCE INCLUDES HOW DRIVING TO STREET ROW OR TO MANAGE EASEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE DRAINAGE/SEWERAGE SYSTEMS DURING ALL PHASES OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW CLEAN UP IS REQUIRED DAILY.
 - CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND GUTTER DAMAGED 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 REPAVED WITH SOG, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
 - CONVERT ALL GRATE INLETS TO "S" TYPE INLETS.
 - 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. THIS CERTIFICATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
 - PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

Site Data
 Zoning M-T
 Lot Size 255955 SF
 Building Area 95182
 Parking Spaces 37

SHEET TITLE: Staking Plan	
PROJECT: Capital Container Addition 2704 Gunter Park Drive West Montgomery, Alabama 36109	
PILGREEN ENGINEERING, INC. <small>2010 SOUTH BRIDGE AVENUE, SUITE 101 (205) 272-2817 FAX (205) 244-2818</small>	
DESIGNED BY: M-T	DRAWN BY: DWA
DATE: 5-12-16	SCALE: 1" = 30'
	CHECKED BY: M-TB
	FILE NAME: 07-152
	SHEET 2 OF 5



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. 8818 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Ryan Ridge Properties, LLC

SUBJECT: Request final approval of Ryan Ridge Plat No. 8 located on the north end of Faith Lane, approximately 150 ft. north of Ryan Ridge Loop, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 39 lots for residential use. These lots have 50 ft. frontage along the extension of Faith Lane and a proposed cul-de-sac. Faith Lane will be extended north and west for approximately 900 ft. A proposed 50 ft. cul-de-sac (Faith Court) with a 50 ft. right-of-way will run south off Faith Lane. The lots will be developed with 20 ft. front and rear yards, and 5 ft. side yards. 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: _____



B-2

CHANTILLY PKWY

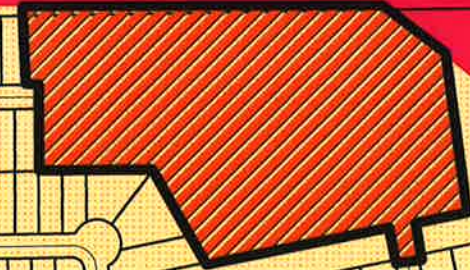
RYAN RD

CHANTILLY LN

CHANTILLY PKWY

CHANTILLY PKWY

CHANTILLY DR



RYAN RIDGE LOOP

FAITH LN

RYAN RIDGE BLVD

JAMAC LN

RYAN RIDGE LOOP

PUD

WILL NEWTON DR

LANEY LN

DISON DR

RYAN RD

RYAN RIDGE LOOP

LINDSEY LN

KYLE

AGR-1

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

10C

11. 8819 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Falconer Development

SUBJECT: Request final approval of Chantilly Station Plat No. 3 located on the southwest side of Chantilly Parkway, approximately 850 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for commercial use. Lot A (0.69 acres) has 112.49 ft. of frontage along Chantilly Parkway and a depth of 255.57 ft. Lot B (1.35 acres) has 217.26 ft. of frontage along Chantilly Parkway and a depth of 255.57 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: Police Jurisdiction

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

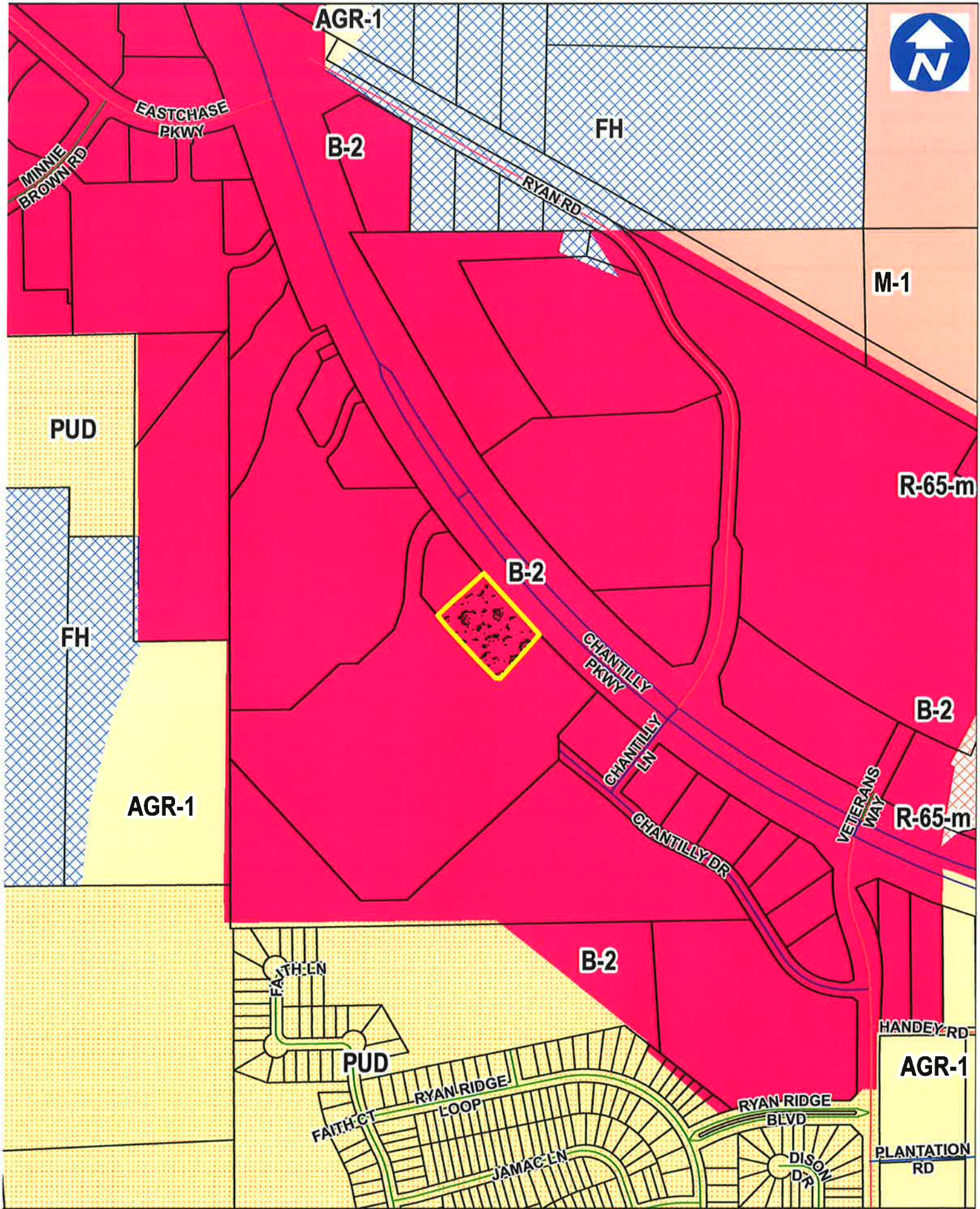
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

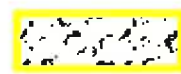
ACTION TAKEN: _____



PLATS

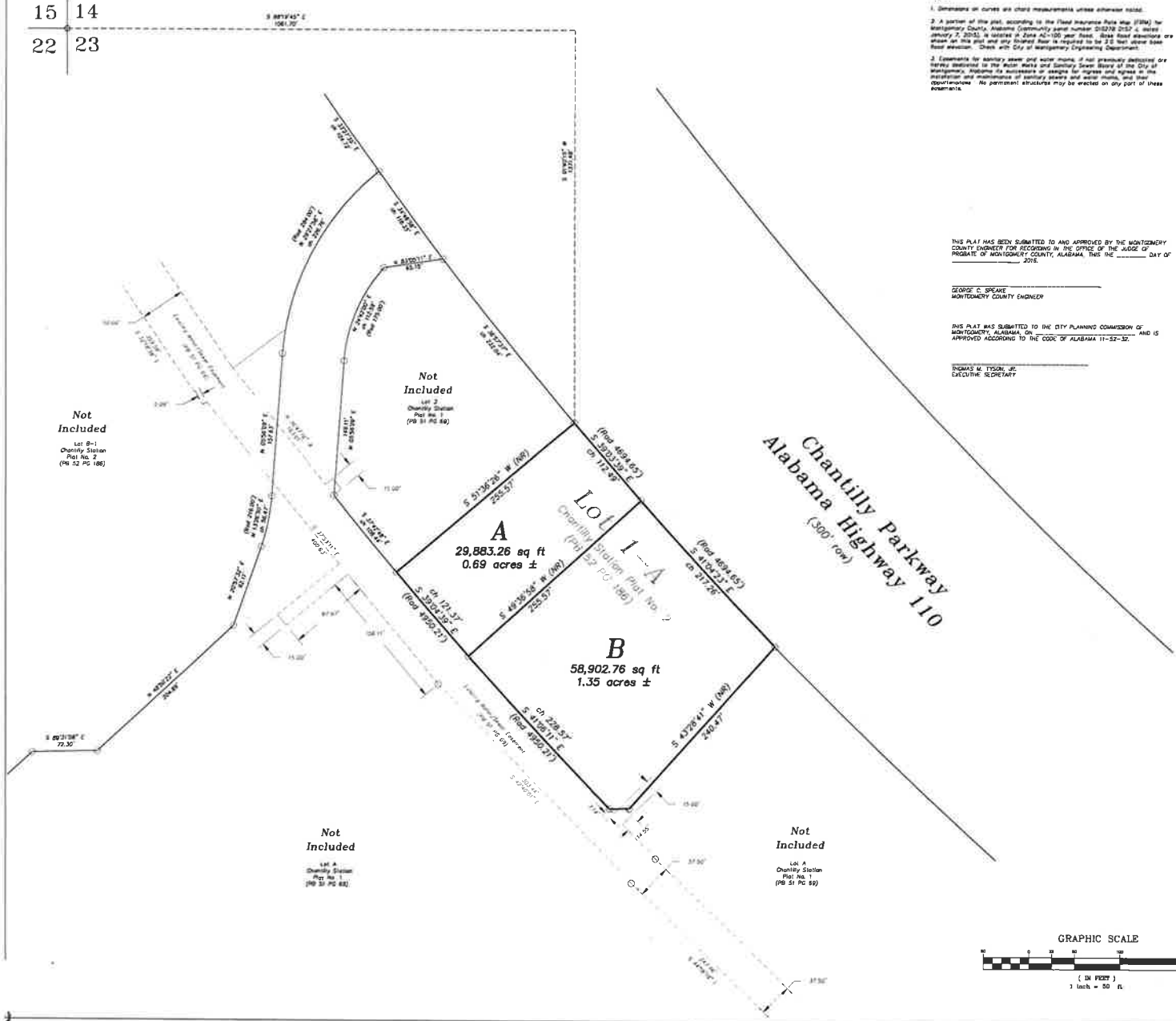
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 11A

15 | 14
22 | 23



NOTES

1. Dimensions on curves are chord measurements unless otherwise noted.
2. A portion of this plat, according to the Flood Insurance Rate Map (FIRM) for Montgomery County, Alabama Community panel number 58228 2523, in issue January 7, 2015, is situated in Zone AE-100 Special Flood Hazard Area and any located there is required to be 2.0 feet above base flood elevation. Check with City of Montgomery Engineering Department.
3. Easements for sanitary sewer and water mains, if not previously delineated or hereby indicated in the prior plats and Sanitary Sewer Maps of the City of Montgomery, Alabama, its successors or agents for ingress and egress in the easements and maintenance of sanitary sewer and water mains, and their appurtenances. No permanent structures may be erected on any part of these easements.

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 THIS THE _____ DAY OF _____ 2016.

GEORGE C. SPEAKE
MONTGOMERY COUNTY ENGINEER

THIS PLAT HAS SUBMITTED TO AND APPROVED BY THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-52.

THOMAS M. TISON, JR.
EXECUTIVE SECRETARY

Chantilly Station Plat No. 3

BEING A REPLAT OF LOT 1-A ACCORDING TO CHANTILLY STATION PLAT NO. 2 (PB 51 PG 86) LYING IN THE NW 1/4 OF SECTION 23, T-18-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 2.04 AC ±

PILGREEN ENGINEERING, Inc.

MONTGOMERY ALABAMA
MAY 2016 SCALE: 1"= 100'

Drawn By	Office	Field	Field	Book	Job
MTB	MTB	MA	MA	NO.	NO.
					14-382

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BLEWEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 4th DAY OF May 2016.

Martin T. Blewen
Martin T. Blewen
Alabama P.E. No. 14728



The undersigned, Chantilly Station, LLC, an Alabama limited liability company, as Owner of the property shown hereon, hereby joins in and approves the foregoing survey, plat and map, and adopts and approves said plat and map on the _____ day of _____ 2016.

Chantilly Station, LLC
an Alabama limited liability company

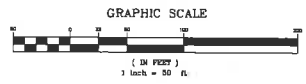
By: _____
J. J. McQueen Sr.
Its Manager

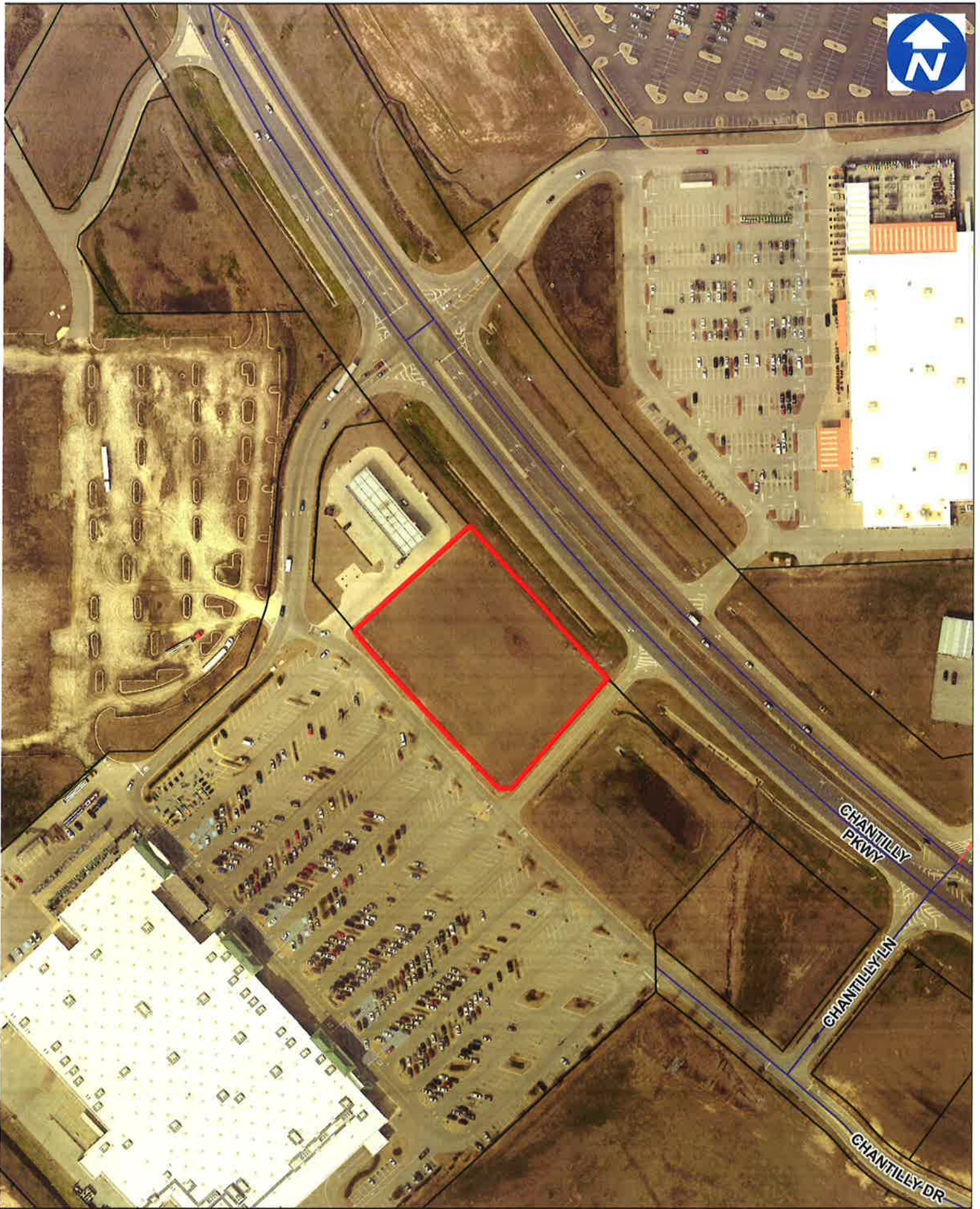
STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned Notary Public in and for said State and County, hereby certify that J. J. McQueen Sr., whose name and address as Manager of Chantilly Station, LLC, an Alabama limited liability company, is signed to the foregoing plat and map as shown in the foregoing plat and map, on this day, that, being informed of the contents of the above and foregoing instrument, as its own Manager and with full authority, executed the same voluntarily for and as the will of said limited liability company.

Given under my hand and official seal of office this _____ day of _____ 2016.

Notary Public _____ My commission expires _____





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

11C

12. 8820 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Equal Justice Initiative

SUBJECT: Request final approval of Caroline Street Plat No. 1 located on the north side of Mildred Street between Caroline Street and Holcombe Street in T4-O (General Urban-Open) and T4-R (General Urban-Restricted) Zoning Districts.

REMARKS: This plat creates one (1) lot for art work in a green civic space. Lot A (6.55 acres) has 424.15 ft. along Mildred Street, 681.50 ft. along Caroline Street, and 740.80 ft. along Holcombe 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.

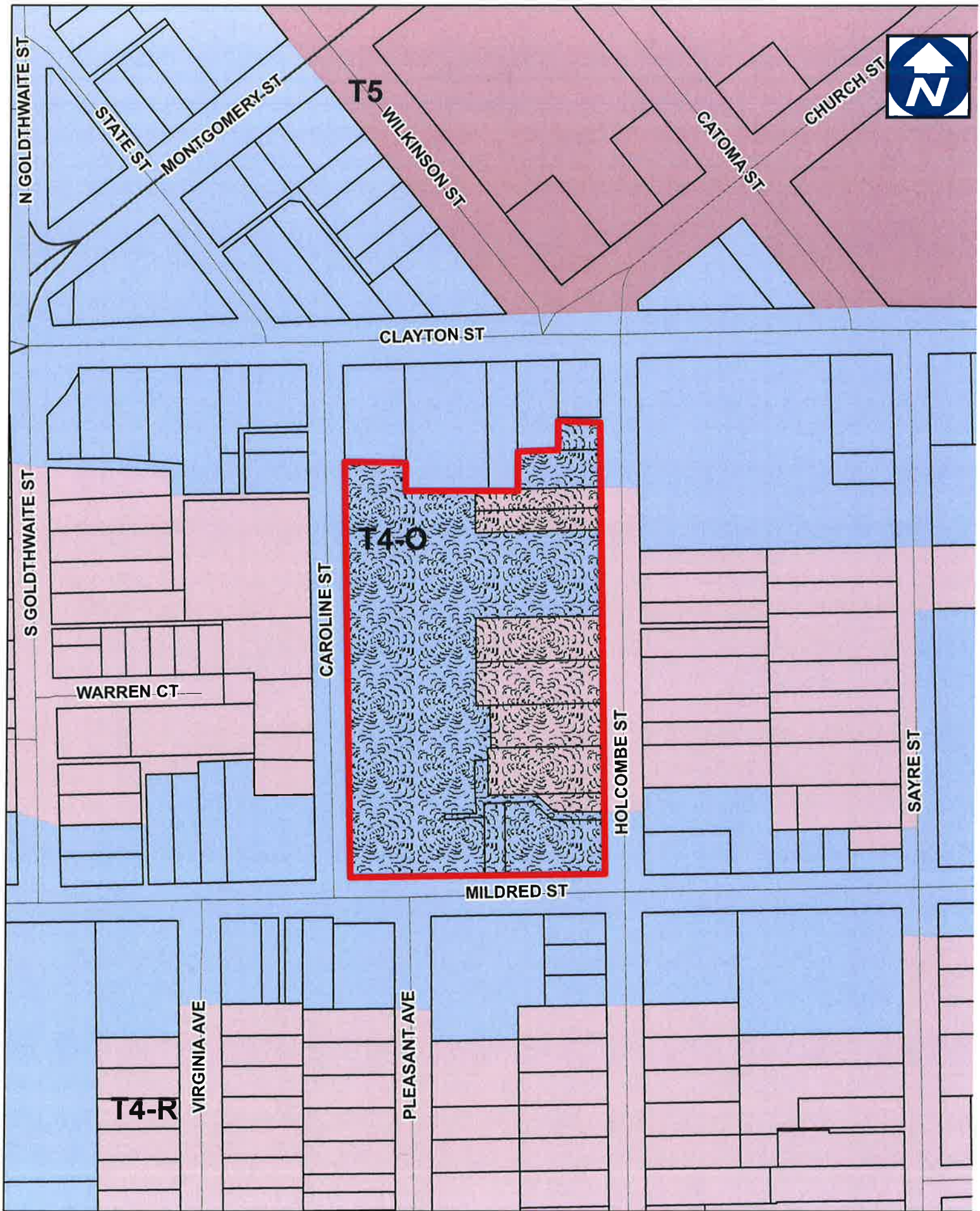
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



T4-O

T4-R

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12A

136

NOTES

- 1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
- 2. ALL EASEMENTS OR RIGHTS-OF-WAY EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWER OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INTEREST AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
- 3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER BODIES AND SEWER BODIES OF THE CITY OF MONTGOMERY, ALABAMA ITS SUCCESSORS OR AGENTS FOR INTEREST AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND NEW APPURTENANCES. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY PART OF THESE EASEMENTS. SUBSIDENCE OR CURVES ARE SHOWN MEASUREMENTS UNLESS OTHERWISE NOTED.

State of Alabama)
Montgomery County)

I, Martin T. Blithen, a registered land surveyor of Montgomery, Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or appropriate monuments and that they actually exist. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the State of Alabama to the best of my knowledge, information and belief.

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

Martin T. Blithen
Alabama Reg. No. 14728

State of Alabama)
Montgomery County)

The undersigned, Equal Justice Initiative of Alabama, Inc., owner of the property shown above, hereby joins in, executes and signs the foregoing Surveyor's Certificate, Plat, Map and adopts and approves this said instrument on this the _____ day of _____, 2016.

Equal Justice Initiative of Alabama, Inc.

By: _____
Josh Cannon
Deputy Program Manager

State of Alabama)
Montgomery County)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Josh Cannon, whose name as Deputy Program Manager of Equal Justice Initiative of Alabama, Inc. 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 the instrument, he, on behalf of said company and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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

Notary Public My Commission Expires _____

Caroline Street Plat No. 1

BEING A RE-PLAT OF LOT A, MONTGOMERY OVERLOOK PLAT NO. 1, AS RECORDED IN PLAT BOOK 43 PAGE 53, LOTS 16, 23, 26, 37, 38, 39, 80 AND A PART OF LOTS 17 AND AN ALLEY SHOWN ON CLAYTON-WILSON PLAT, AS RECORDED IN GARRETT PLAT BOOK PAGE 111

LOCATED IN
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 17 EAST
MONTGOMERY COUNTY, ALABAMA
CONTAINING 6.55 ACRES

Pilgreen Engineering, Inc.

MONTGOMERY ALABAMA
MAY 2016 1" = 30'

Drawn By	Office Check	Field Skipped	Field Check	Book No.	Job No.
MTB	MTB	-	-	-	15-078

Holcombe Street

Holcombe Street

Clayton Street

Mildred Street

Lot A
6.55 Acres±
285,339.73 sq ft

This plat was submitted to the city planning commission of Montgomery, Alabama, on _____ and is approved according to the Code of Alabama 11-22-32.

by _____
Thomas M. Tappan, Jr.
Executive Secretary

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, this the _____ day of _____, 2016.

by _____
George C. Shanks
Montgomery County Engineer



GRAPHIC SCALE



Caroline Street



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C