

# Planning Commission Agenda

January 26, 2017

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

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**Planning Controls Division  
25 Washington Ave., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the December 8, 2016 meeting
- IV. Election of Officers

**January 26, 2017**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	RZ-2016-013	Glenn Johnson	Ashley Road	Rezoning	1
2.	RZ-2017-001	Larry Pursifull	Birmingham Highway	Rezoning	2
3.	RZ-2000-020	Goodwyn, Mills & Cawood	EastChase Lane	Revised Master Plan	3
4.	8861	“ “	EastChase Lane	Plat	4
5.	DP-2017-007	“ “	EastChase Lane	DP	5
6.	8864	“ “	EastChase Parkway	Plat	6
7.	8862	“ “	Lenox Lane	Plat	7
8.	8865	Arrington Engineering	North Eastern Blvd	Plat	8
9.	DP-2017-001	Morris Building Constructors	Cong WL Dickinson Dr	DP	9
10.	DP-1967-012	J. M. Garrett & Son	Wallace Drive	DP	10
11.	DP-1985-042	“ “	South Court Street	DP	11
12.	RZ-2017-002	Pilgreen Engineering	North Court Street	Rezoning	12
13.	DP-1976-075	“ “	Gunter Park Drive West	DP	13
14.	8860	Larry E. Speaks & Associates	Bell Road	Plat	14
15.	8859	“ “	Dalraida Road	Plat	15
16.	DP-2017-009	“ “	Dalraida Road	DP	16
17.	DP-2017-002	Professional Engineering	Northbelt Drive	DP	17
18.	8858	“ “	Monticello Park	Plat	18
19.	DP-2017-005	Danny Clements Builder	Monticello Park	DP	19
20.	DP-2017-004	“ “	Mendel Pkwy East	DP	20
21.	Text Amendment	Landscape Ordinance			21
22.	Text Amendment	SmartCode Signage Standards			22

***The next Planning Commission meeting is on  
February 23, 2017***

1. 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.

*This request was delayed at the December 8, 2016 meeting due to no one being present to present the request.*

**CITY COUNCIL DISTRICT:** 4

### DEPARTMENT COMMENTS

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

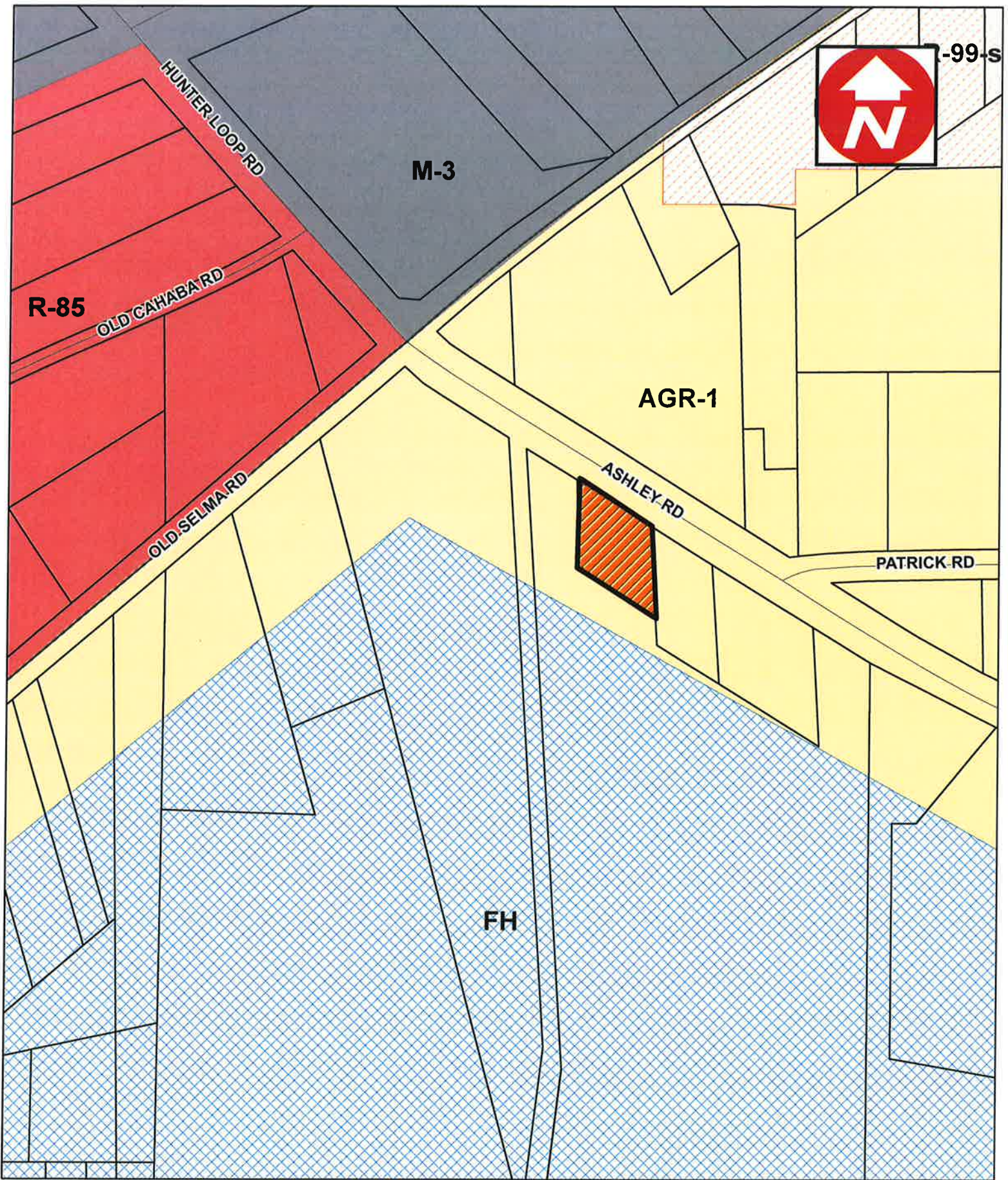
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2016-013

1 inch = 200 feet

FROM AGR-1 TO R-75-d

ITEM NO. 1A





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2016-013

1 inch = 200 feet

FROM AGR-1 TO R-75-d

ITEM NO. 1B



2. RZ-2017-001 **PRESENTED BY:** Larry Pursifull

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel of land containing 1.99 acres located on the west side of Birmingham Highway, approximately 1,500 ft. south of Twin Lakes Parkway, from an M-3 (General Industrial) Zoning District to an R-125 (Single-Family Residential) Zoning District.

**REMARKS:** The adjacent property has M-3 (General Industrial) zoning to the north, east and south, and R-99-p (Mobile Home Park) and B-2 (Commercial) Zoning Districts to the west. The intended use for this property if rezoned is for residential use. The Land Use Plan recommends light industrial use.

**CITY COUNCIL DISTRICT:** 4

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

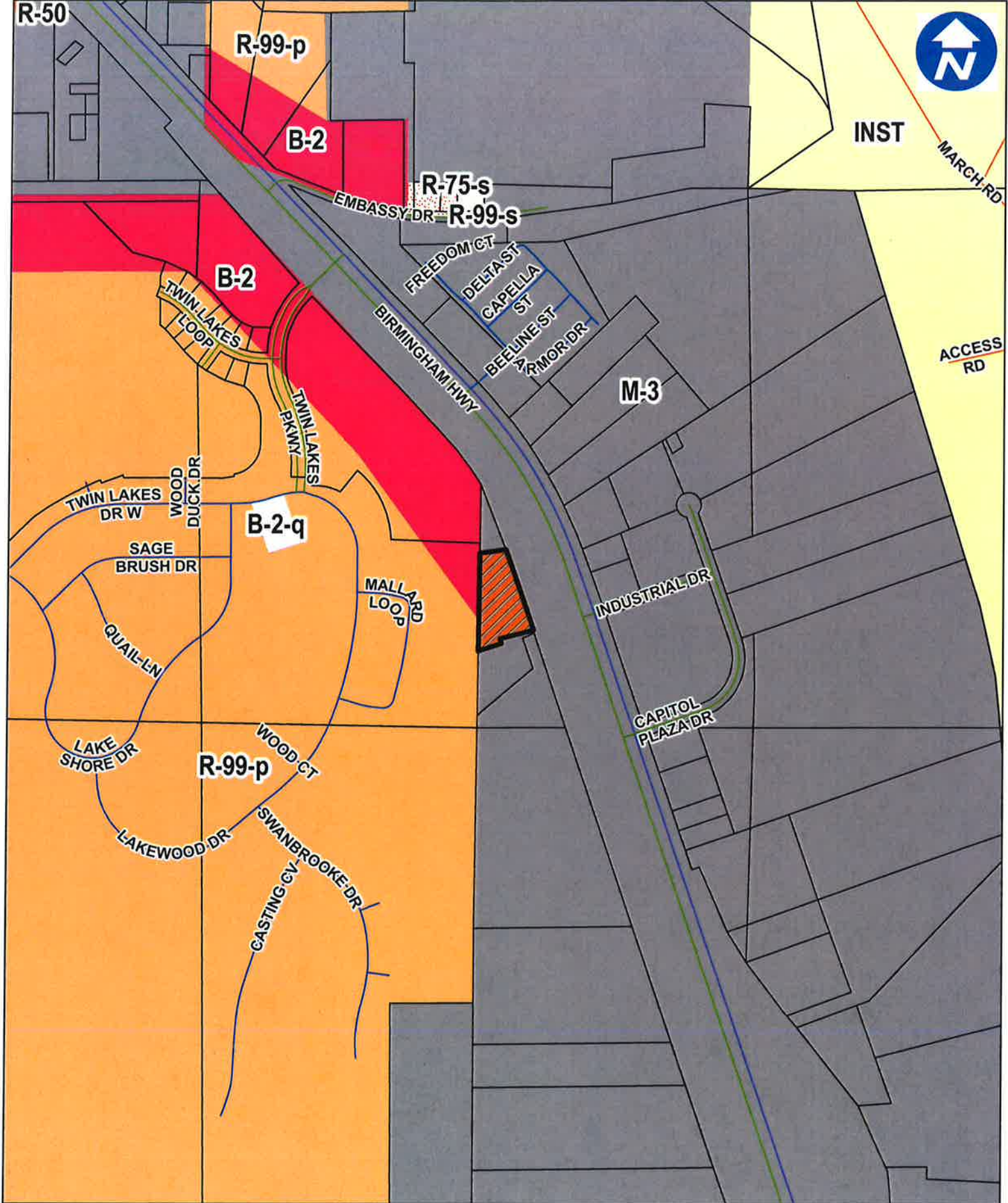
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



Site 

1 inch = 600 feet  
 Item 2A





Site 

1 inch = 300 feet

Item 2B



3. RZ-2000-020 **PRESENTED BY:** Goodwyn, Mills & Cawood  
DP-2000-069

**REPRESENTING:** EastChase IL AL Investors, LLC

**SUBJECT:** Request a revised master plan to allow senior living whereas commercial use was approved, and revise guidelines for senior living development for property located on the west side of EastChase Lane, approximately 600 ft. south of EastChase Parkway, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This 7.81 acre tract of land was originally planned for corporate campus site and then revised for commercial use. The site is proposed to be developed as senior living facility and will be a mixed use of independent, assisted and specialty living. The parking requirements proposed are ½ space per unit. There are 200 units proposed with three (3) buildings to be from 1 to 3 stories with a maximum height of 60 ft. at the roof's peak. The proposed setbacks are 30 ft. front, 20 ft. rear and 10 ft. side yards. A monument sign is proposed with a 10 ft. setback requirement from the front property line. The Land Use Plan recommends commercial use.

**COUNCIL DISTRICT:** 9

### DEPARTMENT COMMENTS

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

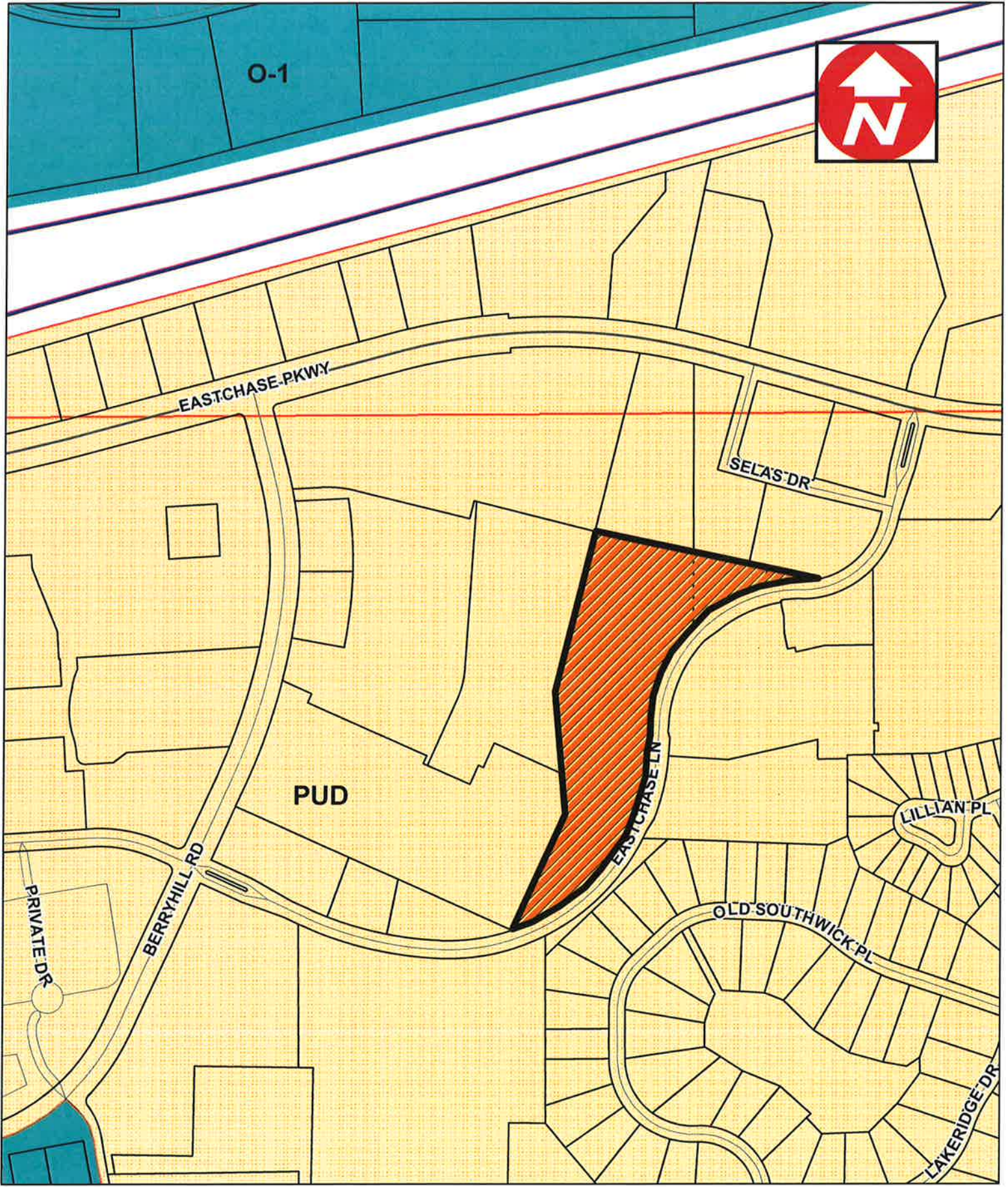
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





O-1



EASTCHASE-PKWY

SELAS DR

PUD

LILLIAN PL

PRIVATE DR

BERRYHILL RD

EASTCHASE LN

OLD SOUTHWICK PL

LAKERIDGE DR

**REZONING REQUEST**

1 inch = 400 feet

**SUBJECT PROPERTY**

FROM PUD (commercial) TO PUD (Senior Living)



FILE NO. RZ-2000-020

ITEM NO. 3A





**REZONING REQUEST**

1 inch = 400 feet

SUBJECT PROPERTY



FILE NO. R2-2000-020

FROM <sup>PUD</sup>(Commercial) TO <sup>PUD</sup>(Senior Living)

ITEM NO. 3B



4. 8861 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** EastChase IL AL Investors, LLC

**SUBJECT:** Request final approval of The Crossings at EastChase located on the west side of EastChase Lane, approximately 600 ft. south of EastChase Parkway, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates one (1) lot for senior living facility. Lot 1 (7.81 acres) has approximately 1,300 ft. of frontage along EastChase Lane and a depth of 490 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

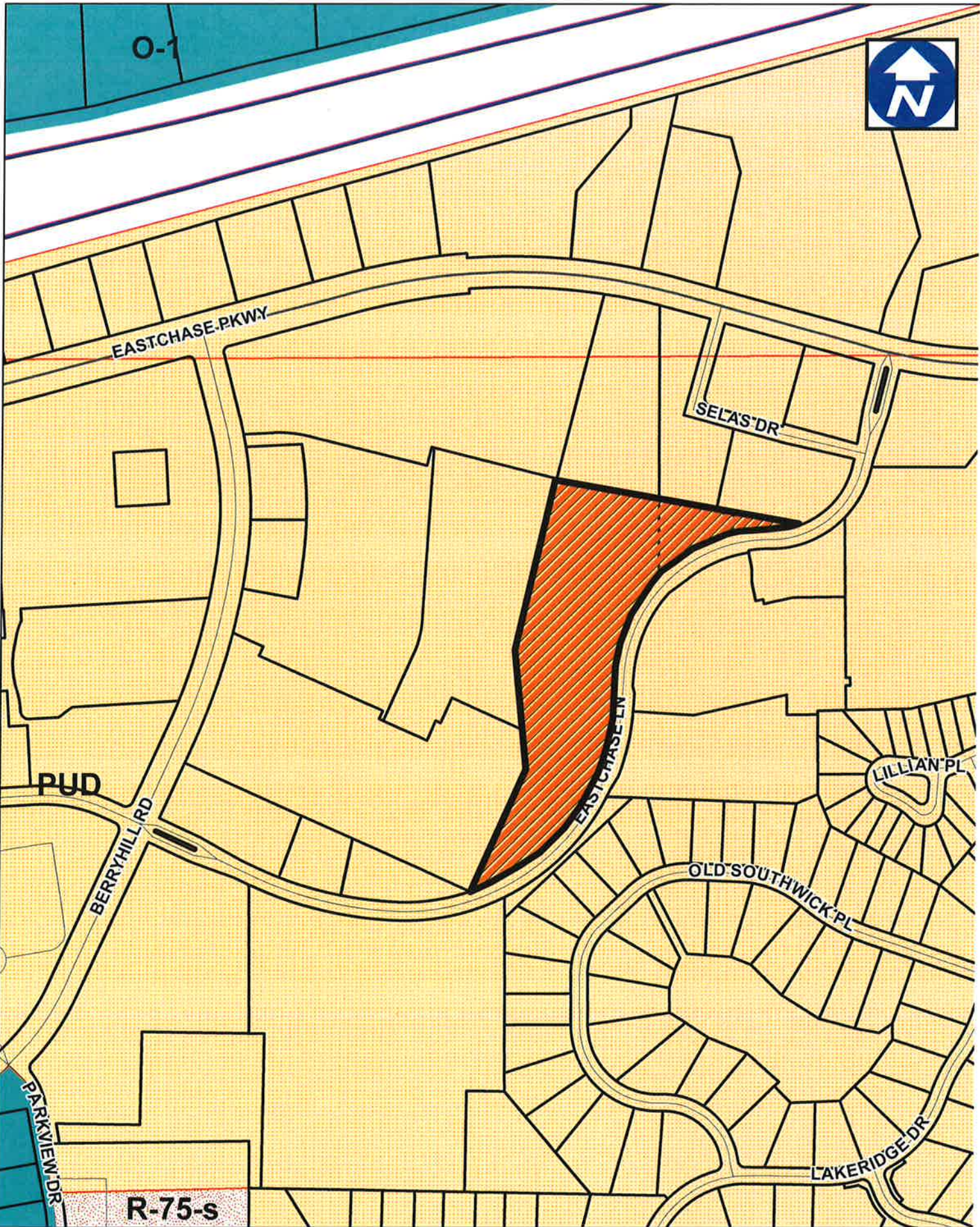
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





0-1

EASTCHASE.PKWY

SELAS'DR

PUD

BERRYHILL RD

EASTCHASE LN

LILLIAN PL

OLD SOUTHWICK PL

PARKVIEW DR

R-75-s

LAKERIDGE DR

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4A





VICINITY MAP  
NOT TO SCALE

SOURCE OF INFORMATION  
EASTCHASE PLAT NO. 8 EASTCHASE LANE STREET DEDICATION PLAT  
(PB 49, PG 44)  
EASTCHASE STREET DEDICATION PLAT NO. 1 (PB 47, PG 196)  
BEARING REFERENCE: NORTH BASED ON ALABAMA STATE PLANE  
COORDINATE SYSTEM EAST ZONE PER GPS OBSERVATIONS  
NAD 83 (2011) EPOCH 2010.00, NAVD 88 (GEOID 03)  
ALL COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET  
NGS MONUMENT DESIGNATION: 5245, PG. 664745

Map of  
The Crossings at EastChase  
Lying in the Northeast Quarter of Section 21, T-16-N, R-18-E  
Montgomery County, Alabama  
Goodwyn, Mills & Cawood, Inc.  
Engineers - Architects - Planners - Surveyors  
2600 EastChase Lane, Suite 200  
Village Green, Alabama 36117  
Office (334) 271-3200  
Fax (334) 272-1500

December 2016

Date	Drawn	Check	Scale	Sheet	Block
11/16/16	JW	ML	1" = 100'	1	1

Scale: 1" = 100'

NP /18G EASTCHASE PROPERTY OWNER, LLC  
LOT 6  
EASTCHASE PLAZA (PB 60 PG 76)

PASTCHASE LAND COMPANY LLC  
RILPY 2087 PG 361

LOT 1  
7.81 Acres±  
(340197 S.F. ±)

PASTCHASE LAND COMPANY LLC  
RILPY 2087 PG 361

KOHLS DEPARTMENT STORES, INC.  
LOT 3  
EASTCHASE PLAZA (PB 50 PG 76)

Existing 10" Water  
Main (PB 49, PG 44)

Existing 20" Storm  
Drainage Easement  
(PB 49, PG 44)

Existing 12" x 22"  
Water Main (PB 49, PG 44)

**NOTICE**  
Alabama Power Company and/or Other Parties Connected hereto grant the right to construct, install, operate and maintain its facilities, including all conductors, cables, structures, towers and other accessories necessary to the transmission and distribution of electric energy, including the right to install and maintain a continuous system and any other utility equipment necessary or convenient for the full enjoyment of such power, including the right to exercise any powers and authorities granted by law to the Alabama Public Service Commission. The grant is subject to the terms and conditions set forth herein, which are incorporated by reference into this plat. The grant is made in full and complete satisfaction of all obligations and liabilities of the Alabama Power Company and/or Other Parties Connected hereto to the City and County of Montgomery, Alabama, in connection with the installation, operation and maintenance of the facilities described herein. The grant is made in full and complete satisfaction of all obligations and liabilities of the Alabama Power Company and/or Other Parties Connected hereto to the City and County of Montgomery, Alabama, in connection with the installation, operation and maintenance of the facilities described herein. The grant is made in full and complete satisfaction of all obligations and liabilities of the Alabama Power Company and/or Other Parties Connected hereto to the City and County of Montgomery, Alabama, in connection with the installation, operation and maintenance of the facilities described herein.

All utility and private access easements shown hereon, if any are for the use of any utility which may locate thereon. These easements include the rights of ingress and egress for maintenance of the property, facilities, as a separate included therein.

All utility and private access easements shown hereon, if any are for the use of any utility which may locate thereon. These easements include the rights of ingress and egress for maintenance of the property, facilities, as a separate included therein.

All utility and private access easements shown hereon, if any are for the use of any utility which may locate thereon. These easements include the rights of ingress and egress for maintenance of the property, facilities, as a separate included therein.

Easements for sanitary sewer and water mains shown hereon, if any, are for the use of any utility which may locate thereon. These easements include the rights of ingress and egress for maintenance of the property, facilities, as a separate included therein.

STATE OF ALABAMA  
MONTGOMERY COUNTY

The undersigned EastChase Land Company, LLC, an Alabama limited liability company, owner of the property shown herewith hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said instrument on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

EastChase Land Company, LLC,  
an Alabama Limited Liability Company  
By its Managers

Jessamine Associates, Ltd., an Alabama Limited Partnership  
By its General Partner  
Wynome LLC, an Alabama Limited Liability Company

James W. Wilson III, Manager  
and  
Mike Properties, Inc., an Alabama Corporation

Kenneth Kettler, President

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James W. Wilson III, whose name as Manager of Wynome LLC, an Alabama limited liability company (general partner for Jessamine Associates, Ltd., acting as Manager for EastChase Land Company, LLC, an Alabama limited liability company), is signed to the foregoing instrument and who is known to me, acknowledged before me on the day last, being informed of the contents of said instrument, he, as said Manager and with full authority, executed the same voluntarily and as the act of said limited liability company.

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

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Kewen L. Kettler, whose name as President of Mike Properties, Inc., an Alabama corporation (being a Manager for EastChase Land Company, LLC, an Alabama limited liability company), is signed to the foregoing instrument and who is known to me, acknowledged before me on the day last, being informed of the contents of said instrument, he, as said Officer and with full authority, executed the same voluntarily 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  
MONTGOMERY COUNTY

I, Rick Clay, a registered Land Surveyor of Montgomery, Alabama hereby state 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.

BY: Rick Clay, PLS Date \_\_\_\_\_

STATE OF ALABAMA  
MONTGOMERY COUNTY

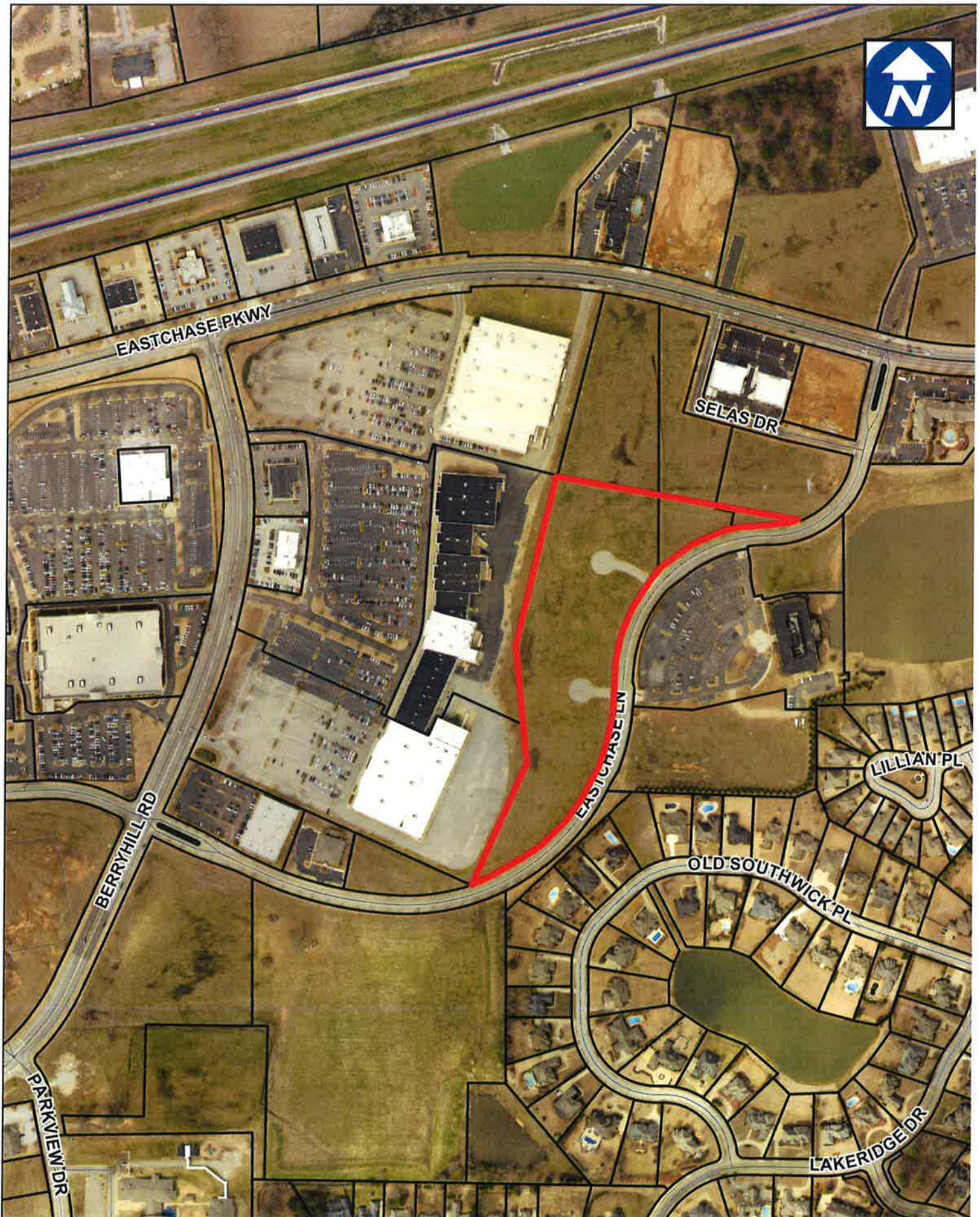
This plat was submitted to the City Planning Commission of Montgomery, Alabama, on January 26, 2017, and is approved according to the Code of Alabama, § 32-3-12.

Thomas M. Spaul, Jr. Date \_\_\_\_\_  
Executive Secretary

MONUMENT - 3" rebar at intersection  
Corner of the Southeast Quarter of  
Section 21, T-16-N, R-18-E  
Montgomery County, Alabama

4B





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4c



5. DP-2017-007 **PRESENTED BY:** Goodwyn, Mills and Cawood

**REPRESENTING:** EastChase IL AL Investors, LLC

**SUBJECT:** Request for a development plan for a senior housing development to be located on the west side of EastChase Lane, approximately 600 ft. south of EastChase Parkway, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a senior living facility and will be a mixed use of independent, assisted and specialty living. The parking requirements proposed are ½ space per unit. There are 200 units proposed with three (3) buildings to be from 1 to 3 stories with a maximum height of 60 ft. at the roof's peak. The proposed setbacks are 30 ft. front, 20 ft. rear and 10 ft. side yards. A monument sign is proposed with a 10 ft. setback requirement from the front property line. The Land Use Plan recommends commercial use.

**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.

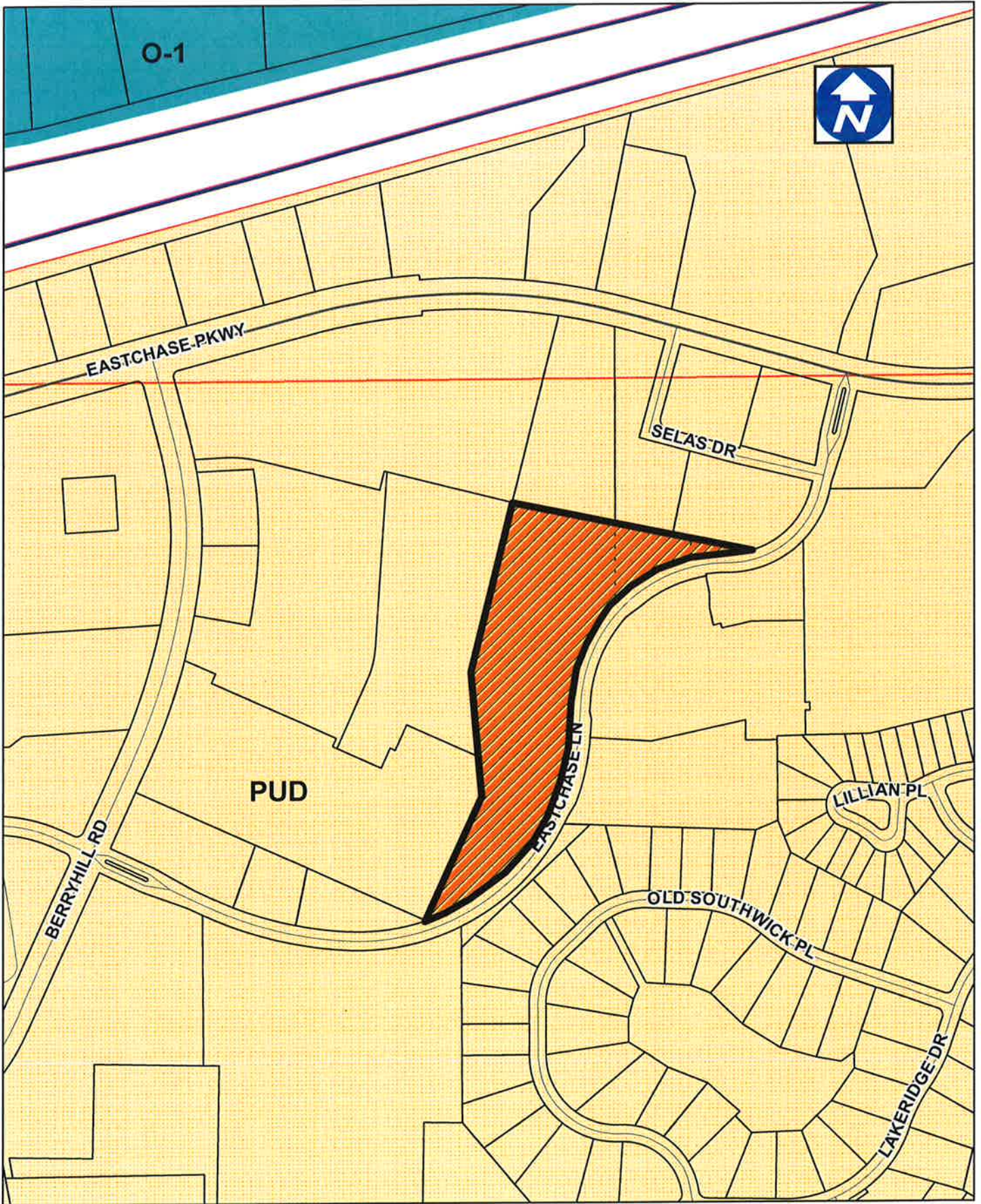
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

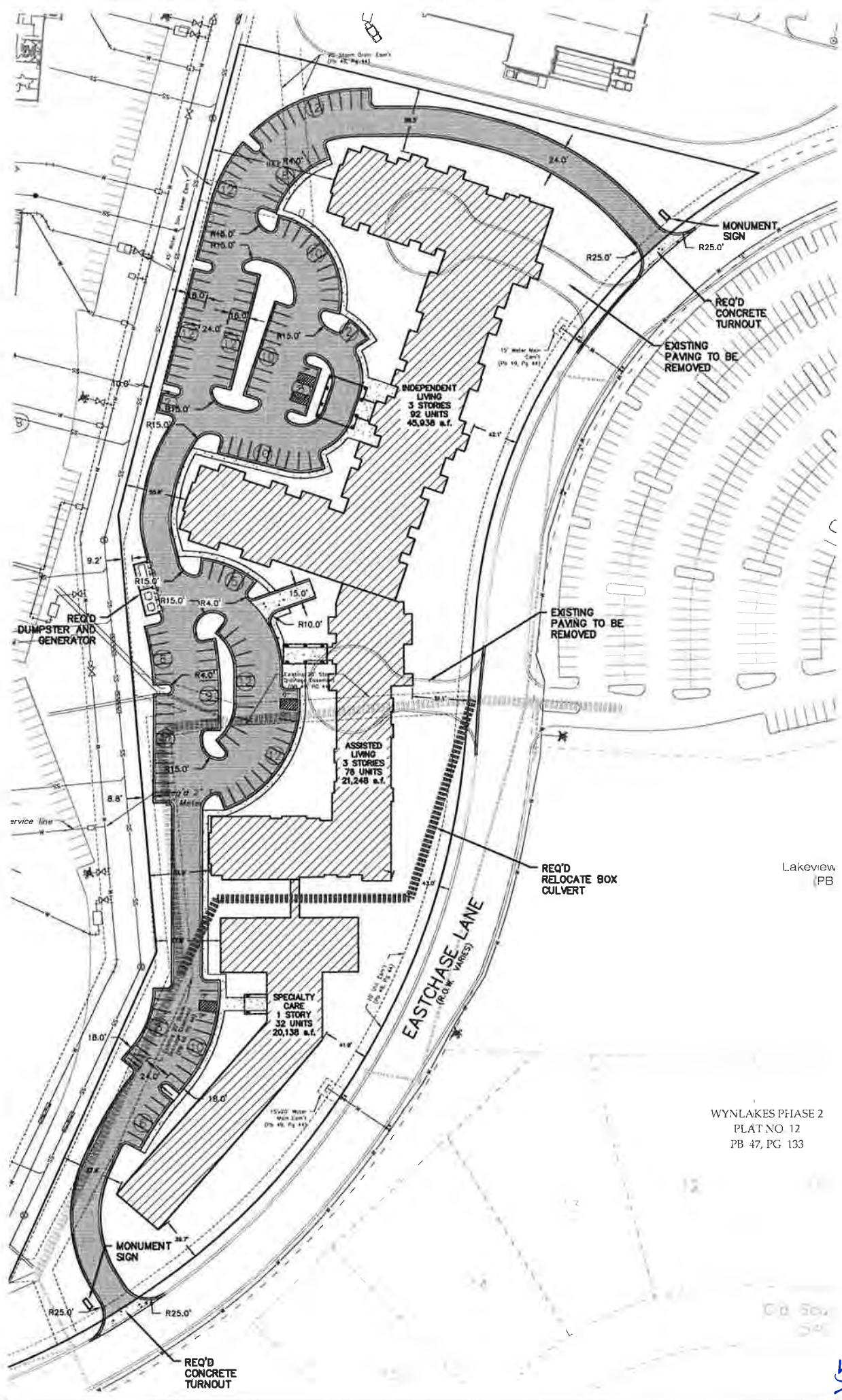


**ITEM NO.** 5A

1 inch = 400 feet



2A



WYNLAKES PHASE 2  
PLAT NO 12  
PB 47, PG 133

Lakeview  
PB

5B





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 5C

1 inch = 400 feet



6. 8864 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Boyd Investments, LLC

**SUBJECT:** Request final approval of Boyd-Cooper Commercial Plat No. 6 located on the north side of EastChase Parkway, approximately 165 ft. east of Boyd-Copper Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot A (1.07 acres) has 187 ft. of frontage along EastChase Parkway and a depth of 262 ft. There is a 40 ft. wide access easement to provide access to this lot and to the lot to the west. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

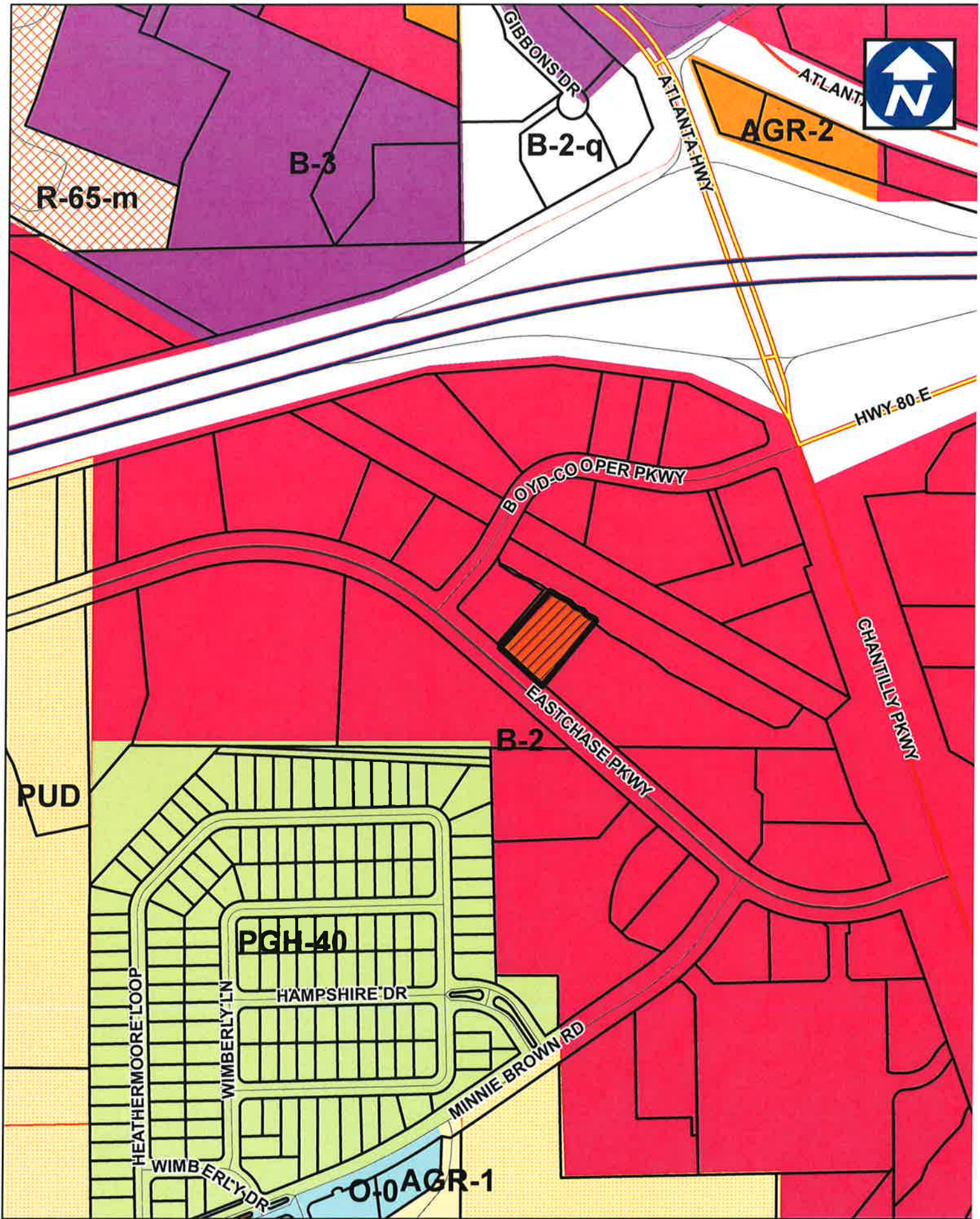
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A



# Boyd-Cooper Commercial 6



VICINITY MAP  
Not to Scale

ALABAMA.

ALL EASEMENTS OR RIGHTS OF WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, AND PRIVATE IF ANY, ARE HEREBY DEDICATED TO THE CITY AND/OR COUNTY OF MONTGOMERY, ALAB. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND COUNTY EMP PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED EASEMENTS.

EASEMENTS FOR SANITARY SEWER AND WATER MAINS SHOWN HEREON, IF ANY, OR IF N DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MON ASSIGNS, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SAN APPURTENANCES. NO PERMANENT STRUCTURE MAY BE PLACED OR ERECTED ON ANY F

STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FC

POC - Northwest Corner  
of the Southeast Quarter  
of Section 15, T-16-N, R-19-E

**BOYD-COOPER PARKWAY**  
(80' ROW)

LOT 1  
TACO BELL  
EASTCHASE PLAT NO. 1  
PB 54, PG 83

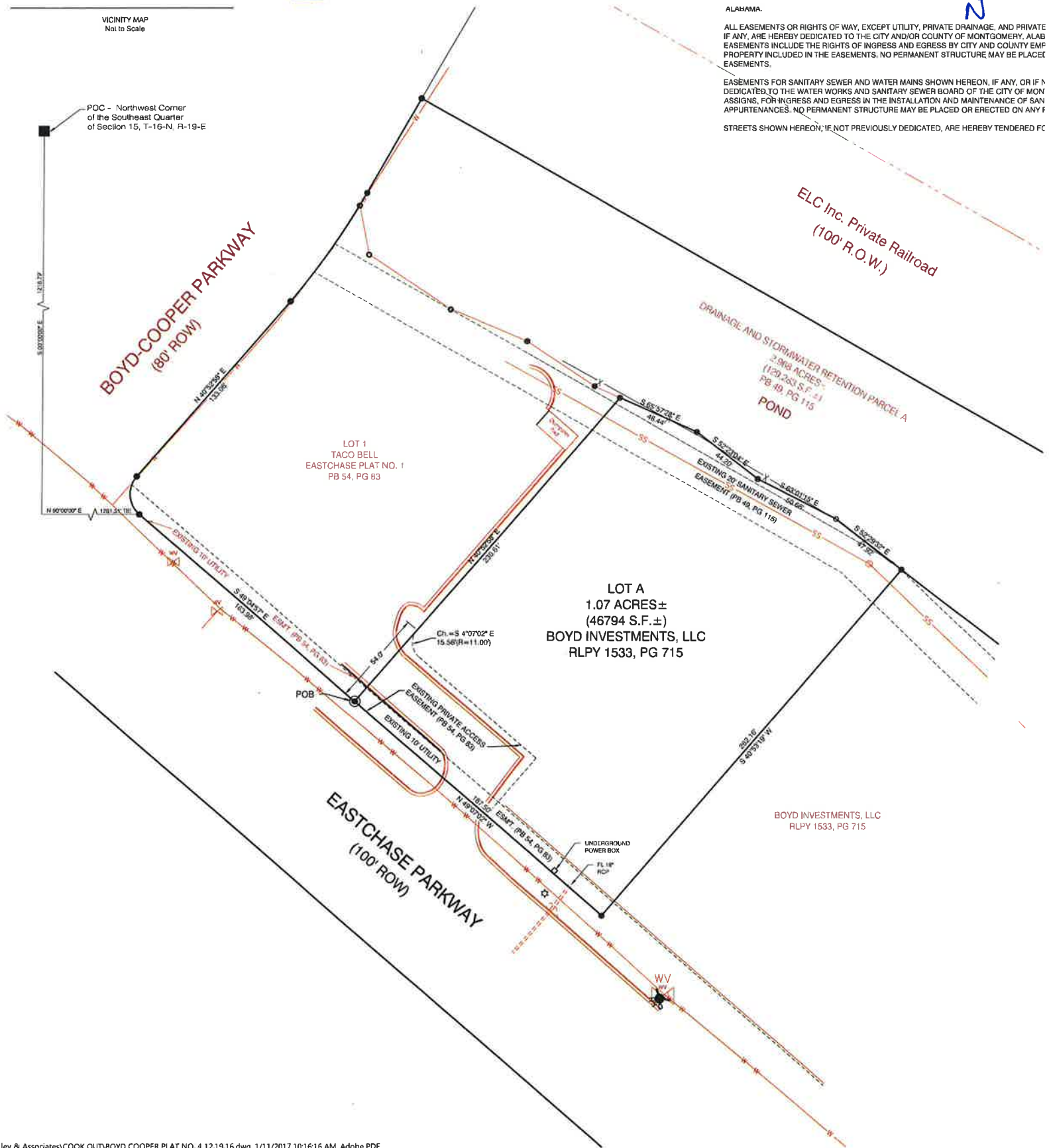
LOT A  
1.07 ACRES ±  
(46794 S.F. ±)  
BOYD INVESTMENTS, LLC  
RLPY 1533, PG 715

ELC Inc. Private Railroad  
(100' R.O.W.)

DRAINAGE AND STORMWATER RETENTION PARCEL A  
POND  
2.963 ACRES ±  
(128,263 S.F. ±)  
PB 49, PG 115

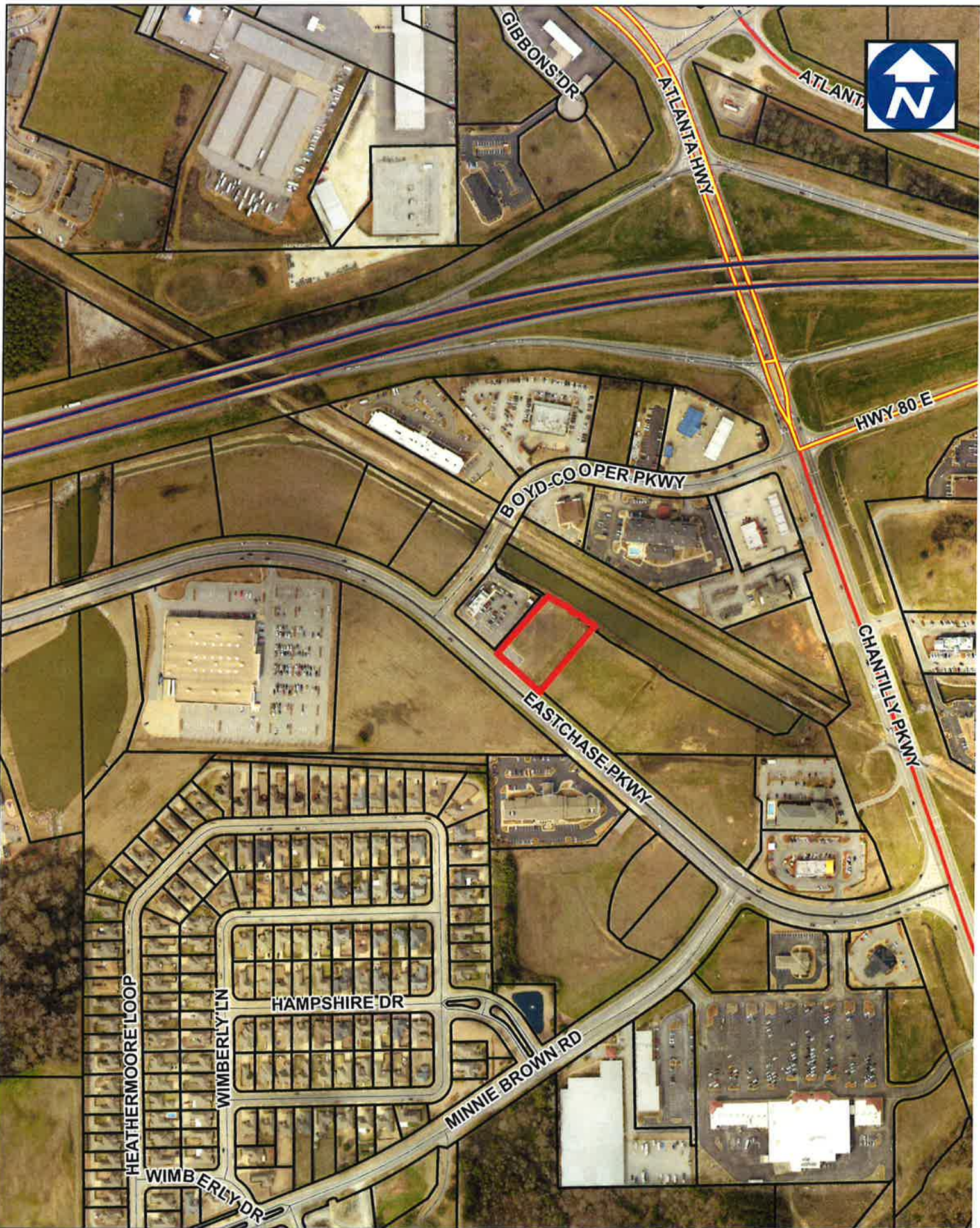
BOYD INVESTMENTS, LLC  
RLPY 1533, PG 715

**EASTCHASE PARKWAY**  
(100' ROW)



laB





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

6C



7. 8862 **PRESENTED BY:** Goodwyn, Mills Cawood

**REPRESENTING:** Alfa Properties

**SUBJECT:** Request final approval of Sturbridge Plat No. 27 located approximately 720 ft. west of Lenox Lane and approximately 1,500 ft. north of Park Crossing in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 21 lots for residential development. The lots are proposed to be developed with 85 ft. of frontage along a proposed street with 40 ft. front yards, 30 ft. rear yards and 5 and 10 ft. side yards. There is a proposed 60 ft. wide right-of-way street which runs west off Lenox Lane and was approved in Sturbridge Plat No. 25, however has not been recorded. The proposed street connects this plat and runs approximately 1,000 ft. to the west. There is a 60 ft. right-of-way (proposed Highland Boulevard) which runs northwest off the proposed east-west street. Highland Boulevard was approved in the plat which extended Quad Parkway and dedicated Highland Boulevard, however the plat has not been recorded. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

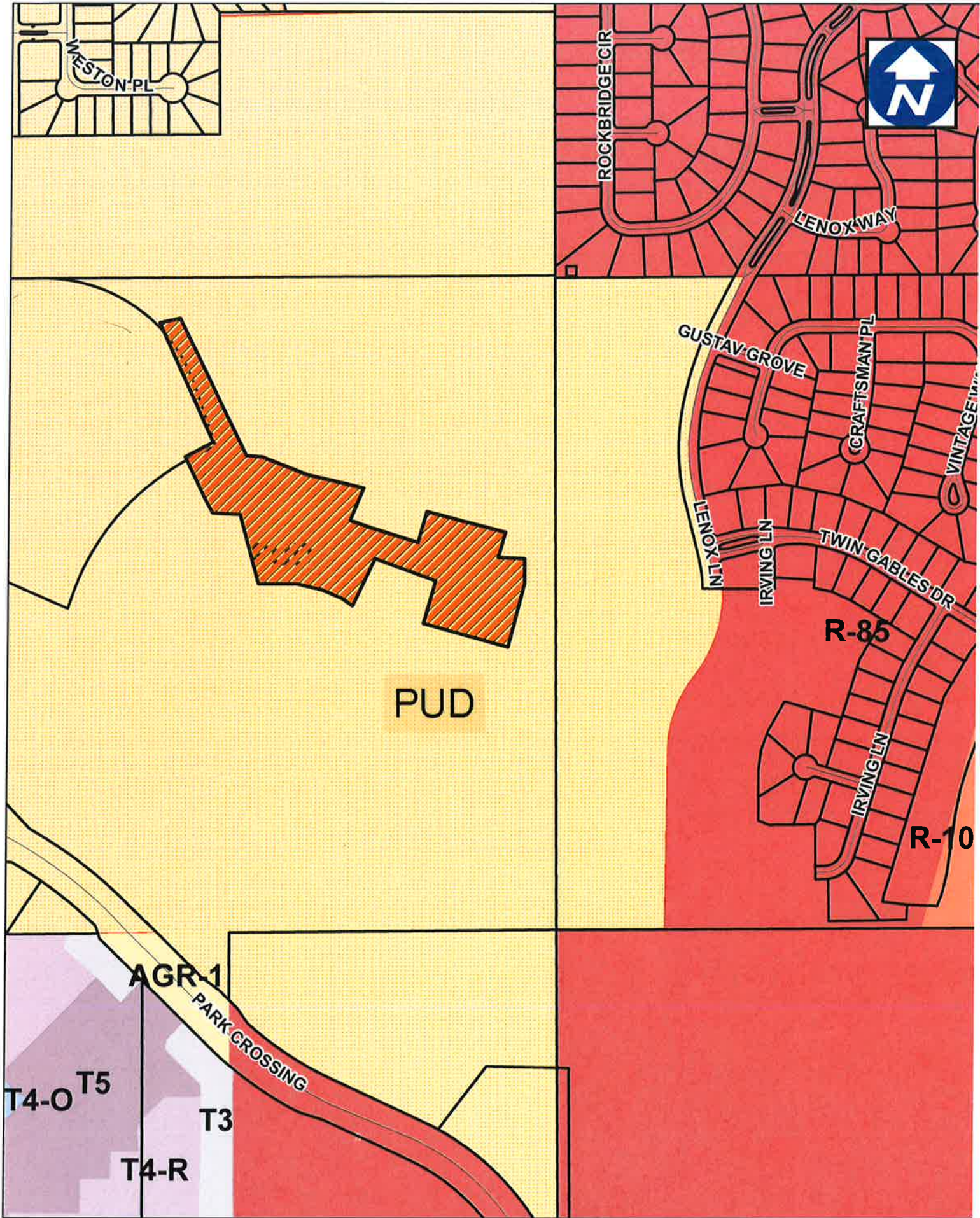
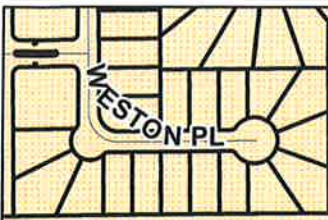
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





PUD

R-85

R-10

AGR-1

T4-O T5

T3

T4-R

PARK CROSSING

ROCKBRIDGE CIR

LENOX WAY

GUSTAV GROVE

CRAFTSMAN PL

VINTAGE

LENOX LN

IRVING LN

TWIN GABLES DR

IRVING LN

**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY

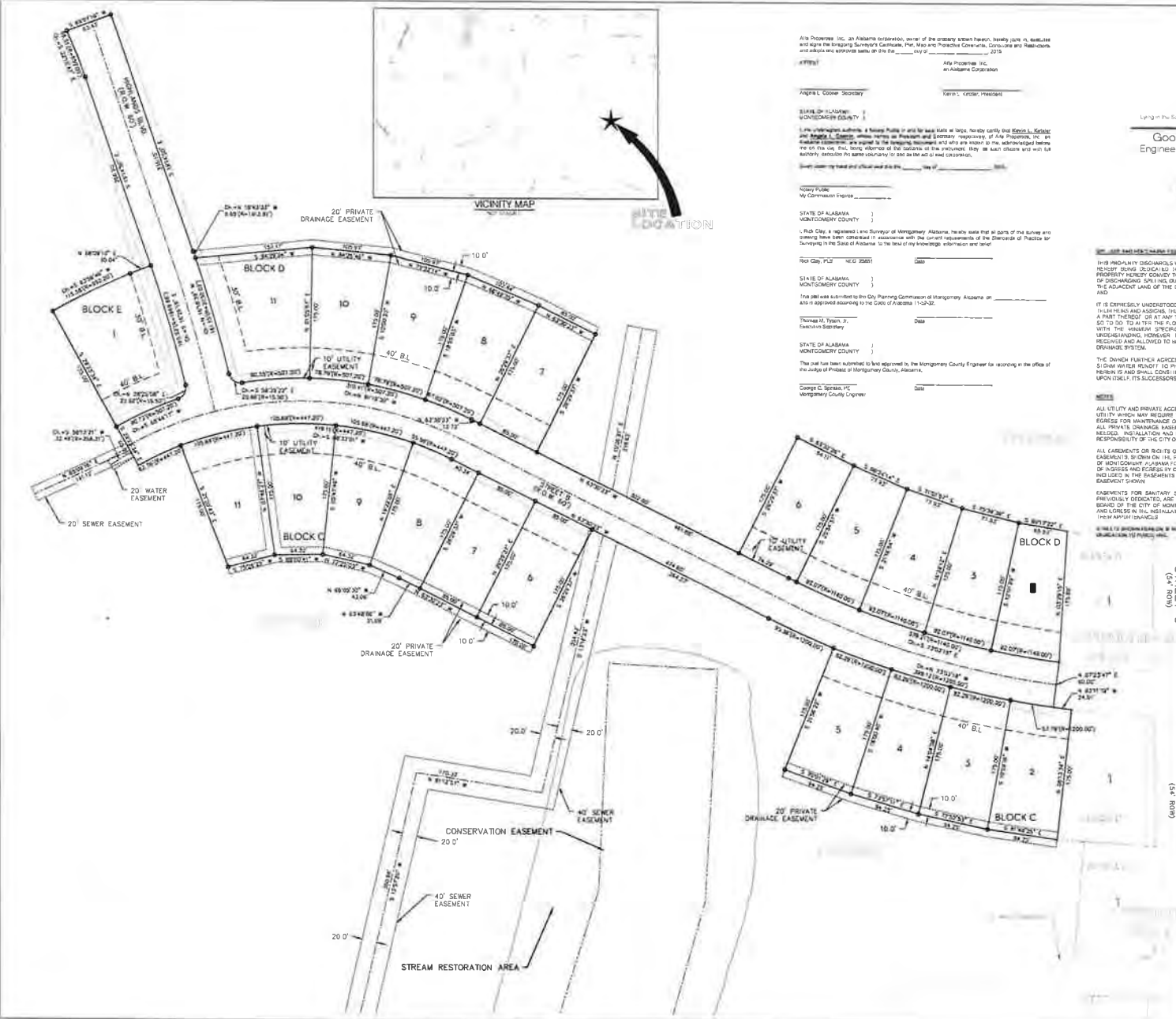


ITEM NO.

7A



76



Also Known As: **PLAT**  
**APRIL COWEN, Secretary**  
 STATE OF ALABAMA  
 MONTGOMERY COUNTY  
 Title: **Secretary**  
 My Commission Expires: \_\_\_\_\_  
 STATE OF ALABAMA  
 MONTGOMERY COUNTY  
 Title: **Recorder**  
 My Commission Expires: \_\_\_\_\_  
 I, **Rod Clay**, a registered land surveyor of Montgomery, Alabama, hereby state that all parts of the survey are correct and were obtained in accordance with the current requirements of the Directors of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.  
 Rod Clay, PLS  
 Montgomery County, Alabama  
 Title: **Surveyor**  
 My Commission Expires: \_\_\_\_\_

Preliminary Map of  
**Sturbridge Plat No. 27**  
 Lying in the Southern Quarter of Section 22 & Eastern Quarter of Section 33  
 Township 20 S., Range 10 W., Montgomery County, Alabama  
**Goodwyn, Mills & Cawood, Inc.**  
 Engineers - Architects - Planners - Surveyors  
 2500 Eastchase Lane, Ste. 201  
 Montgomery, Alabama 36117  
 City of Montgomery, Alabama  
 File 15349-17-1502

Area	Sheet	Scale	North Arrow	Survey
1	1	1" = 40'	North	Survey
2	2	1" = 40'	North	Survey
3	3	1" = 40'	North	Survey
4	4	1" = 40'	North	Survey
5	5	1" = 40'	North	Survey

**NOTICE TO THE PUBLIC**  
 THIS PRELIMINARY DISSEMINATION OF INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS UNVERIFIED AND SHOULD NOT BE RELIED UPON FOR INVESTMENT OR OTHER FINANCIAL DECISIONS. THE INFORMATION CONTAINED HEREIN IS UNVERIFIED AND SHOULD NOT BE RELIED UPON FOR INVESTMENT OR OTHER FINANCIAL DECISIONS. THE INFORMATION CONTAINED HEREIN IS UNVERIFIED AND SHOULD NOT BE RELIED UPON FOR INVESTMENT OR OTHER FINANCIAL DECISIONS.

**NOTICE**  
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 ALL EASEMENTS OR RIGHTS OF WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, AND PRIVATE ACCESS EASEMENTS, SHOWN ON THIS PLAT, IF ANY ARE HEREBY DEEDED TO THE CITY AND/OR COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. THESE DEEDS SHALL INCLUDE THE RIGHTS OF ACCESS AND EGRESS BY CITY AND COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY AND USES IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON ANY DEEDED EASEMENT SHOWN.  
 EASEMENTS FOR SANITARY SEWER AND WATER MAINS SHOWN HEREON, IF ANY ON IF NOT PREVIOUSLY DEEDED, ARE HEREBY DEEDED TO THE WATER WORKS AND SANITARY SEWER DEPARTMENT OF THE CITY OF MONTGOMERY, ALABAMA. ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO THE SANITARY SEWER AND WATER MAINS, INCLUDING, BUT NOT LIMITED TO, WATER MAINS AND WATER MAINS.

**GOODWYN MILLS CAWOOD**

2660 Eastchase Lane, Suite 200 | Montgomery, AL 36117  
 Tel. 334-271-3300 | GCMGNWORK.COM

ISSUE/DATE	BY

**PRELIMINARY PLAT**  
 STURBRIDGE PLAT NO. 27  
 STURBRIDGE SUBDIVISION  
 MONTGOMERY, AL

**CMGM 160097**

**C-4.01**  
Sheet

**PRELIMINARY - NOT FOR CONSTRUCTION**





**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

7C



8. 8865 **PRESENTED BY:** Arrington Engineering

**REPRESENTING:** Elgin Properties, LLC

**SUBJECT:** Request final approval of Southland Machinery's Plat No. 1 located on the southeast corner of North Eastern Boulevard and Cong. W. L. Dickinson Drive in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (3.58 acres) has approximately 488 ft. of frontage along Cong. W. L. Dickinson Drive and a depth of 714 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.

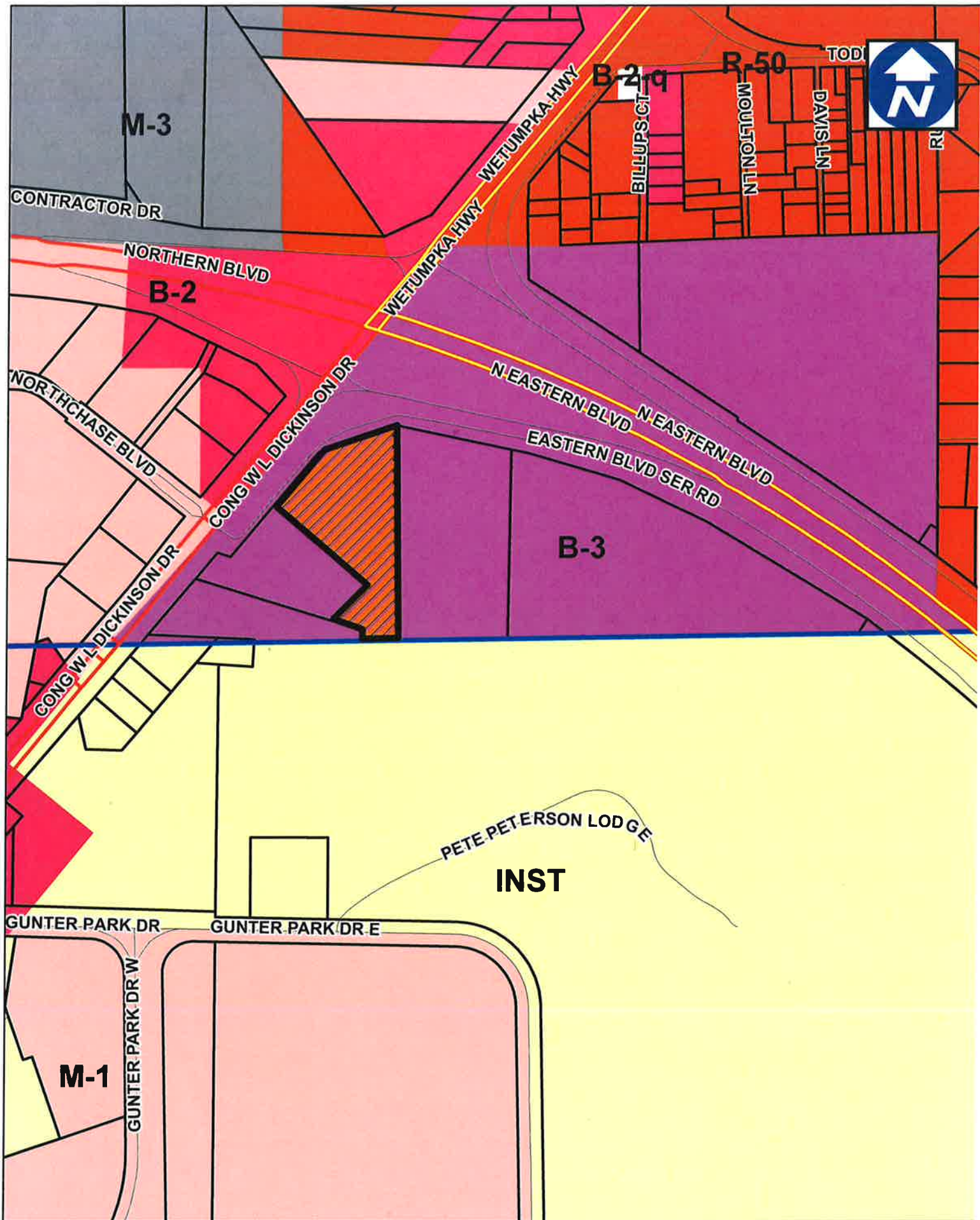
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



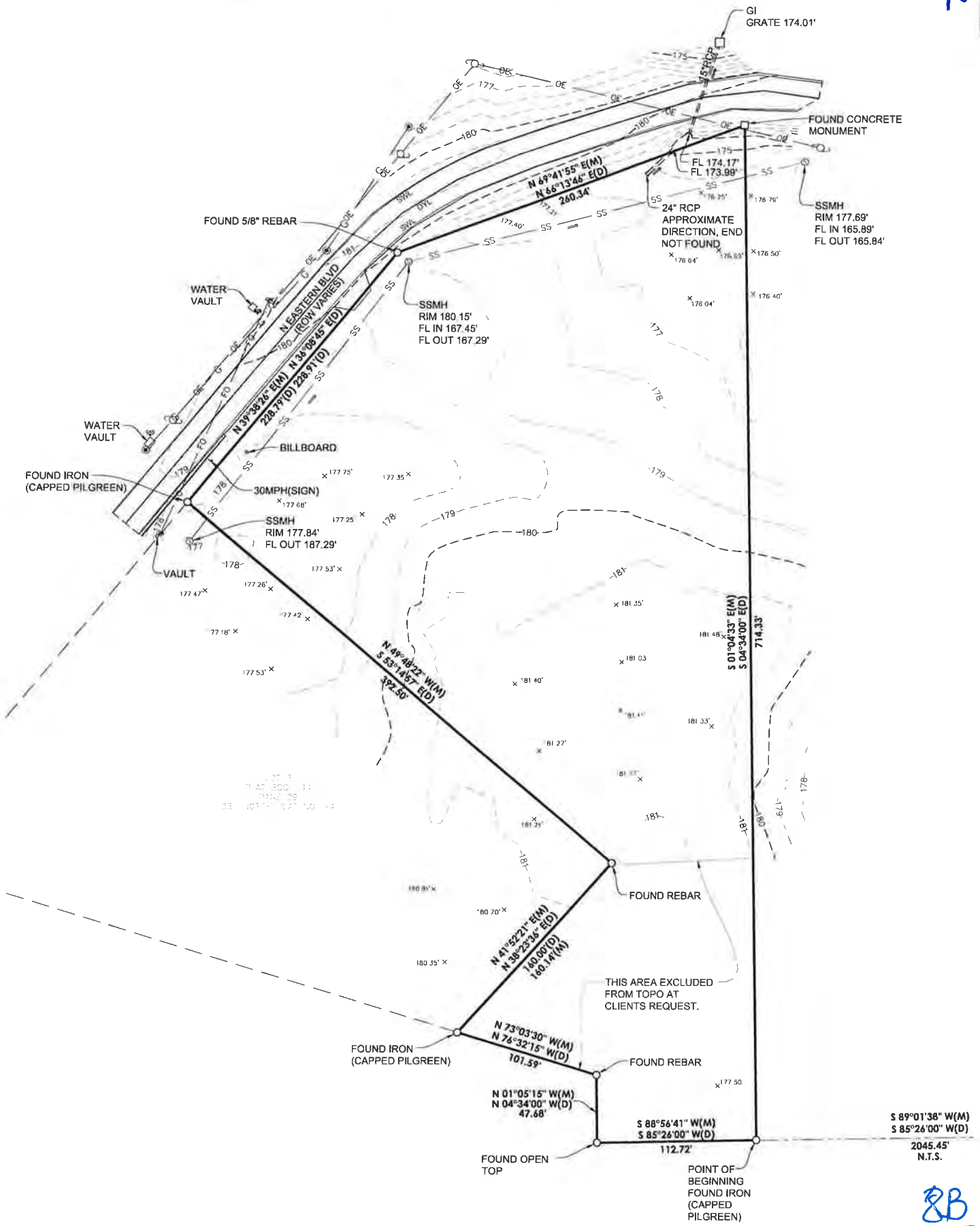
ITEM NO.

8A



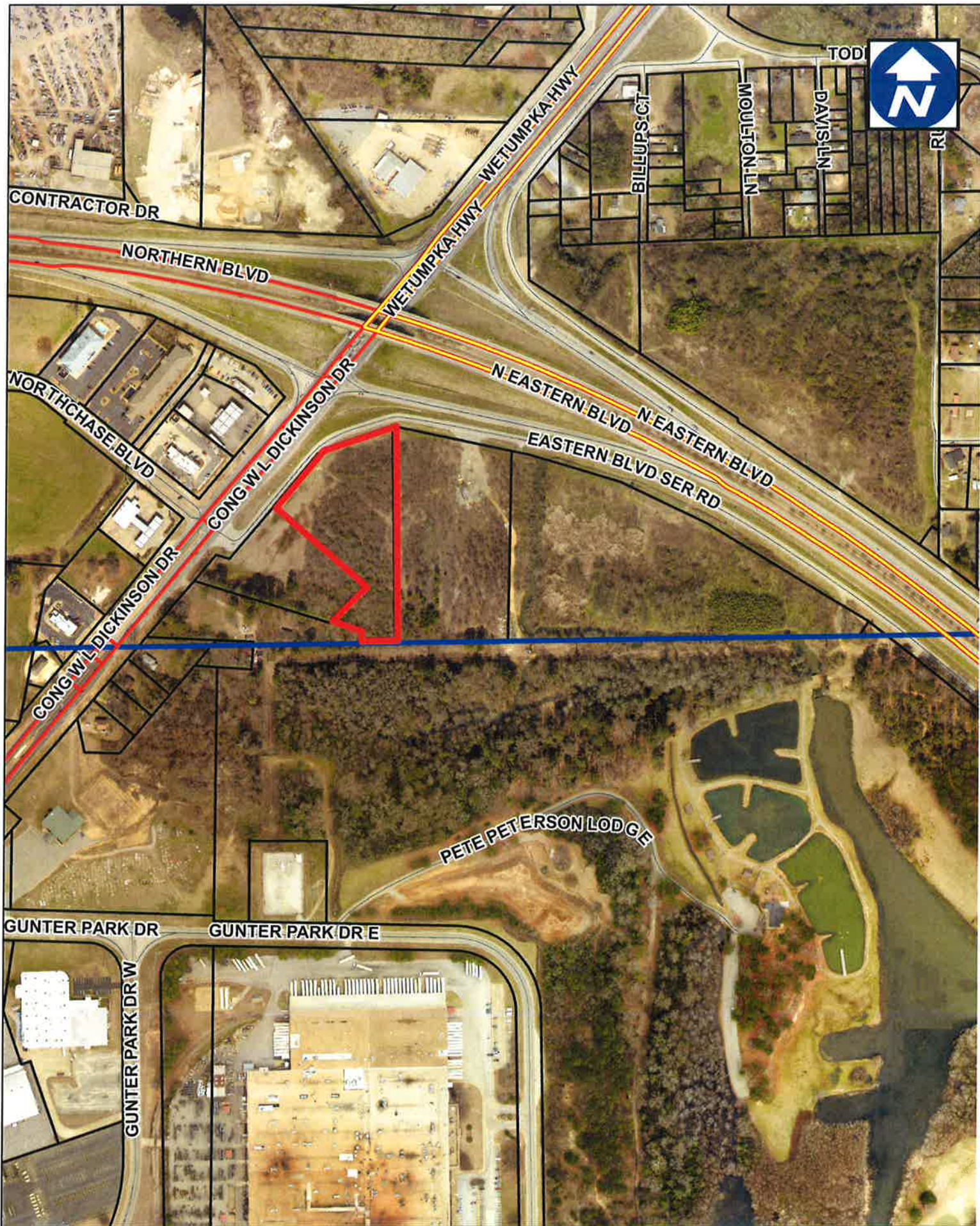
# Southland Machinery's 1

A  
N



88





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

8C



9. DP-2017-001 **PRESENTED BY:** Morris Building Constructors, Inc.

**REPRESENTING:** Southland Machinery

**SUBJECT:** Public hearing for a development plan for a new building to be located on the southeast corner of Cong. W. L. Dickinson Drive and North Eastern Boulevard (service road), in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 7,000 sq. ft. building. There are nine (9) parking spaces and one (1) access drive to North Eastern Boulevard (service road) indicated on the site plan. All applicable requirements will be met.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

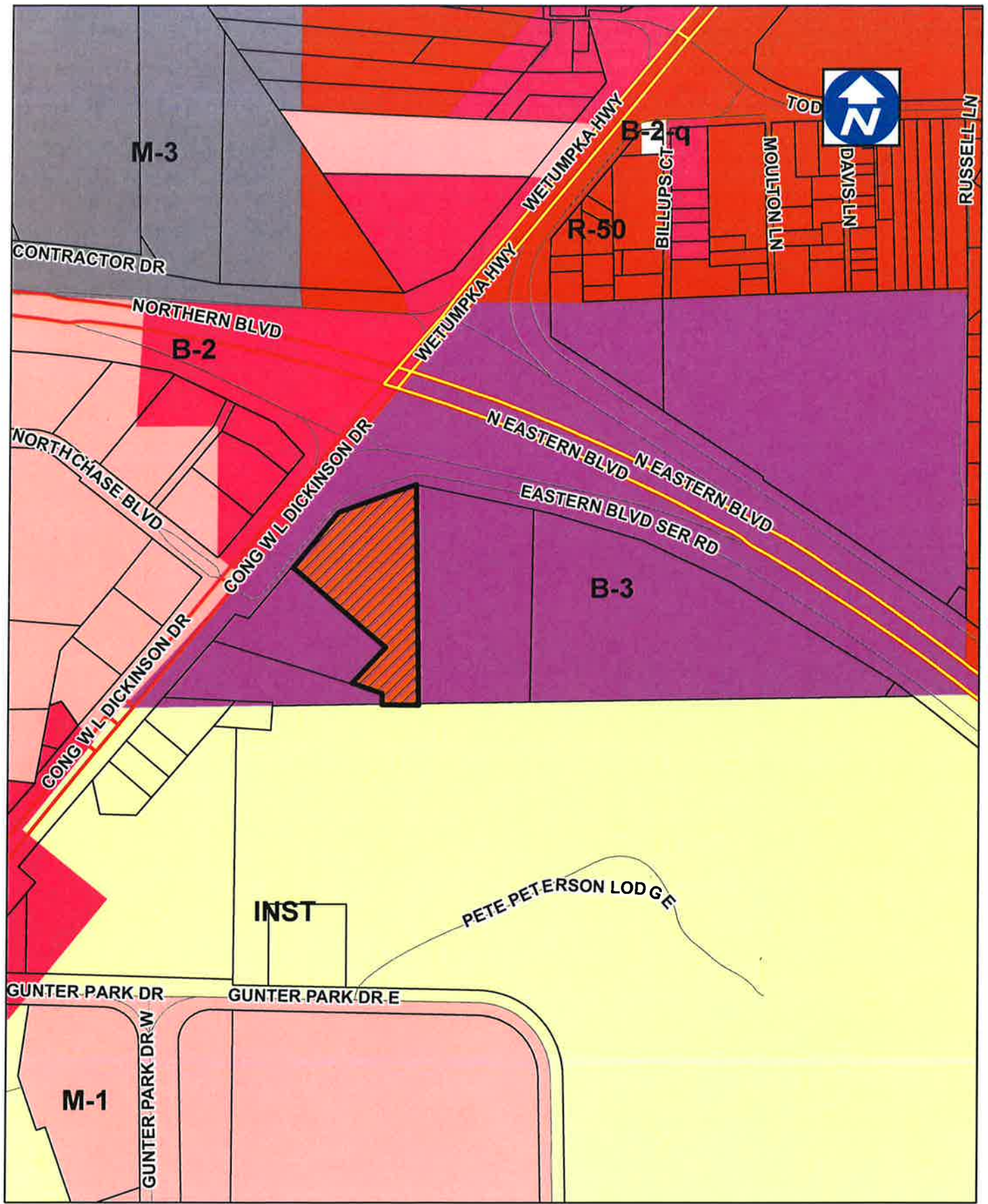
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

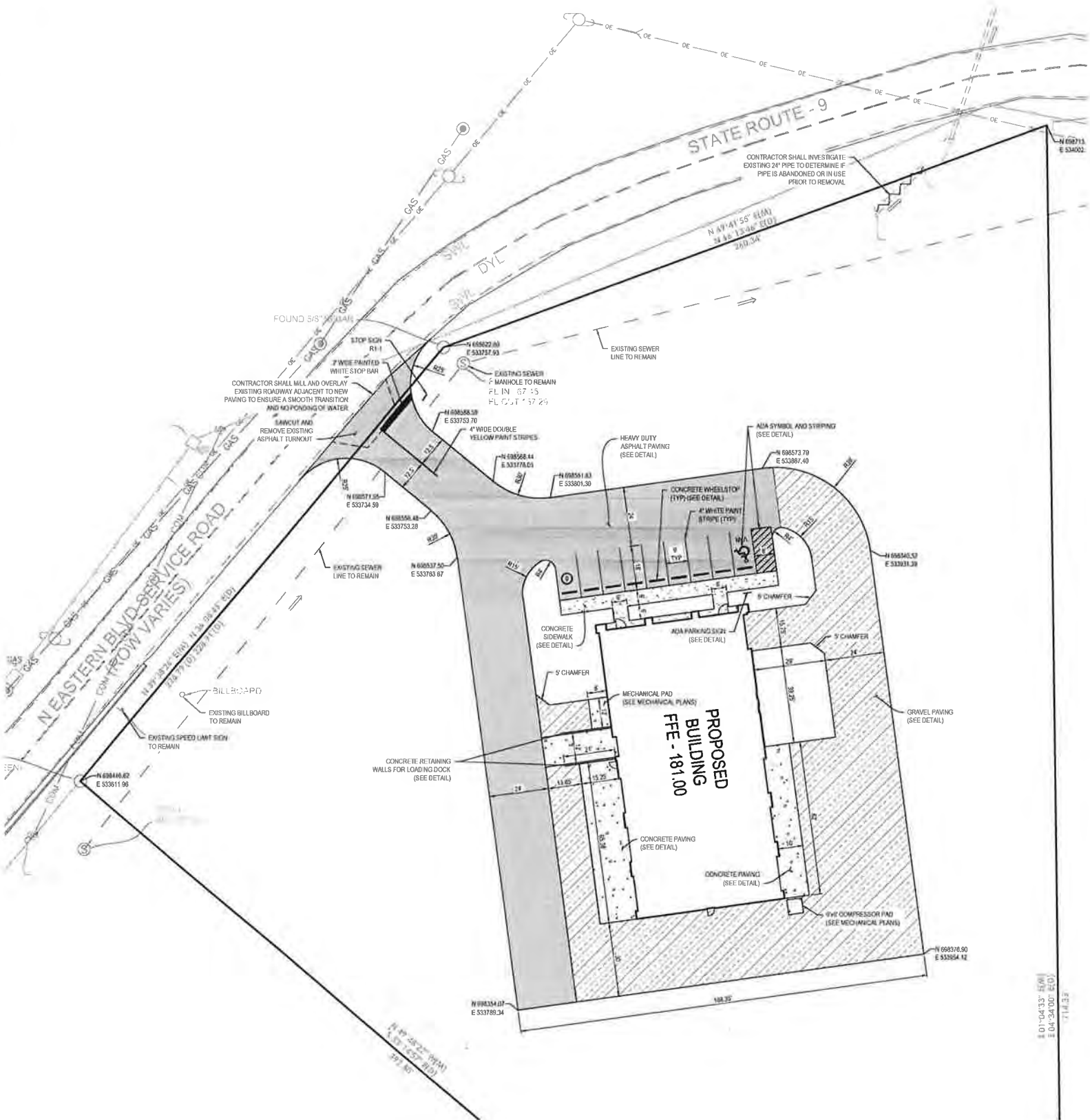


**ITEM NO.** 9A

1 inch = 400 feet



AN



E 01'04'13\"/>

9B





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.**

90

1 inch = 400 feet



10. DP-1967-012 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Store Associates Inc.

**SUBJECT:** Public hearing for a development plan for a new building and canopy to be located at 4001 Wallace Drive in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 3,150 sq. ft. building with a 2,880 sq. ft. canopy. There are 25 paved parking spaces indicated on the site plan. The existing access drives to East South Boulevard service road and to Wallace Drive will remain. 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.

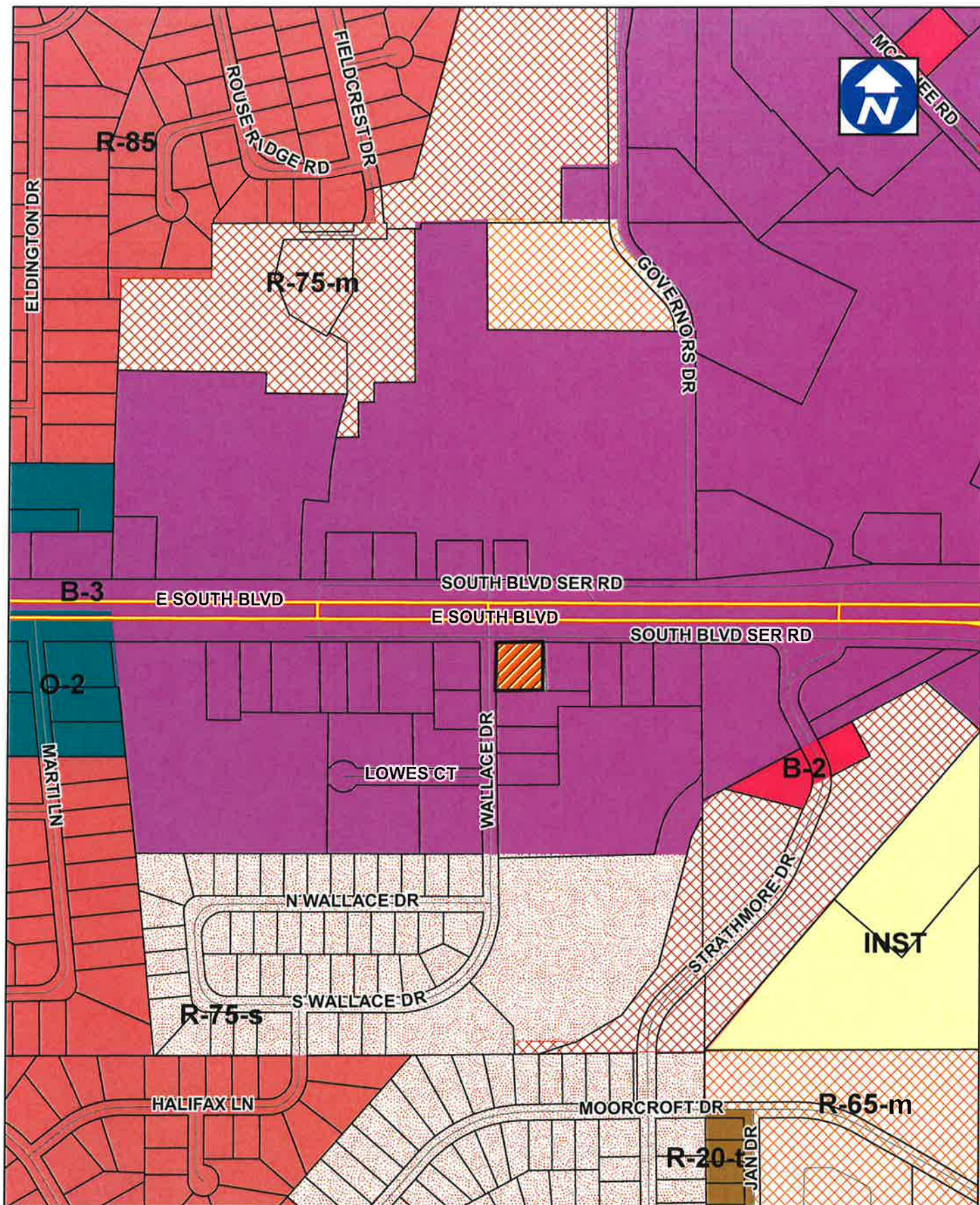
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 10A

1 inch = 400 feet





East South Blvd.

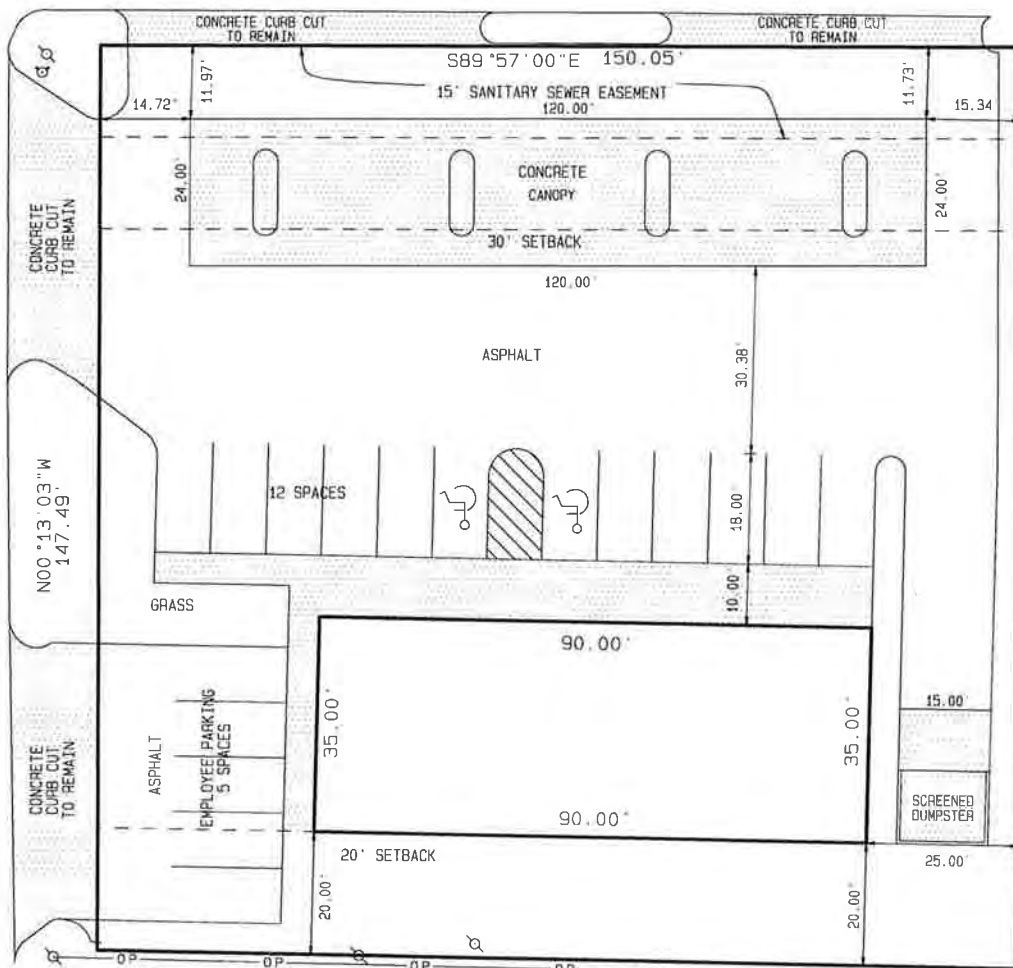
200' ROW



SERVICE ROAD

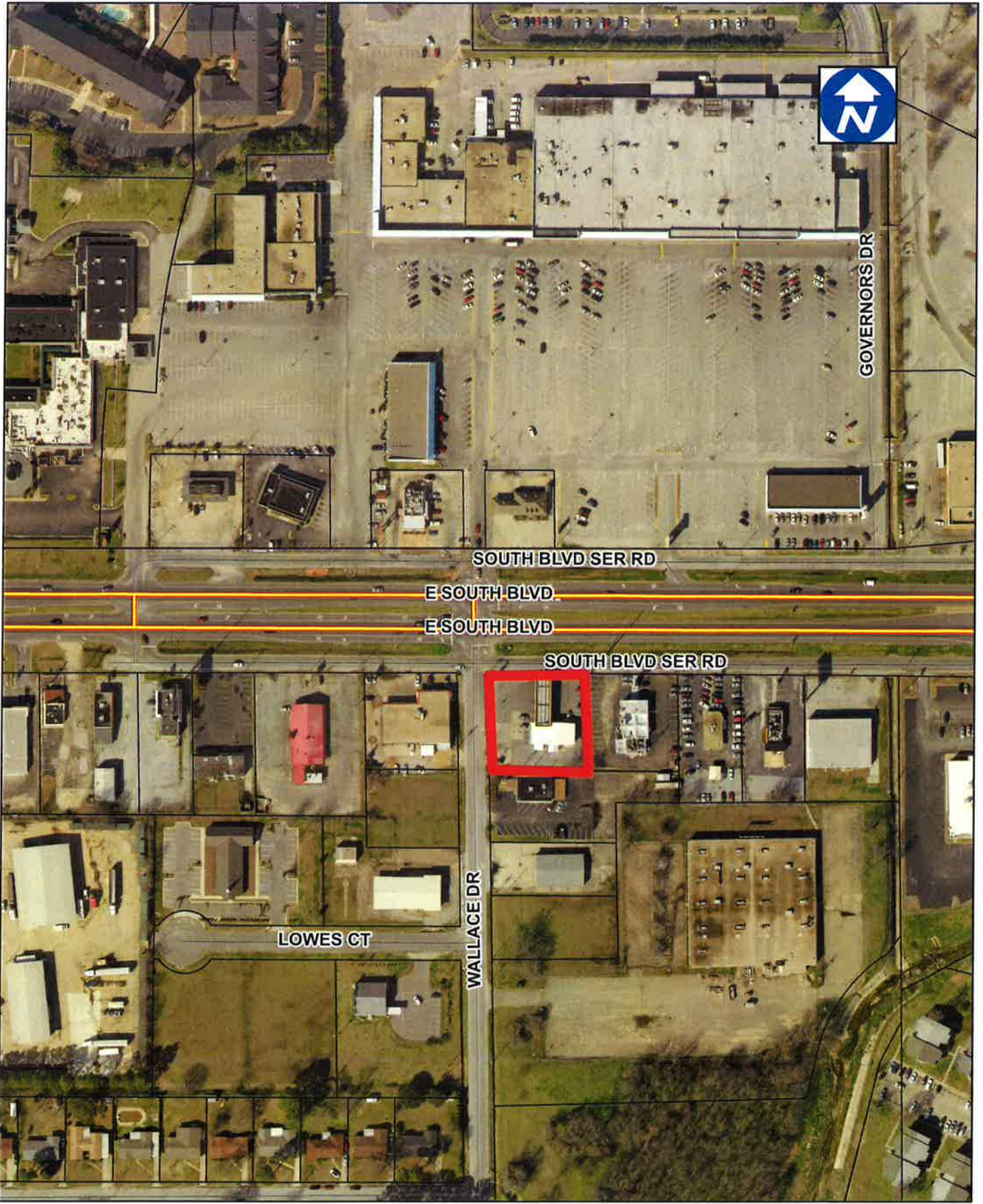
WALLACE DRIVE

60' ROW



10B





**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 100



11. DP-1985-042 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Prem Properties, LLC

**SUBJECT:** Public hearing for a development plan for a new building and canopy to be located at 755 South Court Street in a B-1-b (Central Business) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,275 sq. ft. building with a 4,400 sq. ft. canopy. There are 22 paved parking spaces indicated on the site plan. The existing access drives to Arba Street and to South Court Street will remain. 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.

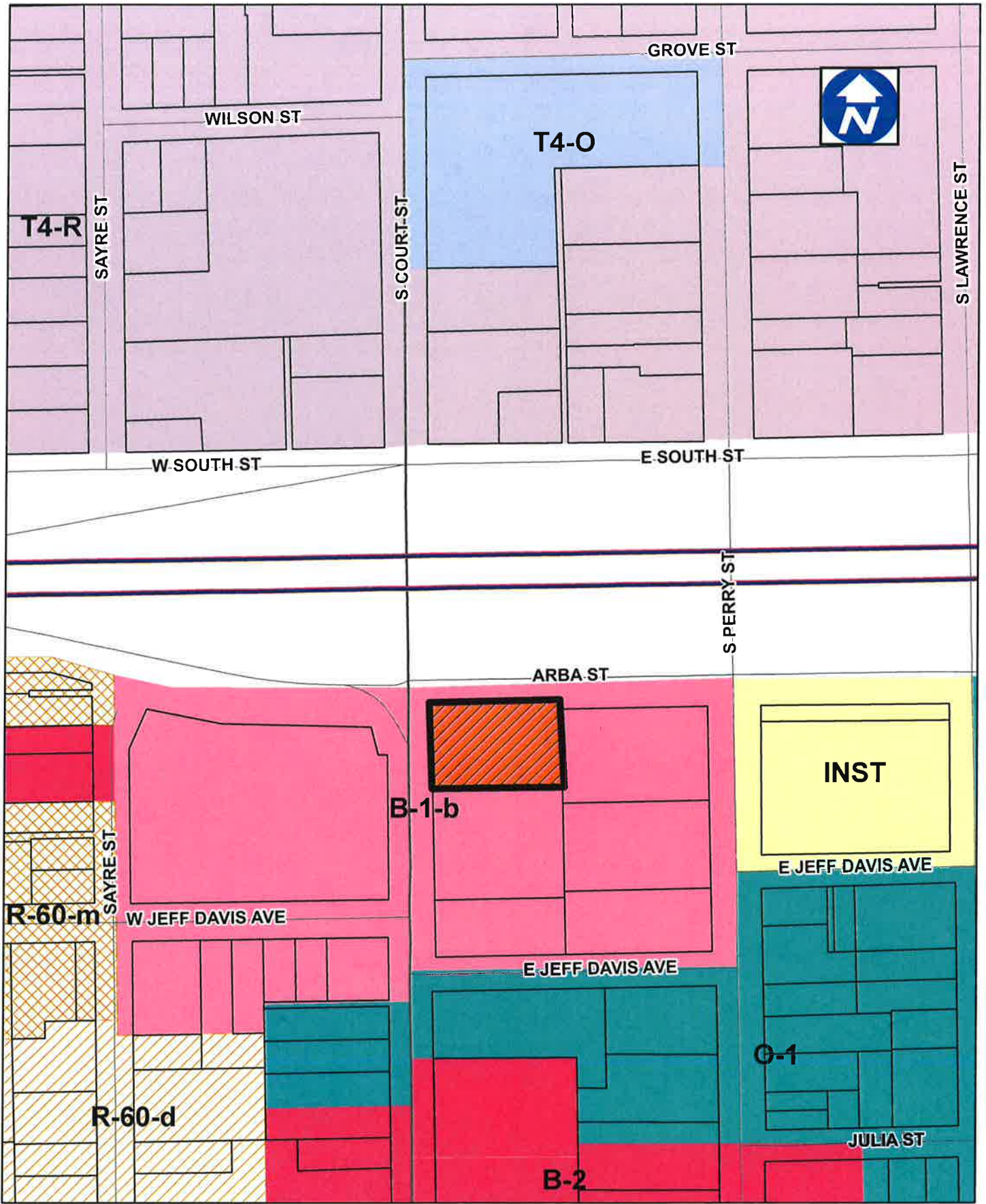
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 11A

1 inch = 200 feet



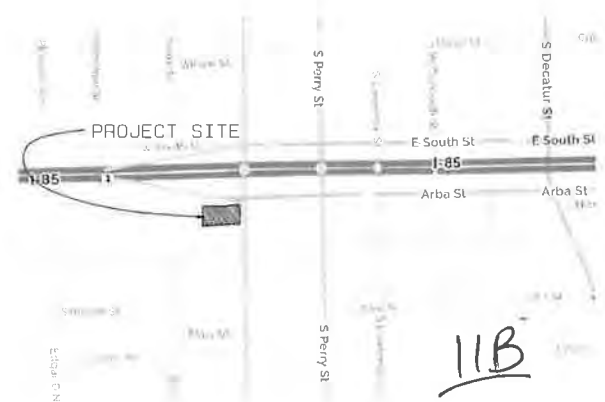
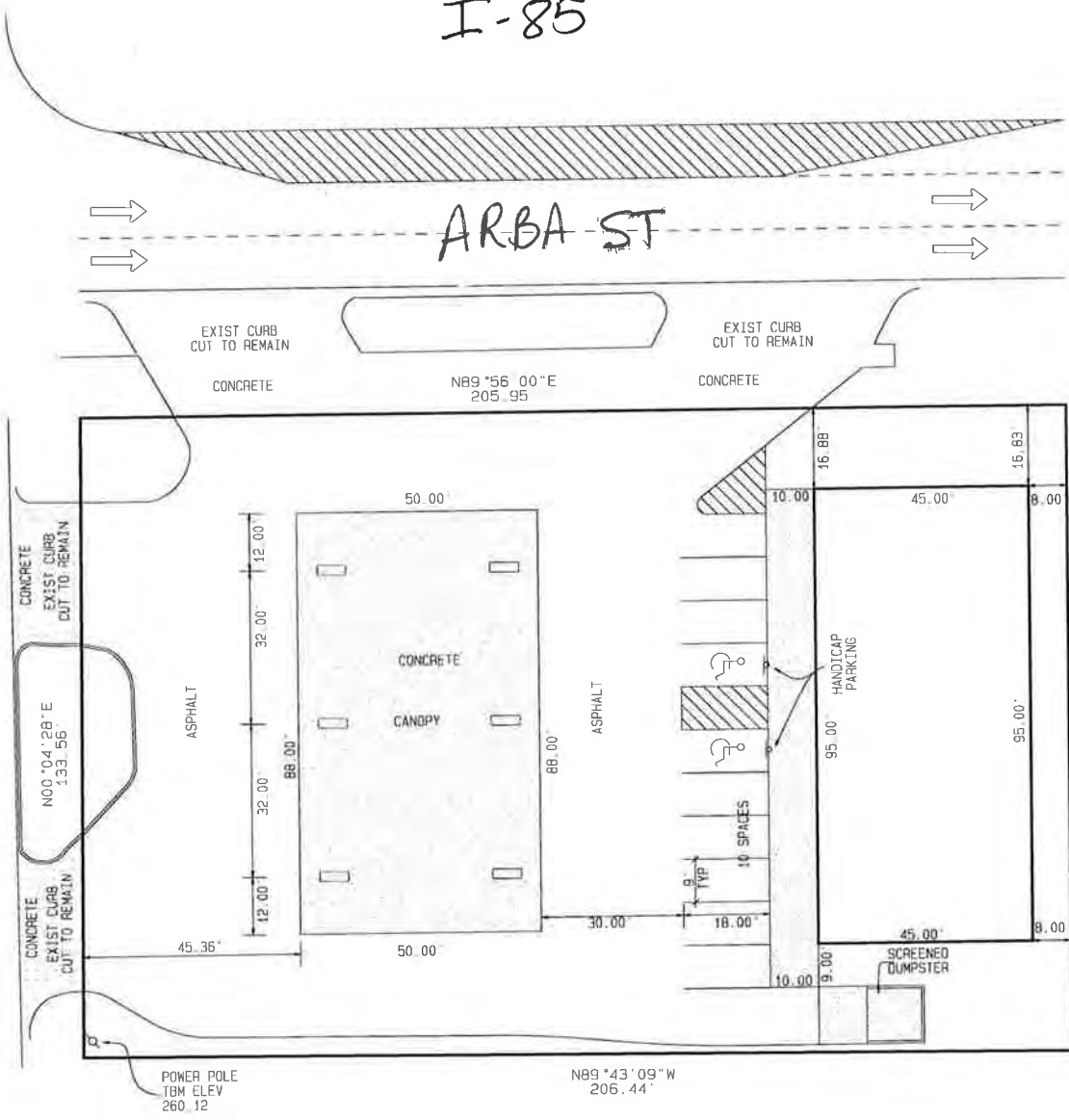


I-85

ARBA ST

SOUTH COURT STREET

70' ROW







DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 11C

1 inch = 200 feet



12. RZ-2017-002 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** ELSAJA Court Square, LLC

**SUBJECT:** Request to rezone 8.35 acres located on the north side of Prince Street, between North Court Street and North McDonough Street, from R-60-d (Duplex Residential) and M-1 (Light Industrial) Zoning Districts to an M-3 (General Industrial) Zoning District.

**REMARKS:** The adjacent property has M-1 (Light Industrial) and M-3 (General Industrial) to the north, M-3 (General Industrial) to the west, M-1 (Light Industrial) and R-60-d (Duplex Residential) to the south, and R-60-d (Duplex Residential) to the east. The intended use for this property if rezoned is for heavy industrial use. The Lane Use Plan recommends Flood Plain and Light Industrial use.

**CITY COUNCIL DISTRICT:** 3

### DEPARTMENT COMMENTS

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

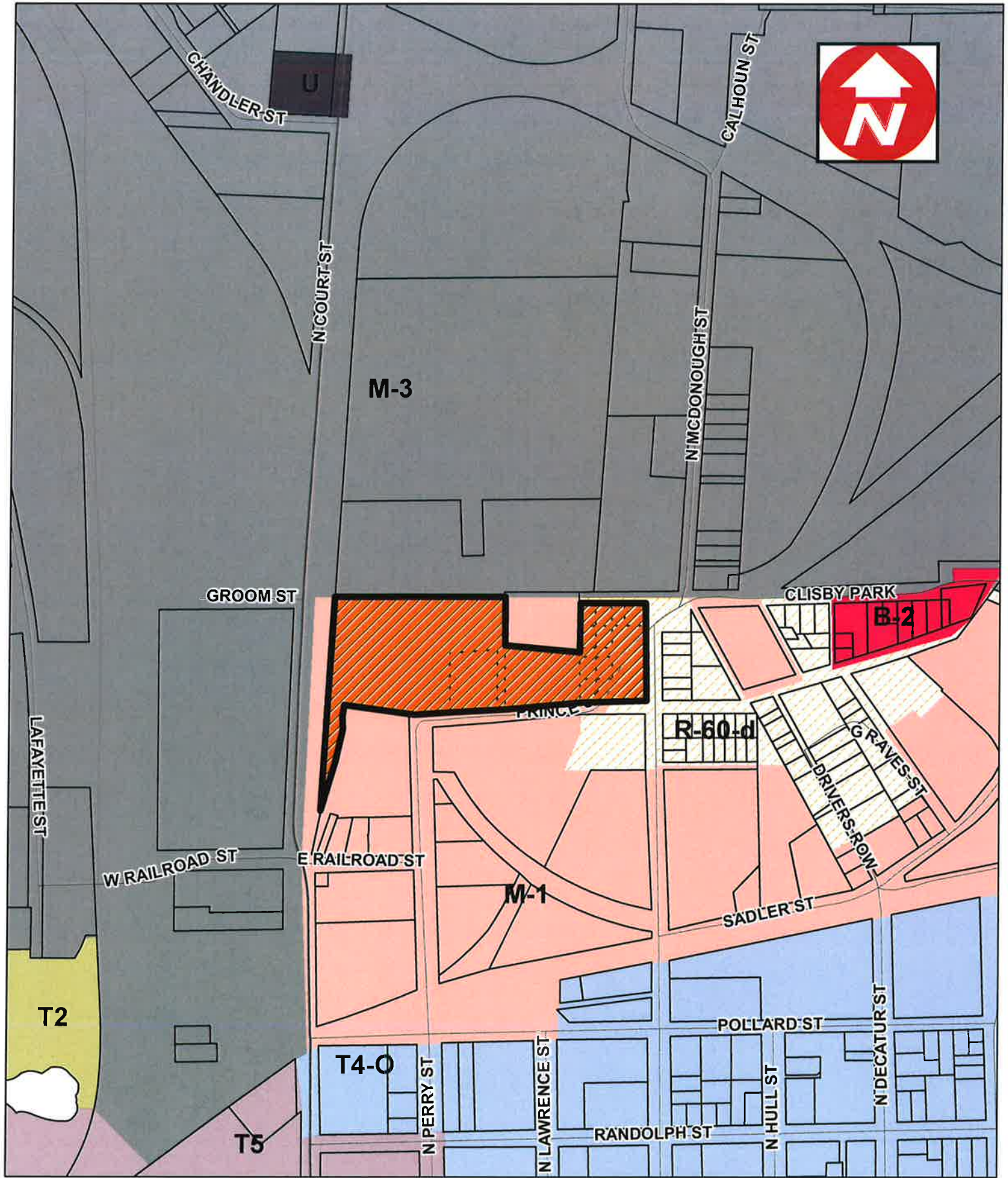
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**REZONING REQUEST**

1 inch = 400 feet

**SUBJECT PROPERTY**

FROM R-60-d + M-1 TO M-3

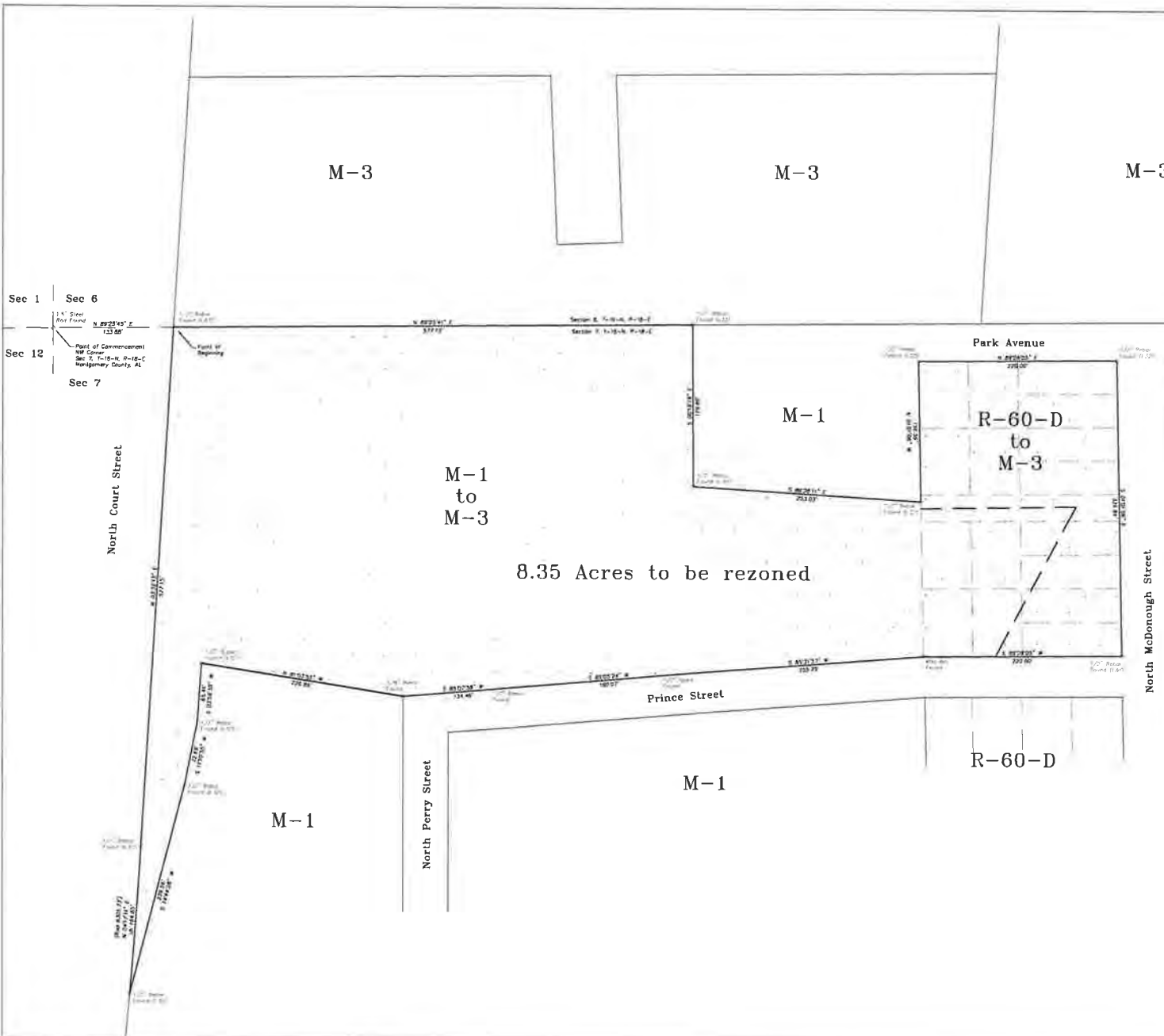


FILE NO. RZ-2017-002

ITEM NO. 12A



126



8.35 Acres to be rezoned

Rezoning R-60-D and M-1 (to M-3)

COMMENCE AT A 1/2" CORNER MARK FOUND AT THE SW CORNER OF SECTION 2, T16N, R18E, MONTGOMERY COUNTY, ALABAMA; THENCE S89°21'45" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 133.00 FEET TO A 1/2" CORNER MARK FOUND (SAC CA-10215) 133.00 FEET EAST OF THE CENTERLINE OF THE OLD TRANSDUCTION, INC. MAIN ROAD; SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SECTION LINE N89°21'45" E, A DISTANCE OF 237.00 FEET TO A 1/2" CORNER MARK SET (CA-10215); THENCE LEAVING SAID SECTION LINE, S00°17'45" E, A DISTANCE OF 179.00 FEET TO A 1/2" CORNER MARK SET (CA-10215); THENCE S90°17'45" E, A DISTANCE OF 232.00 FEET TO A 1/2" CORNER MARK SET (CA-10215) ON THE WEST LINE OF THE MOBILE BROWNS SUBDIVISION OF SECTION 16, T16N, R18E, AS SHOWN IN THE SERVICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY IN PLAT BOOK 1, PAGE 24; THENCE S07°01'00" W, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 180.00 FEET TO A 1/2" CORNER MARK SET (CA-10215) AT THE NW CORNER OF LOT 8, BLOCK 2 OF SAID PLAT; SAID POINT ALSO LIES ON THE SOUTH RIGHT OF WAY OF FRANK AVENUE (EAST RIGHT OF WAY); THENCE S07°01'00" W, ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 220.00 FEET TO A 1/2" CORNER MARK SET (CA-10215) AT THE NE CORNER OF LOT 8, BLOCK 2 OF SAID PLAT; SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF WOODBURN STREET (EAST RIGHT OF WAY) AND THE SOUTH RIGHT OF WAY OF FRANK AVENUE (EAST RIGHT OF WAY); THENCE S07°01'00" W, ALONG THE WEST RIGHT OF WAY OF FRANK AVENUE (EAST RIGHT OF WAY), A DISTANCE OF 338.00 FEET TO A 1/2" CORNER MARK FOUND (SAC CA-10215) AT THE SW CORNER OF LOT 8, BLOCK 3 OF SAID PLAT; SAID POINT ALSO BEING THE INTERSECTION OF THE SAID WEST RIGHT OF WAY OF WOODBURN STREET AND THE NORTH RIGHT OF WAY OF FRANK AVENUE (EAST RIGHT OF WAY); THENCE S07°01'00" W, ALONG THE SOUTH LINE OF BLOCK 3 OF SAID PLAT AND THE NORTH RIGHT OF WAY OF SAID FRANK AVENUE, A DISTANCE OF 220.00 FEET TO A "NAIL" SET AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 OF SAID PLAT; THENCE S02°23'37" W, ALONG THE NORTH BOUNDARY OF FRANK STREET, A DISTANCE OF 270.00 FEET TO A 1/2" CORNER MARK; THENCE S00°00'00" W, ALONG THE NORTH BOUNDARY OF FRANK STREET AND THE NORTH LINE OF 8' 48" FEET IN WIDTH STREET EQUIPMENT THE FOLLOWING 2' CORNERS: 1) S02°23'37" W, A DISTANCE OF 160.00 FEET TO A 1/2" CORNER MARK; 2) S02°23'37" W, A DISTANCE OF 134.00 FEET TO A 1/2" CORNER MARK; AT THE INTERSECTION OF SAID NORTH BOUNDARY OF FRANK STREET AND THE WEST BOUNDARY OF NORTH PERRY STREET; THENCE LEAVING SAID INTERSECTION, N07°22'00" W, A DISTANCE OF 228.00 FEET TO A 1/2" CORNER MARK SET (CA-10215); THENCE S00°00'00" W, A DISTANCE OF 72.00 FEET TO A 1/2" CORNER MARK SET (CA-10215); THENCE S04°00'00" W, A DISTANCE OF 228.00 FEET TO A 1/2" CORNER MARK SET (CA-10215) 228.00 FEET EAST OF THE CENTERLINE OF THE OLD TRANSDUCTION, INC. MAIN ROAD; THENCE S08°00'00" E AND PARALLEL TO SAID ROAD ALONG A CURVE TO THE LEFT (RADIAL BEARING 77°) THE CHORD WHICH BEARS N04°15'15" E, 148.00 FEET TO A 1/2" CORNER MARK SET (CA-10215) AT THE END OF SAID CURVE; THENCE CONTINUE PARALLEL TO SAID TRACK N04°15'15" E, A DISTANCE OF 411.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY LIES IN THE SW 1/4 OF THE SW 1/4 OF SECTION 8 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 9 ALL IN T16N, R18E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINING 8.35 ACRES, MORE OR LESS, AND SUBJECT TO PUBLIC STREET RIGHT OF WAY (FRANK STREET) WEST AND WOODS SAID PROPERTY.

SHEET TITLE	
Rezoning Plan	
PROJECT: ELSAJA Court Square, LLC Property Section 7, Township 16 North, Range 18 East Montgomery, Alabama	
<b>PE</b> PILGREEN ENGINEERING, INC 1110 21st Street, Suite 100 Montgomery, AL 36104	
DESIGNED BY:	DRAWN BY: MTB CHECKED BY: MTE
DATE: 21 Dec 2016	SCALE: 1" = 50' FILENAME: 18-157
email: mbliethen@pilgreen.com SHEET 3 of 1	





Site 

1 inch = 300 feet

Item 12c



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

**REPRESENTING:** Capitol Container

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

**REMARKS:** The petitioner has submitted plans to construct a 52,000 sq. ft. addition to existing 54,682 sq. ft. building. There will be 20 parking spaces removed for the addition, however seven (7) parking spaces will be replaced for a total of 37 paved parking spaces indicated on the site plan. There are two (2) existing access drives to Gunter Park Drive West and one (1) new access drive to Container Drive.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

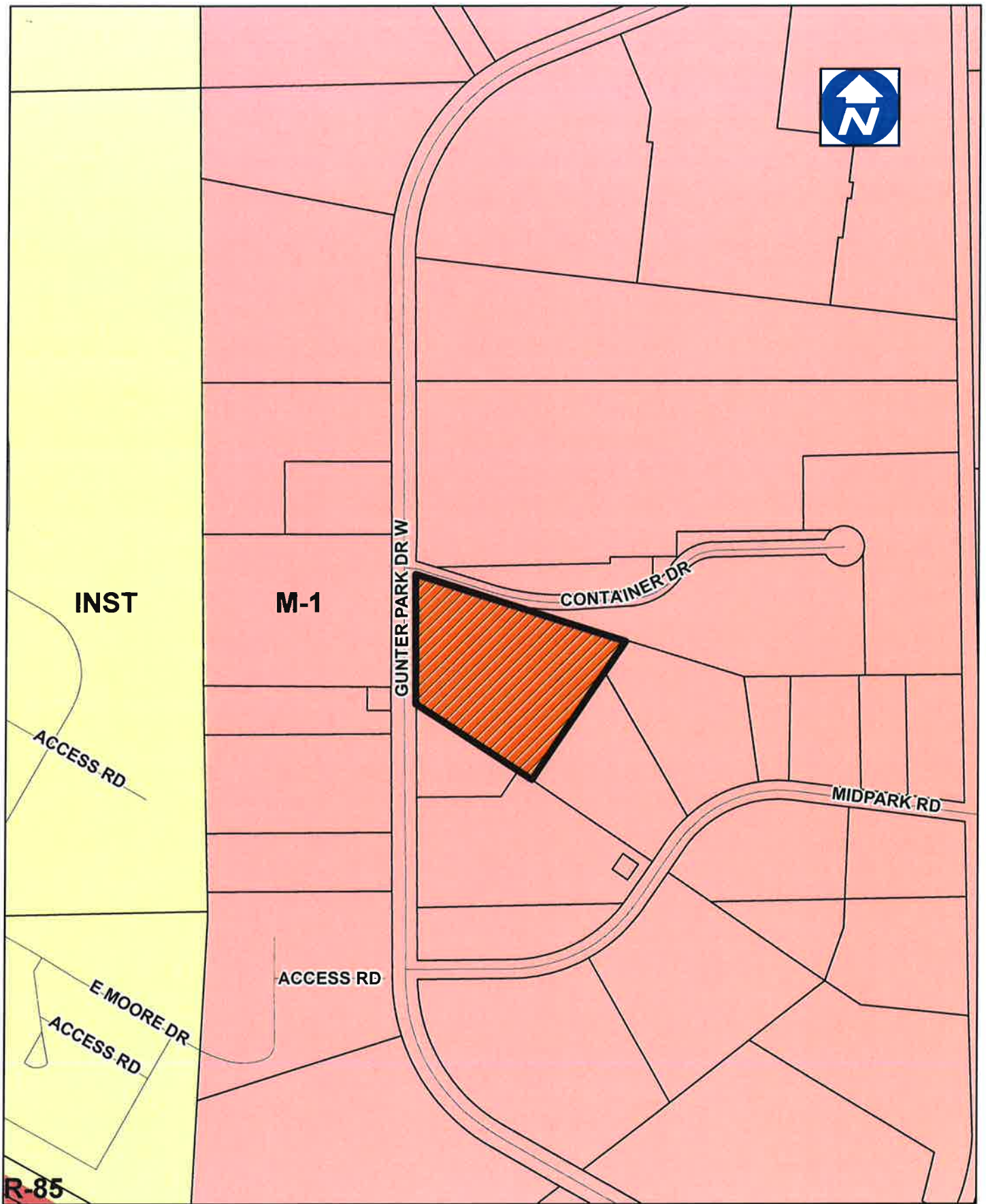
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





DEVELOPMENT SITE    SUBJECT PROPERTY        ITEM NO. 13A

1 inch = 400 feet









DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

13C

1 inch = 400 feet

14. 8860 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Wells Printing Company, Inc.

**SUBJECT:** Request final approval of Wells Printing Company, Inc. Plat No. 1 located on the northeast corner of Bell Road and Troy Highway in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat creates nine (9) lots for industrial use. There are two (2) 60 ft. wide dedicated right-of-ways proposed. One will run southeast off Bell Road and one will run north off the Troy Highway. The lots range from 0.89 acres to 3.19 acres. Access to all lots will be off the proposed right-of-ways, there will be no access to the lots from Bell Road or Troy Highway. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 6

**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.

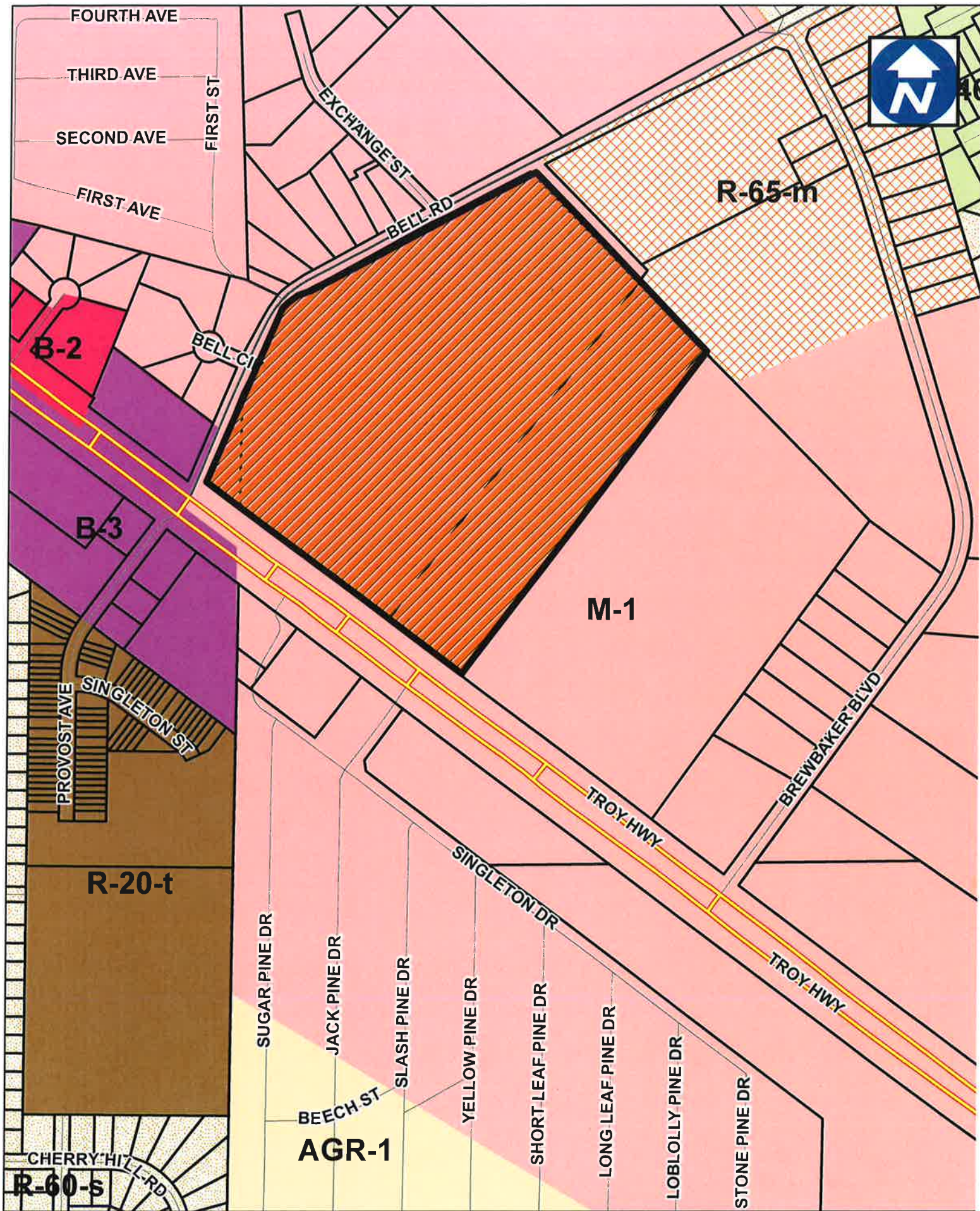
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 14A



**WELLS PRINTING COMPANY, INC. PLAT NO. 1**  
**BEING A REPLAT OF LOT 1**  
**APPLETON WIREWORKS PLAT**  
**PLAT BOOK 35, PAGE 103**  
**AND A PORTION OF UNPLATTED PROPERTY**  
**LOCATED IN THE NW 1/4 OF SECTION 1**  
**AND THE NE 1/4 OF SECTION 2**  
**T-15-N, R-18-E**  
**MONTGOMERY, ALABAMA**

MORNINGVIEW BAPTIST CHURCH  
 RLPY 2987 @ PG 487

**STATE PLANE GRID NORTH**

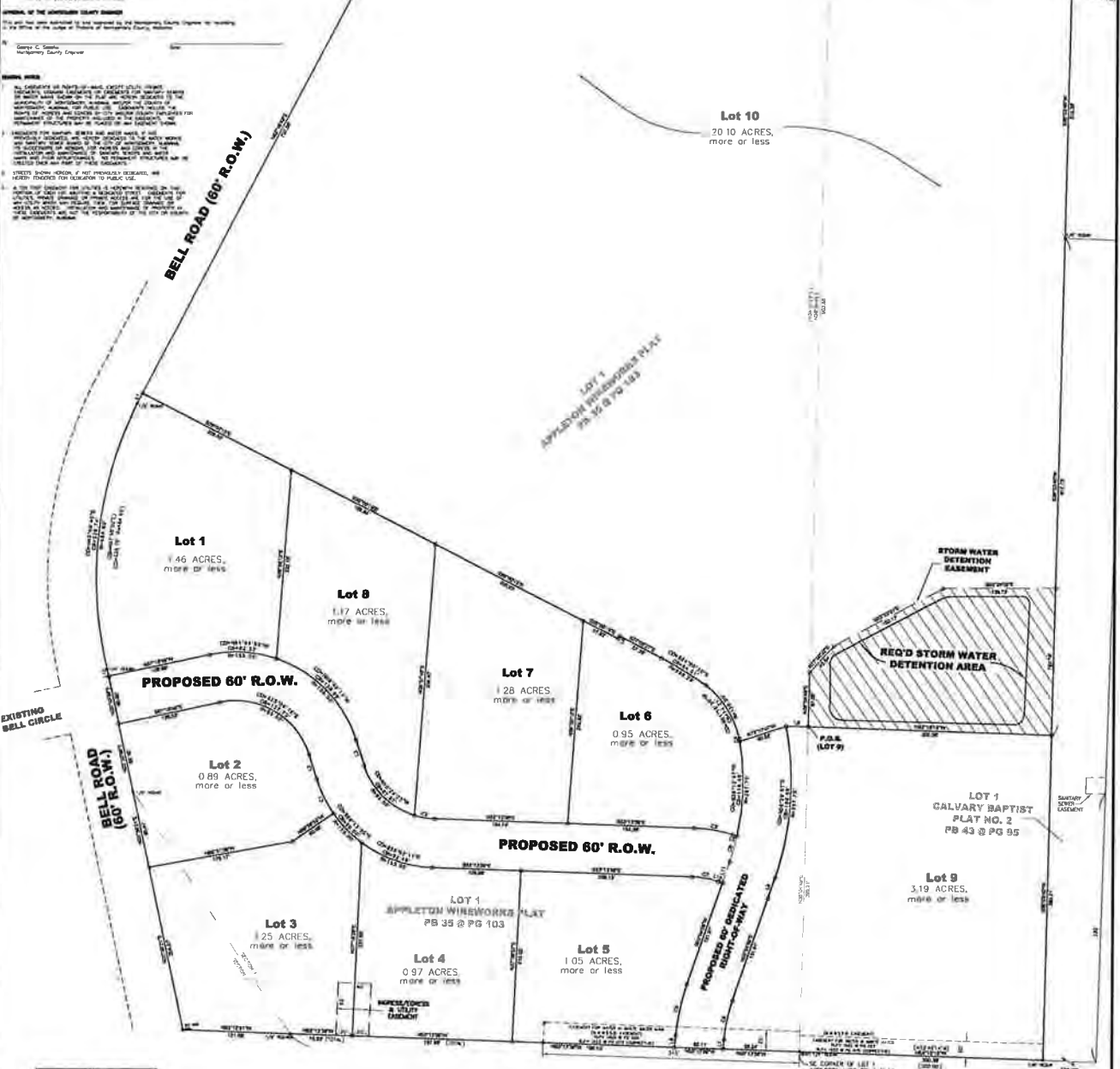
**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 60 ft.

**LEGEND:**

- FOUND IRON PIN
- SET IRON PIN (5/8" REBAR CAPPED) W/9 CA-00017-15
- CALCULATED POINT

**PROPERTY LOCATION**

**LOCATION MAP**  
 MONTGOMERY, ALABAMA  
 SCALE: 1" = 1/4 MI.



**ALABAMA HWY #231 (TROY HIGHWAY) (200' R.O.W.)**

LINE	BEARING	DISTANCE	AREA
1	N 82° 18' 00" E	11.20	1.00
2	S 77° 15' 00" W	10.00	0.89
3	S 77° 15' 00" W	10.00	0.89
4	N 82° 18' 00" E	11.20	1.00
5	N 82° 18' 00" E	11.20	1.00
6	S 77° 15' 00" W	10.00	0.89
7	S 77° 15' 00" W	10.00	0.89
8	N 82° 18' 00" E	11.20	1.00
9	S 77° 15' 00" W	10.00	0.89
10	S 77° 15' 00" W	10.00	0.89
11	N 82° 18' 00" E	11.20	1.00
12	N 82° 18' 00" E	11.20	1.00

**LABRY & SPREADS ASSOCIATES, INC.**  
 SURVEYORS  
 100 GARDNER  
 MONTGOMERY, ALABAMA 36104  
 TEL: 256-241-1111

DRAWING DATE: 12-28-18

THIS SURVEY IS NOT VALID WITHOUT AN ENLARGED SEAL AFFIXED HEREON BY THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.

14B





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

14C



15. 8859 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Lesta, LLC

**SUBJECT:** Request final approval of Dalraida Pointe Plat No. 1 located on the south side of Camellia Drive, between Dalraida Road and Mitchell Avenue, in a B-3 (Business) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for commercial use. Lot 1 (2.53 acres) has 548 ft. of frontage along Camellia Drive, 196 ft. of frontage along Dalraida Road and 156 ft. of frontage along Mitchell Avenue. There is a 30 ft. wide private access easement which will provide access to an existing cell tower located on the remainder of Lot C4. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

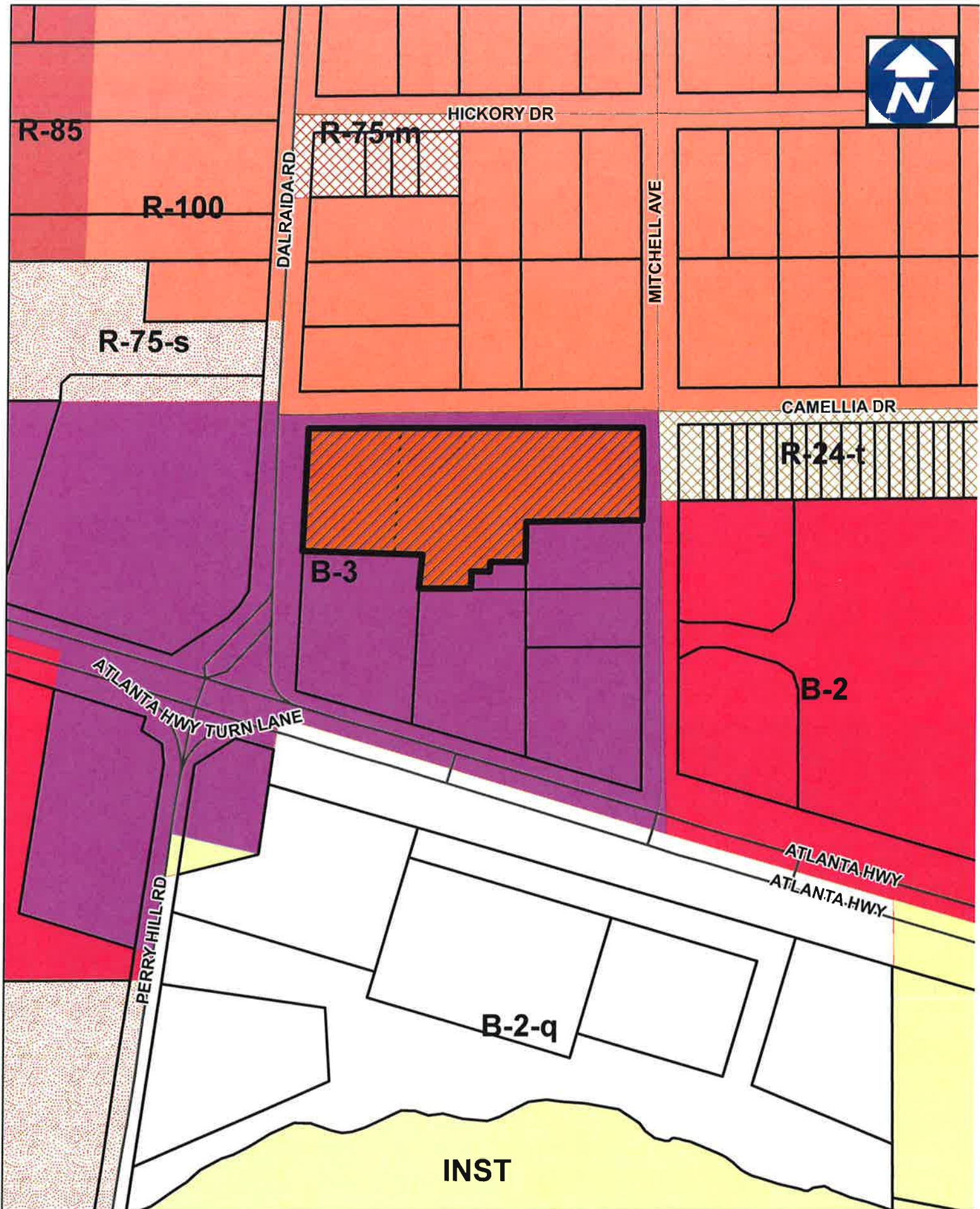
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15A

# Dalraida Pointe 1

2-A

15B

DALRAIDA ROAD  
(80' R.O.W.)

MITCHELL AVENUE  
(60' R.O.W.)

P.O.C./P.O.B. LOT 1  
3/4" PINCH TOP ALSO KNOWN AS  
THE INTERSECTION OF THE EAST  
RIGHT-OF-WAY OF DALRAIDA ROAD  
AND THE SOUTH RIGHT-OF-WAY  
OF CAMELLIA DRIVE

CAMELLIA DRIVE  
(60' R.O.W.)

**LOT C-1**  
**0.69 ACRES**  
**MORE OR LESS**  
50 DALRAIDA ROAD  
MONTGOMERY, ALABAMA 36109  
(PER TAX ASSESSOR RECORDS)

**LOT 1**  
**2.53 ACRES**  
**MORE OR LESS**

**1.84 ACRES**  
**MOE OR LESS**  
65 MITCHELL AVENUE  
MONTGOMERY, ALABAMA 36109  
(PER TAX ASSESSOR RECORDS)

NOTE: EXISTING 30' INGRESS/EGRESS  
& UTILITY EASEMENT TO BE VACATED.

**LOT C-4**

**(LESS AND EXCEPT)**  
**(NOT A PART)**  
RLPY 770. PAGE 0039

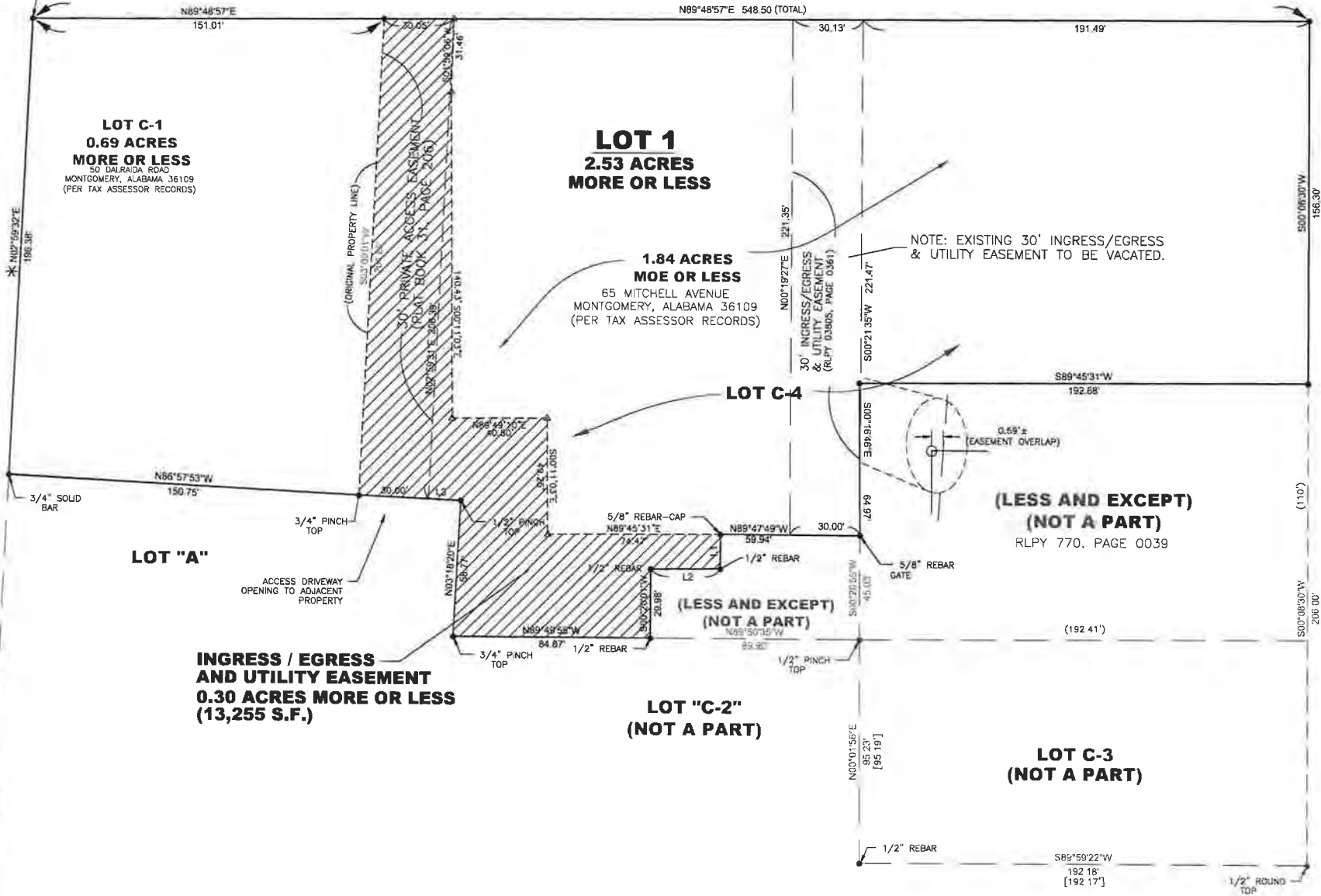
**LOT "A"**

**INGRESS / EGRESS**  
**AND UTILITY EASEMENT**  
**0.30 ACRES MORE OR LESS**  
**(13,255 S.F.)**

**(LESS AND EXCEPT)**  
**(NOT A PART)**

**LOT "C-2"**  
**(NOT A PART)**

**LOT C-3**  
**(NOT A PART)**







**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 150



16. DP-2017-009 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Dalraida Pointe Shopping Center

**SUBJECT:** Public hearing for a development plan for an addition to an existing building located at 66 Dalraida Road, and a new building with a canopy to be located at the southwest corner of Camellia Drive and Mitchell Drive in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,825 sq. ft. addition to the existing shopping center facing Dalraida Road, and to construct a new 52,941 sq. ft. building for a 400 unit climate control storage facility behind the shopping center, facing Camellia Drive and Mitchell Avenue. There are total of 62 parking spaces (47 paved, 9 gravel) indicated on the site plan, whereas 57 spaces are required for the shopping center and storage facility. There will be two (2) new access drives to Camellia Drive. All other access drives will remain the same. The Board of Adjustment will hear a front yard, street side yard, and coverage variance at the January 19, 2017 meeting.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

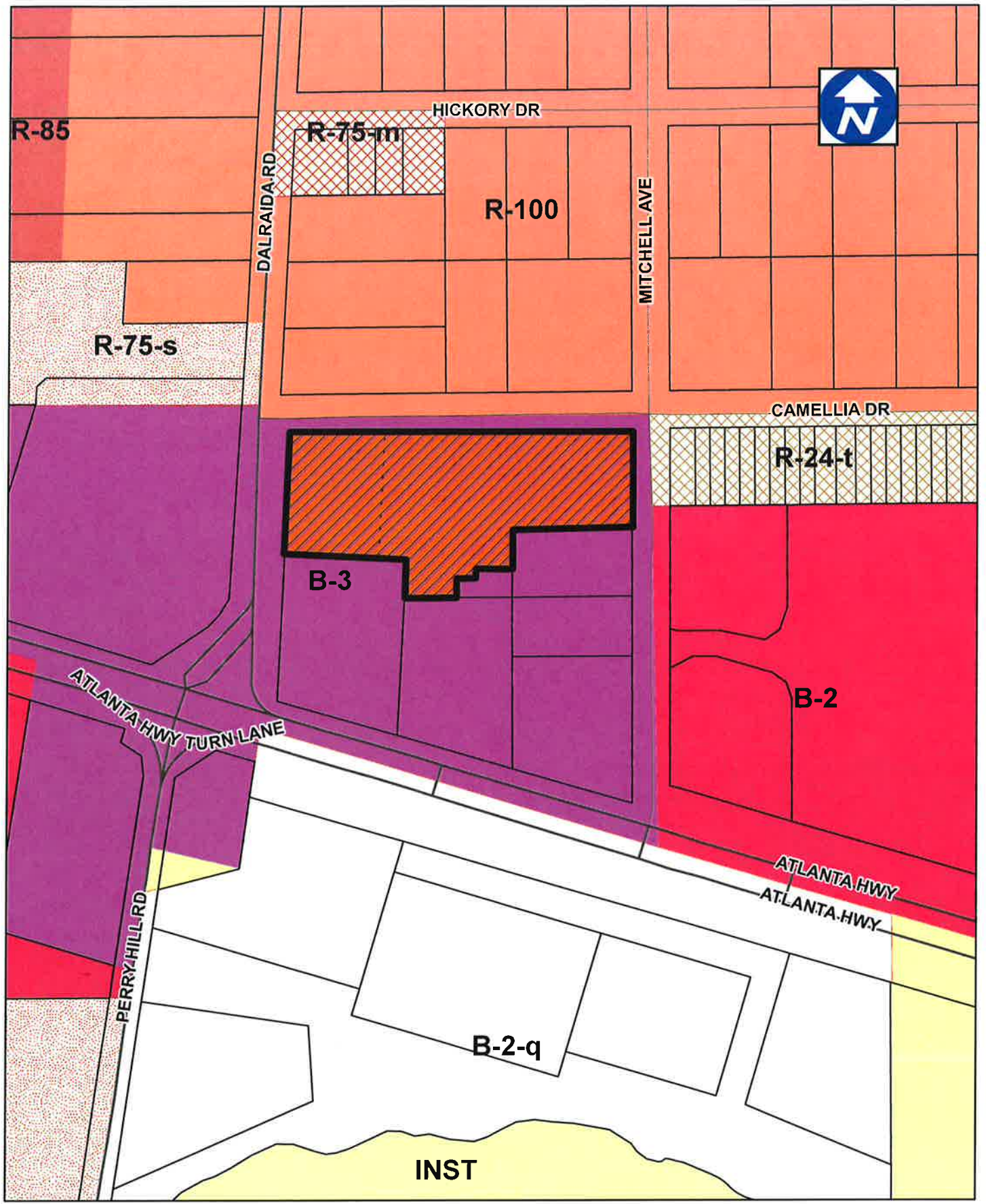
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO. 16A**

1 inch = 200 feet

166

# SITE DEVELOPMENT PLAN

## DALRAIDA POINT

### PARCEL "B"

#### A PORTION OF LOT C-4

#### RE-SUBDIVISION OF LOT "C"

#### PLAT BOOK 31, AT PAGE 206

#### MONTGOMERY COUNTY, ALABAMA

**LEGEND:**

- PROPOSED GRAVEL
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING CONCRETE
- FOUND IRON PIN
- SPT IRON PIN
- W/ GA-0007 LS
- SALICIZED POINT
- FENCE
- FOUND CONCRETE MARKER
- POWER POLE / LINE / GUY
- FIBER OPTIC LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- GAS / LP
- WATER METER
- TELEPHONE BOX
- GAS VALVE
- SIDEWALK



P.O.B. PARCEL "A" (LOT C-1)  
P.O.C. PARCEL "B"  
3/4" PINCH TOP ALSO KNOWN AS  
THE INTERSECTION OF THE 1/2"  
RIGHT-OF-WAY OF DALRAIDA ROAD  
AND THE SOUTH RIGHT-OF-WAY  
OF CAMELLIA DRIVE

SET TIM 12/12/16  
RAILROAD SEWER IN ASPHALT  
ELEVATION = 283.95

**CAMELLIA DRIVE**  
**(60' R.O.W.)**

**DALRAIDA ROAD**  
**(80' R.O.W.)**

**MITCHELL DRIVE**  
**(60' R.O.W.)**

**PARKING AREA**

**EXISTING BUILDING - 9,032 S.F.**  
**TOTAL BUILDING AREA - 10,857 S.F.**  
(ONE STORY BUILDING)

**PROPOSED BUILDING**  
**52,941 S.F.± (INCLUDING CANOPY)**  
**PROPOSED FF-287.0**

**(LESS AND EXCEPT)**  
**(NOT A PART)**

**(LESS AND EXCEPT)**  
**(NOT A PART)**  
N89°50'35"W

**LOT "A"**

**LOT "C-2"**

REVISED DATE: 12-22-16  
REVISED DATE: 11-29-16  
DRAWING DATE: 11-9-16



ADMINISTRATIVE PLAN NUMBER





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** *16C*

1 inch = 200 feet

17. DP-2017-002 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Gulf Coast Truck & Equipment

**SUBJECT:** Public hearing for a development plan for a new building to be located on the east side of Northbelt Drive, approximately 900 ft. north of Northern Boulevard, in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 25,000 sq. ft. building. There are 21 paved parking spaces and two (2) access drives to Northbelt Drive indicated on the site plan. All applicable requirements will be met.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

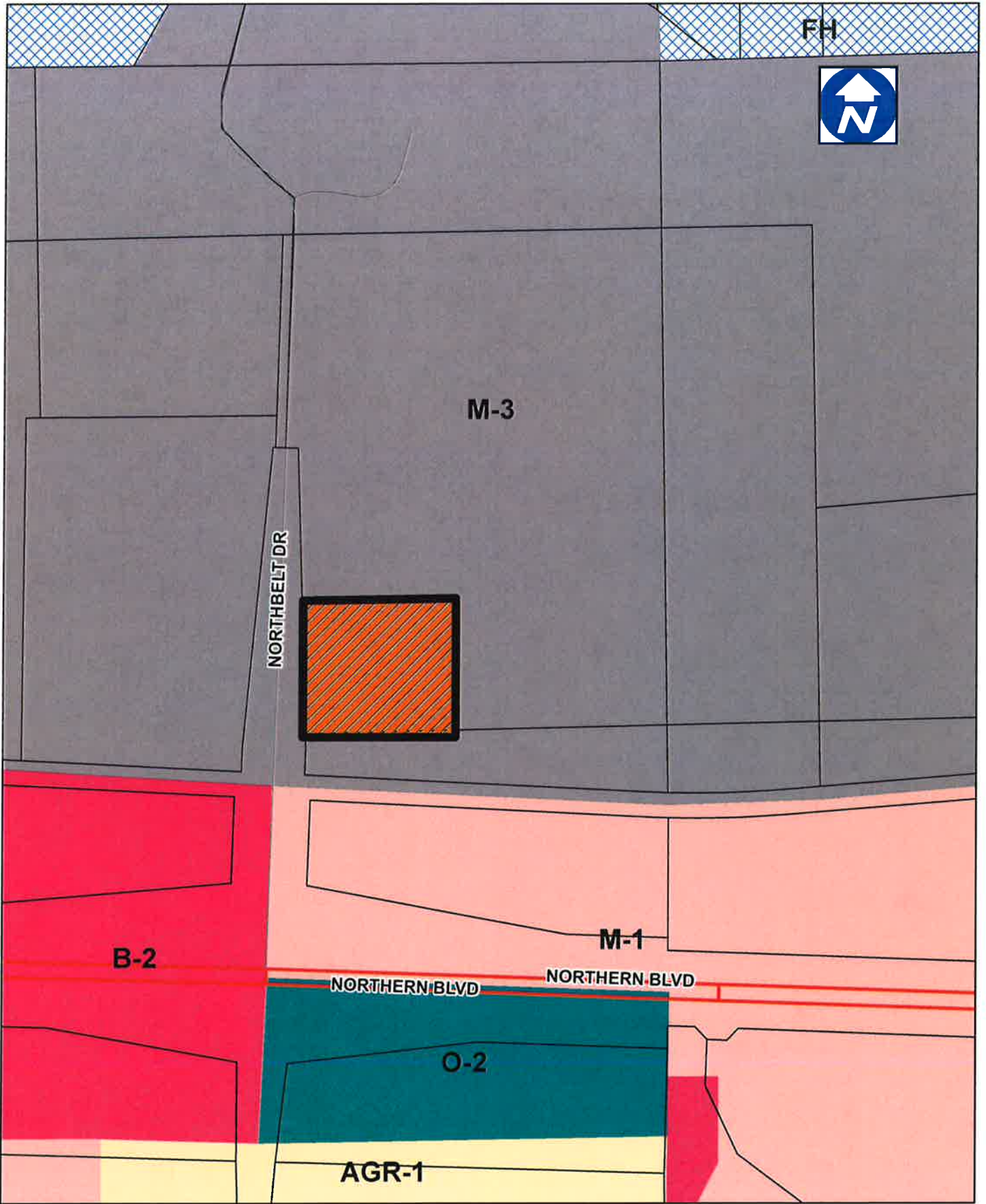
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**DEVELOPMENT SITE**

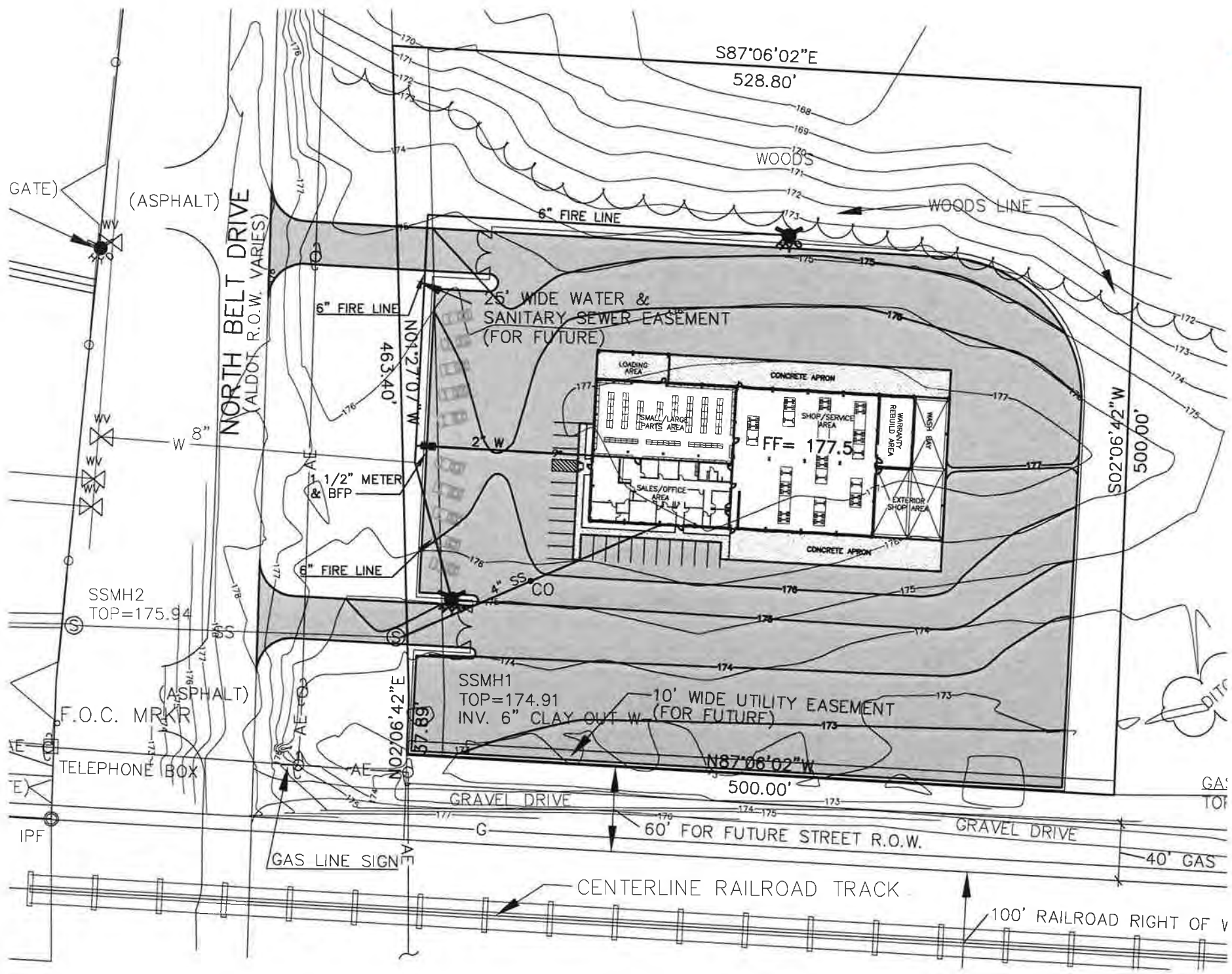
1 inch = 500 feet

**SUBJECT PROPERTY**



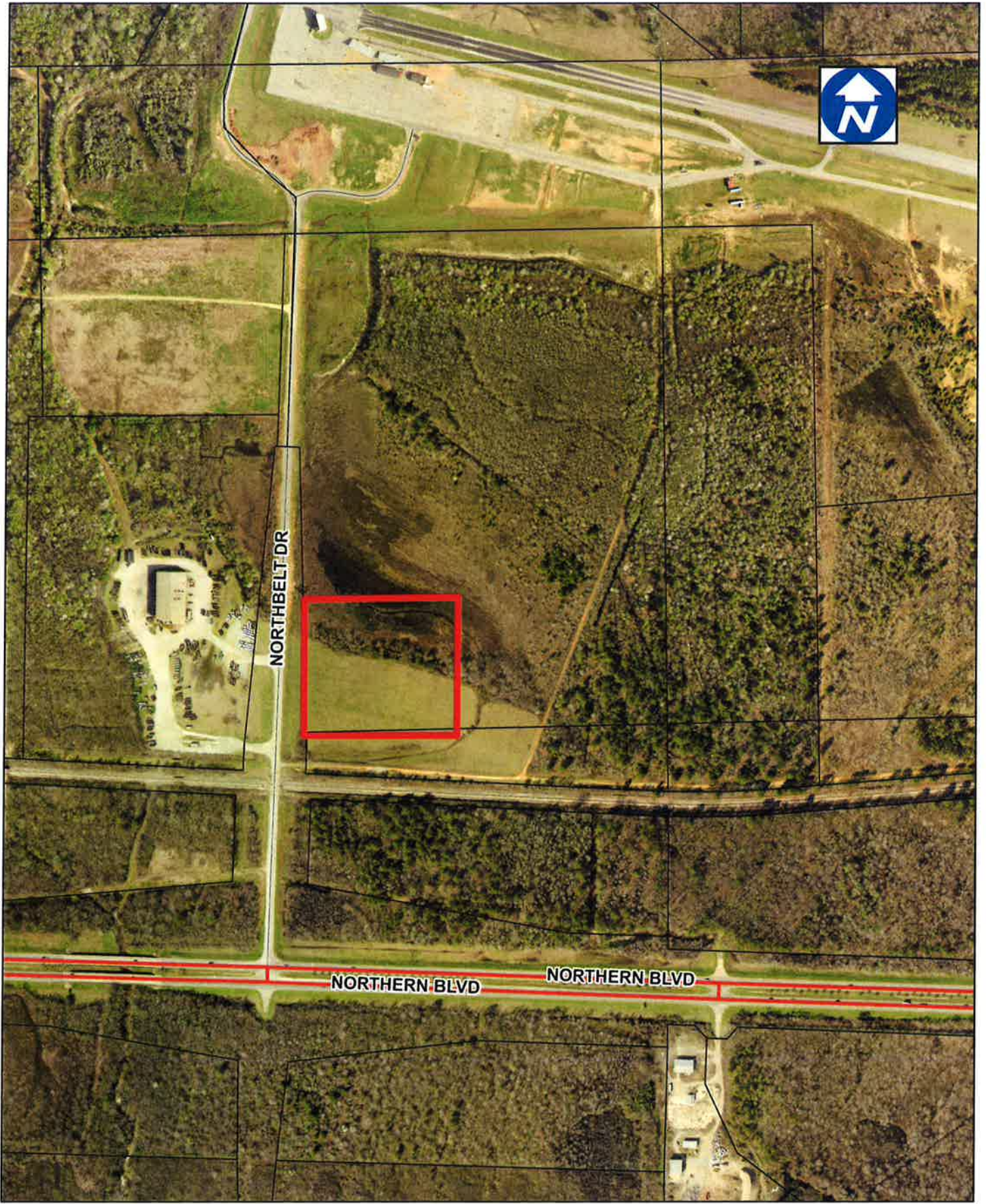
**ITEM NO.** 17A

17B



- PARKING
- 20 PARKING SPACES
- 1 HC PARKING SPACE
- SIGN TO BE MOUNTED ON BUILDING
- GATES TO BE 15' WID





**DEVELOPMENT SITE**  
1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 17C



18. 8858 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Danny Clements

**SUBJECT:** Request final approval of Trade Center East Plat No. 1D located on the west side of Monticello Park, approximately 350 ft. north of Monticello Drive, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats two lots into one lot for commercial use. Lot A (0.92 acres) has 168.87 frontage along Monticello Park and a depth of 190 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



R-75-m



E/S

ZOELEN RD

B-2

MONTICELLO PARK

M-1

MONTICELLO DR

HOLLOWAY PARK

B-5

B-3

**PLATS**

1 inch = 200 feet

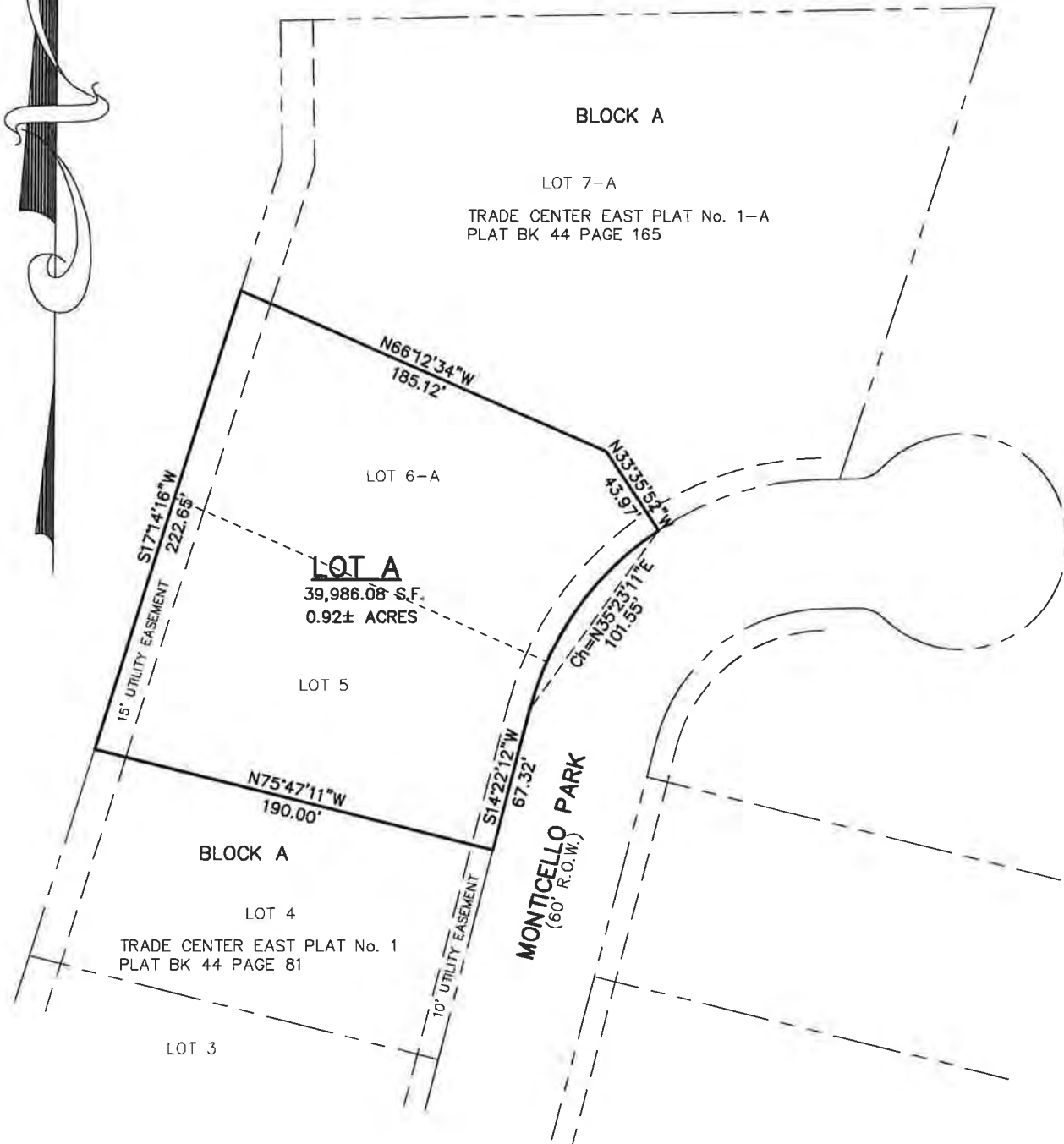
SUBJECT PROPERTY



ITEM NO.

18A

# Trade Center East 1D







ES



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

18C

19. DP-2017-005 **PRESENTED BY:** Danny Clements Builder

**REPRESENTING:** Same

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1044 Monticello Park in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 5,000 sq. ft. building. There is one (1) access drive to Monticello Park. A request for gravel parking and outside storage will be presented to the Board of Adjustment at a later date. All other applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage or refuse container indicated or approved.

**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.

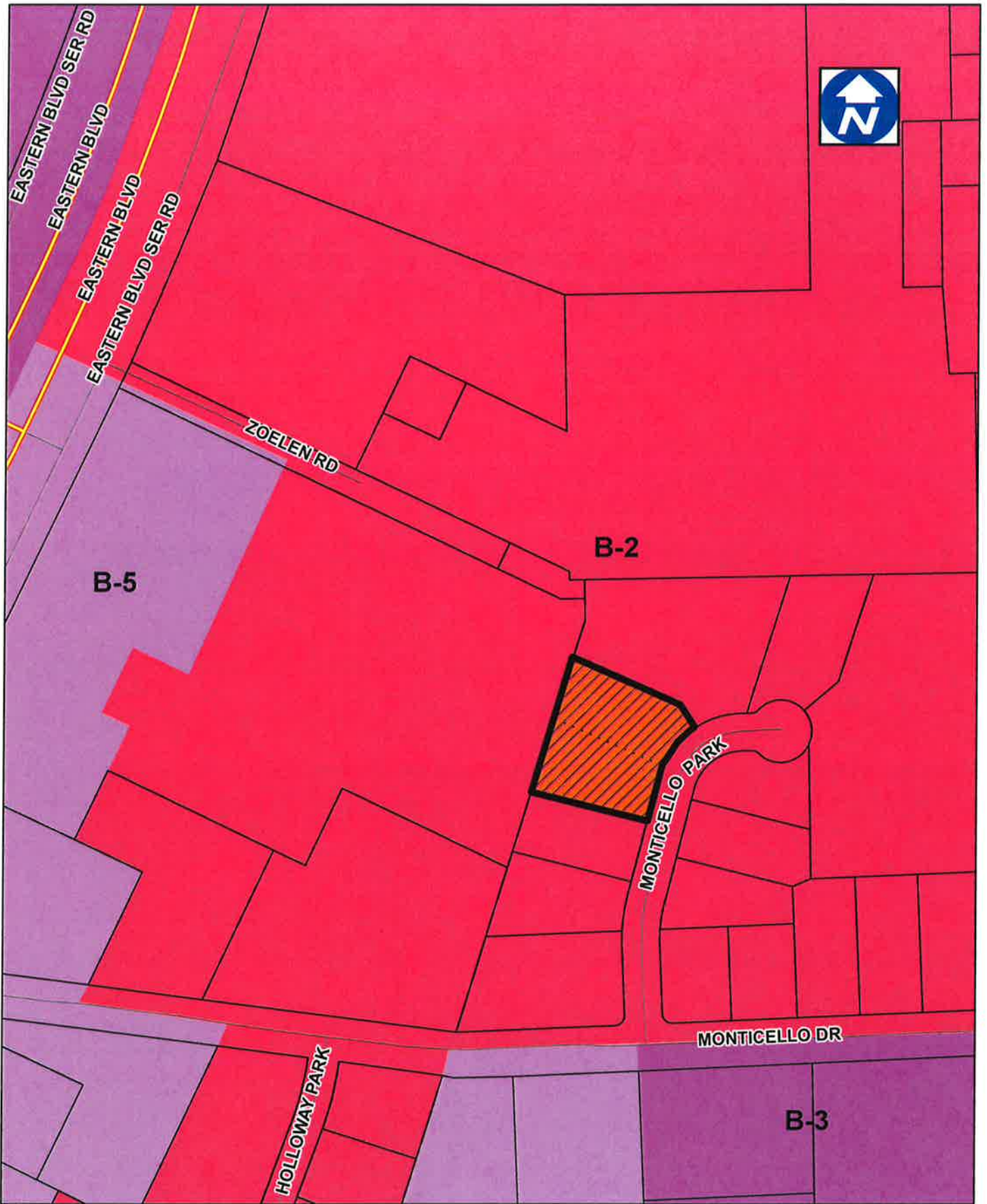
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





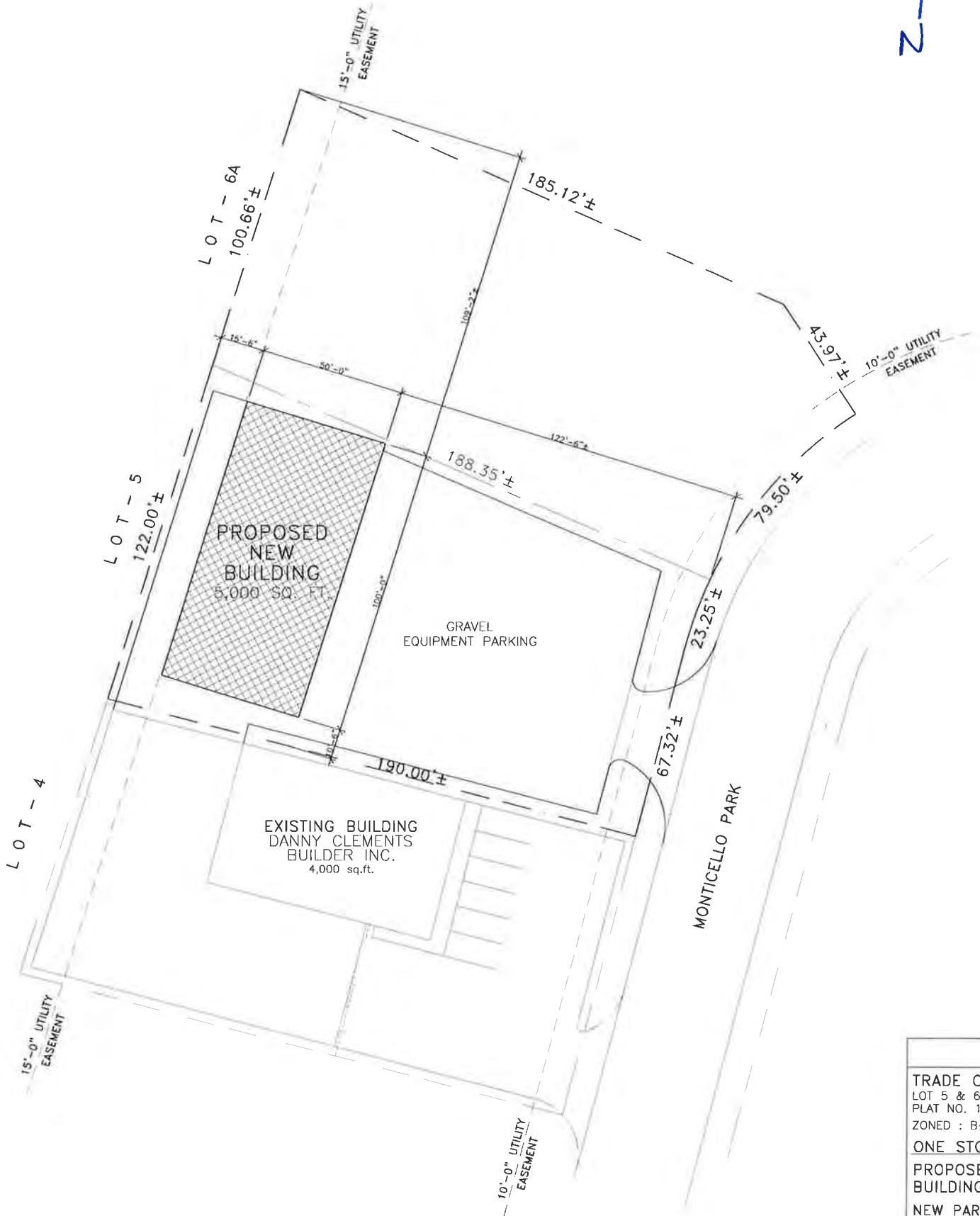
**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 19A

1 inch = 200 feet



TRADE CENT  
LOT 5 & 6A, B1  
PLAT NO. 1  
ZONED : B-3  
ONE STORY  
PROPOSED I  
BUILDING  
NEW PARKING

19B





DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

19C

1 inch = 200 feet

20. DP-2017-004 **PRESENTED BY:** Danny Clements Builder

**REPRESENTING:** AKD Sportswear

**SUBJECT:** Public hearing for a development plan for a new building to be located at 350 Mendel Parkway East in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 7,125 sq. ft. building. There are two (2) access drives to Mendel Parkway East. There are 10 paved parking spaces indicated on the site plan, whereas 45 are required. The Board of Adjustment will hear a request for a parking variance and a rear yard setback variance at the January 18, 2017 meeting. All other applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage or refuse container indicated or approved.

**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.

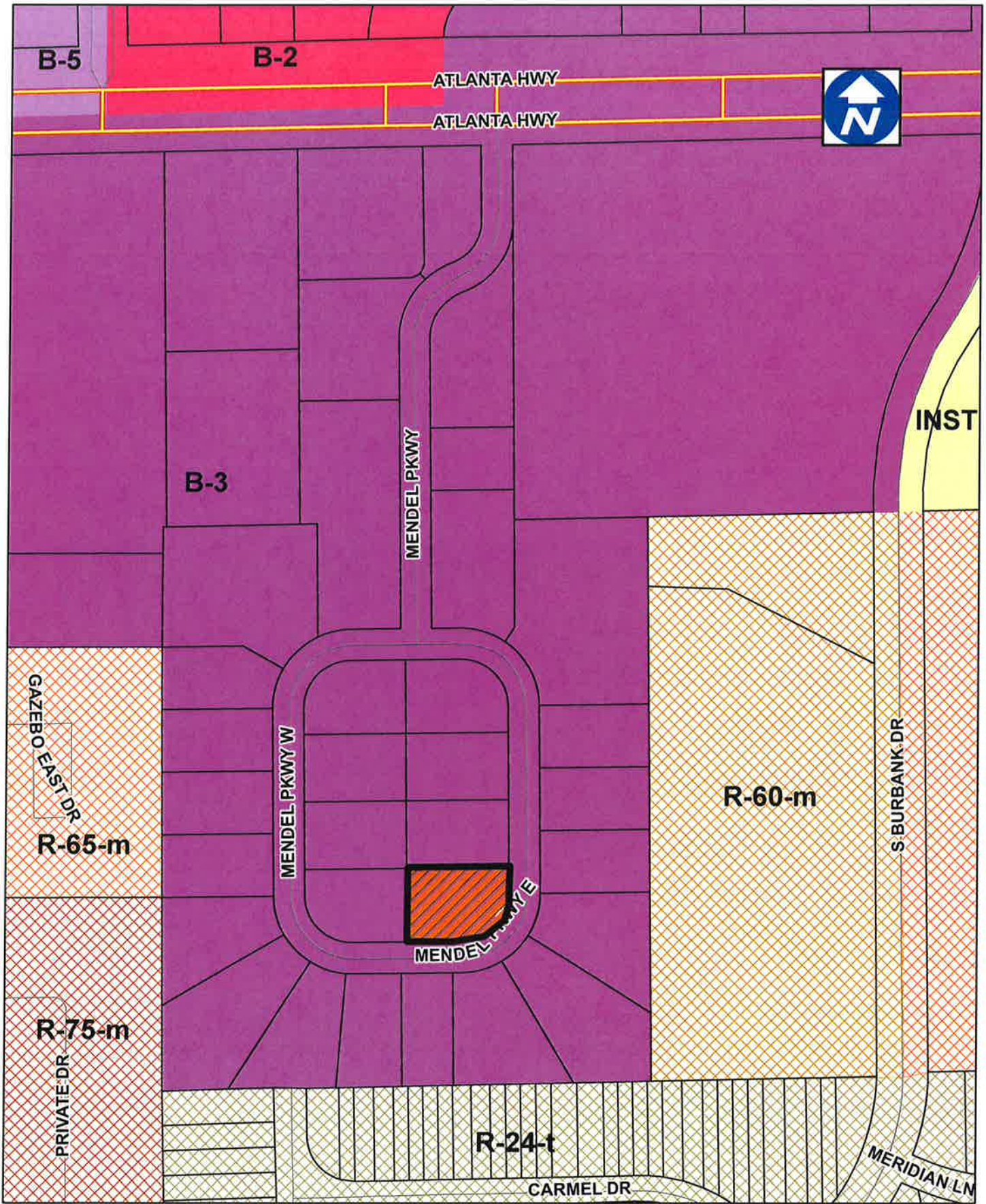
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_

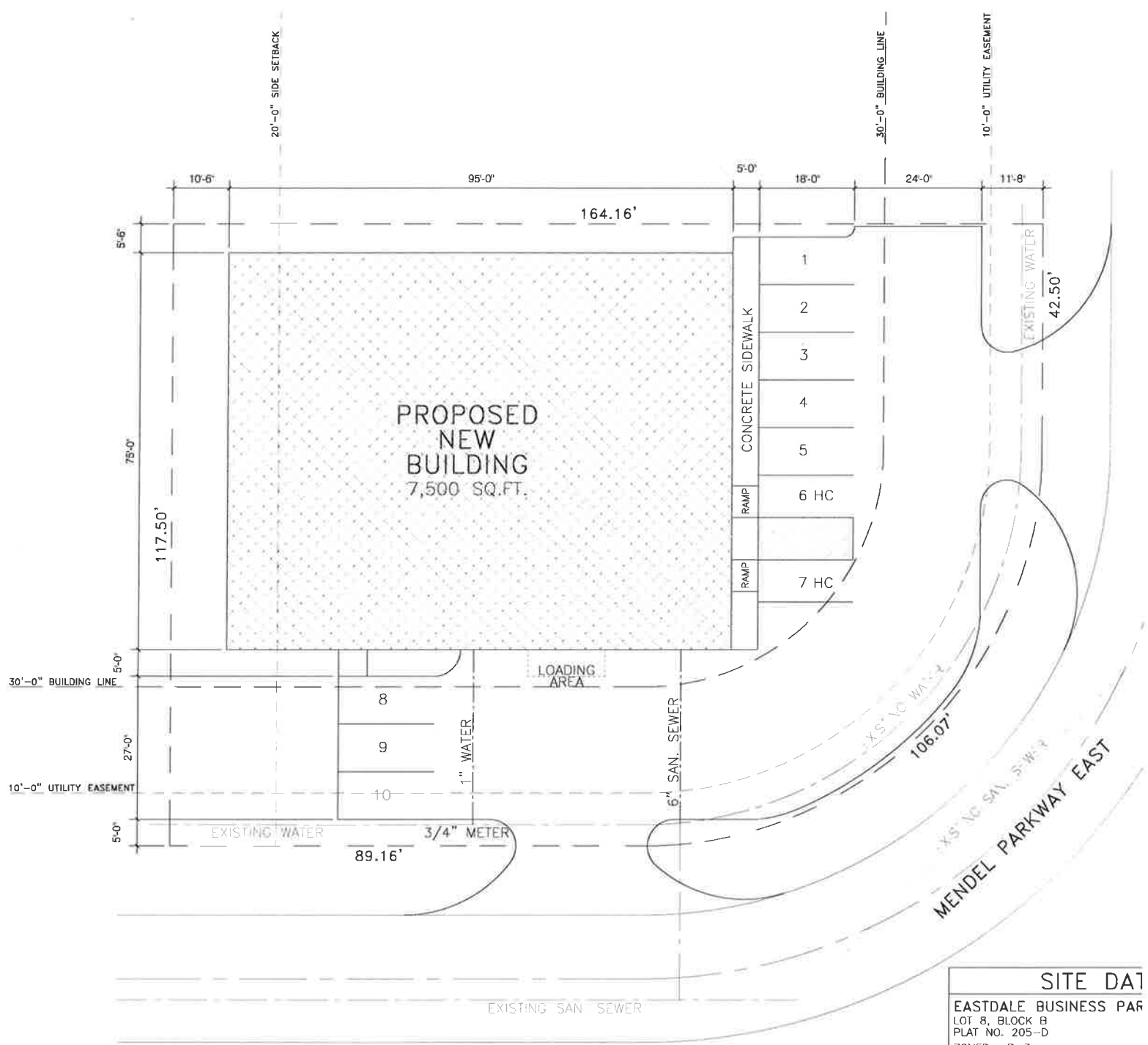




DEVELOPMENT SITE    SUBJECT PROPERTY        ITEM NO. 20A

1 inch = 200 feet

2A



<b>SITE DATA</b>	
EASTDALE BUSINESS PARK	
LOT 8, BLOCK B	
PLAT NO. 205-D	
ZONED : B-3	
ONE STORY METAL BUILDING	
PROPOSED NEW BUILDING	=

20B





DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

200

1 inch = 200 feet

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

**REPRESENTING:** Same

**SUBJECT:** Request recommendation for approval to revise the Landscape Ordinance.

**REMARKS:**

Changes will:

- 1) Require all new parking lot landscapes be irrigated;
- 2) Increase tree size requirements by ½ inch and add material quality requirements; and
- 3) Exempt car sales lots from landscape island requirements.

Proposed revisions attached.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PROPOSED CHANGES**  
**LANDSCAPE ORDINANCE**

Blue – Added  
Red – Deleted

**MINIMUM LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING**

**8. Transitional Use (Omitted June 1, 1977) (Ord. No. 26-77)**

**8.1 Minimum Landscaping Requirements for Off-Street Parking**

Purpose:

The minimum landscaping requirements for off-street parking are provided to enhance the appearance of buildings and their parking areas, to increase the amount of shade within the parking areas, reduce the rate of stormwater runoff, and to minimize the impact of parking lots on adjacent land uses.

Applicability:

(a) Newly Constructed Parking Lots

The landscaping requirements of this Ordinance shall apply to all newly constructed parking lots of ten (10) or more spaces.

(b) Existing Parking Lots

When any existing parking lot, including those previously with less than ten (10) spaces, is expanded to include a total of at least 50 spaces, the expanded parking lot shall comply with the requirements of this Ordinance. Any changes to landscaping in existing parking lots must meet or exceed the amount and type of landscaping previously maintained.

(c) Maintenance

Section 8.7 of this ordinance shall apply to all off-street parking, whether newly constructed or existing under the previous landscape ordinance.

**8.2 Definitions**

Landscaping refers to the treatment of grade, groundcover, vegetation and ornamentation for a given area. Landscaping shall include plant materials such as trees, shrubs,

groundcovers, perennials and annuals; and any other materials such as rocks, water, walls and fences; and any other feature affecting layout and use of the site.

Canopy Tree refers to a tree that typically reaches a mature height of 40 ft. or greater.

Understory Tree refers to a tree that typically reaches a mature height of 30 ft. or less.

DBH (diameter at breast height) refers to the diameter of a tree 4½ ft. above ground level.

Dripline refers to the perimeter of a tree's canopy.

Caliper refers to the diameter of a tree 6 in. above ground level.

Outparcel refers to a parcel of land within a larger development that is developed as a site for a separate stand-alone building with its own separate parking.

Parking Lot shall be defined as any off-street area where vehicles will be parked, serviced, or stored.

Parking Space refers to a delineated area reserved for the parking of a single vehicle.

Parking area shall be the paved area including parking spaces and abutting isle ways.

### **8.3 Landscape Plan Review and Approval**

Prior to the approval of a development plan, the landscape plan must be approved by the Urban Forester. A preliminary plan which lacks the planting schedule and installation details may be submitted for approval with the initial development plan. A final landscape plan meeting all of the requirements of Section 8.4 must be submitted and approved before the development plan will be released for permitting. The architect, landscape architect, engineer, surveyor of record, horticulture professional, or landscape contractor shall certify that the landscape plan submitted meets the minimum landscape requirement for off-street parking.

### **8.4 Landscape Plan Submittal Requirements**

#### Format and Materials:

The landscaping plan and details shall be drawn to the same standard scale as the development plan. Landscape plans shall be included in the development plan submitted to the Urban Forester.

PROPOSED LANDSCAPE ORDINANCE (REVISED 12/6/2016)



General Information:

Complete Landscape Plans submitted for review and approval shall include the following:

- (a) A title block, showing the title of the development, the name and address of the owner/developer, the name and address of the person or firm preparing the plan, the date of preparation, the scale, the north point, and the date of all revisions.
- (b) A location map, showing the relative location of the site to the nearest existing public street intersection.
- (c) The boundaries of the subject property including the location and description of all adjoining property, the location and names of all adjoining streets and easements.
- (d) The required number of parking spaces and the proposed number of parking spaces of subject property/development.
- (e) Location and dimensions of all entrances and exits of the parking lot and the manner in which vehicles will be parked, and the location and names of all utility lines, easements or right-of-ways on, or adjacent to, the site.
- (f) All details needed to communicate appearance, and methods of construction and/or installation. [International Society of Arboriculture tree installation details are required.](#)
- (g) A planting schedule, keyed to the plant materials shown on the landscape plan, listing all proposed plant materials by botanical name, common name and cultivar, if any, quantity of materials, size of materials at planting, plant spacing, and existing trees approved for use.

**Commented [IT1]:** Everyone will use the same planting detail. This is the international standard.

**8.5 General Requirements**

Landscape improvements to parking lots shall be subject to the following requirements:

**8.5.1 Site protection and General Planting Requirements**

- (a) Topsoil  
To the extent practicable, topsoil moved during the course of construction shall be preserved and stockpiled for re-use on the site.
- (b) Existing Trees  
Preservation of each existing healthy tree of an approved species ~~(see attached table)~~, within required landscape areas, shall count toward fulfillment of these requirements.

**Commented [RS2]:** Deleted the table.

- (1) The existing tree to be preserved must be approved by the Urban Forester to receive credit.
  - (2) Existing trees that are credited towards meeting the requirements of this Section shall be subject to the same maintenance and replacement requirements as newly planted trees.
  - (3) Each existing tree that is credited towards meeting the requirements of this Section shall reduce the number of required parking spaces by two (2). This subparagraph shall supercede and take precedence over Article III, Section 3(c) of the City's Zoning Ordinance.
- (c) Slope Plantings  
Landscaping of all cuts and fills and/or terraces shall be matted or protected until plant cover is adequate to control erosion.
- (d) Size of Landscape Material  
Trees shall be a minimum of 2.5 in. in caliper and 12 ft. high. Shrubbery shall have a minimum 18 inch height at installation (7 gallon container stock).
- (e) Quality of Landscape Material  
Landscape material shall conform to The American Standard for Nursery Stock (ANSI Z60.1).

**Commented [IT3]:** Tree size was increased by 0.5 inch for better material quality. Seven gallon helps with 18 in. height requirement.

**Commented [IT4]:** Standardizes material quality.

## **8.6 Landscaping Requirements**

### **8.6.1 Perimeter Planting Requirements for Parking Areas (Public R.O.W. excluded)**

- (a) A continuous perimeter planting strip, exclusive of access driveways, with an average width of 8 ft. adjacent to public right-of-way and 4 ft. adjacent to property lines, measured from the edge of the parking area, is required. Existing street trees may be applied towards perimeter planting requirements along public right-of-way.
- (b) Canopy trees are required, and trees ~~of a minimum 2 in. in caliper and 12 ft. high~~ shall be planted on 40 to 50 ft. centers. In the event that pre-existing overhead utility lines prevent the use of canopy trees, understory trees shall be planted on 30 to 40 ft. centers. Minimum lateral separation from overhead utilities shall be 20 ft. for canopy trees. At least two (2) separate species must be used. Monocultures are prohibited. Shrubbery ~~with a minimum 18 inch height at installation~~ capable of forming a minimum 3 foot high evergreen hedge shall be provided in the landscape areas adjacent to public right-of-way.
- (c) Planting strips are to be sodded, seeded, or mulched so as to leave no bare ground after landscape materials have been installed.
- (d) Existing trees which meet, in whole or in part, the perimeter and internal planting requirements, may be applied toward requirements. During construction, trees or groups of trees that are being preserved must have a

**Commented [RS5]:** Covered under "Size of Landscape Material" above.

**Commented [RS6]:** Covered under "Size of Landscape Material" above.



barrier constructed to the drip-line of the tree or group of trees, given the specific site considerations.

- (e) Trees which meet the perimeter planting requirements, whether existing or new, may be counted as one (1) parking space per tree and be used to fulfill the total parking requirement up to 25% of the parking required. Use of trees to fulfill the parking requirements must be noted on the development plan. This subparagraph shall supercede and take precedence over Article III, Section 3(c) of the City's Zoning Ordinance.
- (f) Landscaping in and adjacent to parking lots shall not obstruct the driver's view of the right-of-way at driveways and intersections, including that from adjoining properties.
- (g) In all districts, no fence, wall, shrubbery, sign, marquee or other obstruction to vision between the heights of 3½ ft. and 15 ft. above street level shall be permitted within 20 ft. of the intersection of the right-of-way lines of two streets, or railroads, or of a street and a railroad right-of-way, subject to the requirements of the Traffic Engineer.
- (h) In the event that non-residential development borders residential areas, a 10 ft. wide landscape buffer shall be required along the common property boundary. Canopy trees are required in the landscape buffer, and shall be planted on 20 ft. centers in order to form a screen at maturity. All other aspects of the landscape buffer shall conform to the requirements of this ordinance. Residential boundaries MUST be noted on the development plan. Previously platted lots at the adoption of this ordinance may be exempt from 8.6.1 (h) if this requirement adversely affects minimum parking requirements.
- (i) An irrigation system shall be required in all landscape areas.

**Commented [IT7]:** All landscaping to be irrigated.

### **8.6.2 Internal Planting Requirements for Parking Areas**

- (a) Based on parking area size and layout, trees shall be planted within the paved parking area so that each parking space is within 60 ft. or less of a tree. Perimeter trees and street trees as outlined above may be used to satisfy this requirement.
- (b) There shall be no more than 12 contiguous parking spaces without a landscape island. Trees and shrubbery are required in the landscape island. A landscape island used to satisfy this requirement shall contain a minimum of 250 sq. ft. of area per tree with a minimum width of 8 ft. Tree size and spacing are the same as for the perimeter planting requirements. Shrubby shall be provided in the island at the minimum rate of 2 plants per tree.
- (c) Landscape islands, based on the above requirements, shall be sodded, seeded or mulched.
- (d) Interior landscape islands may be counted as two (2) parking spaces per island and be used to fulfill the total parking requirement of the development. Use of

**Commented [IT8]:** Clears up language on shrubby requirement.

landscape islands to fulfill parking requirements must be noted on the development plan. This subparagraph shall supercede and take precedence over Article III, Section 3 (c) of the City's Zoning Ordinance.

- (e) An irrigation system shall be required in all landscape areas ~~where 100 or more parking spaces are constructed.~~
- (f) Bio-retention as part of the landscape is encouraged and may be used to meet these requirements.
- (g) Internal landscape islands are not required in display areas for the purpose of automobile

**Commented [RS9]:** All landscaping to be irrigated.

**Commented [IT10]:** Specific for automobile sales. This specifies what we already allow.

## **8.7 Maintenance**

- (a) The Owner shall be responsible for maintaining all landscaping in good condition. The maintenance required under this section shall include the prompt replacement of all dead or damaged landscaping materials, whether from natural or unnatural causes, so as to insure continued compliance with the requirements of this Ordinance.
- (b) Any person, firm or corporation, violating or failing to comply with any of the requirements or provisions of this Ordinance, including but not limited to maintenance, shall be punished by a fine of not more than \$300.00 per violation. A failure to remedy or correct a violation of this Ordinance, within 30 days, after having received written notice of the violation, shall continue a separate and distinct violation and will subject the person, firm or corporation to an additional fine.
- (c) The proceeds of all fines levied by the Montgomery Municipal Court under subparagraph (B), shall be earmarked for the use by the City of Montgomery and marked in compliance and enforcement of this Ordinance and the City's Litter, Weed and Mud Control Ordinance.
- (d) Any person, firm or corporation fined under this section shall have the right to appeal to the Circuit Court of Montgomery County, Alabama, as mandated by State Law.

## **8.8 Compliance**

The architect, landscape architect, engineer, surveyor of record, horticulture professional, or landscape contractor for each project must certify to the Urban Forester that the landscaping has been installed to meet the minimum requirements of this ordinance. The site will be inspected before a final Certificate of Occupancy will be issued.

**PROPOSED LANDSCAPE ORDINANCE (REVISED 12/6/2016)**



In the event that inclement weather delays the installation of landscape materials, the developer may make a written request for an extension to the time of completion. The request must specifically state the reason for the delay as well as an estimated date for completion. Failure to complete the installation within 15 days of specified date will constitute non-compliance and will be subject to a fine and/or revocation the Certificate of Occupancy.

**8.9 Approved Tree List**

**Commented [RS11]:** List is never used and at times has caused confusion.

~~Any existing tree to be credited as part of the landscaping requirements of this ordinance must meet the minimum DBH requirements of this table. The tree must also be of good health, retain its natural form, and its mature growth must not conflict with public utilities.~~

**CANOPY TREES**

<u>Common Name</u>	<u>Genus</u>	<u>Minimum DBH</u>
Oak	Quercus	8"
Ash	Fraxinus	8"
Hickory	Carya	8"
Blackgum (Tupelo)	Nyssa	10"
Elm	Ulmus	6"
Yellow Poplar	Liriodendron	10"
Cedar	Juniperus	8"
Sweetgum	Liquidambar	12"
Sycamore	Platanus	10"
Walnut	Juglans	8"
Pine	Pinus	10"
Magnolia	Magnolia	8"
Maple	Acer	4"

**UNDERSTORY TREES**

<u>Common Name</u>	<u>Genus</u>	<u>Minimum DBH</u>
Dogwood	Cornus	2"
Redbud	Cereis	4"
Mulberry	Morus	4"

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

**REPRESENTING:** Same

**SUBJECT:** Request recommendation for approval to revise SmartCode Signage Standards in T5 (Urban Center Zone) SmartCode Districts.

**REMARKS:** This revision is specifically for the T5 (Urban Center Zone) SmartCode District. The main revisions are to allow signage on the awning, whereas the current SmartCode does not address it, and to give flexibility for single-tenant buildings and multi-tenant buildings for the type of signage they would prefer.

Proposed revisions attached.

**CITY COUNCIL DISTRICT:** 3

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



## PROPOSED CHANGES

### SMARTCODE SIGNAGE STANDARDS (T5)

Blue – Added

Red – Deleted

#### 5.6.8 (T5) Signage Standards

- a. Allowed signage may be externally lit ~~only with full spectrum source, unless otherwise specified,~~ may contain neon, and signage within the shopfront glazing may be neon lit.
- b. A single external sign band may be applied to the Facade of each building, providing that such sign not exceed 3 ft. in height by any length. For buildings of 10 stories or more, a band sign at ten stories or higher may be 9 ft. in height by any length.

~~c. Blade signs, not to exceed 28 sq. ft. for each separate business entrance, may be attached perpendicular to the facade, with a minimum of 8 ft. clearance between bottom of sign and walkway;~~

#### c. Blade Sign:

1. Single-Tenant Building – One blade sign allowed for each façade along a public frontage, not to exceed 28 sq. ft., to be applied either to the façade above the entrance to the business, or anywhere on the façade along the public frontage, or to either side of the business entrance adjacent to the door, with a minimum of 8 ft. of clearance between bottom of sign and walkway.
2. Multi-Tenant Building - In buildings with multiple tenants that do not have direct frontage to the public right-of-way or public alley, either/or shall apply:
  - i. One blade sign for each business may be applied to the façade directly above the main entrance of the building, in which case multiple blade signs shall be stacked one above the other, not to exceed 15 sq. ft. per sign, or
  - ii. One blade sign identifying the building may be applied at any location on the façade; and may have one Outdoor Display Case, not to exceed 6 sq. ft., applied to the façade of the building adjacent to the main entrance.

~~d. Signage may be externally lit, may contain neon, and signage within the shopfront glazing may be neon lit.~~

d. Awning Sign: Awnings are permitted across the entire length of the façade of the building, or one awning per window and door, and may contain business identification and/or business logo on the canopy, and may contain lettering or numbers on the valance.

**Commented [IT1]:** Revised entire Section c. to include single-tenant buildings and multi-tenant buildings.

**Commented [IT2]:** Combined with Section a. above

**Commented [IT3]:** Added new Section to address Awning Signs