Planning Commission Agenda

November 10, 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 October 27, 2016 meeting

November 10, 2016

<u>Item</u>	File No.	Petitioner	Location	Request	Page
1.	RZ-2016-011	Tony Richards	Old Selma Road	Rezoning	1
2.	DP-2016-033	Ross S. Binkley, P.E.	EastChase Parkway	DP	2
3.	DP-2016-034	Glynn Clark, Architect	Lower Wetumpka Rd.	DP	3
4.	DP-2016-035	Baker Donelson	Narrow Lane Road	DP	4
5.	DP-2010-037	çç çç	Jean Street	DP	5
6.	8847	Goodwyn, Mills & Cawood	Lockwood Place*	Plat	6
7.	8848	د د د د	Lockwood Place*	Plat	7
8.	8849	ιι ιι	Lockwood Place*	Plat	8
9.	8850	ζζ ζζ	Lockwood Place*	Plat	9
10	8851	çc cc	Lockwood Place*	Plat	10
11.	8852	cc cc	Lockwood Place*	Plat	11
12.	8853	"	Lockwood Place*	Plat	12

The next Planning Commission meeting is on December 8, 2016

^{*}Private Street

1. RZ-2016-011 PRESENTED BY: Tony Richards

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 3140 Old Selma Road from an R-75-s (Single-Family Residential) Zoning District to an R-75-d (Duplex-Family Residential) Zoning District.

REMARKS: The adjacent property has M-3 (General Industrial) zoning to the west and north, R-75-s (Single-Family Residential) zoning to the west and east, and M-1 (Light Industrial) zoning to the south. The intended use for this property if rezoned is for duplex use (residential structure containing two family units). There are two (2) existing mobile homes on this lot, a single-family dwelling and a garage apartment. The garage apartment is located on the second floor of the accessory structure and it is proposed to construct a second apartment on the first floor of the existing accessory structure if the rezoning is approved. The Land Use Plan recommends medium density residential.

CITY COUNCIL DISTRICT: 4

Long Range Planning: No objections.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

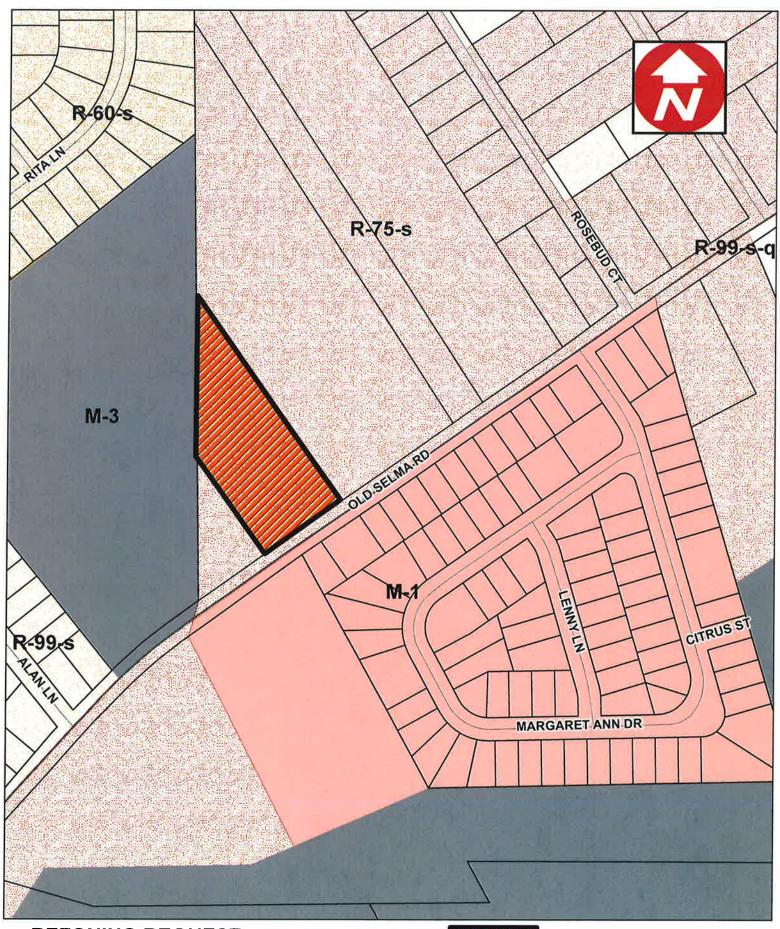
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:	
ACTION TAKEN:	



REZONING REQUEST SUBJECT PROPERTY

1 inch = 200 feet FROM <u>R-75-5</u> TO <u>R-75-d</u>

FILE NO. <u>R2-2016-011</u>



2. DP-2016-033 PRESENTED BY: Ross S. Binkley, P.E.

REPRESENTING: Full Moon Bar-B-Que

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of EastChase Parkway, approximately 150 ft. west of Selas Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,720 sq. ft. building with a 44 sq. ft. canopy. There are 49 paved parking spaces indicated on the site plan. There is one (1) right-in/right-out access drive to EastChase Parkway and a one (1) full access drive to an adjoining access drive. All applicable requirements.

CITY 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 objections.

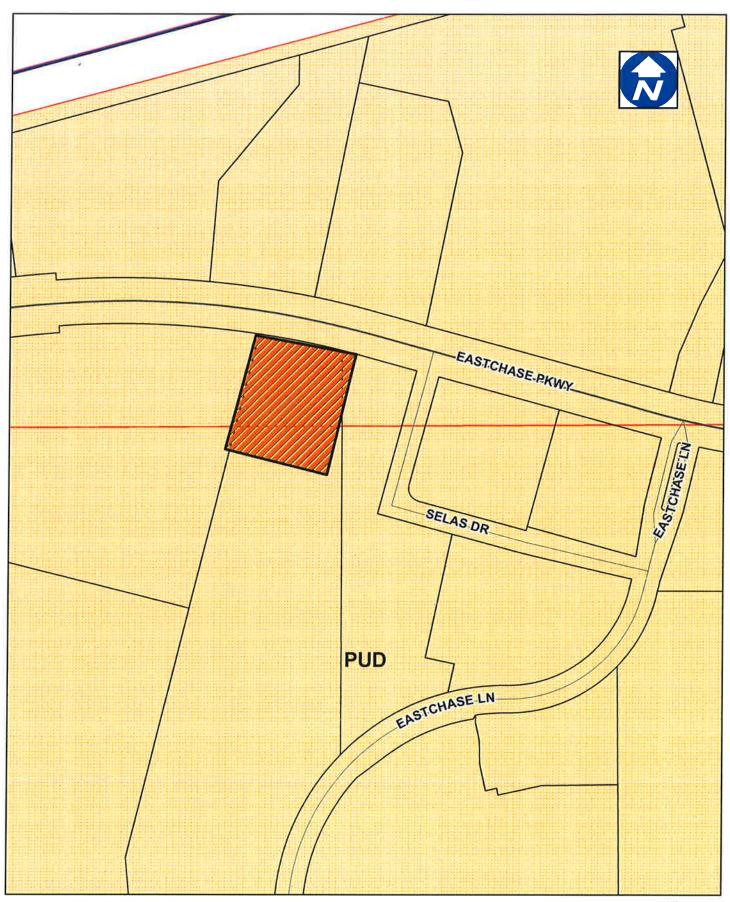
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

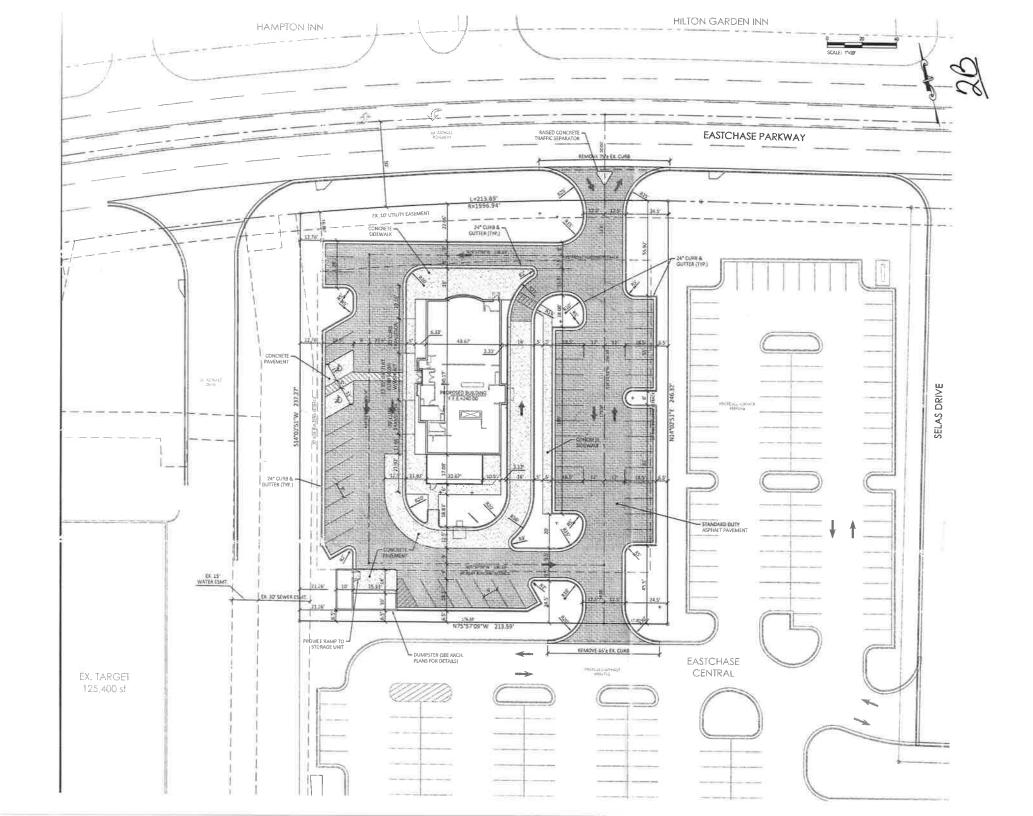
COMMENTS:			
ACTION TAKEN:			



DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet



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





DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet



ITEM NO. 2C

3. DP-2016-034 PRESENTED BY: Glynn Clark, Architect

REPRESENTING: Sanjay Patel

SUBJECT: Public hearing for a development plan for a new building to be located at 2660 Lower Wetumpka Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 5,000 sq. ft. building with a 1,800 sq. ft. canopy. There are 18 paved parking spaces indicated on the site plan (six (6) spaces are counted at the pump islands). There is one (1) access drive to Lower Wetumpka Road and one (1) access drive to Broadway Street (Phase II on the site plan is not being considered at this time). All applicable requirements will be met.

CITY 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 objections.

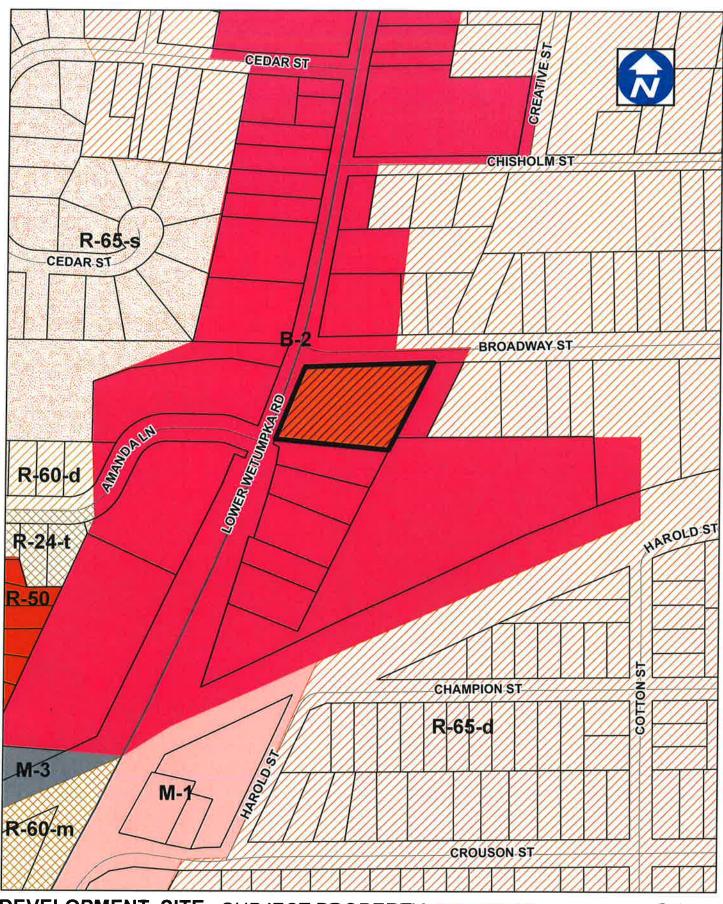
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

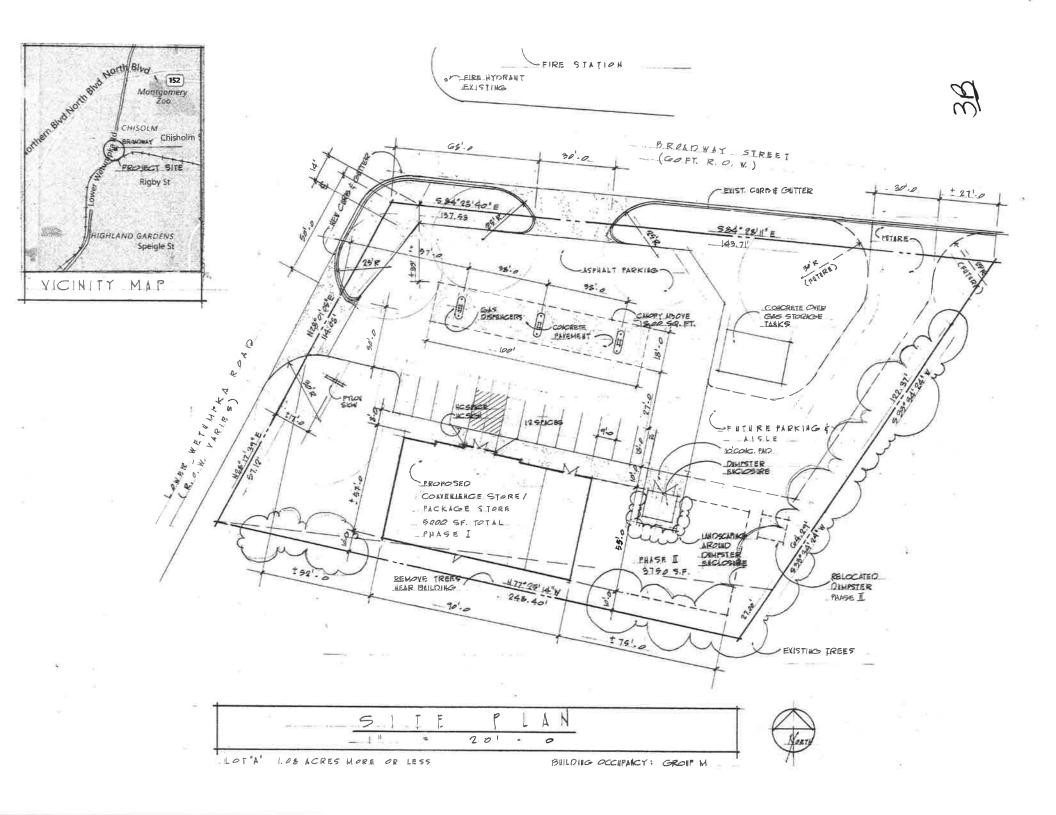
COMMENTS:		
ACTION TAKEN;		



DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet



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





DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet

4. DP-2016-035 **PRESENTED BY**: Baker Donelson

REPRESENTING: T-Mobile

SUBJECT: Public hearing for a development plan for a new cell tower and related equipment to be located a 5115 Narrow Lane Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 180 ft. monopole within a 6,400 sq. ft. fenced compound. There are four (4) future co-location equipment shelters indicated within the compound. There is a 30 ft. access and utility easement to Narrow Lane Road. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 6

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 objections.

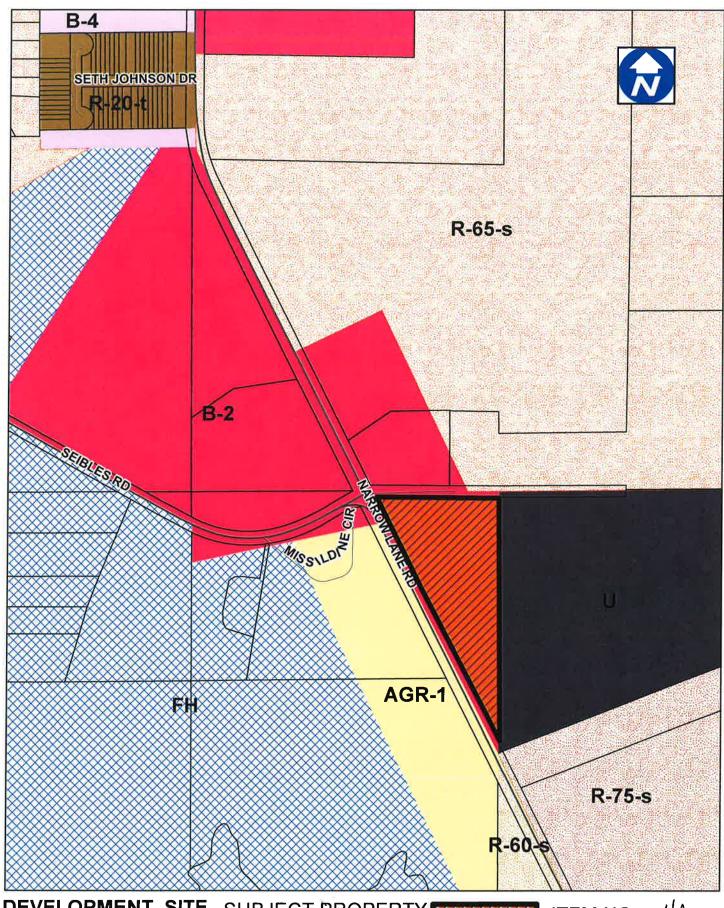
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

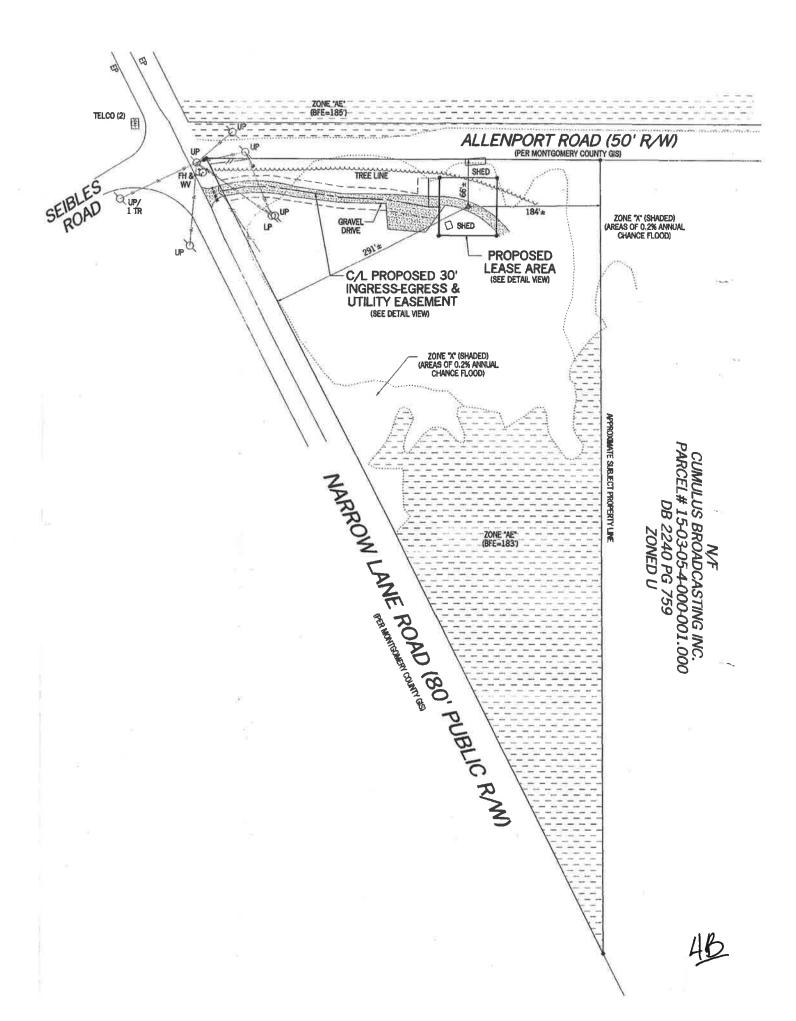
URBAN FORESTRY: No objections.

COMMENTS:		
ACTION TAKEN:		



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet





DEVELOPMENT SITE SUBJECT PROPERTY ITEM NO. 40 inch = 400 feet

5. DP-2010-037 **PRESENTED BY**: Baker Donelson

REPRESENTING: T-Mobile

SUBJECT: Public hearing for a development plan for a new cell tower and related equipment to be located at 1570 Jean Street in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 160 ft. monopole cell tower within a 2,400 sq. ft. fenced compound. There are four (4) future co-location equipment shelters indicated within the compound. There is an 18 ft. access and utility easement, and an 18 ft. fire access easement shown to Jean Street. All applicable requirements will be met.

CITY 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 objections.

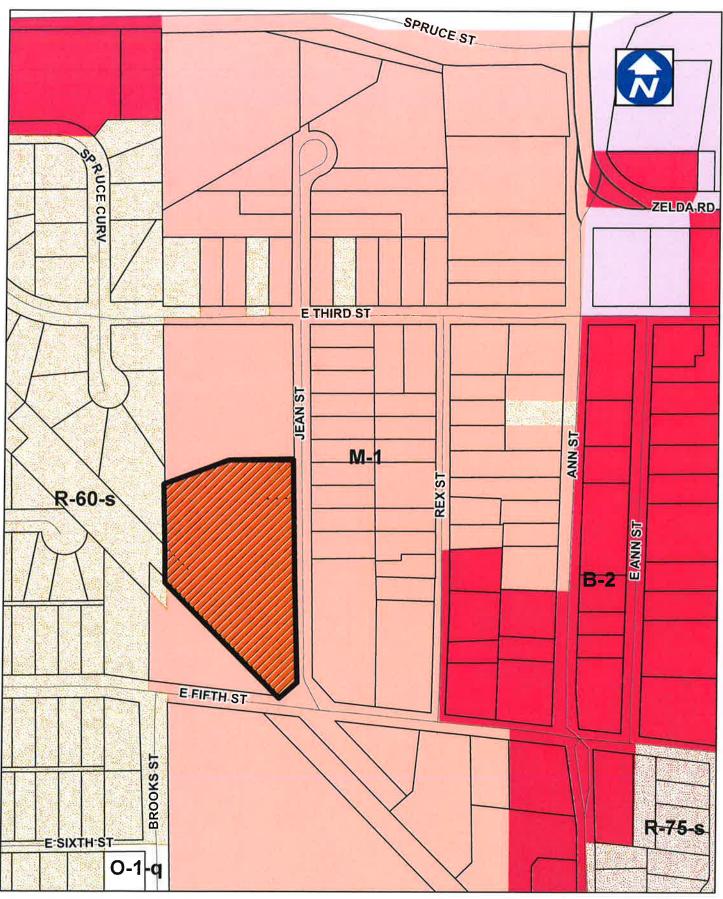
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

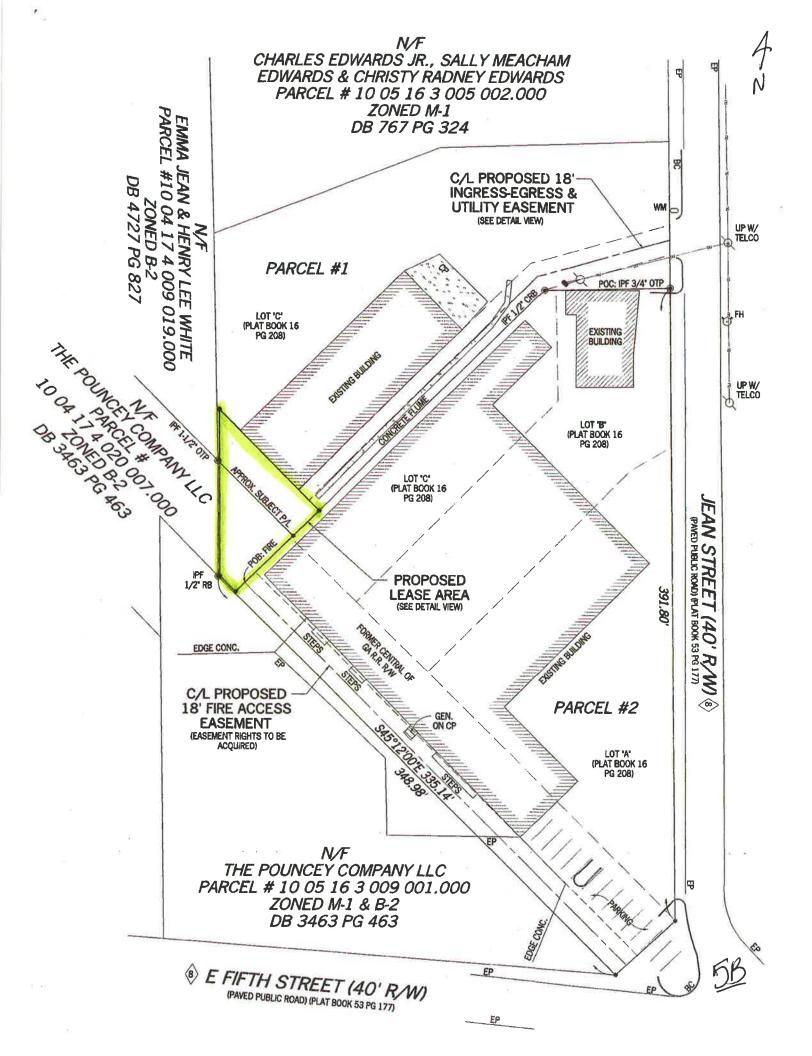
COMMENTS:	 	
ACTION TAKEN:		



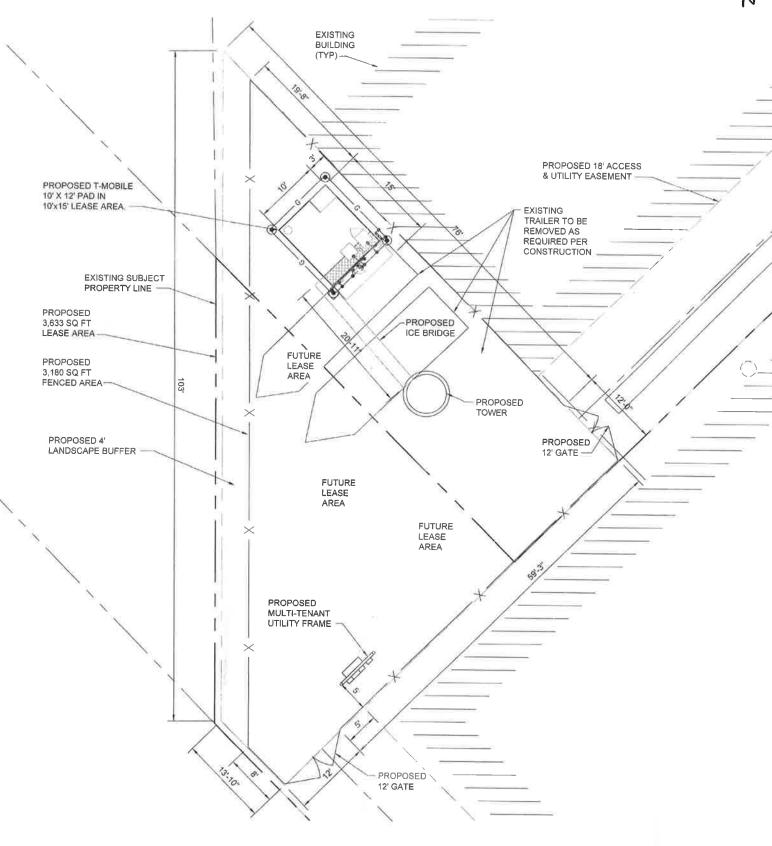
DEVELOPMENT SITE SUBJECT PROPERTY 1 inch = 200 feet



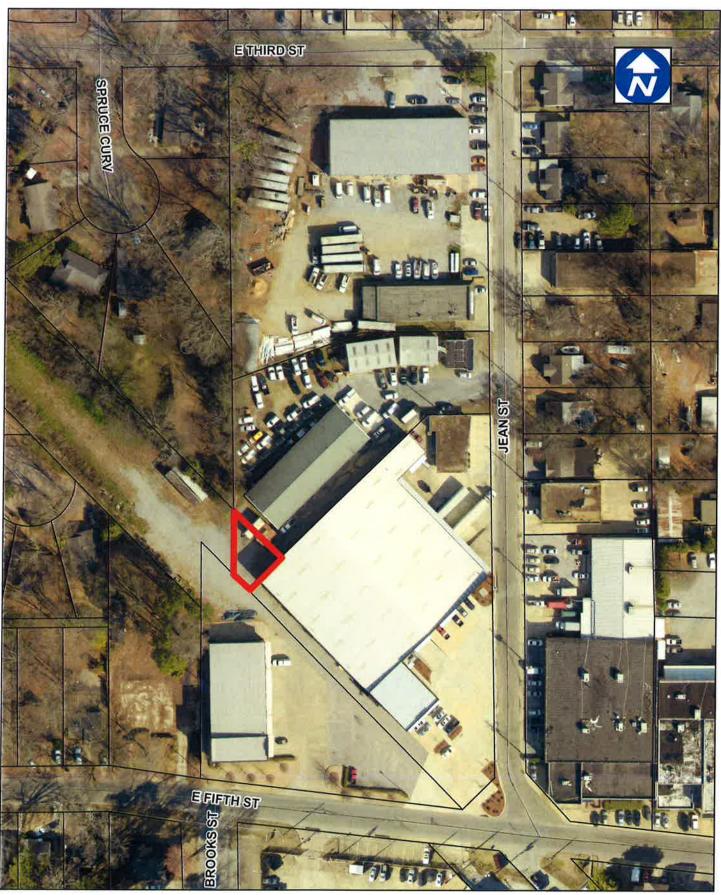
ITEM NO. <u>5A</u>







1 SITE PLAN
C2 SCALE: 1" =15'



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 100 feet



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

6. 8847 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 1 located on the east side of Lockwood Place*, and northwest of Lockwood Lane*, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates nine (9) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*Private Street

CITY 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 objections.

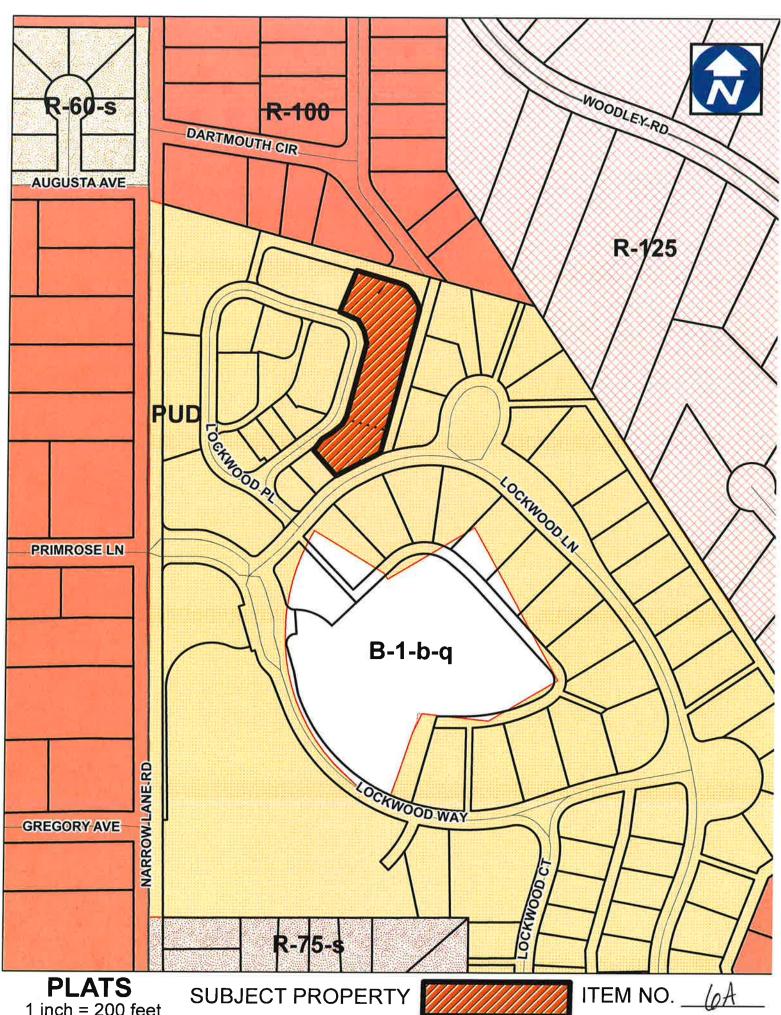
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

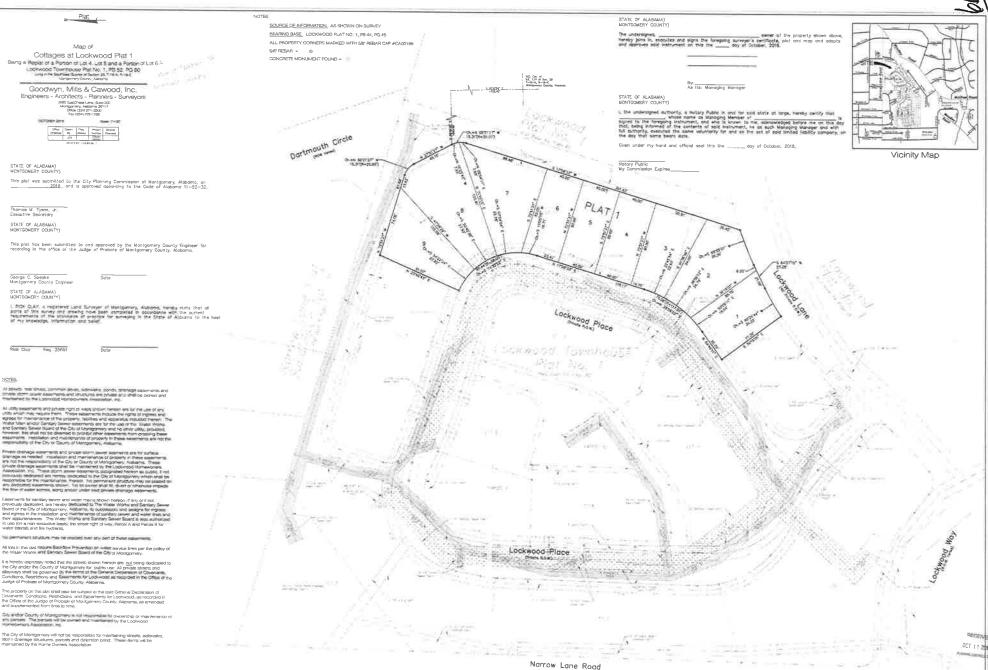
COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:	<u> </u>	
ACTION TAKEN:		



1 inch = 200 feet







PLATS 1 inch = 200 feet

SUBJECT PROPERTY

ITEM NO. ___



7. 8848 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 2 located on the north side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*Private Street

CITY 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 objections.

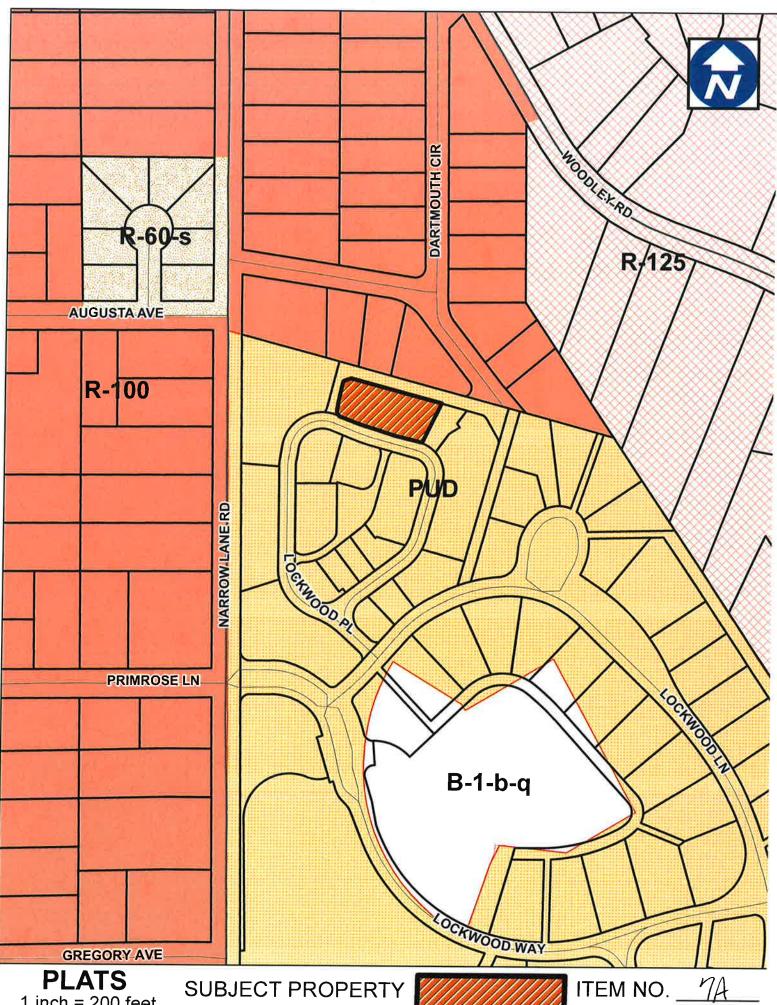
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:	
State Company of the	
ACTION TAKEN:	



1 inch = 200 feet

SUBJECT PROPERTY



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	NOTES:	STATE OF ALABAMA) MONTGOMERY COUNTY)	
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PLATS 1 inch = 200 feet

SUBJECT PROPERTY

ITEM NO. _ 7C

8. 8849 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 3 located on the north and west side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates four (4) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*Private Street

CITY 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 objections.

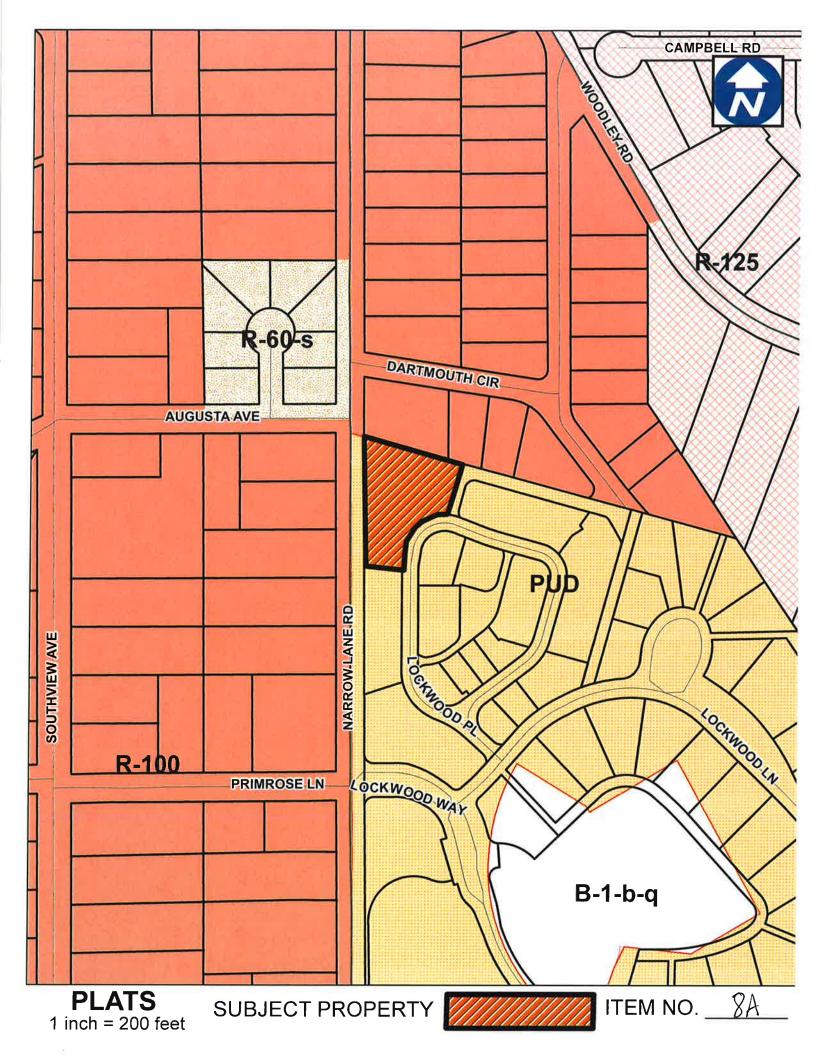
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

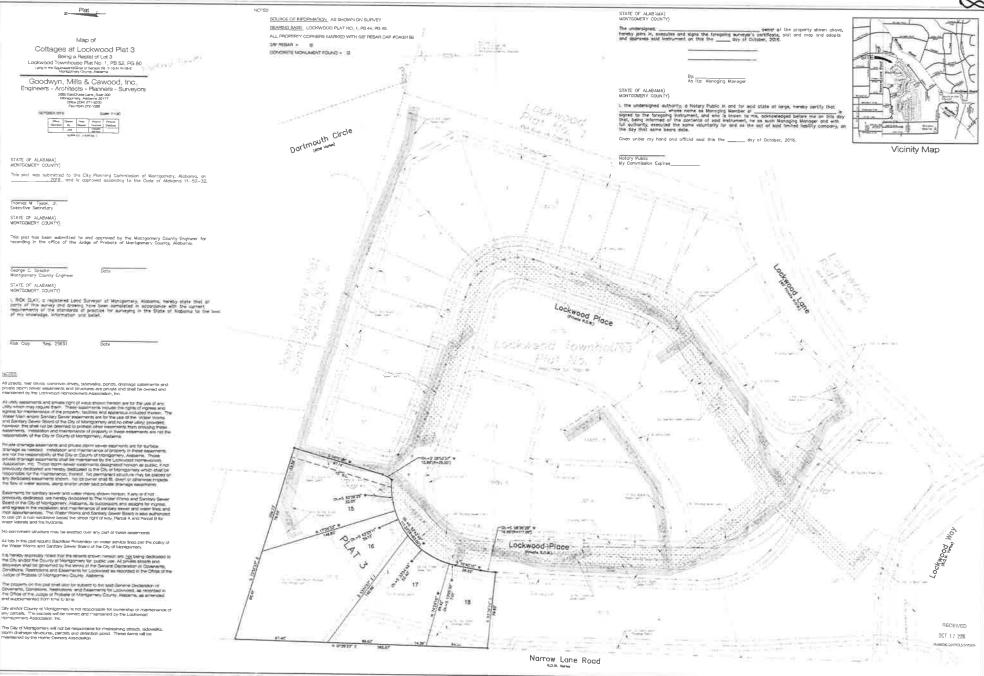
WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:		
A CONTRACTOR		
ACTION TAKEN:		









1 inch = 200 feet

SUBJECT PROPERTY





9. 8850 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 4 located on the west side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*Private Street

CITY 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 objections.

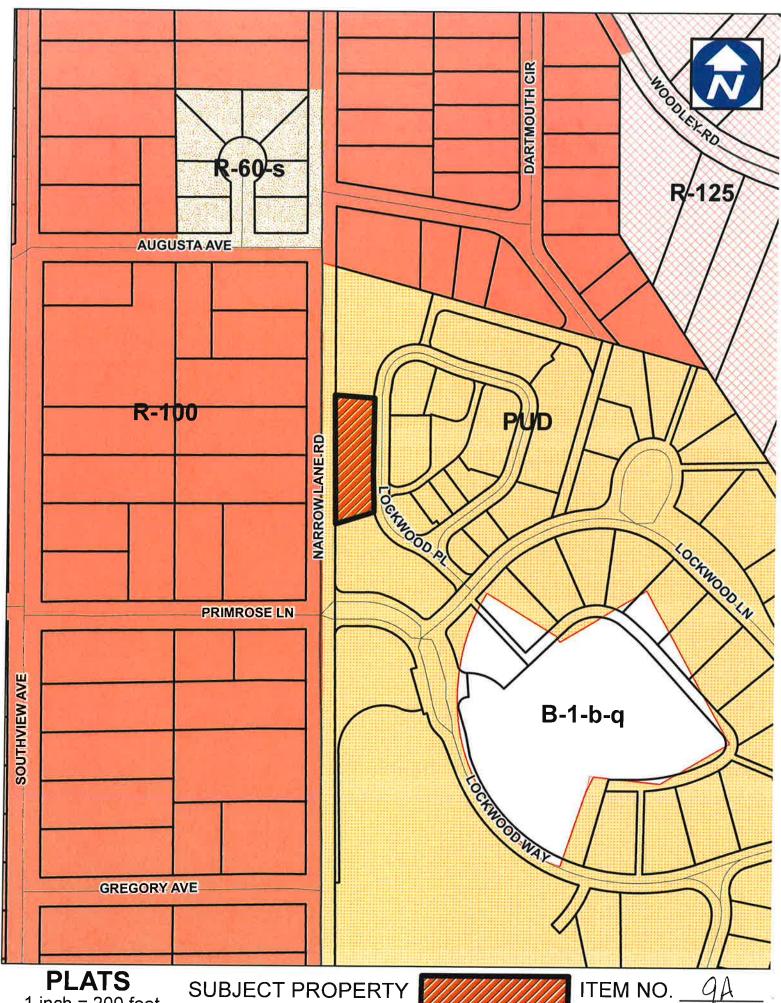
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:		
ACTION TAKEN:		



1 inch = 200 feet



		7
Plat ,	NOTES	STATE OF ALABAMA) MOSTOOKEY CONTY
	SOURCE OF INFORMATION. AS SHOWN ON SURVEY MARKETHASS. LOOKWOOD PLUT NO. 1, P6 44, PG 46.	
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MONTGOMERY COUNTY)		My Commission Expires
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SUBJECT PROPERTY

ITEM NO. __

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10. 8851 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 5 located on the southwest side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*Private Street

CITY 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 objections.

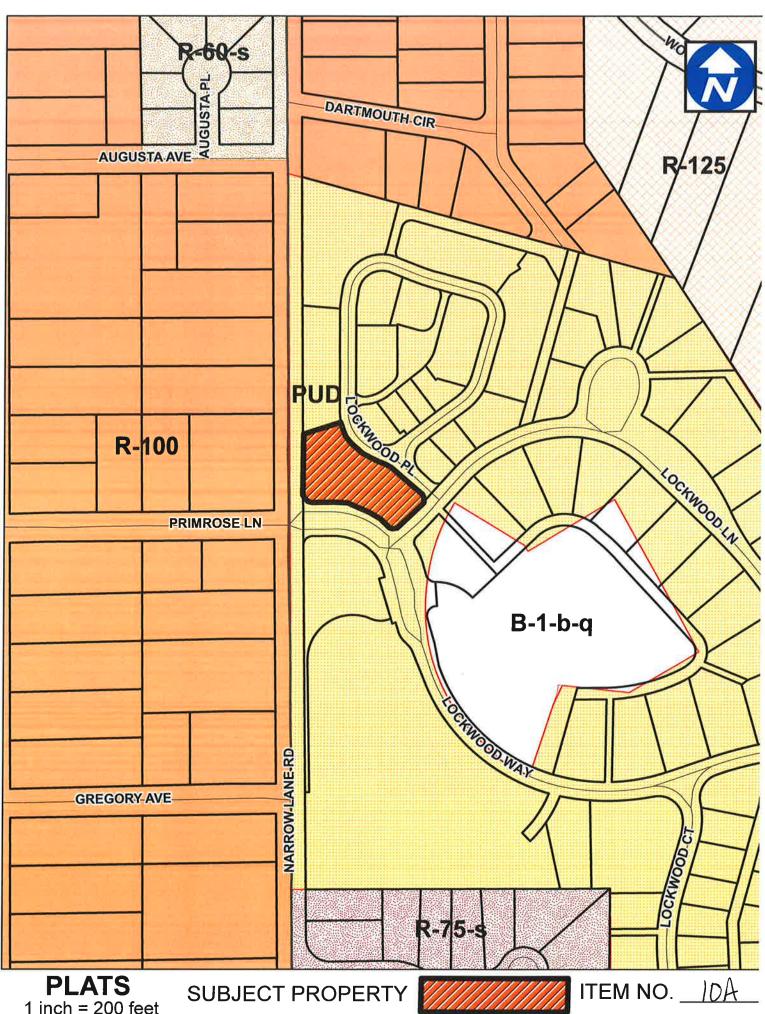
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:	
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Thomas M. Tyson, Jr. Executive Secretary		/ 1843 / / 1/2 Digues C 1 1 1
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SUBJECT PROPERTY

11. 8852 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 6 located on the east side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*Private Street

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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ENGINEERING DEPARTMENT: No objections.

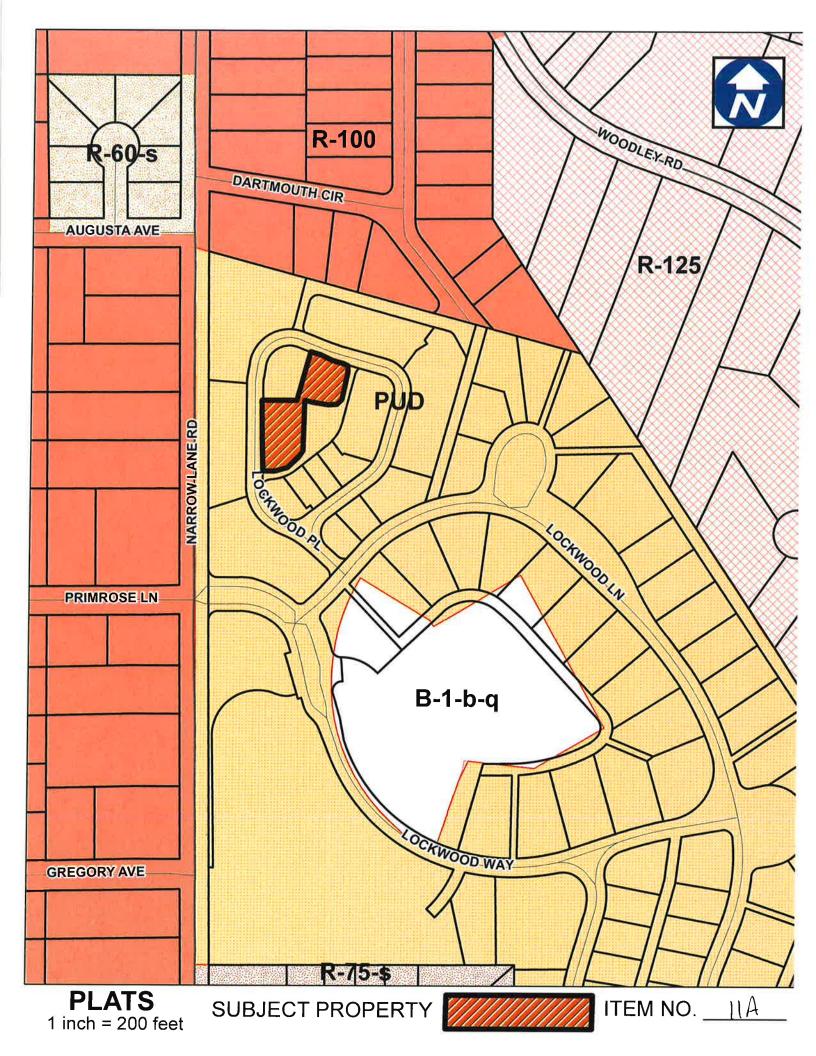
TRAFFIC ENGINEERING: No objections.

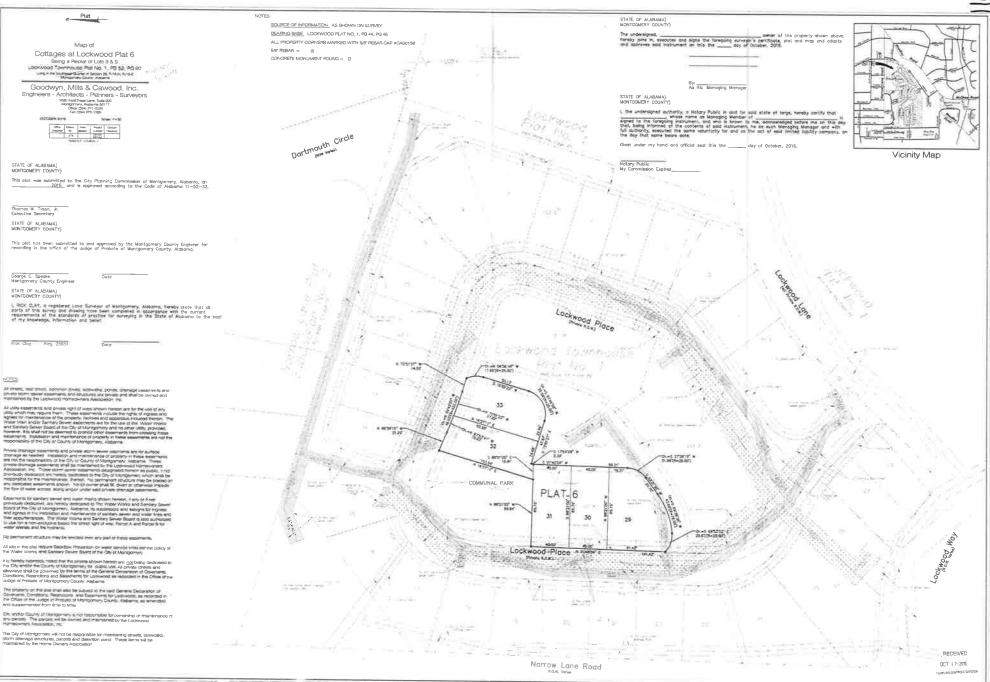
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS:		
ACTION TAKEN:		







SUBJECT PROPERTY

ITEM NO. ________

12. 8853 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 7 located on the west side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates four (4) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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ENGINEERING DEPARTMENT: No objections.

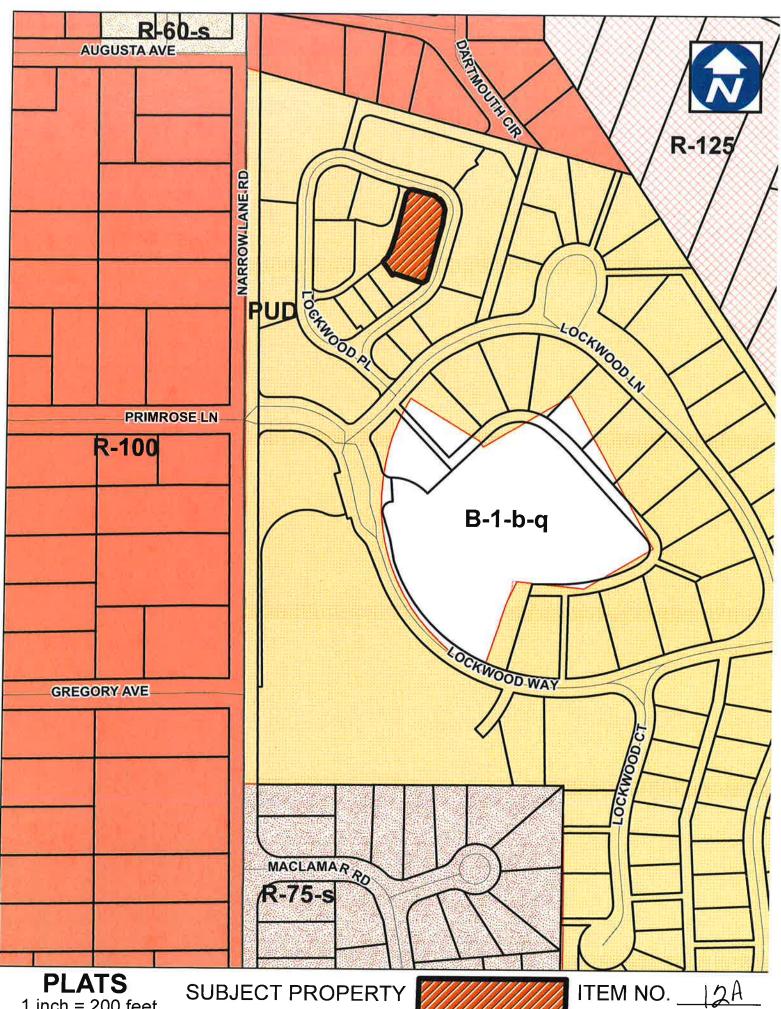
TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

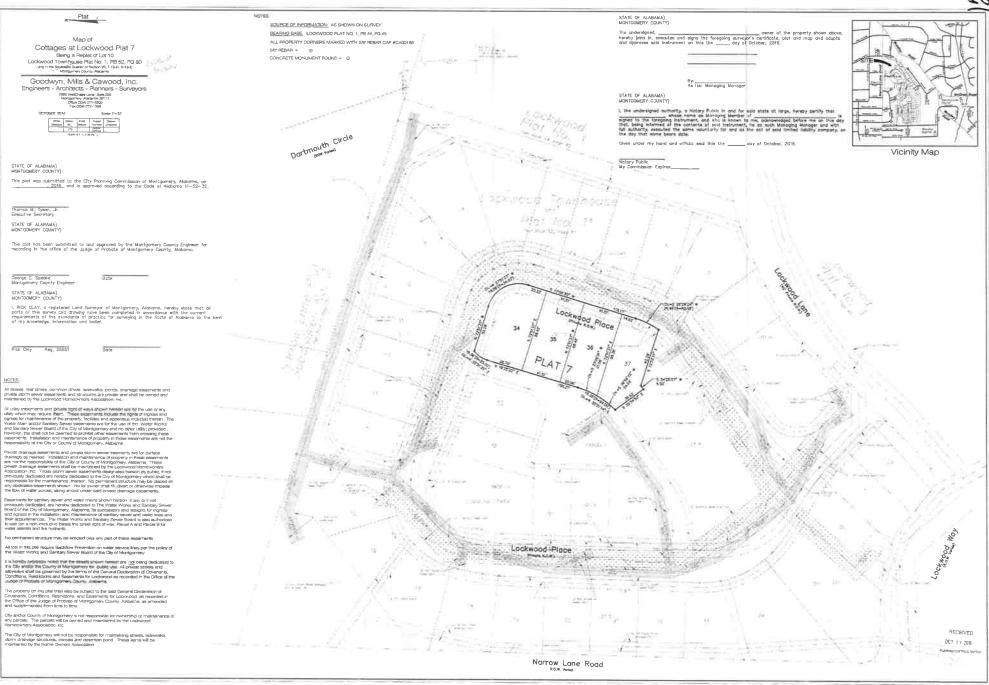
COUNTY HEALTH DEPARTMENT: No objections.

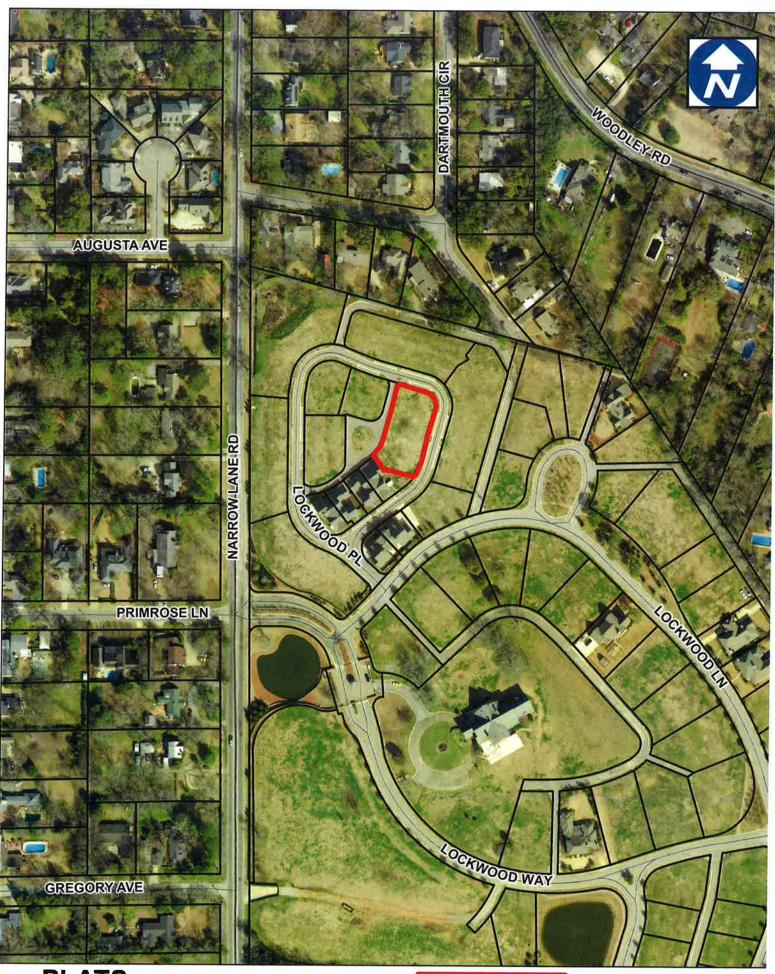
COMMENTS:		 	
ACTION TAKEN:			



1 inch = 200 feet







SUBJECT PROPERTY



ITEM NO. __/2C