

Planning Commission Agenda

December 8, 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 November 10, 2016 meeting

December 8, 2016

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8855	Flowers & White Engineering	Vaughn Road	Plat	1
2.	8857	Larry E. Speaks & Assoc.	Palmetto Street	Plat	2
3.	8854	Baseline Surveying & Design	Hunter Loop Road	Plat	3
4.	DP-2016-036	Westbrook Engineering	Mobile Highway	DP	4
5.	DP-2002-031	Rose City Outdoor	Vaughn Road	DP	5
6.	8856	Professional Engineering	Northbelt Drive	Plat	6
7.	DP-1977-231	“ “	East South Boulevard	DP	7
8.	RZ-2016-012	Pree TI Patel	Old Selma Road	Rezoning	8
9.	RZ-2016-013	Glenn Johnson	Ashley Road	Rezoning	9
10.	RZ-2016-014	Terrill Taylor	Oak Street	Rezoning	10
11.	RZ-2016-015	Bonnie Carter-McCall	Atlanta Highway	Rezoning	11
12.	RZ-2016-016	Gwendolyn Hardy	Narrow Lane Road	Rezoning	12
13.	RZ-2008-009	Development Department	South Court Street	Rezoning	13
14.	Text Amendment	Planning Controls Division	(Appication Fees)		14
15.	Text Amendment	“ “	(Subdivision Fees)		15

***The next Planning Commission meeting is on
January 26, 2017***

1. 8855 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Shaikh Wahid

SUBJECT: Request final approval of Your Doctors Office Plat No. 1 located on the south side of Vaughn Road, approximately 200 ft. east of Huntingdon Ridge Lane (8630 Vaughn Road), in an O-1-Q (Office-Qualified) Zoning District.

REMARKS: This plat creates one (1) lot for an office. Lot 1 (1.94 acres) has 200 ft. of frontage along Vaughn Road and a depth of 421 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

A public hearing was held for a development plan at the January 29, 2016 meeting for an office building.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

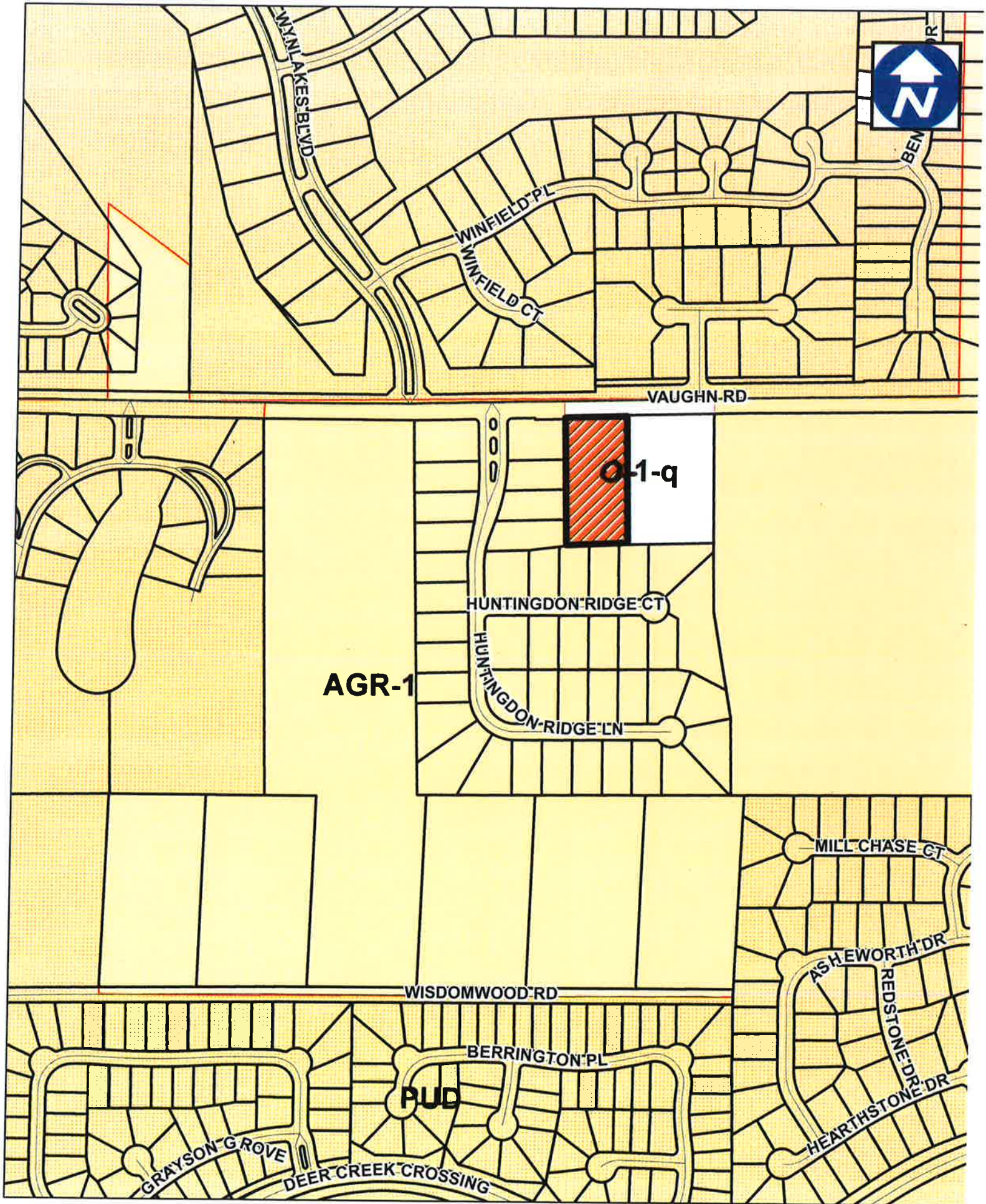
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

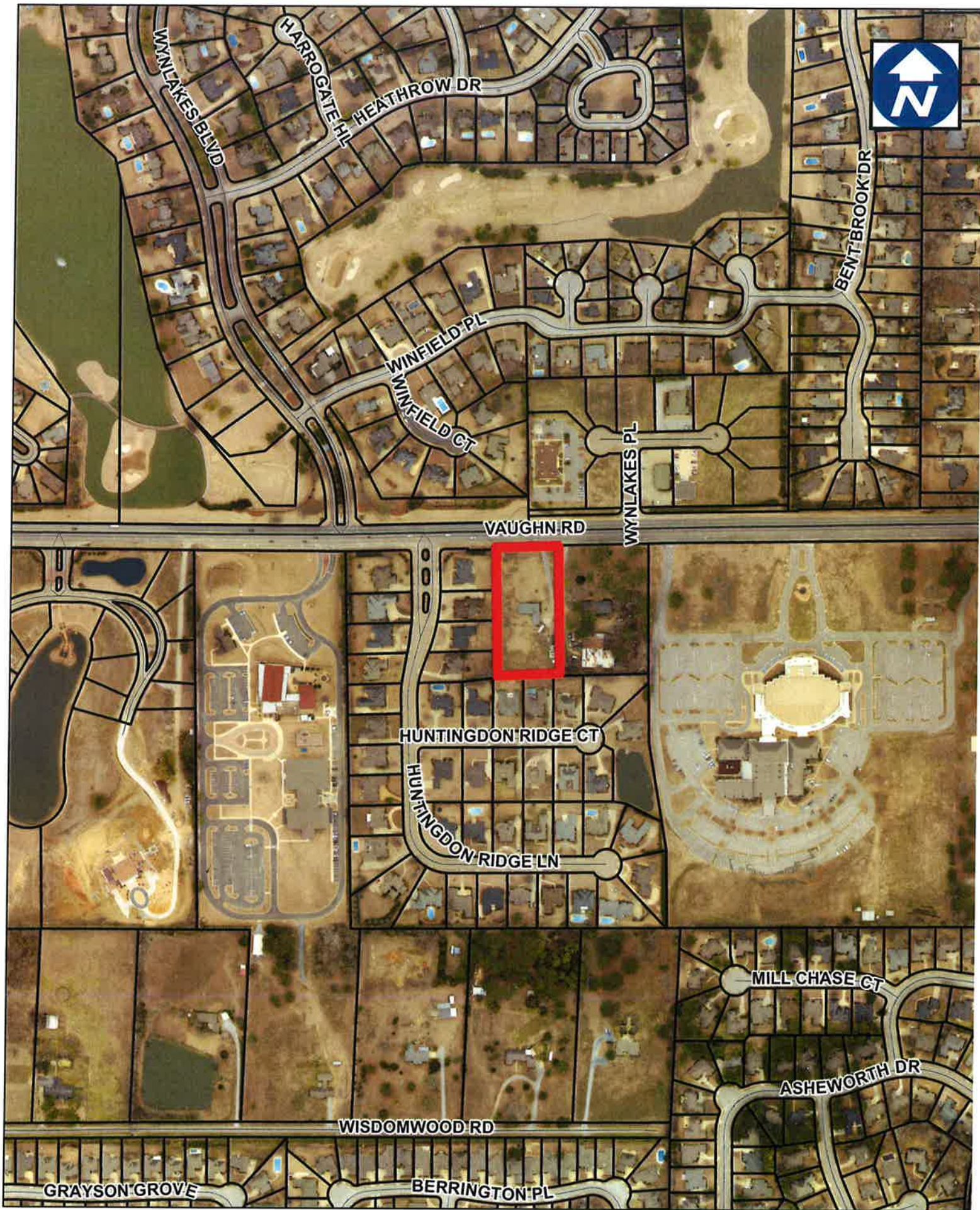
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

1A



VAUGHN RD

HUNTINGDON RIDGE CT

HUNTINGDON RIDGE LN

WISDOMWOOD RD

MILL CHASE CT

ASHEWORTH DR

GRAYSON GROVE

BERRINGTON PL

PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 8857 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Earline Wood (Representative of Estate of Ruby Ivey Roper)

SUBJECT: Request final approval of Estate of Ruby Ivey Roper Plat No. 1 located on the south side of Palmetto Street, approximately 300 ft. west of Charles Street (2418 and 2420 Palmetto Street), in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot 6A (0.31 acres) has 66 ft. of frontage along Palmetto Street and a depth of 158 ft. There is an existing single-family dwelling and a legal non-conforming garage apartment on this lot. This property is being replatted so the property of the estate of Ruby Ivey Roper can be sold. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



RYAN ST

PALMETTO ST

R-60-s

HIGHLAND AVE

HIGHLAND AVE

B-2

CHARLES ST

O-1

PLATS
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

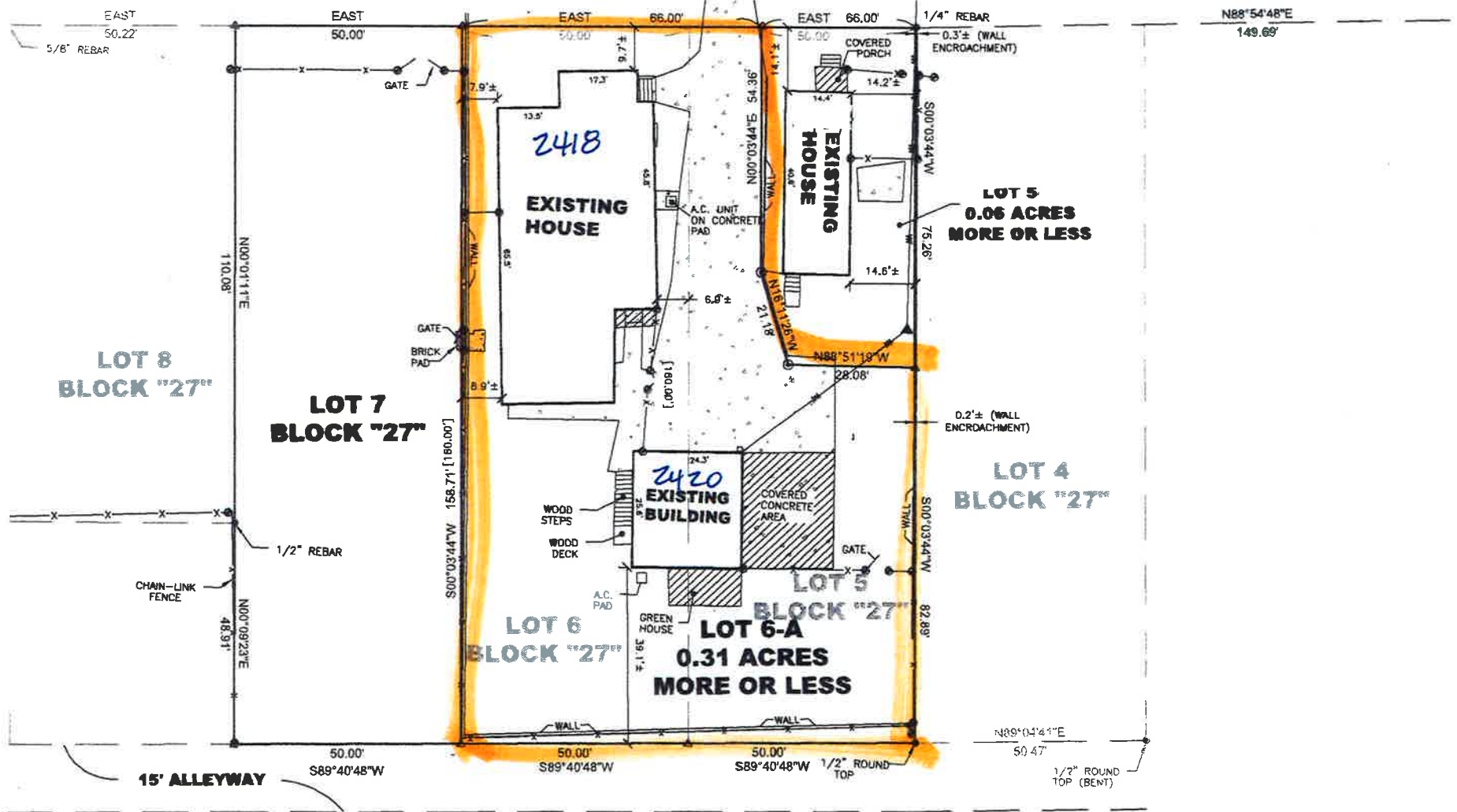
2A

Estate of Ruby Ivey Roper 1

4

201

PALMETTO ST





RYAN ST

PALMETTO ST



HIGHLAND AVE

HIGHLAND AVE

CHARLES ST

PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 8854 **PRESENTED BY:** Baseline Surveying & Design LLC

REPRESENTING: Epic Midstream, LLC

SUBJECT: Request final approval of Robert E. Lee Farms Plat No. 1A located on the southwest side of Hunter Loop Road, approximately 3,000 ft. north of Old Selma Road, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 6A (12.97 acres) has approximately 364 ft. of frontage along Hunter Loop Road and a depth of 1,500 ft. This lot has a railroad spur with covered equipment. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-2

M-1-q

HUNTER LOOP RD

FANNIN RD

R-99-p

FH

M-3

R-85

PLATS

1 inch = 400 feet

SUBJECT PROPERTY

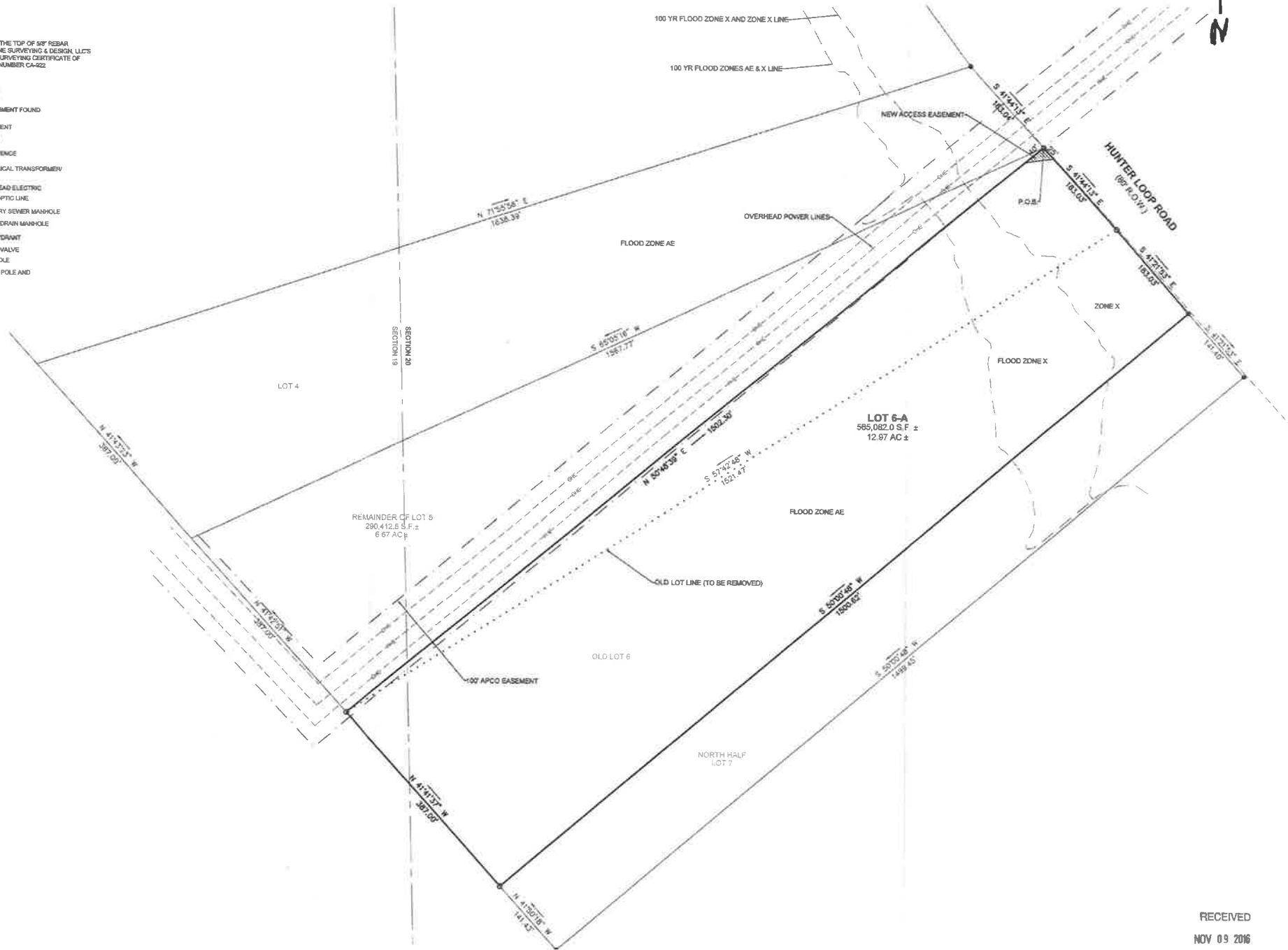


ITEM NO. 3A



LEGEND

- BASELINE PLASTIC CAP ON THE TOP OF 5/8" REBAR
- BEARING BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-822
- CT CRIMPED TOP
- OT OPEN TOP
- IFD IRON PIN FOUND
- IFS IRON PIN SET
- CM CONCRETE MONUMENT FOUND
- R.O.W. RIGHT-OF-WAY
- (F) FIELD MEASUREMENT
- (P) PLAT DIMENSION
- M METAL FENCE
- W WOOD PRIVACY FENCE
- ET EXISTING ELECTRICAL TRANSFORMER
- SW EXISTING OVERHEAD ELECTRIC SWITCHBOX
- FO EXISTING FIBER OPTIC LINE
- SM EXISTING SANITARY SEWER MANHOLE
- SD EXISTING STORM DRAIN MANHOLE
- EH EXISTING FIRE HYDRANT
- EV EXISTING WATER VALVE
- EL EXISTING LIGHTPOLE
- EP EXISTING POWER POLE AND GUY WIRE



3B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

30

4. DP-2016-036 **PRESENTED BY:** Westbrook Engineering, Inc.

REPRESENTING: CNJ Warehouse

SUBJECT: Public hearing for a development plan for a new building to be located on the northwest corner of Mobile Highway and Carter Lane in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 176,400 sq. ft. building with a 900 sq. ft. canopy. There are 105 paved parking spaces indicated on the site plan. There is one (1) access drive to Mobile Highway. All applicable requirements will be met.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

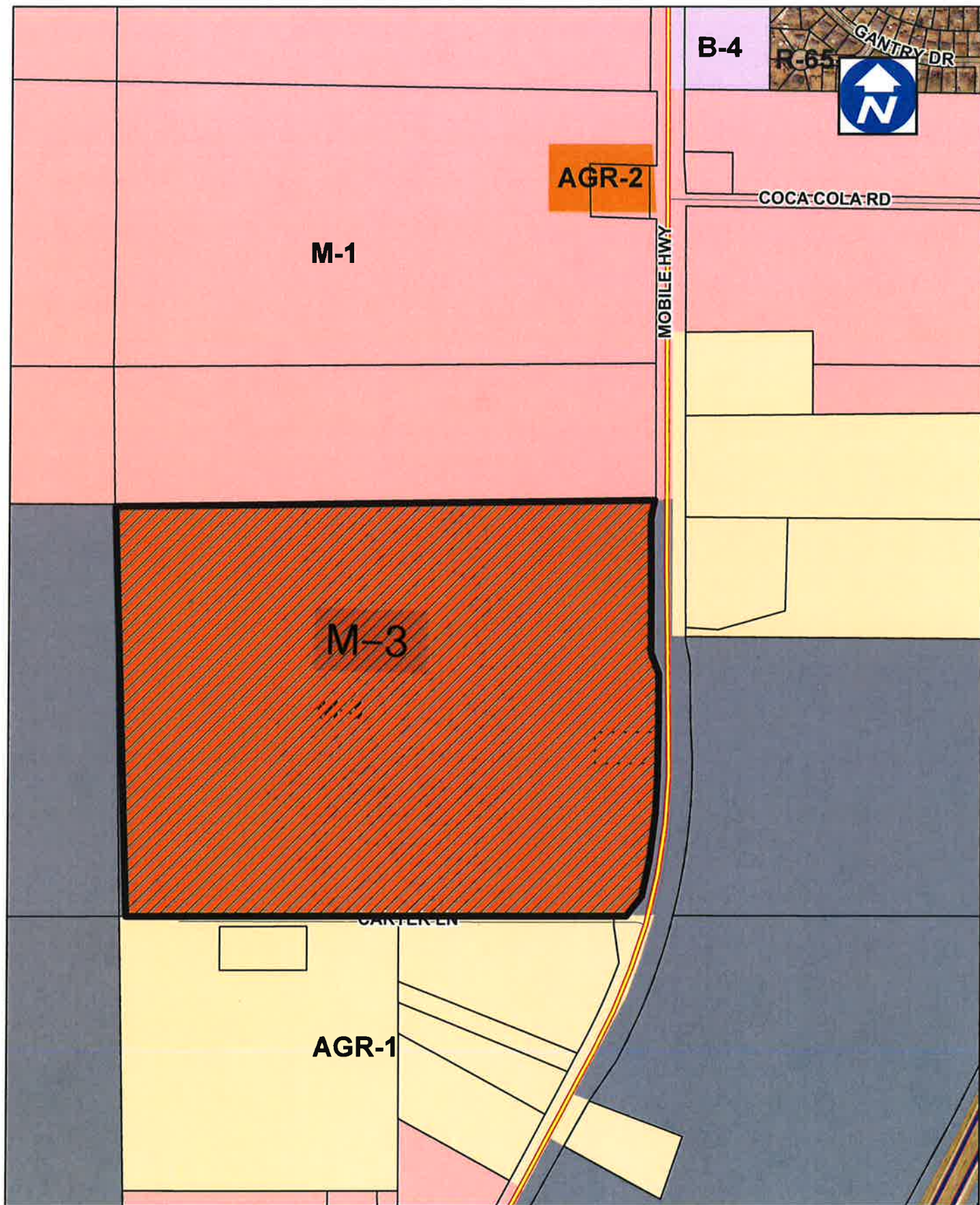
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

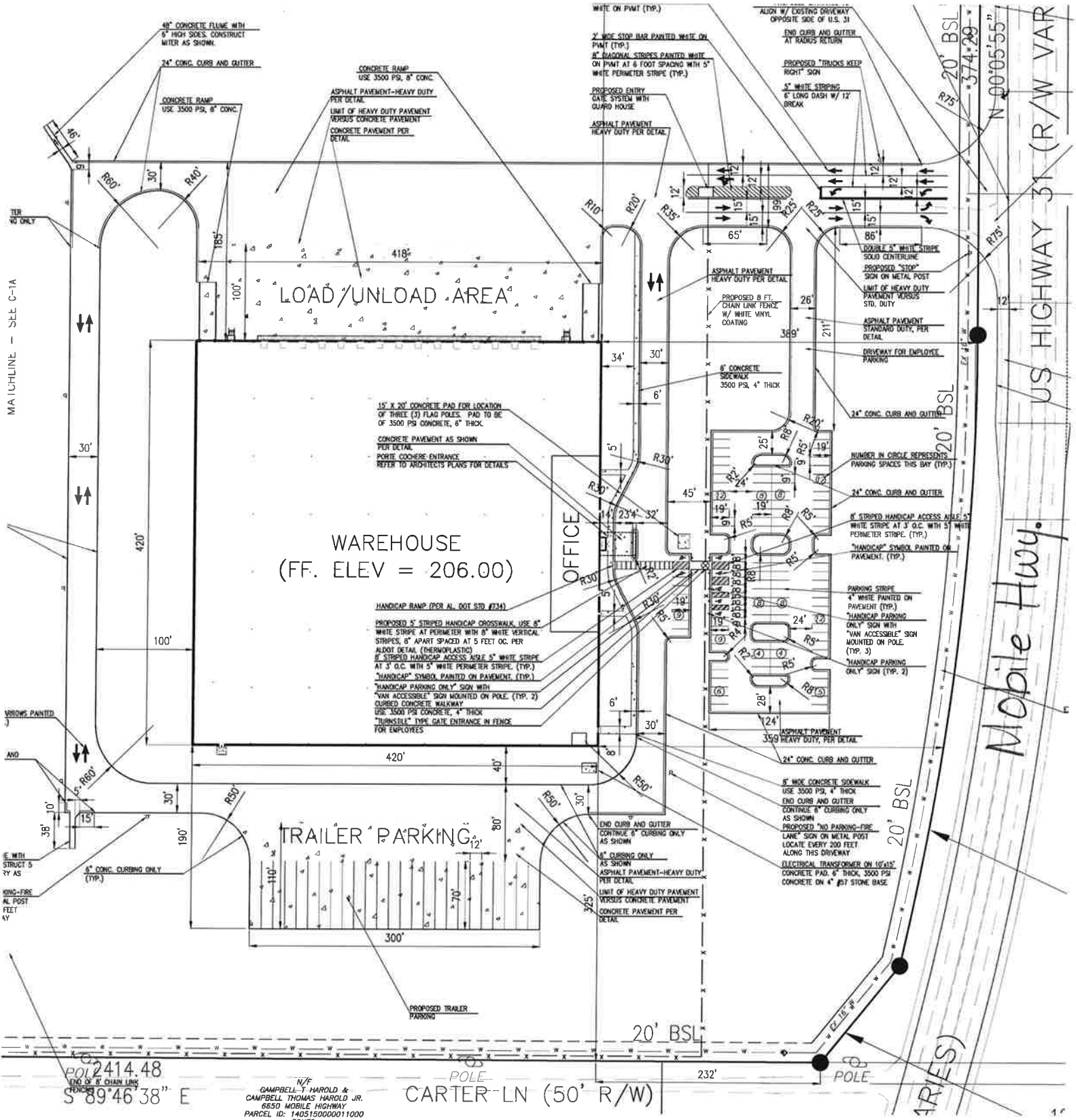
SUBJECT PROPERTY



ITEM NO. 4A

1 inch = 600 feet

2



MATCHLINE - SEE C-1A

WRONGS PAINTED
AND
E. WITH
STRUCT 5
2Y AS
KING-FIRE
AL FROST
FEET
4Y

2414.48
S 89°46'38" E

N/F
GAMBELL-T HAROLD &
CAMPBELL THOMAS HAROLD JR.
6550 MOBILE HIGHWAY
PARCEL ID: 140515000011000
ZONED:

POLE
CARTER LN (50' R/W)

232' POLE

ARIES)

US HIGHWAY 31 (R/W VAR)

Mobile Hwy.

4B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 4C

1 inch = 600 feet

5. DP-2002-031 **PRESENTED BY:** Rose City Outdoor, LLC

REPRESENTING: Pavilion Investment Company, LLC

SUBJECT: Public hearing for a development plan for a billboard to be located at 7901 Vaughn Road in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a double-faced billboard on a unipole that will be 147 sq. ft. per side (294 sq. ft. total) and 30 ft. in height. This is considered a junior billboard and meets the 500 ft. spacing from the nearest other billboard. All applicable requirements will be met.

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.

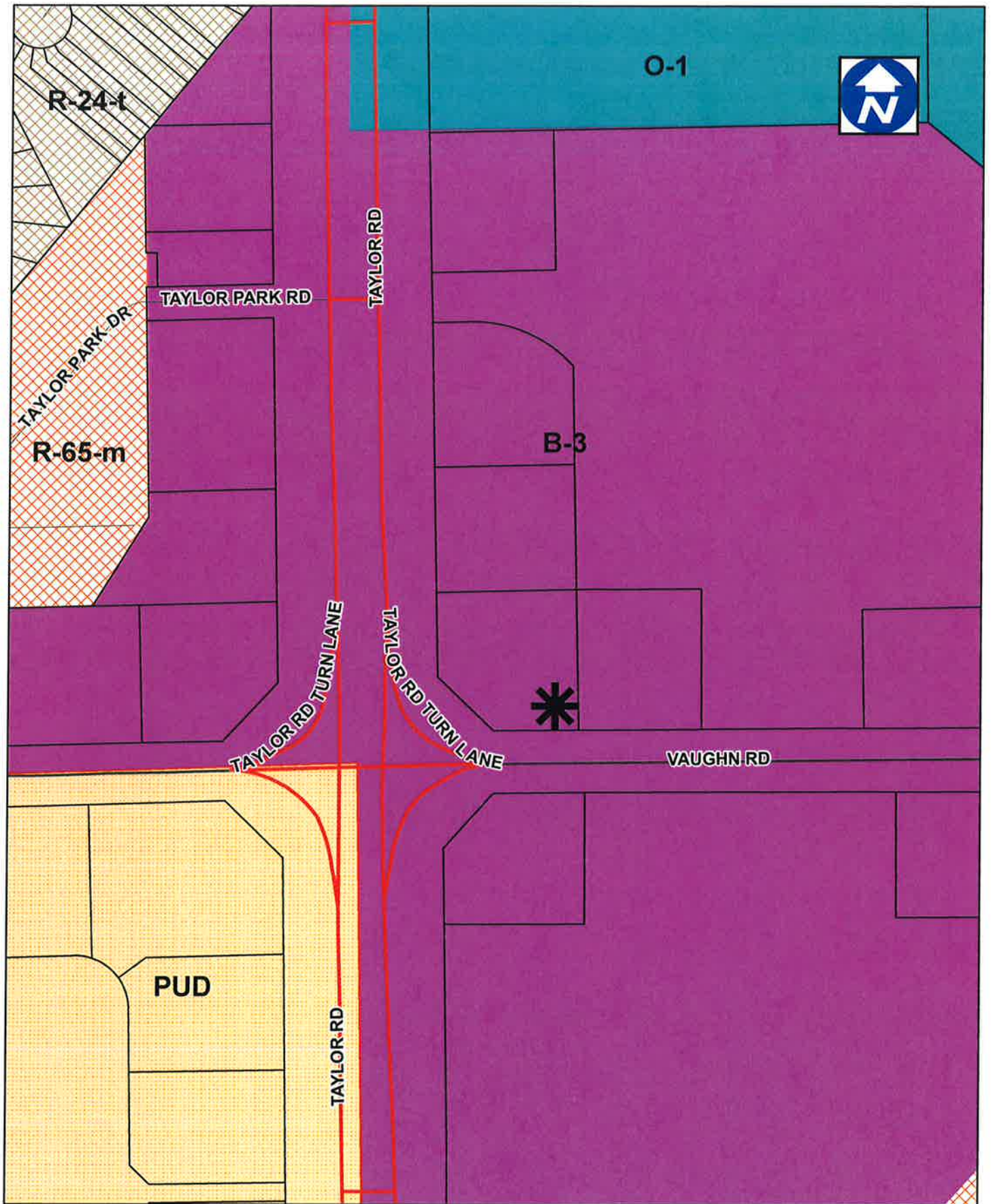
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



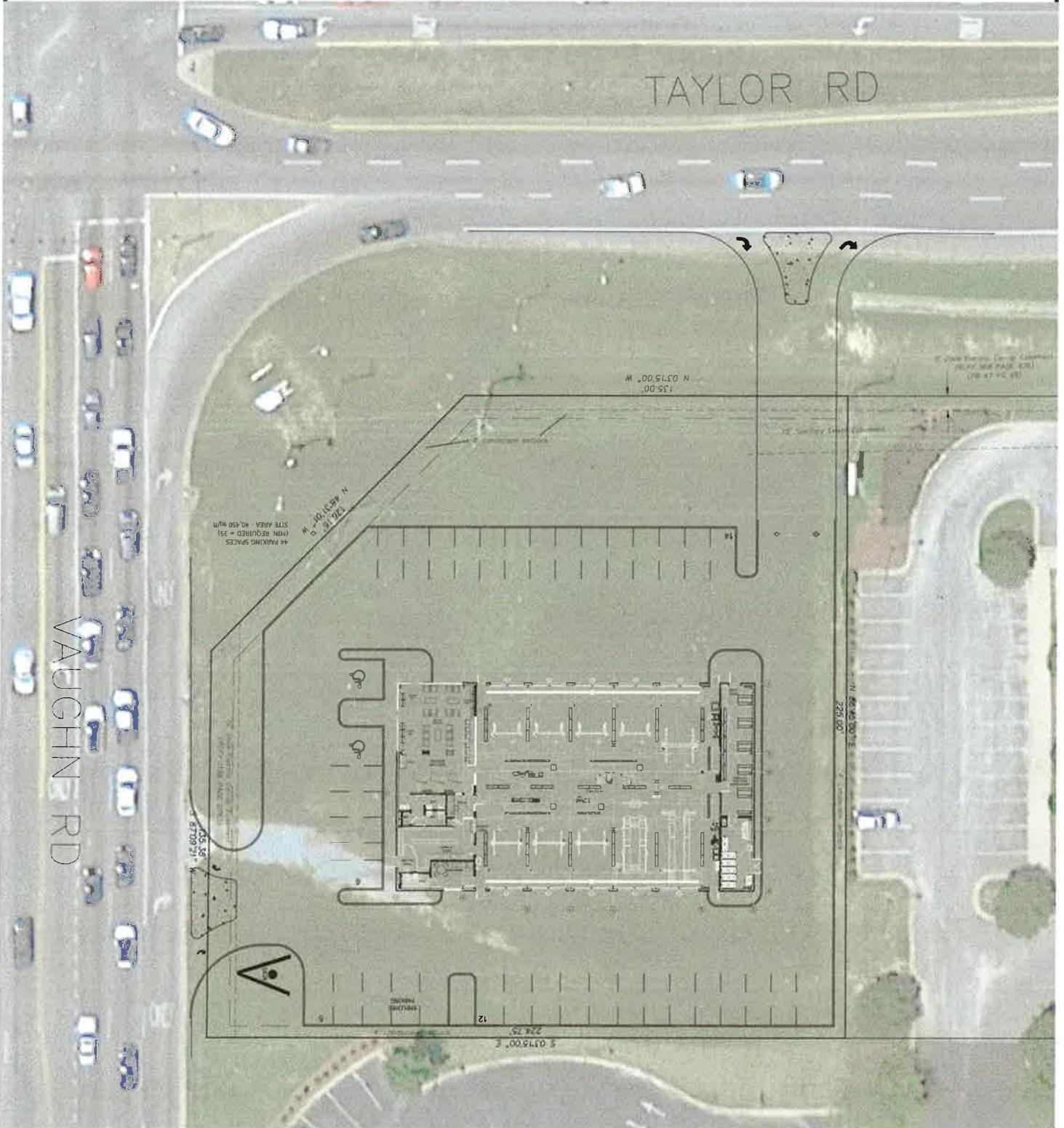
DEVELOPMENT SITE

SUBJECT PROPERTY *

ITEM NO. 5A

1 inch = 200 feet

Site # MGM-9
Municipality Montgomery



Parcel # 909291000002001

Zoning B-3

Setback 10'

Sign Dimentions 7'x21'

Site Address:

7901 Vaughn Rd.

Landowner:

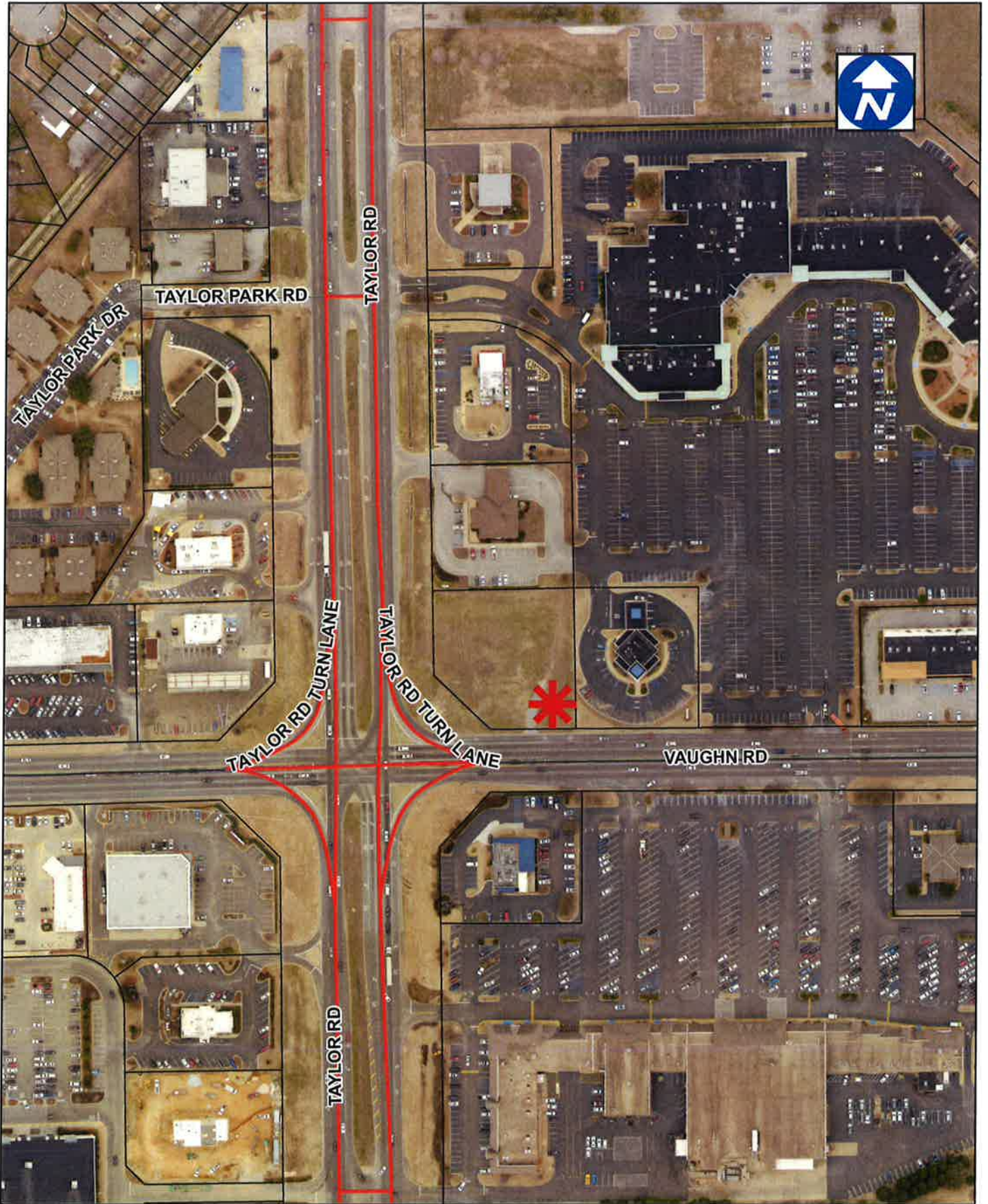
Pavilion Investment Company, LLC

Rose City Outdoor, LLC
2710 Ferway Drive
Montgomery, AL, 36111



850-766-0624

5B



DEVELOPMENT SITE

SUBJECT PROPERTY *

ITEM NO. 50

1 inch = 200 feet

6. 8856 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Kyser Properties

SUBJECT: Request final approval of Northbelt Drive Plat No. 1 located on the east side of Northbelt Drive, approximately 500 ft. north of Northern Boulevard, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (5.89 acres) has 463 ft. of frontage along Northbelt Drive and a depth of 500 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

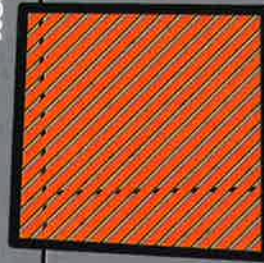
COMMENTS: _____

ACTION TAKEN: _____



M-3

NORTHBELT DR



M-1

B-2

NORTHERN BLVD

NORTHERN BLVD

O-2

AGR-1

PLATS

1 inch = 400 feet

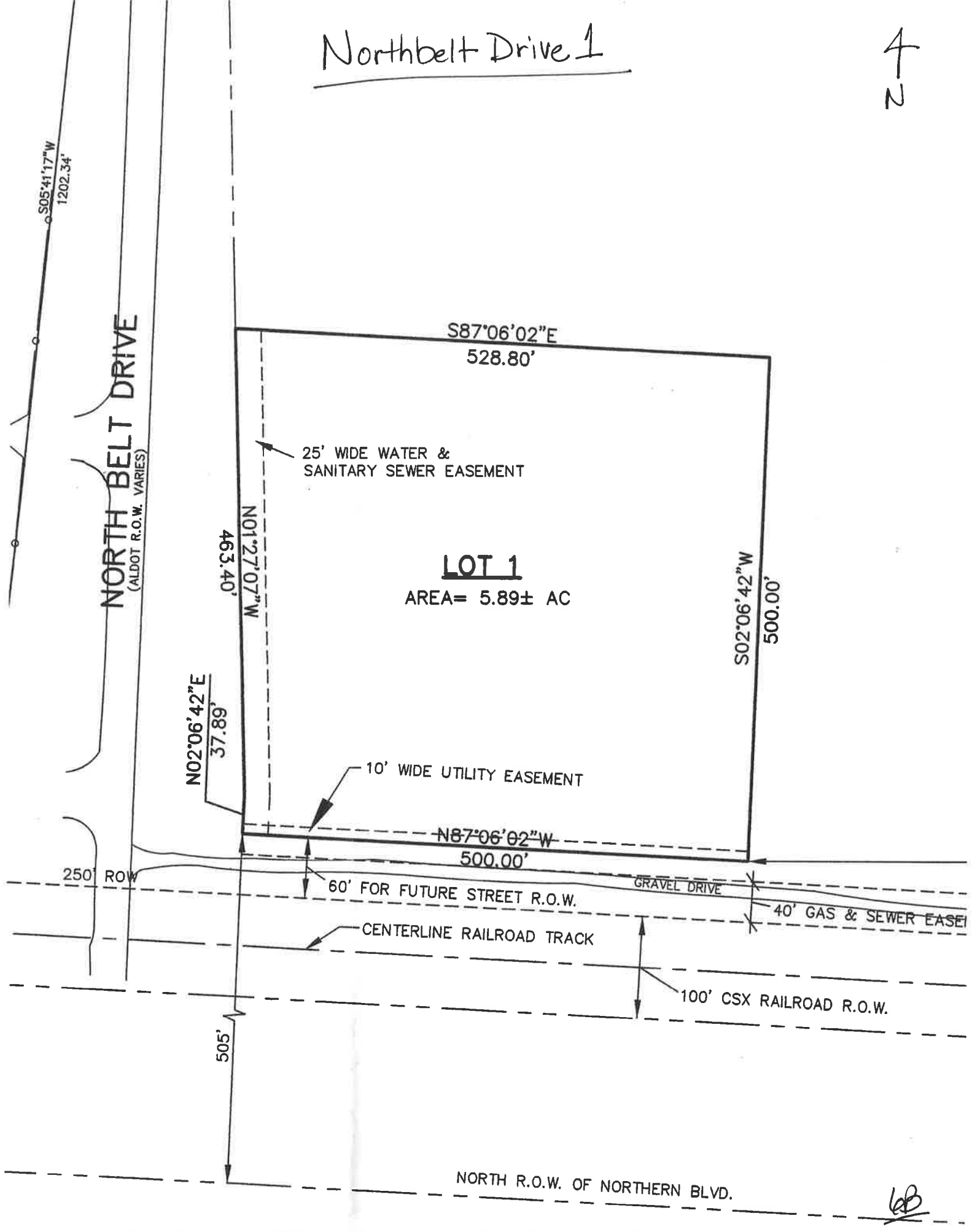
SUBJECT PROPERTY



ITEM NO. 6A

Northbelt Drive 1

4
N



NORTH R.O.W. OF NORTHERN BLVD.

LB



NORTHBELT DR

NORTHERN BLVD

NORTHERN BLVD

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

60

7. DP-1977-231 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Easter Seals Central Alabama

SUBJECT: Public hearing for a development plan for a new building to be located at 2125 East South Boulevard in an O-2 (Office) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 22,263 sq. ft. building (to replace a building that has been demolished). There is an existing access drive to Normandie Drive. There is an existing parking lot that will be restriped and several existing access drives and additional crossover parking areas. All applicable requirements will be met.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

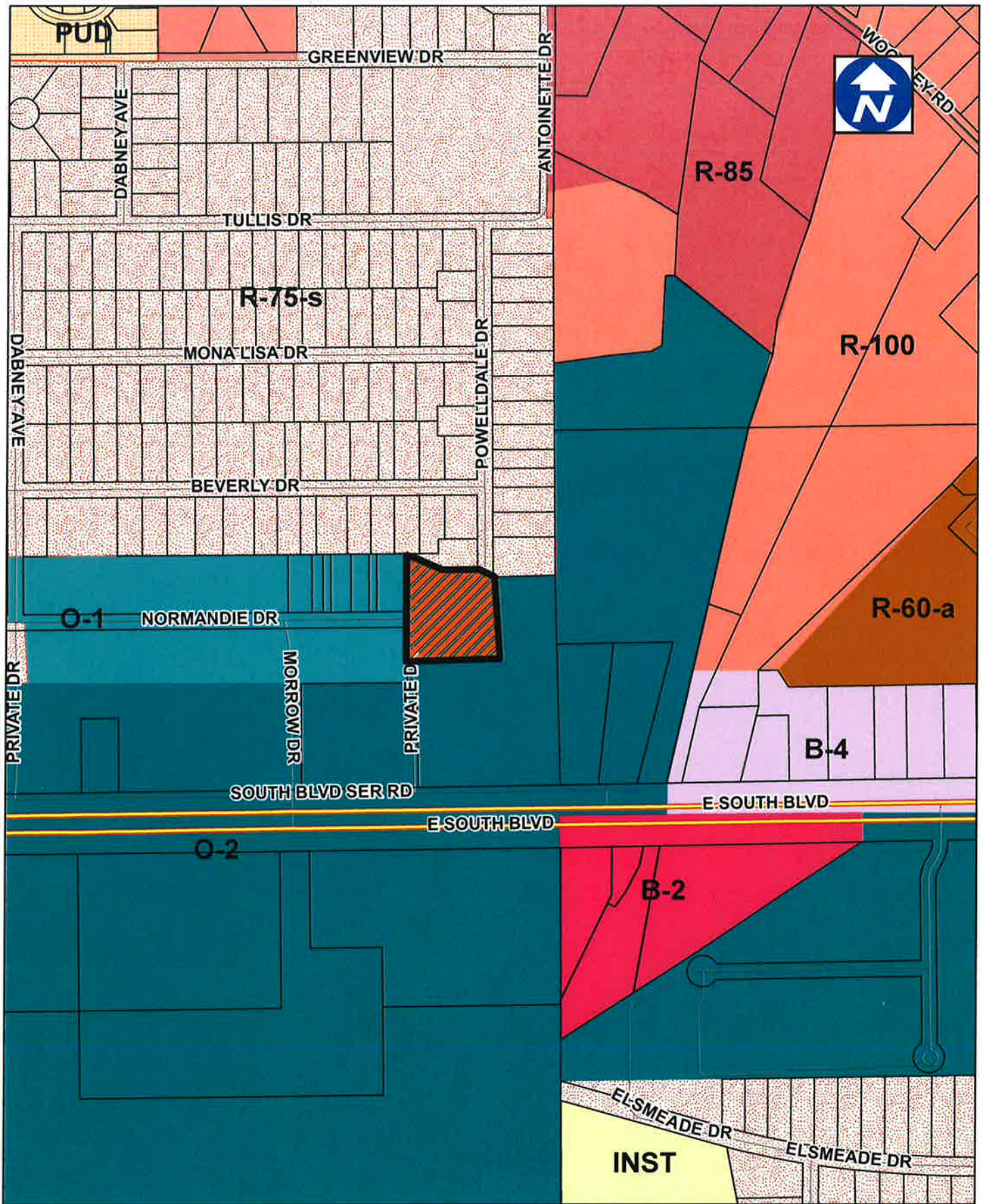
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 7A

1 inch = 400 feet



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 7C

1 inch = 400 feet

8. RZ-2016-012 **PRESENTED BY:** Pree TI Patel

REPRESENTING: Jack W. Daniels

SUBJECT: Request to rezone one (1) parcel of land containing 0.3 acres located on the northwest corner of Old Selma Road and Flintwood Drive (6200 Old Selma) from a FH (Flood Hazard) Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The adjacent property has B-3 (Commercial) zoning to the north and FH (Flood Hazard) zoning to the south, east, and west. The intended use for this property if rezoned is for commercial use. The Land Use Plan recommends agricultural use.

This existing building was constructed prior to the property being in the City's Police Jurisdiction. This is a non-conforming commercial building and the rezoning would correct the use of the property. The store is in operation, however cannot obtain a liquor license without rezoning.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

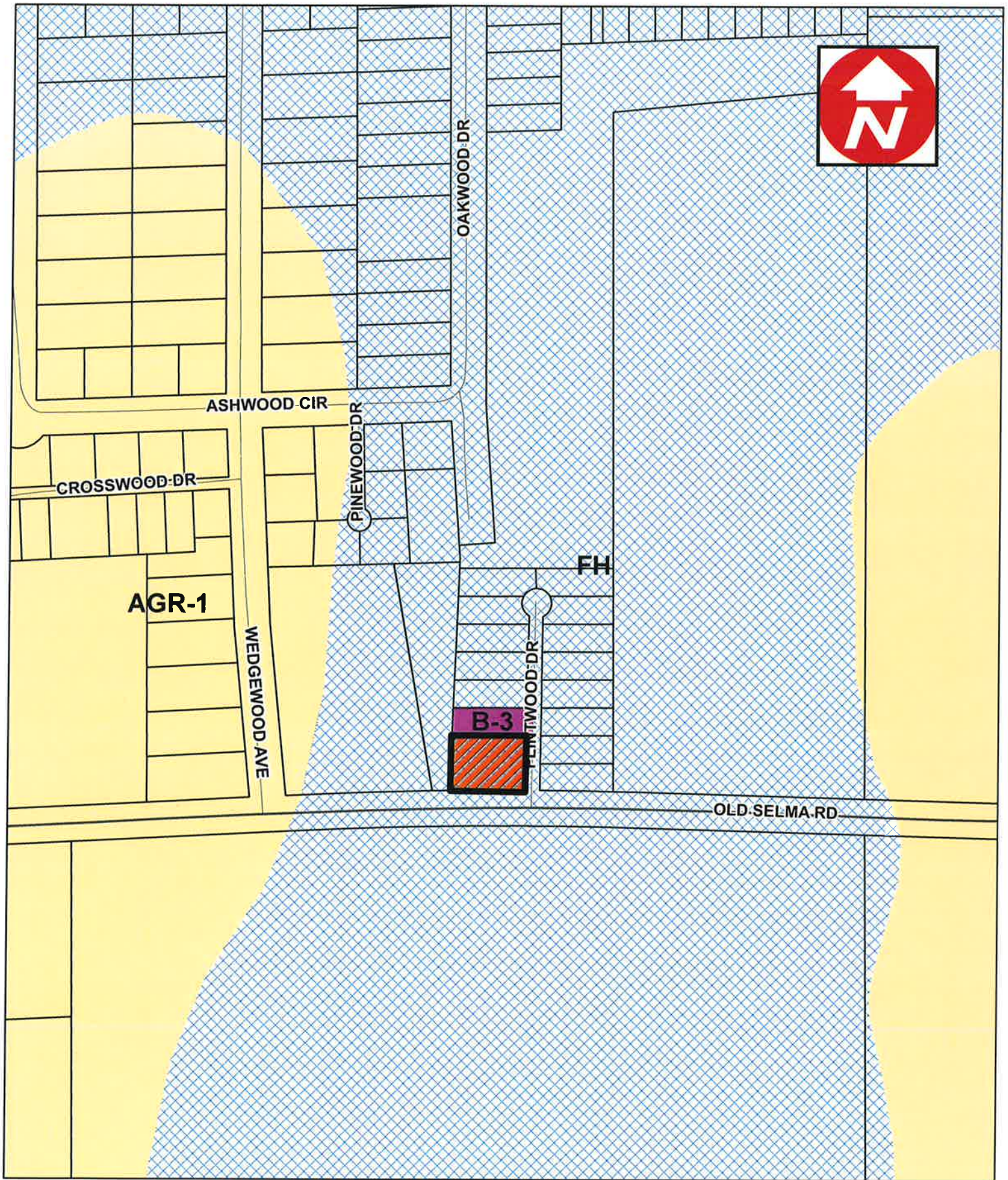
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



FROM FH TO B3

FILE NO. RZ-2016-012

ITEM NO. 8A

(N 03°45' E 94.00')
(N 03°39'36" E 94.40')

C.T.

OHPL

OHPL

10'

17.2'

10' DRAINAGE EASEMENT

11.8'

OLD SELMA RD

EXISTING ONE STORY BLOCK BUILDING

1.29'

22.8'

1.32'

(N 89°24'50" W 124.76')
(N 88°38' W 125.00')

OHPL

9'

18'



5 PARKING SPACES
1 HANDICAP PARKING

63.6'

EXISTING ASPHALT
PAVED PARKING LOT

OHPL

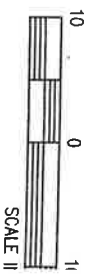
* S 02°47'00" W 94.00'
(S 02°47' W 94.00') *

FLINTWOOD DRIVE
26.53 R.O.W.)

IPF - RAIL ROAD SPIKE

IPF - RAIL ROAD SPIKE

SOURCE OF INFO:
BASIS OF BEARING:
* ROTATED TO MATCH THE EA
R. FOOD STORE PLAT NO. 1
IN PLAT BOOK 32 AT PAGE
OF PROBATE, MONTGOMERY



8B



REZONING REQUEST SUBJECT PROPERTY

1 inch = 200 feet

FROM FH TO B3

FILE NO. R2-2016-012

ITEM NO. 8C

9. RZ-2016-013 **PRESENTED BY:** Glenn Johnson

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at 3535 Ashley Road from an AGR-1 (Residential Agriculture) Zoning District to an R-75-d (Duplex Residential) Zoning District.

REMARKS: This property is surrounded by AGR-1 (Residential Agriculture) zoning. The intended use for this property if rezoned is for a duplex. The existing dwelling is a single-family dwelling. The Land Use Plan recommends medium density residential use.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

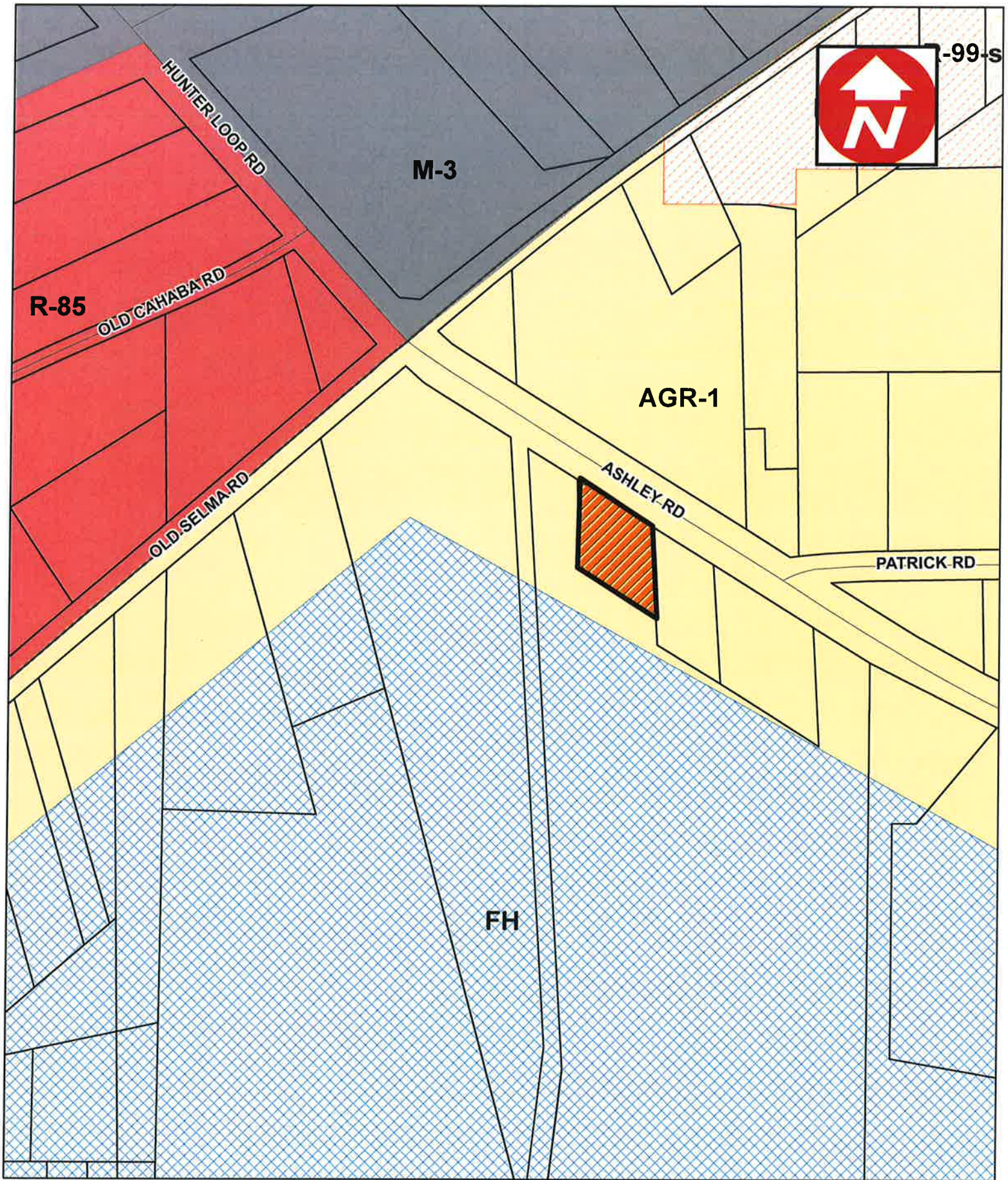
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



FROM AGR-1 TO R-75-d

FILE NO. RZ-2016-013

ITEM NO. 9A



REZONING REQUEST **SUBJECT PROPERTY**

1 inch = 200 feet

FROM AGR-1 TO R-75-d

FILE NO. R2-2016-013

ITEM NO. 9B

10. RZ-2016-014 **PRESENTED BY:** Terrill Taylor

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at 1679 Oak Street from an R-60-d (Duplex Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has R-60-d (Duplex Residential) zoning to the north, south, and east, and B-2 (Commercial) zoning to the west. The intended use for this property if rezoned is for a restaurant. This is a structure which was used in 1960 as a small café, which was a legal non-conforming use and building. The use and building have been closed for over one (1) year, therefore loses its legal non-conforming status. The Land Use Plan recommends medium density residential use.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

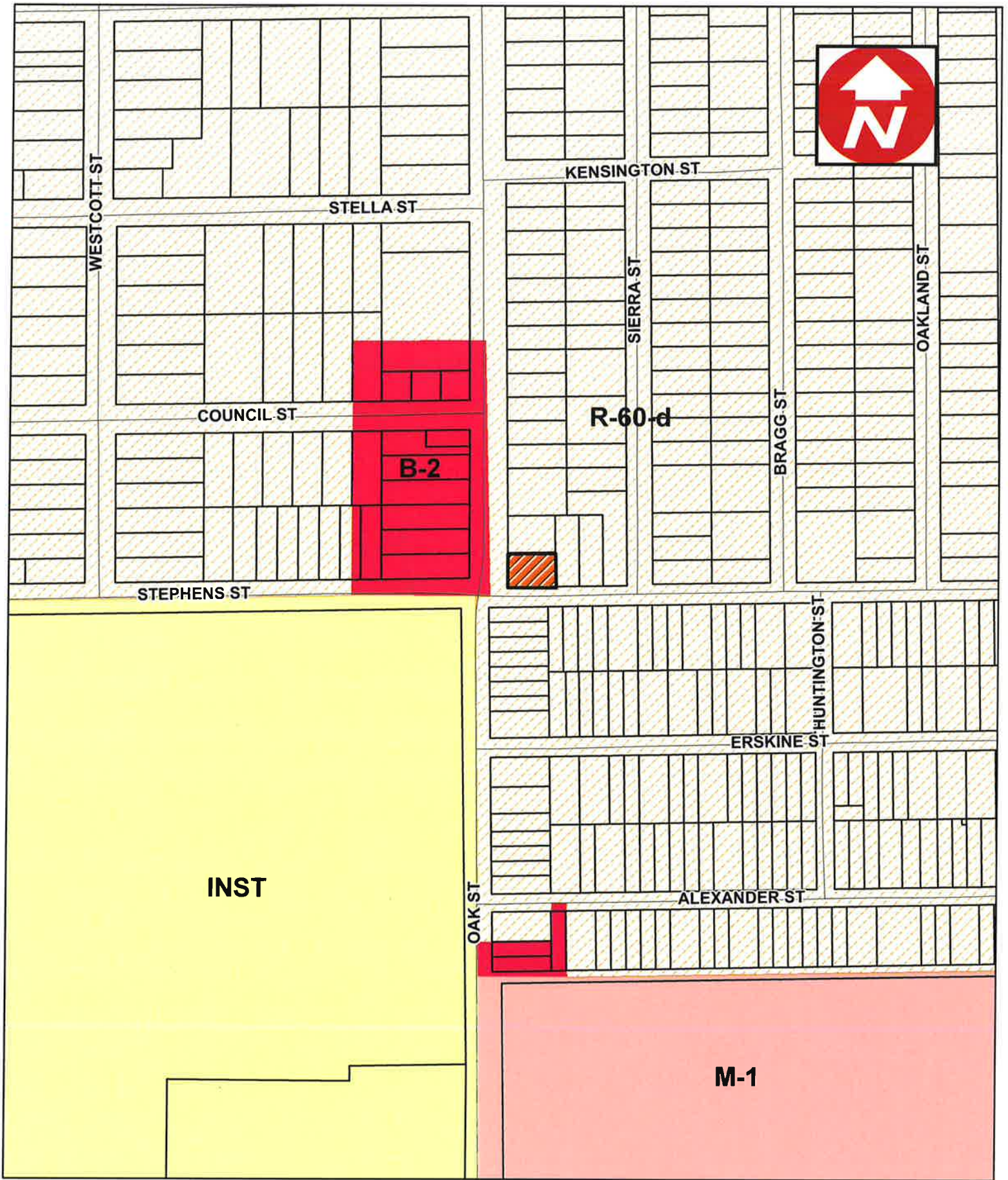
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY

1 inch = 200 feet

FROM R-60-d TO B-2



FILE NO. RZ-2016-014

ITEM NO. 10A



REZONING REQUEST

1 inch = 100 feet

SUBJECT PROPERTY



FROM R-60-d TO B-2

FILE NO. R2-2016-014

ITEM NO. 10B

11. RZ-2016-015 **PRESENTED BY:** Bonnie Carter-McCall

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at 3010 Atlanta Highway from a B-2 (Commercial) Zoning District to a B-1-b (Central Business) Zoning District.

REMARKS: The adjacent property has R-100 (Single-Family Residential) zoning to the north, B-2 (Commercial) zoning to the south and east, and R-60-s (Single Family Residential) zoning to the west. The intended use for this property if rezoned is for mixed use of commercial and residential. The Land Use Plan recommends commercial use.

CITY COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

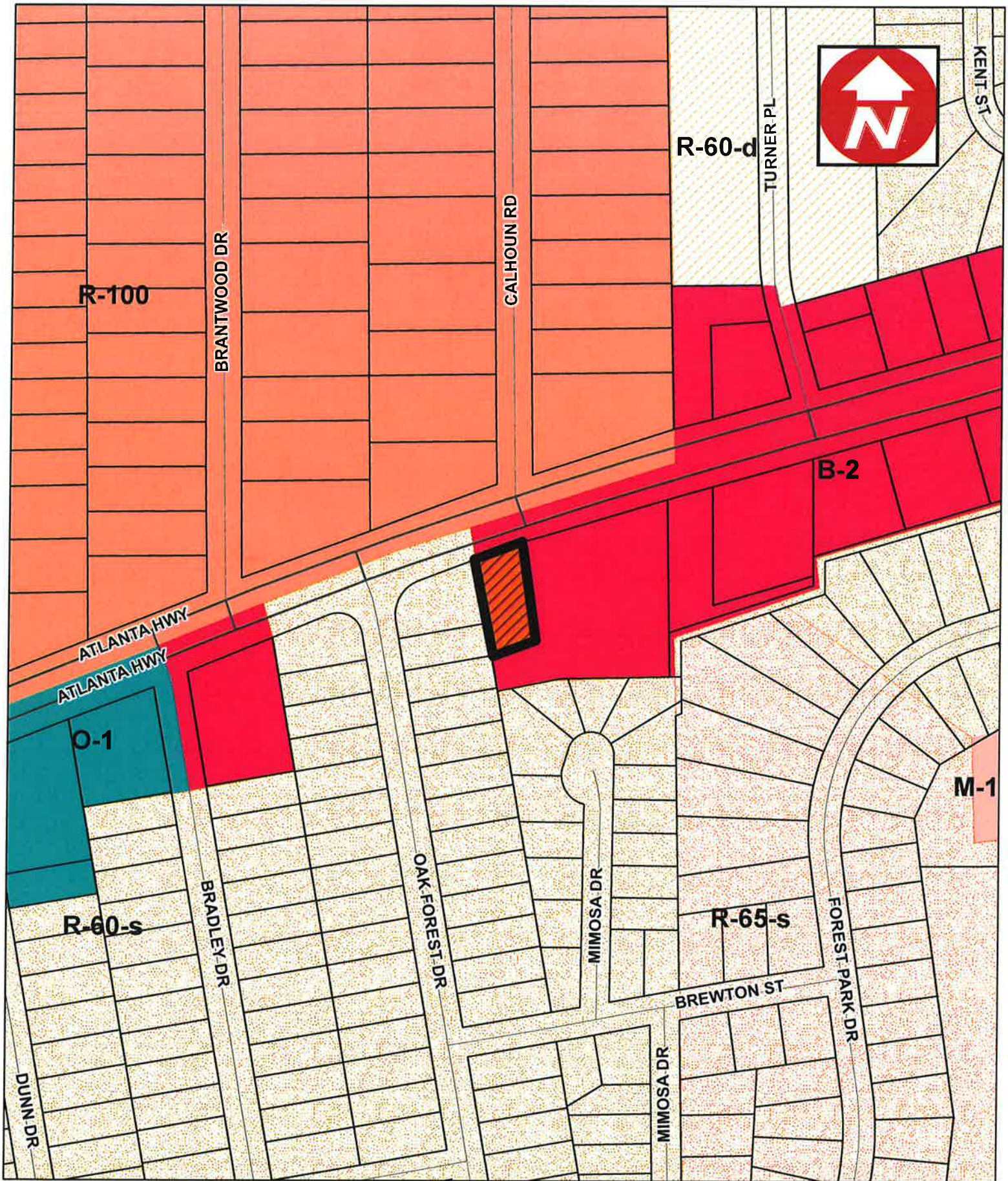
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

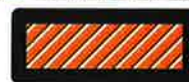
COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY

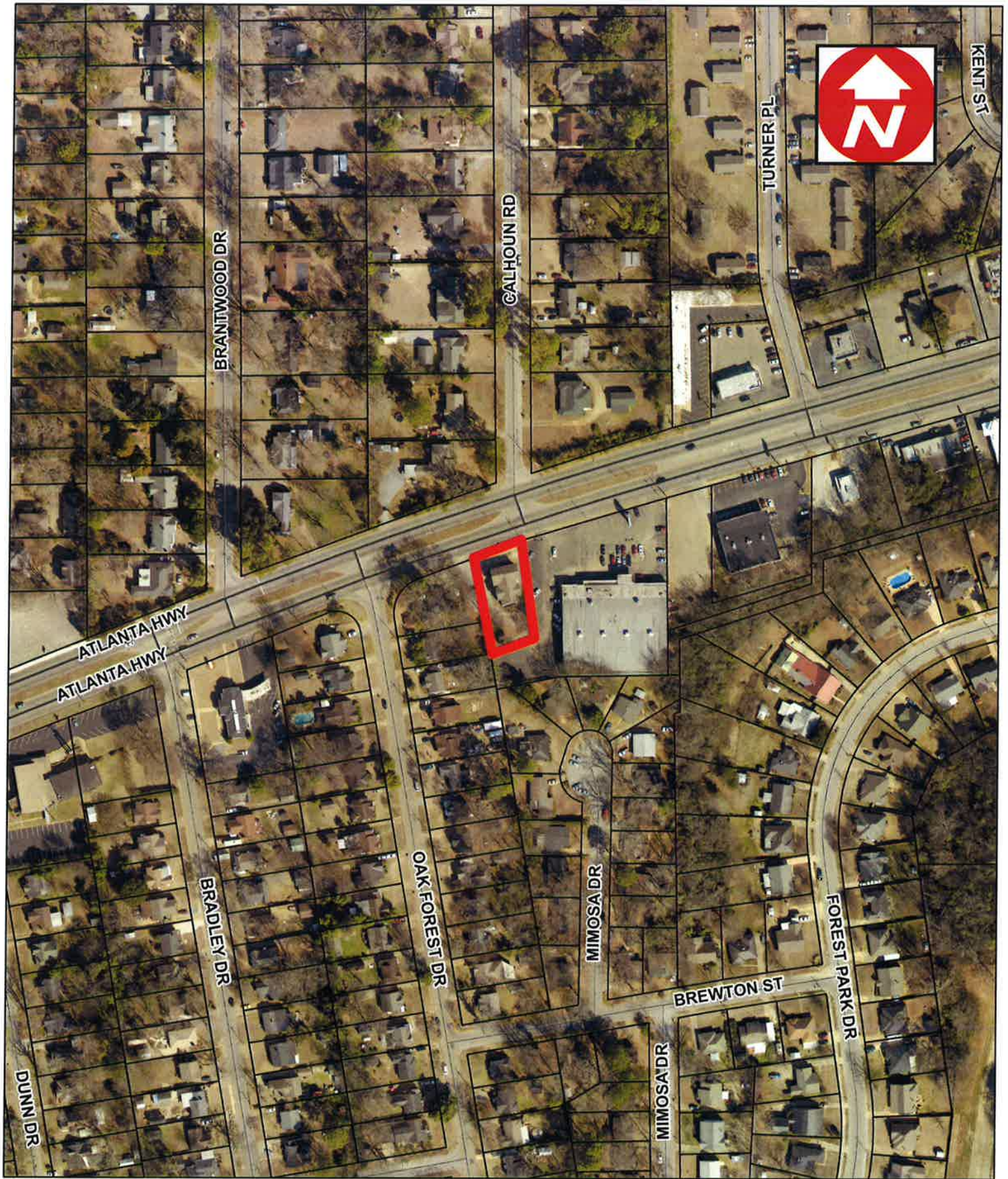


FILE NO. R2-2016-D15

1 inch = 200 feet

FROM B2 TO B-1-b

ITEM NO. 11A



REZONING REQUEST SUBJECT PROPERTY



FILE NO. R2-2016-015

1 inch = 200 feet

FROM B2 TO B-1-b

ITEM NO. 11B

12. RZ-2016-016 **PRESENTED BY:** Gwendolyn Hardy

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at 6565 Narrow Lane Road from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has AGR-1 (Residential Agriculture) zoning to the north, east and west, and B-2 (Commercial) and R-65-s (Single-Family Residential) zoning to the south. The intended use for this property if rezoned is for a catering business. In 1999 the Board of Adjustment approved an office in the existing building and in 1992 the Board of Adjustment approved a beauty shop and antique kitchen shop. This commercial building has been vacant for more than one (1) year and cannot be operated as a catering business without proper zoning. The Land Use Plan recommends low density residential use.

CITY COUNCIL DISTRICT: 6

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

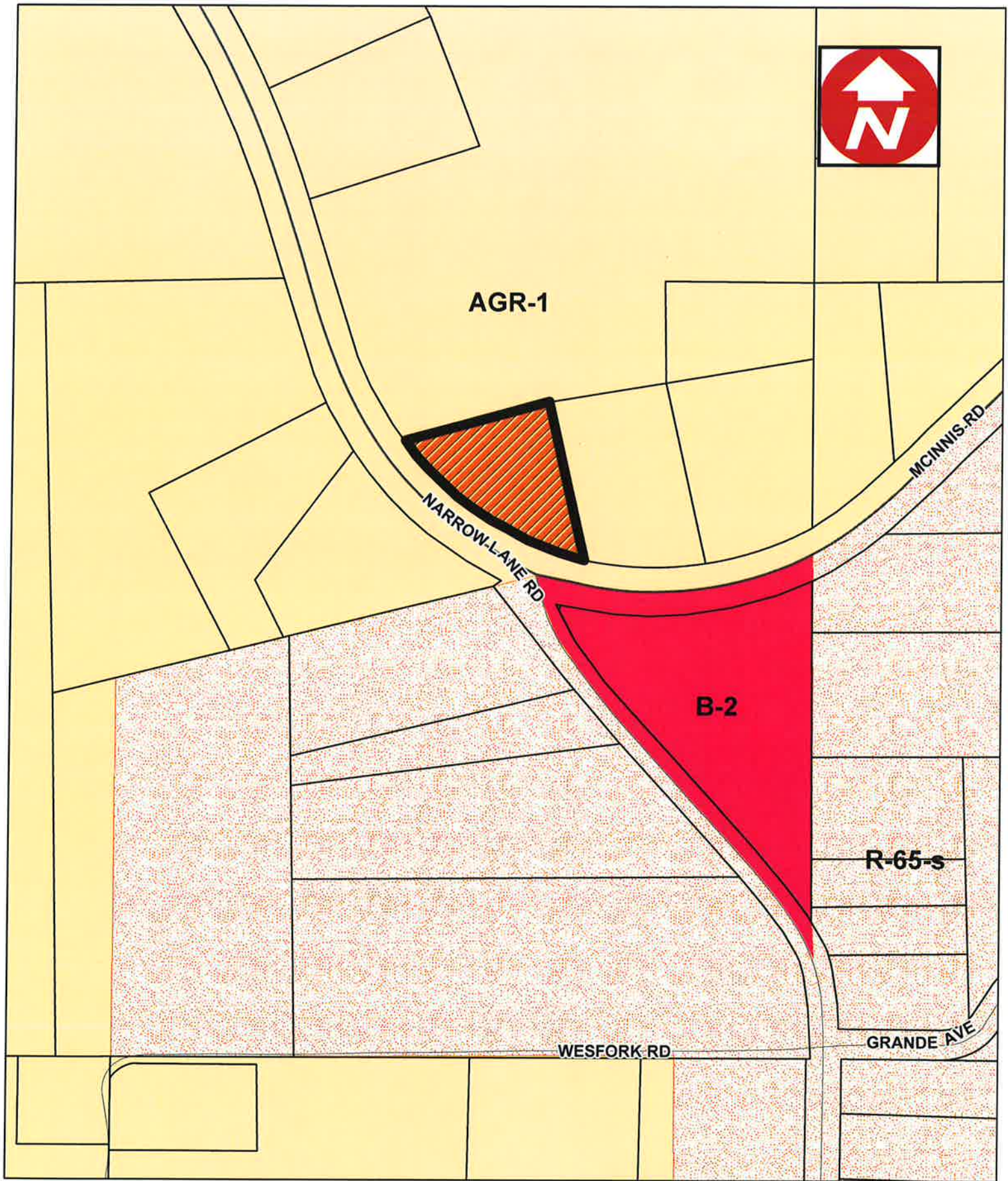
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY

1 inch = 200 feet

FROM AGR-1 TO B-2



FILE NO. RZ-2016-016

ITEM NO. 12A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2016-016

1 inch = 200 feet

FROM AGR-1 TO B-2

ITEM NO. 12B

13. RZ-2008-009 **PRESENTED BY:** Development Department

REPRESENTING: City of Montgomery

SUBJECT: Request to rezone two (2) parcels of land located on the west side of South Court Street, approximately 285 ft. north of West Fairview Avenue, and on the east side of Edgar D. Nixon Avenue, approximately 600 ft. north of West Fairview Avenue from B-2 (Commercial) and INST (Institutional) Zoning Districts to B-1-a (Central Business) and R-65-m (Multi-Family Residential) Zoning Districts.

SUBJECT: Parcel A proposes to be rezoned from B-2 (Commercial) to B-1-a (Central Business), and Parcel B proposes to be rezoned from INST (Institutional) to R-65-m (Multi-Family Residential). The adjacent property has B-4 (Commercial) and INST (Institutional) zoning to the north, B-2 (Commercial) and R-65-m (Multi-Family Residential) zoning to the south; R-50 (Single-Family Residential) zoning to the west, and R-65-m (Multi-Family Residential) zoning to the east. The intended use for this property if rezoned is for mixed use of commercial and residential. The Land Use Plan recommends commercial use.

CITY COUNCIL DISTRICT: 7

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

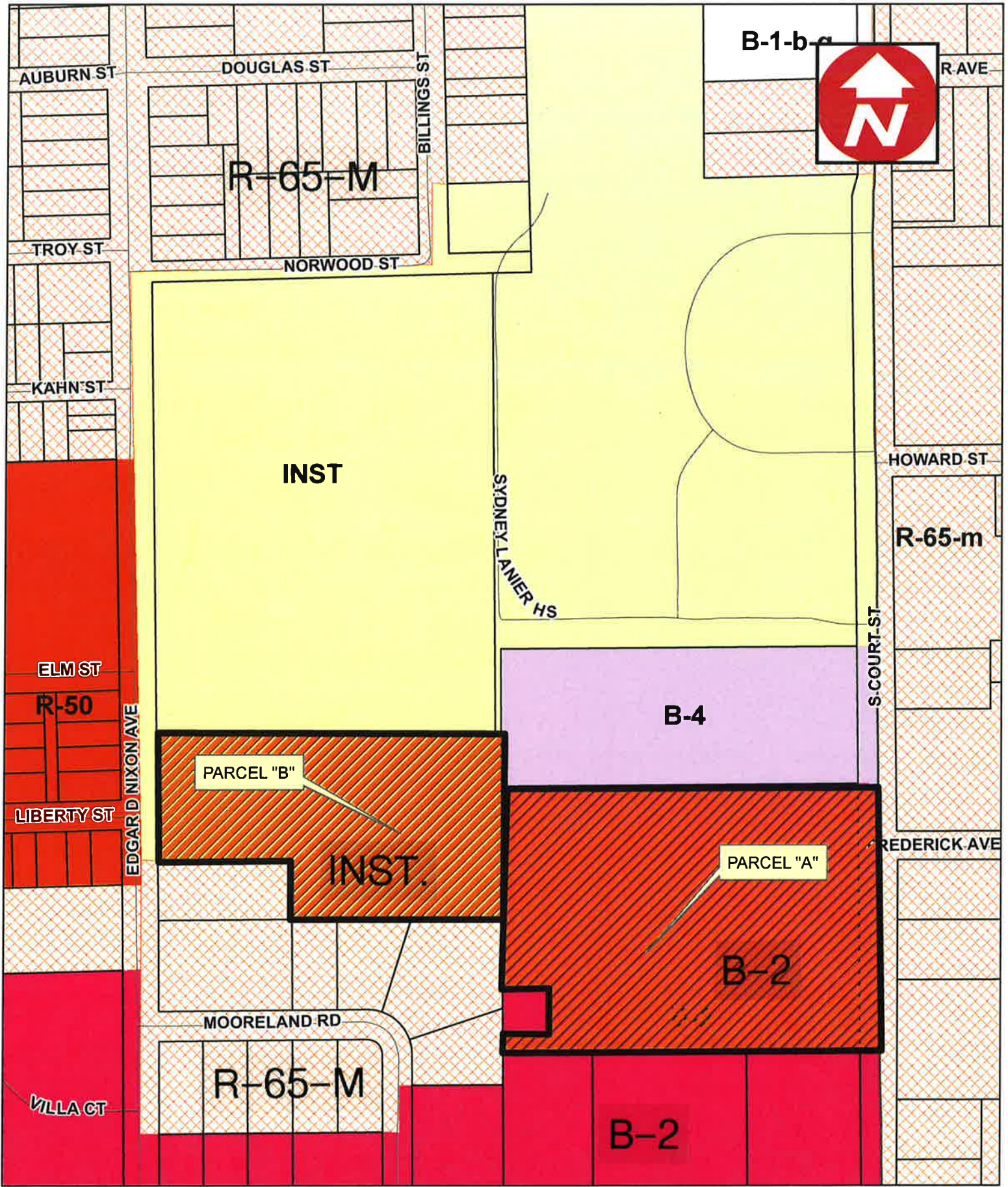
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

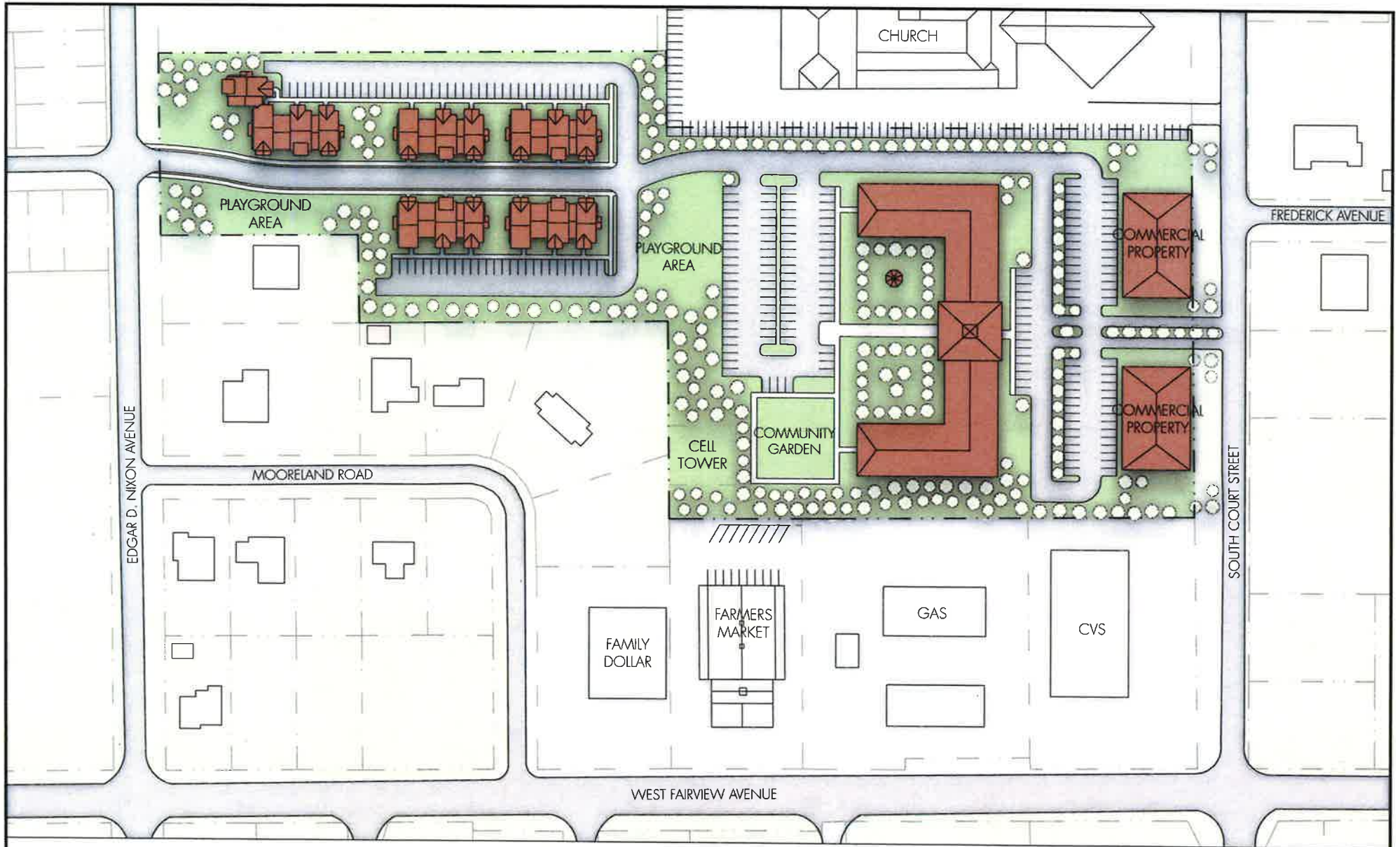
SUBJECT PROPERTY

FROM B-2 [!] INST TO B-1-a [!] R-65-m



FILE NO. RZ-2008-009

ITEM NO. 13A



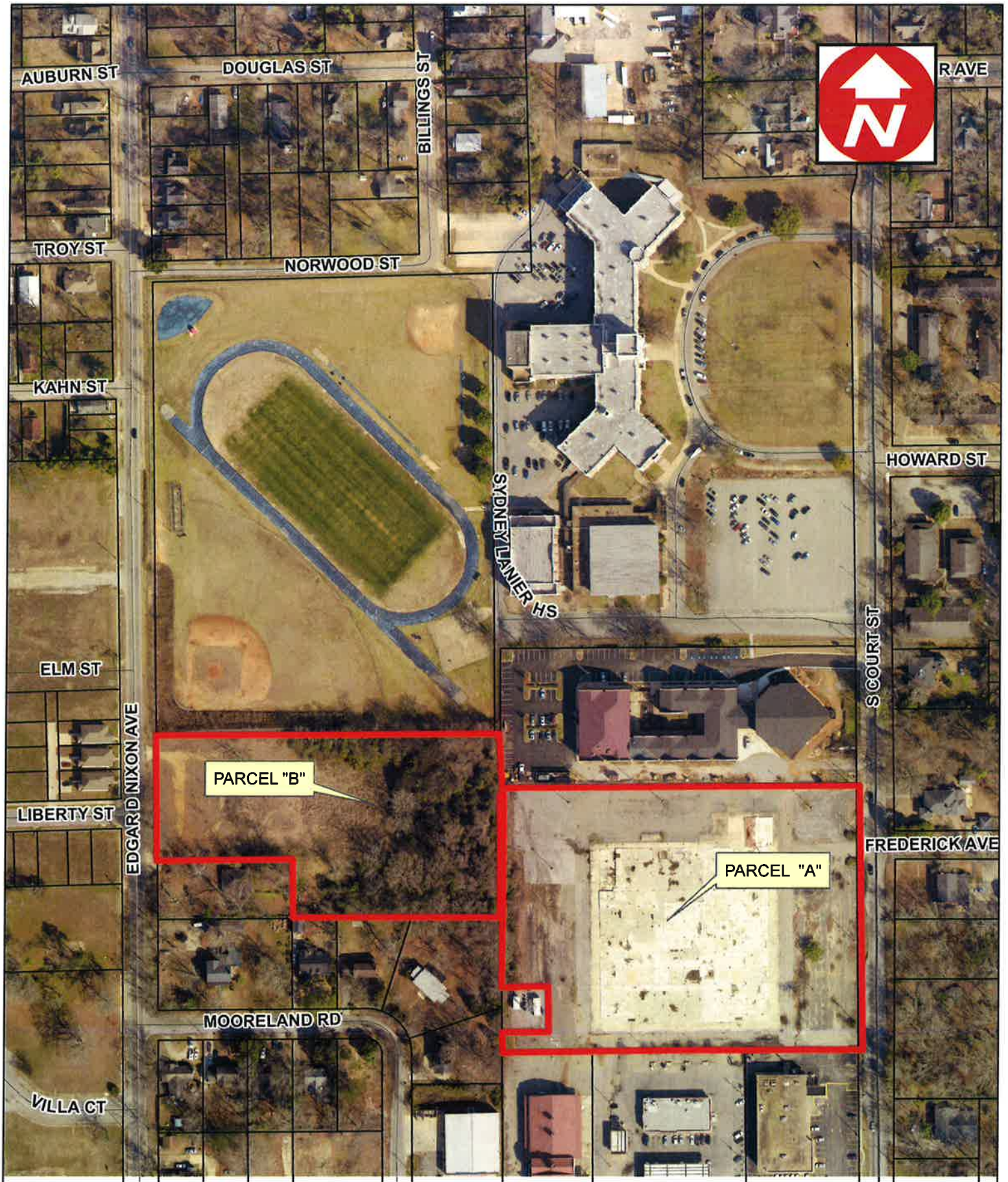
SITE PLAN

SCALE: 1:100

DSI MONTGOMERY HOUSING DEVELOPMENT

MONTGOMERY, ALABAMA





REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY

FROM B-2 INST TO B-1-a R-65m



FILE NO. R2-2008-009

ITEM NO. 13B

14. Text Amendment **PRESENTED BY:** Planning Controls Division

REPRESENTING: Same

SUBJECT: Request recommendation for approval to revise application fees under Ordinance No. 31-73 (Zoning Ordinance).

REMARKS: The fees were established in 1973 and have not been updated since. The Planning Commission will make recommendations to the City Council for their final approval.

Proposed Revisions

<u>Type</u>	<u>Current</u>	<u>Proposed</u>
Rezoning	\$75 (1-10 acres) Plus \$1 per acre (11-100 acres) Plus \$0.50 per acre (101+ acres)	\$200 (1-10 acres) \$225 (11-50 acres) \$250 (51-100 acres) \$300 (100+ acres)
	Plus \$125 Advertising Fee	Plus \$125 Advertising Fee
Development Plan	\$50	\$100
Board of Adjustment		
Interpretations, Special Exceptions or Variances (new residential)	\$25	\$50
Existing Residential	\$10	\$25
Commercial, Office, Industrial and Multi-Family Residential	\$50	\$100

COMMENTS: _____

ACTION TAKEN: _____

15. Text Amendment **PRESENTED BY:** Planning Controls Division

REPRESENTING: Same

SUBJECT: Request approval to revise subdivision fees under the Subdivision Regulations.

REMARKS: The Planning Commission has final authority on the Subdivision Fees due to the fact that they are part of the Subdivision Regulations, not the Zoning Ordinance.

Proposed Revisions

<u>Type</u>	<u>Current</u>	<u>Proposed</u>
Residential (Preliminary)	\$50, plus \$1 per lot	\$100, plus \$1 per lot Plus first-class postage (certified mail w/ return receipt) for adjoining property owners
Residential (Final)	\$100, plus \$1 per lot	\$150, plus \$3 per lot Plus first-class postage (certified mail w/ return receipt) for adjoining property owners
All other zones (Preliminary)	\$50, plus \$3 per lot	\$100, plus \$1 per lot Plus first-class postage (certified mail w/ return receipt) for adjoining property owners
All other zones (Final)	\$150, plus \$3 per lot	\$200, plus \$5 per lot Plus first-class postage (certified mail w/ return receipt) for adjoining property owners

COMMENTS: _____

ACTION TAKEN: _____