

Planning Commission Agenda

September 28, 2017

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Ann Clemons

Frank Cook

Jerome Moore

Patrick Moss

Crews Reaves

Pickett Reese

James Reid

**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 August 24, 2017 meeting

September 28, 2017

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	DP-2017-032	Buddy D. Webb	Mobile Highway	DP	1
2.	8920	Glen Tanner Land Surveying	Lower Wetumpka Rd.	Plat	2
3.	8918	Hayden Surveying	Lockwood Lane*	Plat	3
4.	DP-2017-033	Hugh Caldwell	Ohio Ferro Road	DP	4
5.	8921	Steve Martin	“ “	Plat	5
6.	DP-1999-027	Marshall Design-Build	Container Drive	DP	6
7.	DP-2010-009	Professional Engineering	Malcolm Drive	DP	7
8.	DP-2003-041	Pilgreen Engineering	Vaughn Road	Revised Master Plan	8
9.	7598	“ “	“ “	Plat	9
10.	DP-2017-016	Brian Baker	Gibbons Drive	DP	10
11.	DP-2014-022	New South Media Group	Chantilly Parkway	DP	11
12.	DP-1985-150	Flowers & White Engineering	Wynford Place	Revised Master Plan	12
13.	8916	“ “	Wynford Place	Plat	13
14.	RZ-2017-017	ECE Survey and Design	Ann St/Plum St	Rezoning	14
15.	RZ-2017-018	Jeffcoat Engineers	Ann St/Plum St	Rezoning	15
16.	8919	“ “	Ann Street	Plat	16
17.	8914	“ “	Madison Avenue	Plat	17
18.	South Montgomery Community Plan	Department of Planning			18
19.	Text Amendment	Planning Controls Division			19

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

1. DP-2017-032 **PRESENTED BY:** Buddy D. Webb Architect-Consultant

REPRESENTING: O'Reilly Auto Parts

SUBJECT: Public hearing for a development plan for a new building to be located on the west side of Mobile Highway, approximately 200 ft. south of Burnsdale Drive, in M-1 (Light Industrial) Zoning District and an R-75-m (Residential) Zoning Districts.

REMARKS: The petitioner has submitted plans to construct a 7,453 sq. ft. building. There are 41 paved parking places indicated on the site plan. There are two (2) access drives to private ingress/egress easement on the south side of the property, and one (1) access to the adjoining property to the north. All applicable requirements will be met. The only portion of the property that's in the R-75-m zoning is the ingress/egress easement.

This item was delayed at the August 24, 2017 meeting due to no one being present to present the request.

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.

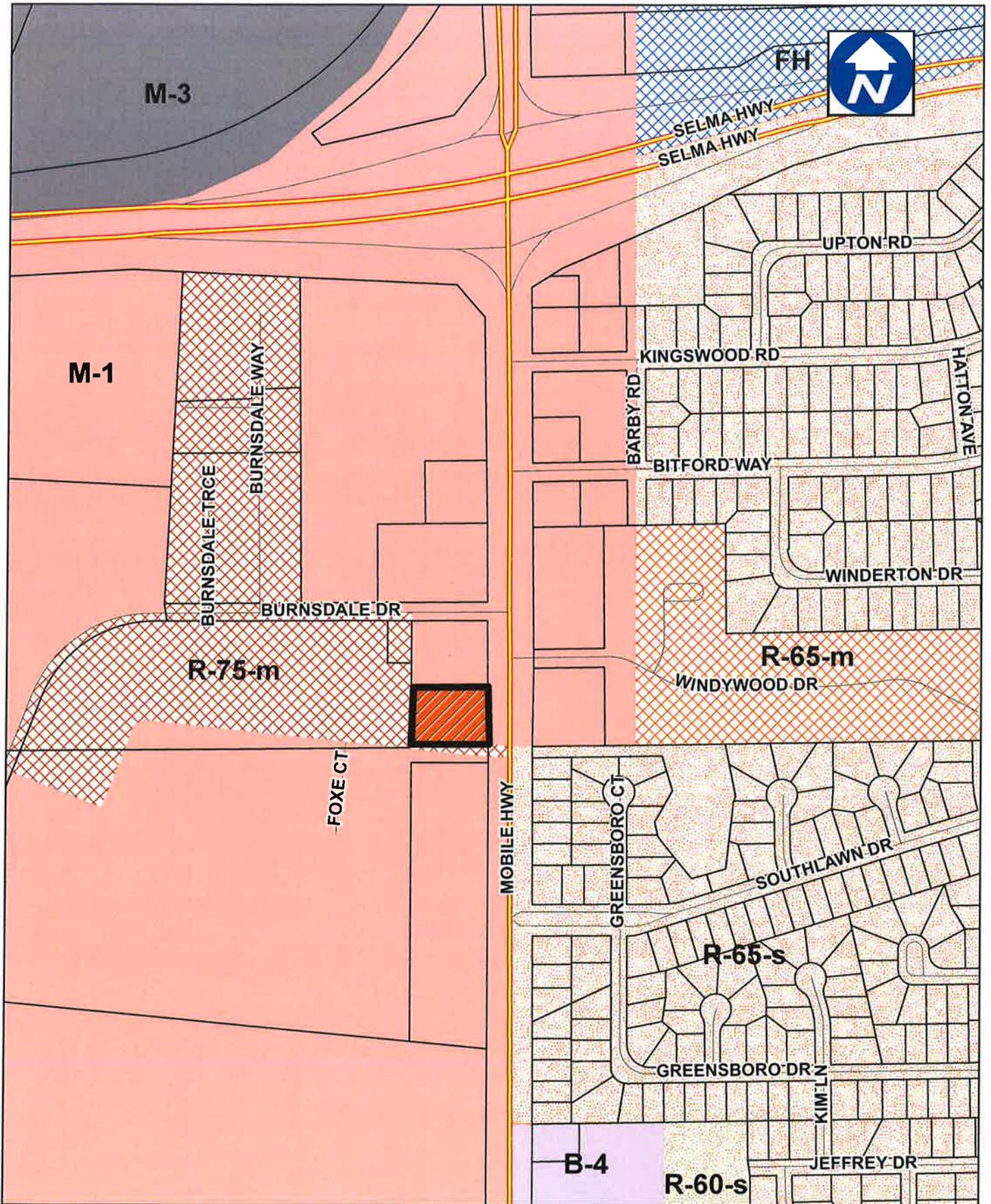
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE
1 inch = 400 feet

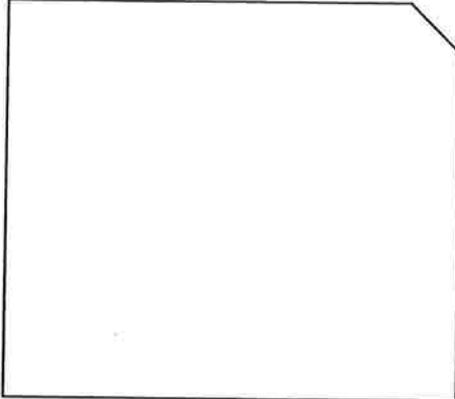
SUBJECT PROPERTY



ITEM NO. JA



PRIVATE ASPHALT ROAD
(FKA ADAX DRIVE)



10' DRAINAGE
EASEMENT

S89°41'00"E 250.00'

DRAINAGE AND
SLOPE EASEMENT

1/2" R/C
S00°28'43"W 210.00'

N00°28'43"E 182.80'

O'Reilly Auto Parts

86'-4" X 66'-4"
SQ. FT. = 7,433
BUILDING TYPE BLOCK
PORTAL 50'-6"

DEALER
DOOR

EGRESS
DOOR

S00°28'43"W 183.42'
REFERENCE BEARING
PB 54, PG 92

20' WATER & SANITARY
SEWER EASEMENT

HAL IN
WOOD POST

PRIVATE ASPHALT ROAD
FKA SQUADRON LANE

N68°32'27"W 250.00'

SPECIAL NOTE:
POINT OF BEGINNING FOR SITE
DEVELOPMENT LAYOUT PARALLEL
AND PERPENDICULAR TO EAST
PROPERTY LINE (S00°28'43" W).

5/8" R/C
6" X 6" CA 00158

5/8" R/C
6" X 6" CA 00158

MOBILE HIGHWAY

U.S. HIGHWAY 91/AL HIGHWAY 9
VARIABLE PUBLIC RIGHT OF WAY
40 MPH

45 MPH

IB



DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10

2. 8920 **PRESENTED BY:** Glen Tanner Land Surveying

REPRESENTING: Henry L. and Drucilla Gholston

SUBJECT: Request final approval of Gholston Plat No. 1 located on the west side of Lower Wetumpka Road, approximately 270 ft. north of Cook Avenue, in an M-1 (Light Industrial) Zoning District. (3753 Lower Wetumpka Road)

REMARKS: This plat creates one (1) lot for residential use. This property was previously residential use. Lot 1 has 67.50 ft. of frontage along Lower Wetumpka Road and a depth of 400 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

The residential structure was demolished in 2016.

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.

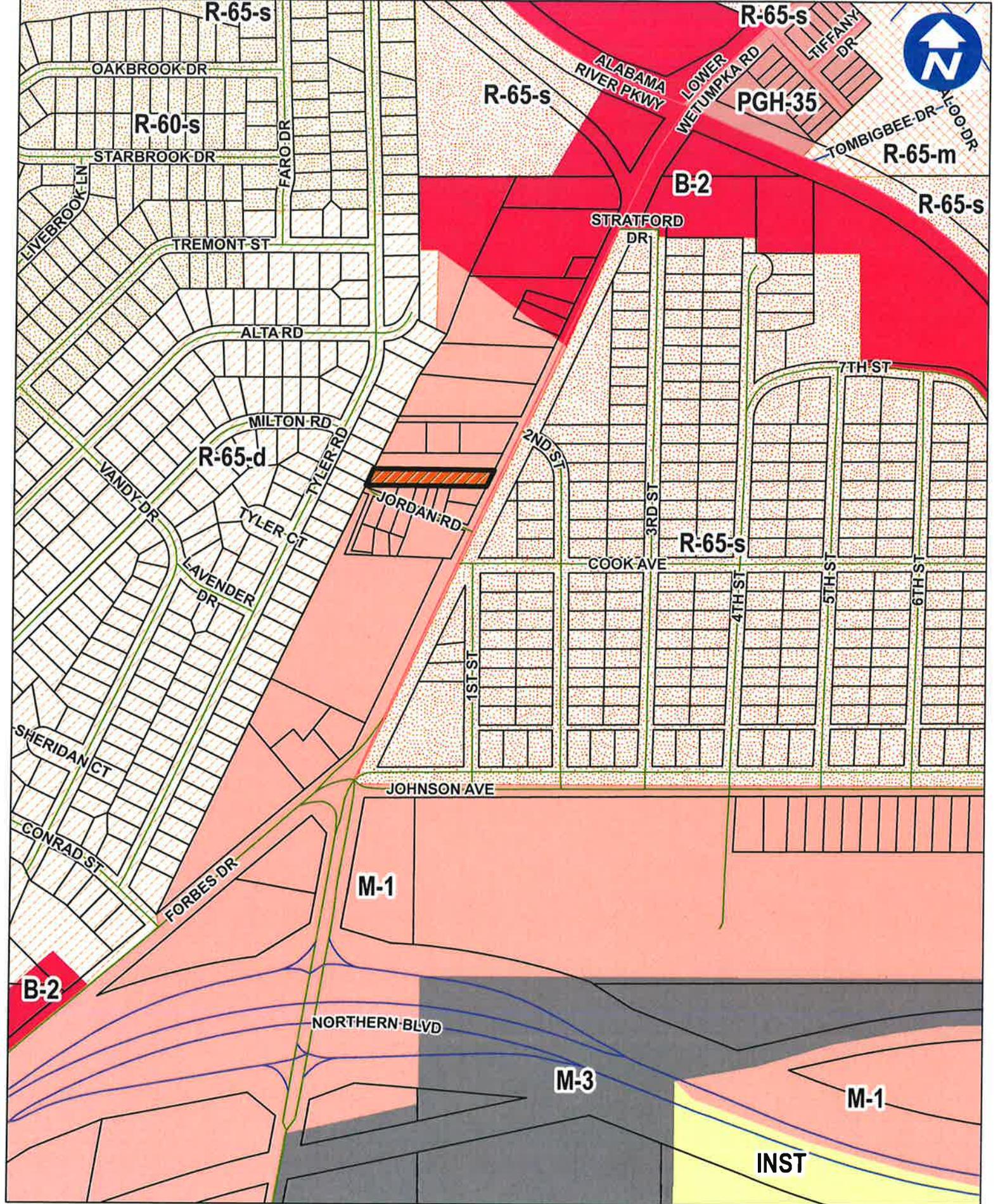
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

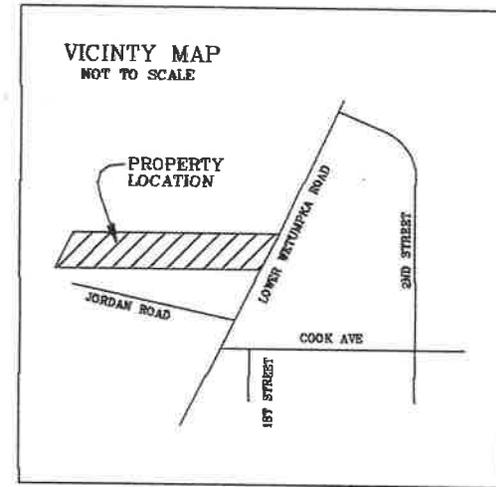


ITEM NO.

2A

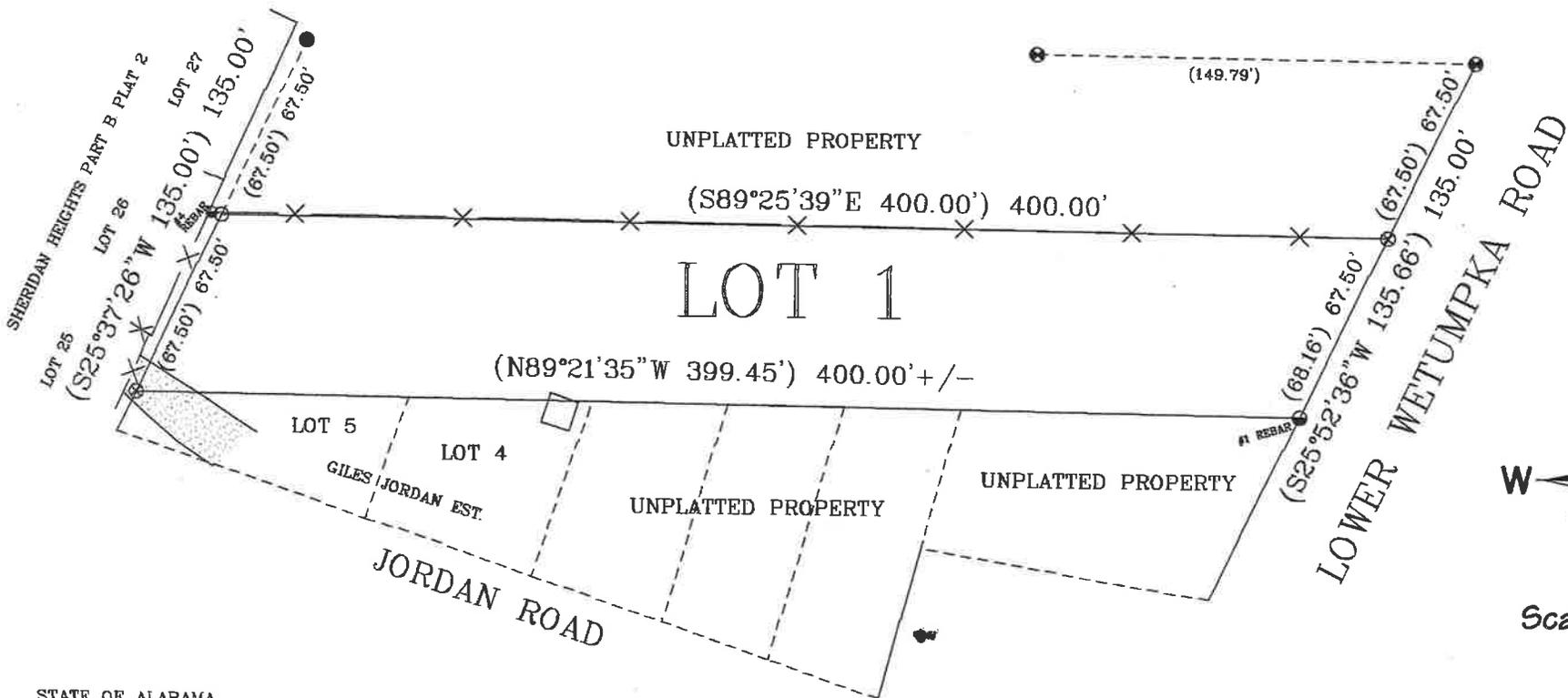
MAP OF GHOLSTON PLAT NO.1

BEING
UNPLATTED PROPERTY LOCATED
IN THE NE1/4, SECTION 29, T17N, R18E,
MONTGOMERY COUNTY, ALABAMA



LEGEND

- | | | | |
|--|--------------------------|--|--|
| | POWER BOX | | SET #5 REBAR (CAPPED W/GLEN)
(TANNER 20899) |
| | POWER POLE | | P.K. NAIL SET IN CONCRETE |
| | FENCE LINE | | 1" CRIMPED IRON FOUND |
| | CABLE (JUNCTION BOX) | | REBAR FOUND (AS NOTED) |
| | TELEPHONE (JUNCTION BOX) | | #5 REBAR FOUND (CAPPED W/GLEN)
(TANNER 20899) |
| | () FIELD MEASURED | | CONCRETE MONUMENT FOUND |
| | NOT TO SCALE | | CALCULATED POINT |



23



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 8918 **PRESENTED BY:** Hayden Surveying

REPRESENTING: Robert S. Mooty

SUBJECT: Request final approval of Mooty Plat No. 1 located on the west side of Lockwood Lane* at Gunster Place* (3821 and 3825 Lockwood Lane*) in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot A has approximately 125 ft. of frontage along Lockwood Lane* and a depth of 117 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

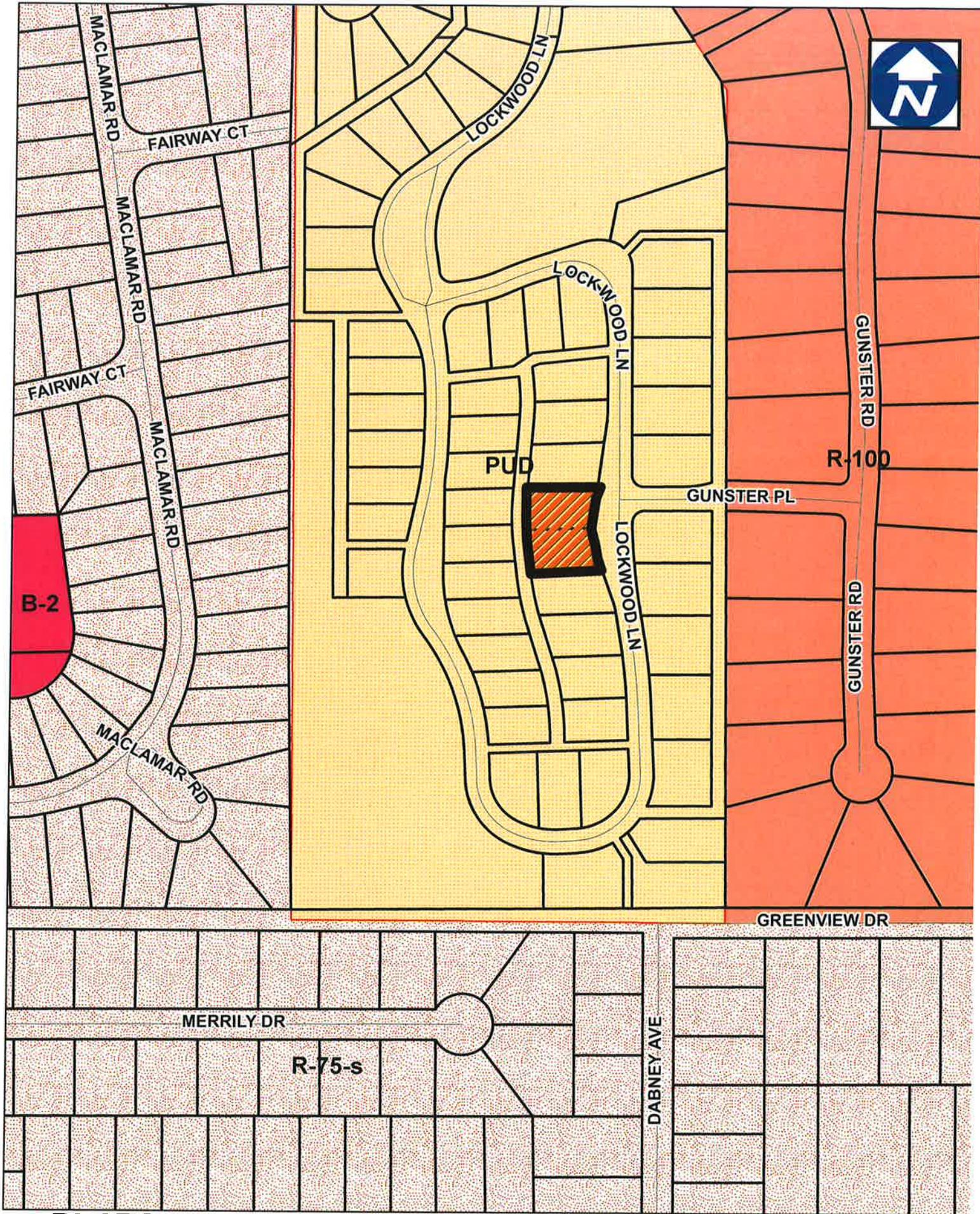
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



B-2

PUD

R-100

GREENVIEW DR

MERRILY DR

R-75-s

DABNEY AVE

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

MOOTY PLAT NO. 1

4
N

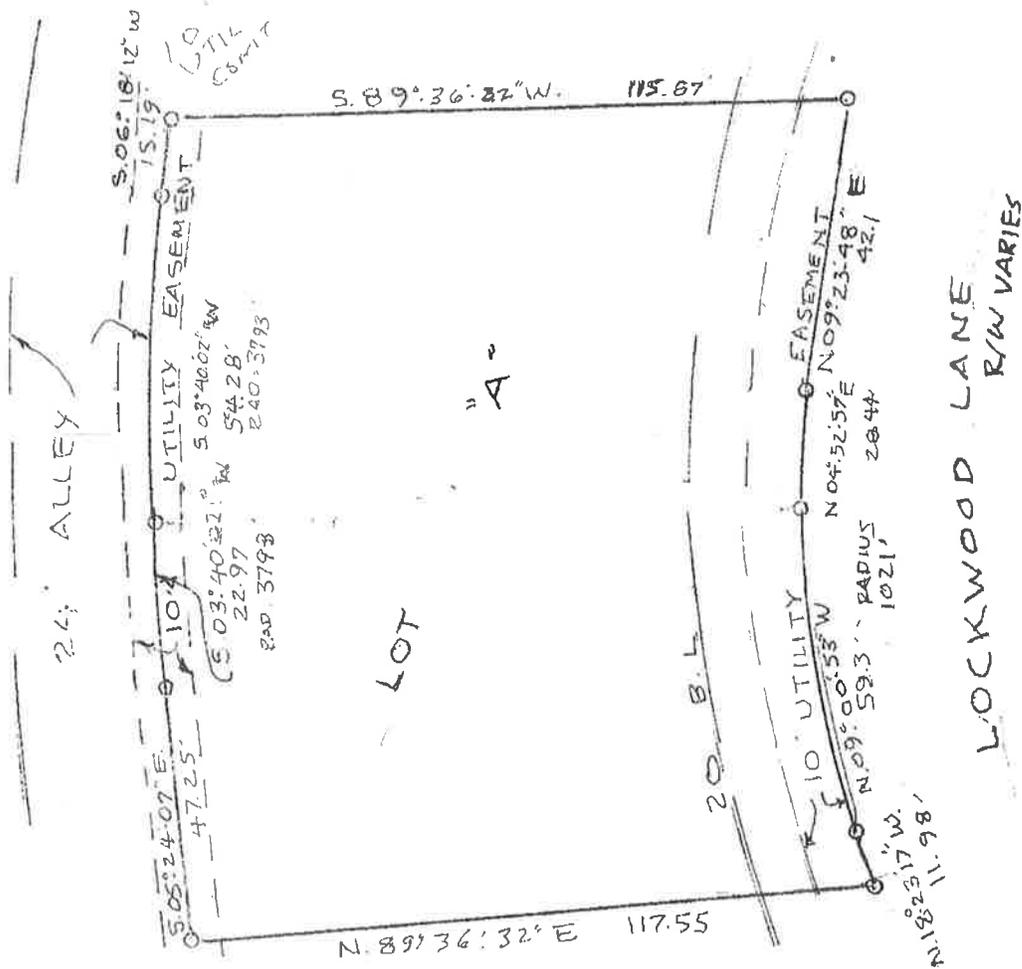
BEING A RE-PLAT OF LOTS 47 AND 48

LOOKWOOD PLAT NO .1

AS RECORDED IN PLAT BOOK 50 , PAGE 95-96

LYING IN THE S.W.1/4,N.E.1/4 OF SECTION 29 ,T.16 N. R.18 E.

MONTGOMERY COUNTY





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. DP-2017-033 **PRESENTED BY:** Hugh Caldwell

REPRESENTING: Jason Parker

SUBJECT: Public hearing for a development plan for a new building to be located on the west side of Ohio Ferro Road, approximately 7,000 ft. north of Atlanta Highway, in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,600 sq. ft. building. There are five (5) parking spaces (one (1) handicap, four (4) gravel) indicated on the site plan. There is one (1) access drive from Ohio Ferro Road with a concrete driveway turn-out. All applicable requirements will be met.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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.

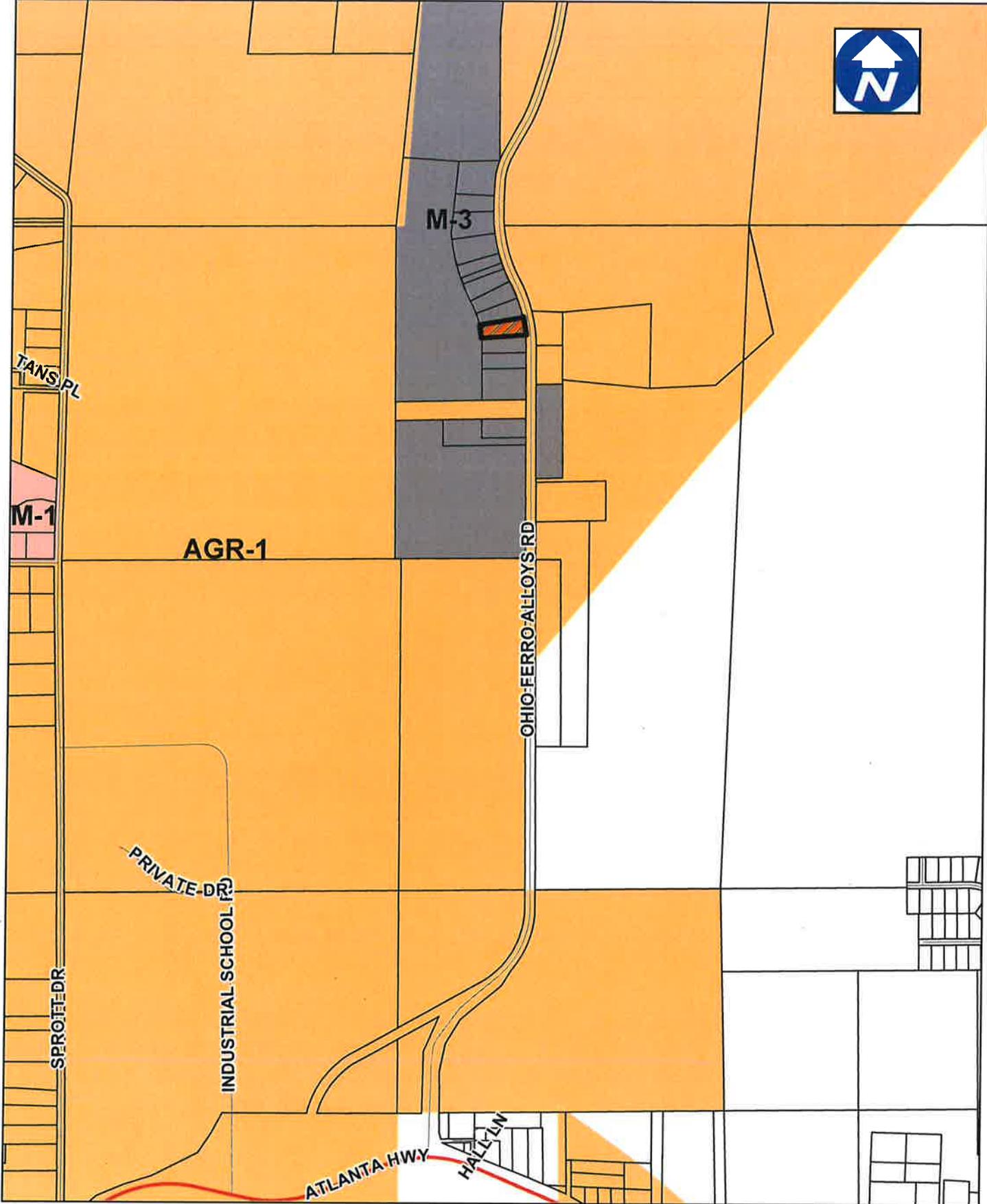
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 1,000 feet



ITEM NO. 4A

APPED CA-0537
 ATED POINT
 INATES



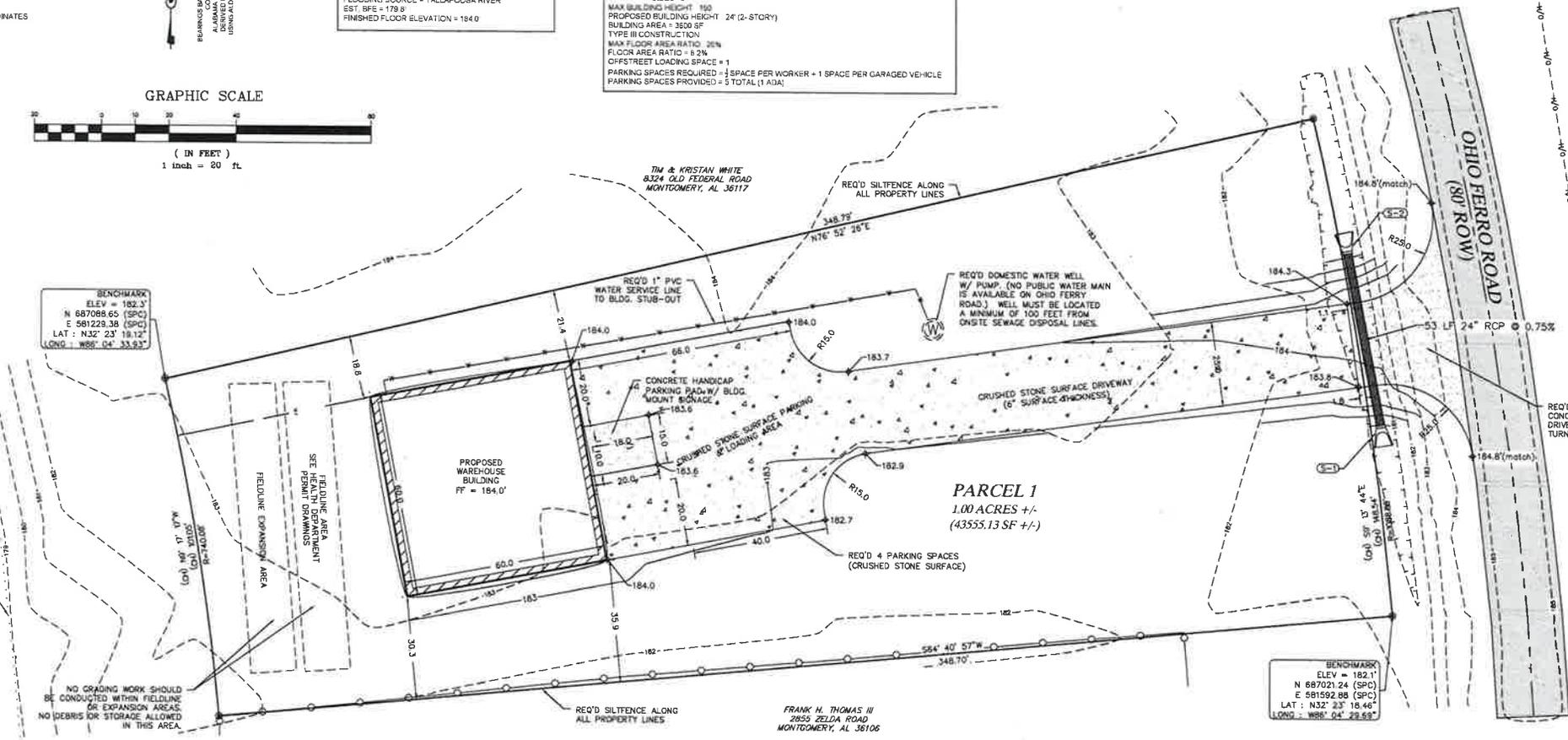
GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

SITE DATA
 CURRENT USE VACANT
 INTENDED USE WAREHOUSE
 SITE AREA = 1.00 ACRES (43,556 SF)
 FINISHED FLOOR ELEVATION = 183.5
 FLOOD ZONE X SHADED (500YR) MAP # 01101C0139H
 FLOODING SOURCE = TALLAPOCSA RIVER
 EST. BFE = 179.8
 FINISHED FLOOR ELEVATION = 184.0

ZONING INFORMATION
 CURRENT ZONING M3 - GENERAL INDUSTRIAL
 SETBACKS
 FRONT 0
 REAR 0
 SIDES 0
 MAX BUILDING HEIGHT 100
 PROPOSED BUILDING HEIGHT 24' (2-STORY)
 BUILDING AREA = 3200 SF
 TYPE III CONSTRUCTION
 MAX FLOOR AREA RATIO 25%
 FLOOR AREA RATIO = 8.2%
 OFFSTREET LOADING SPACE = 1
 PARKING SPACES REQUIRED = 1/2 SPACE PER WORKER + 1 SPACE PER GARAGED VEHICLE
 PARKING SPACES PROVIDED = 5 TOTAL (1 ADA)

BENCHMARK
 ELEV = 182.3'
 N 687088.65 (SPC)
 E 581229.38 (SPC)
 LAT : N32° 23' 18.12"
 LONG : W88° 04' 33.92"





DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



ITEM NO. 4C

5. 8921 **PRESENTED BY:** Steve Martin

REPRESENTING: Jason Parker

SUBJECT: Request final approval of Jason Parker Warehouse Plat No. 1 located on the west side of Ohio Ferro Road, approximately 7,000 ft. north of Atlanta Highway, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (1 acre) has 148 ft. of frontage and a depth of 348 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

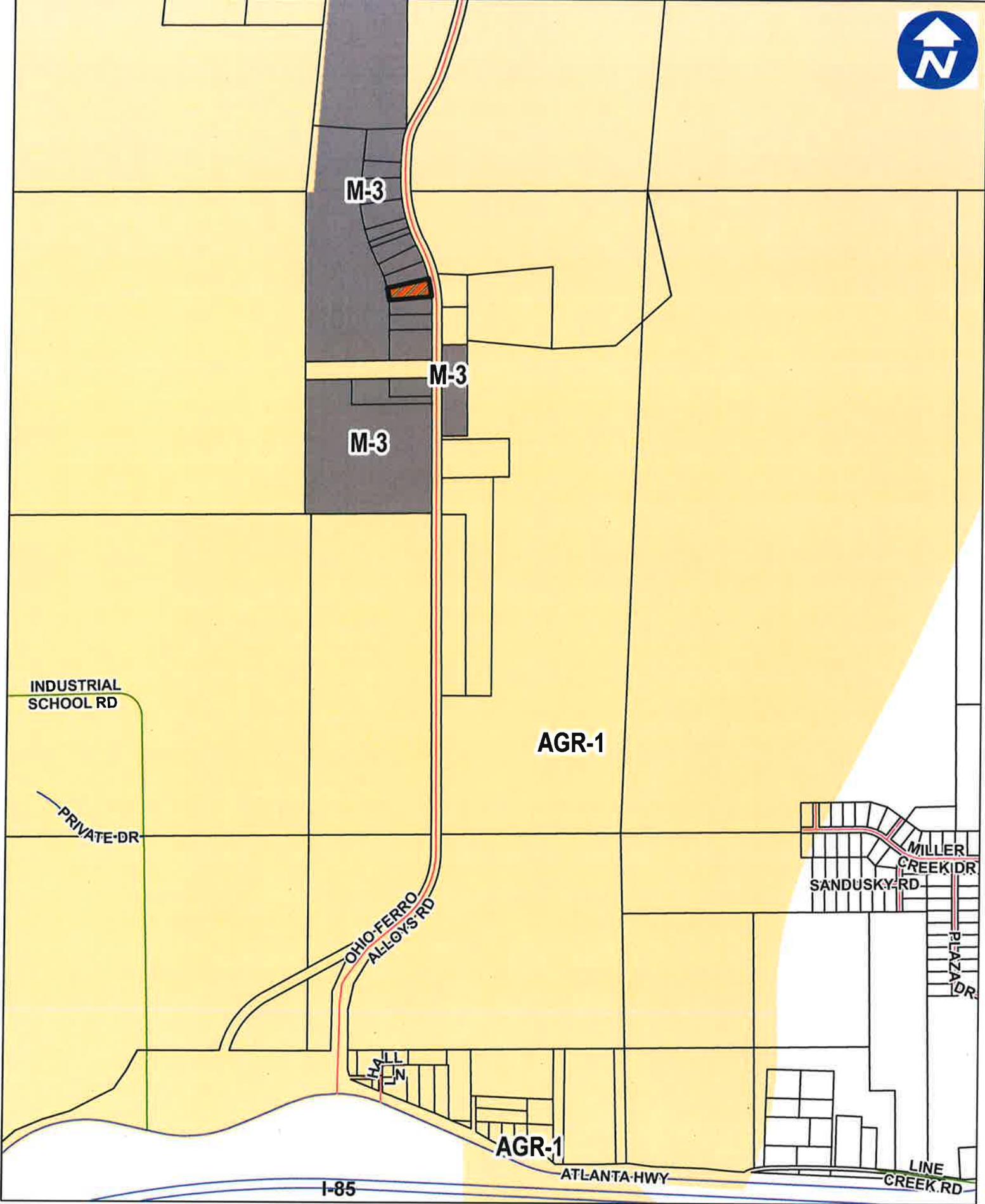
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



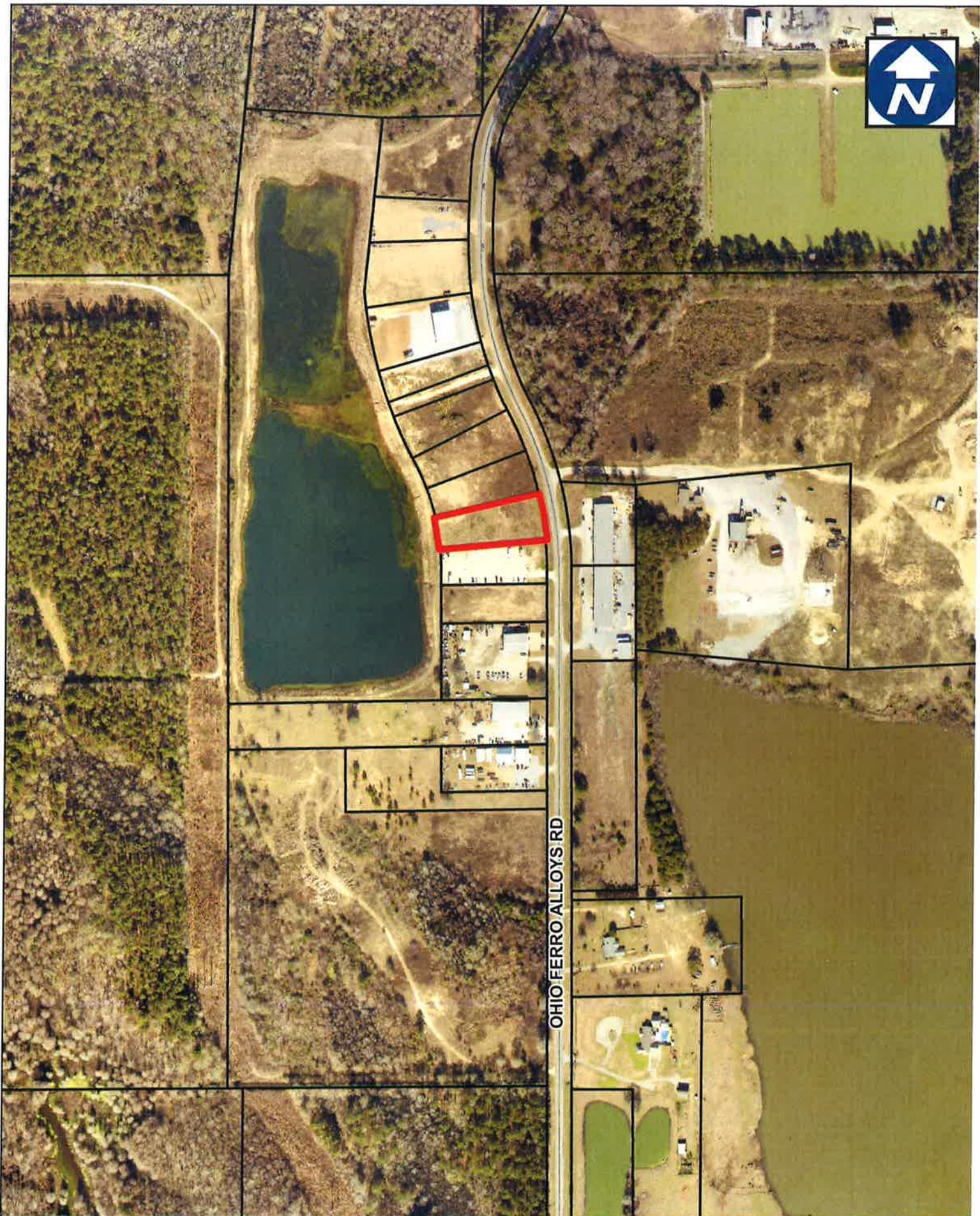
PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 5A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. DP-1999-027 **PRESENTED BY:** Marshall Design-Build

REPRESENTING: Regitar USA

SUBJECT: Public hearing for a development plan for an addition to a building located at 2575 Container Drive in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 46,200 sq. ft. addition. There are no new parking spaces or access drives. 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.

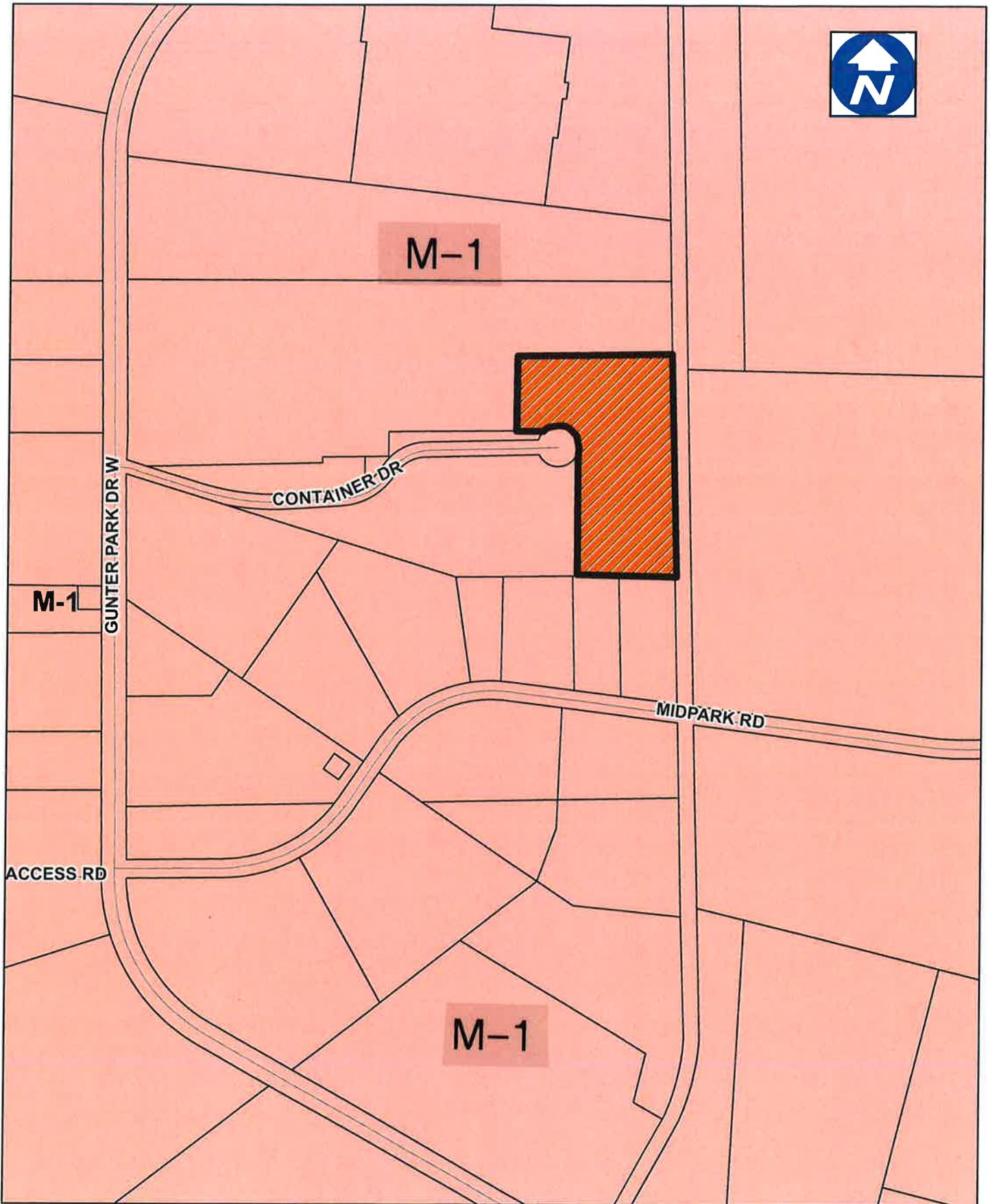
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

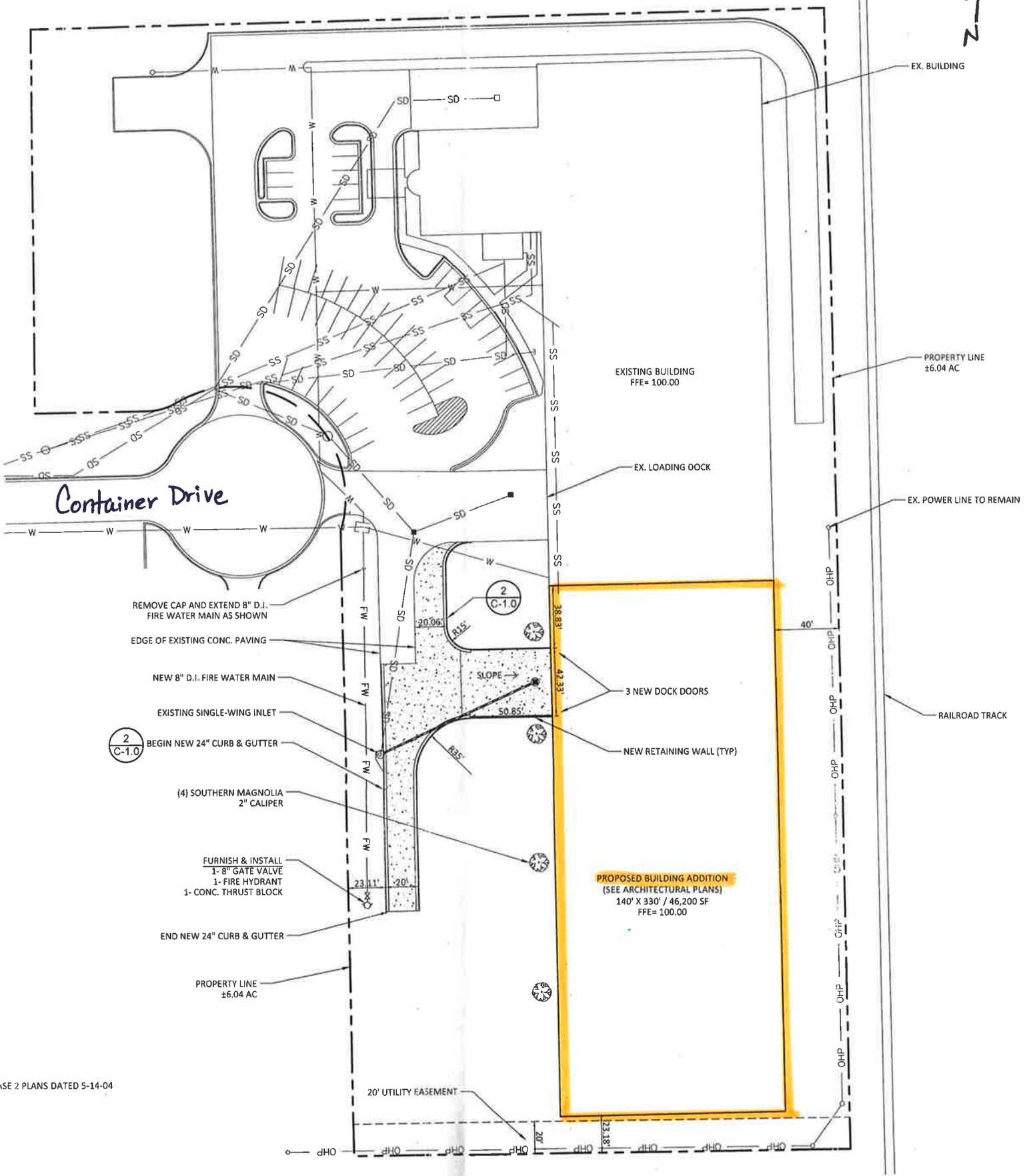
ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 400 feet



ITEM NO. 6A



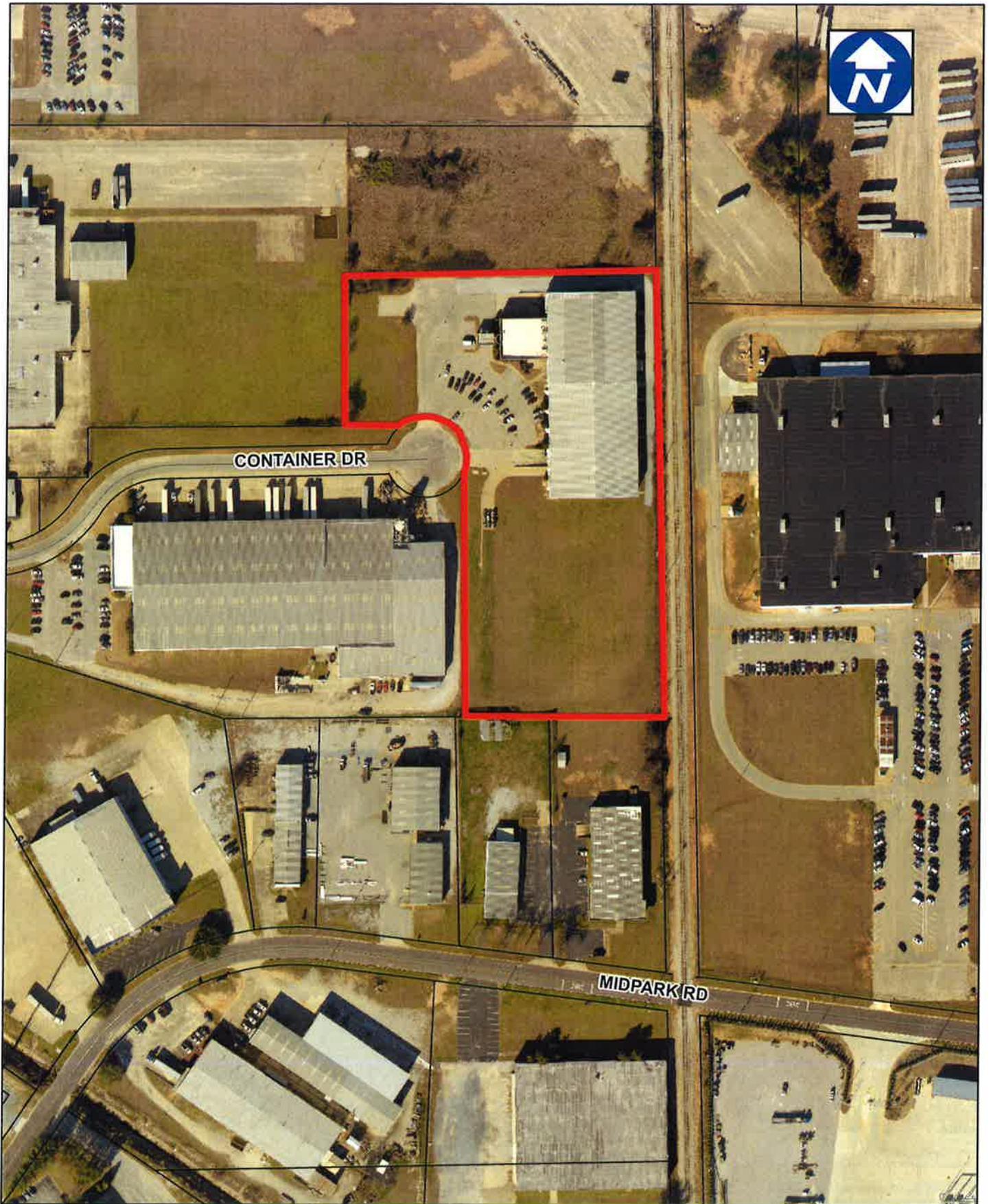
2
C-1.0

2
C-1.0

PROPOSED BUILDING ADDITION
(SEE ARCHITECTURAL PLANS)
140' X 330' / 46,200 SF
FFE= 100.00

USE 2 PLANS DATED 5-14-04

6B



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



ITEM NO. 6C

7. DP-2010-009 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Kids World

SUBJECT: Public hearing for a development plan for a new building to be located at 3731 Malcolm Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 13,200 sq. ft. building. There are 66 paved parking spaces indicated on the site plan. There is one (1) access drive to Malcolm Drive. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

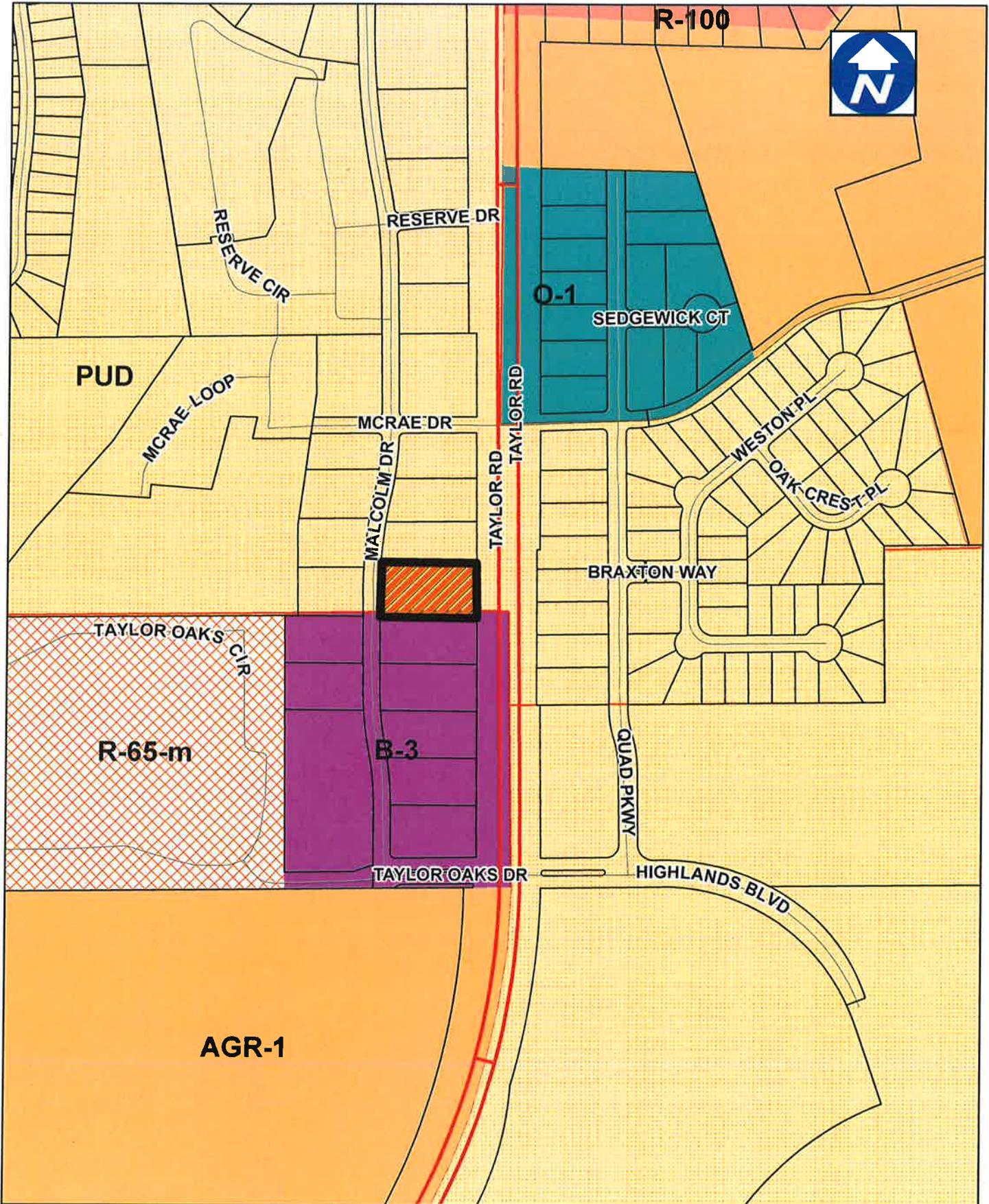
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

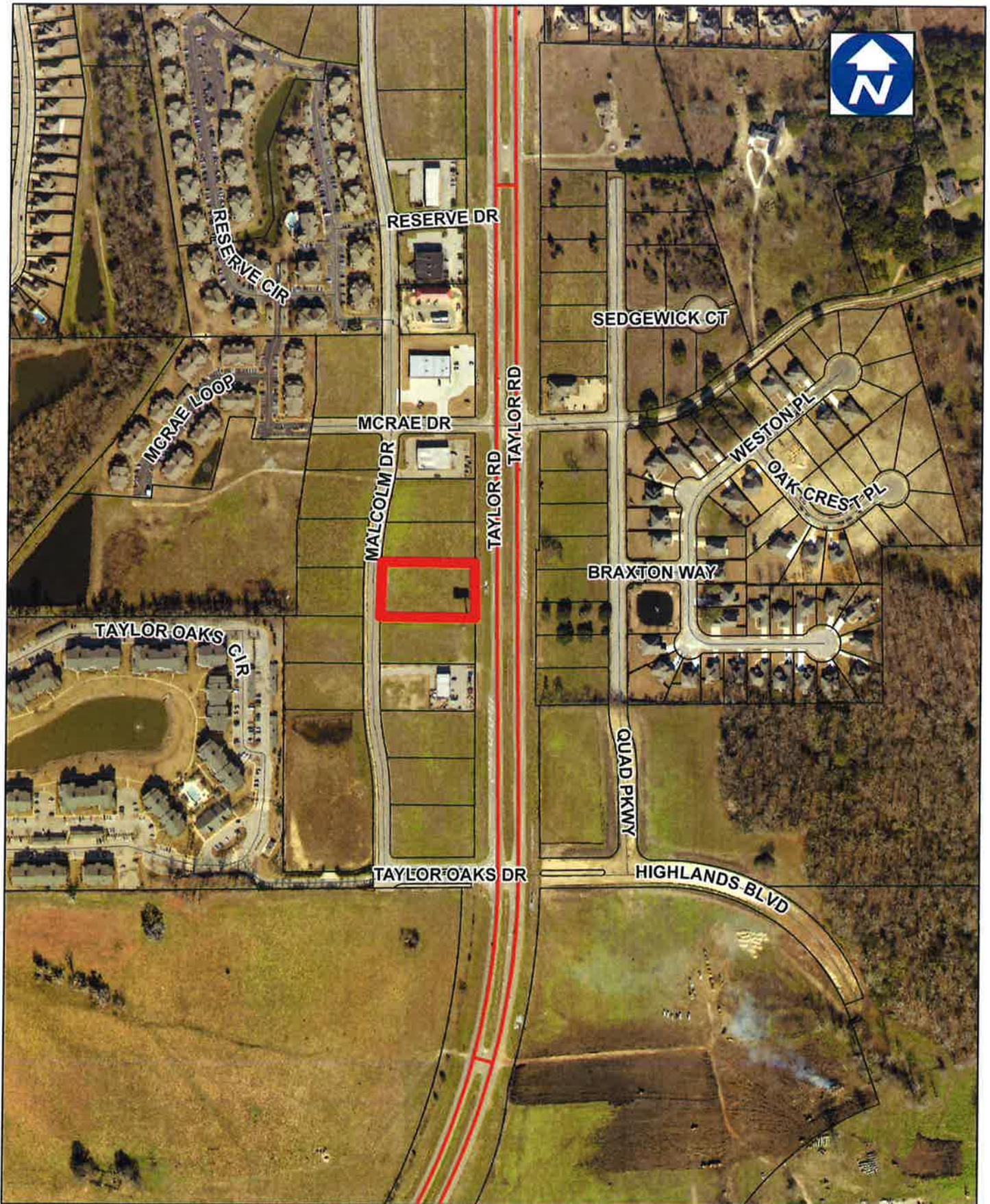
ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**
 1 inch = 400 feet



ITEM NO. 7A



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 400 feet



ITEM NO. 7C

8. DP-2003-041 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Melrose Properties, LLC

SUBJECT: Request approval of a revised master plan for property located between Vaughn Road and Wisdomwood Road at the north end of Melbourne Circle and the east end of Melbourne Circle in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct 64 new homes. This development will be 60 ft. wide lots with 20 ft. front yards, 5 ft. rear yards, and 0 ft. side yards with 10 ft. between structures. Melbourne Circle (48 ft. ROW) will be extended north and turn south to connect with Melbourne Circle on the south side of the development. A new street (48 ft. ROW) is proposed to run east and turn south to form a cul-de-sac. There will be no connection to Wisdomwood Road.

CITY COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

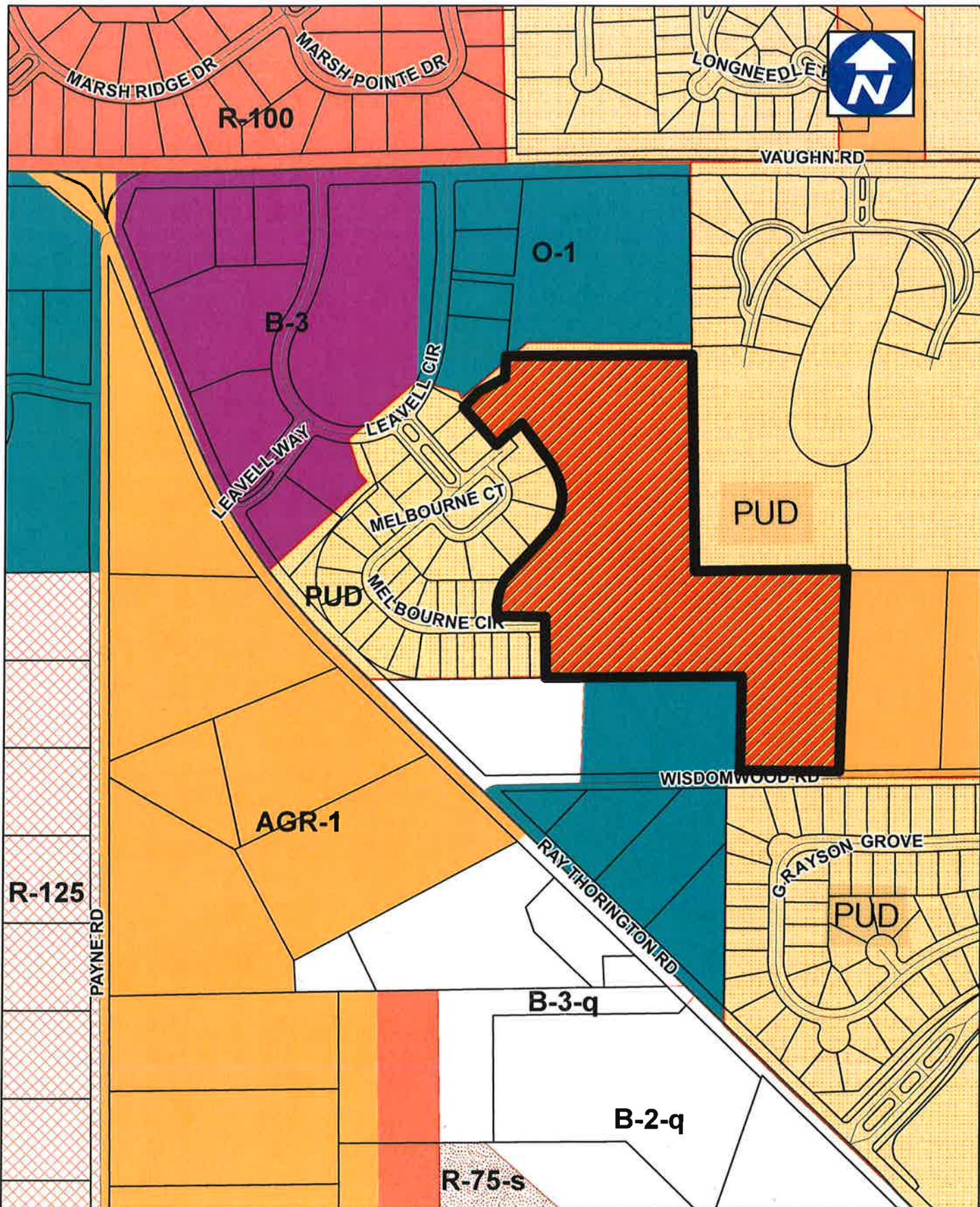
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



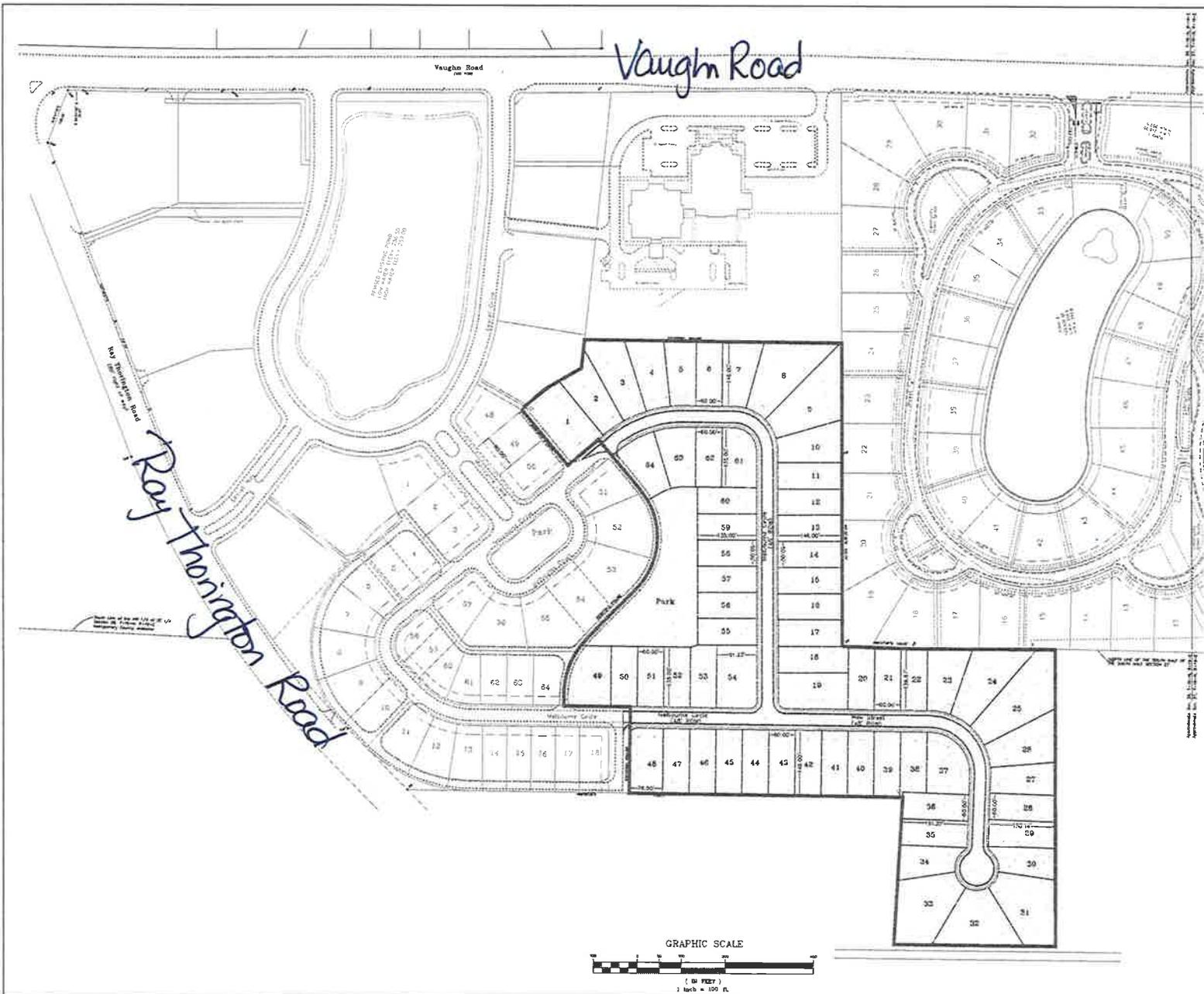
DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 8A

8B

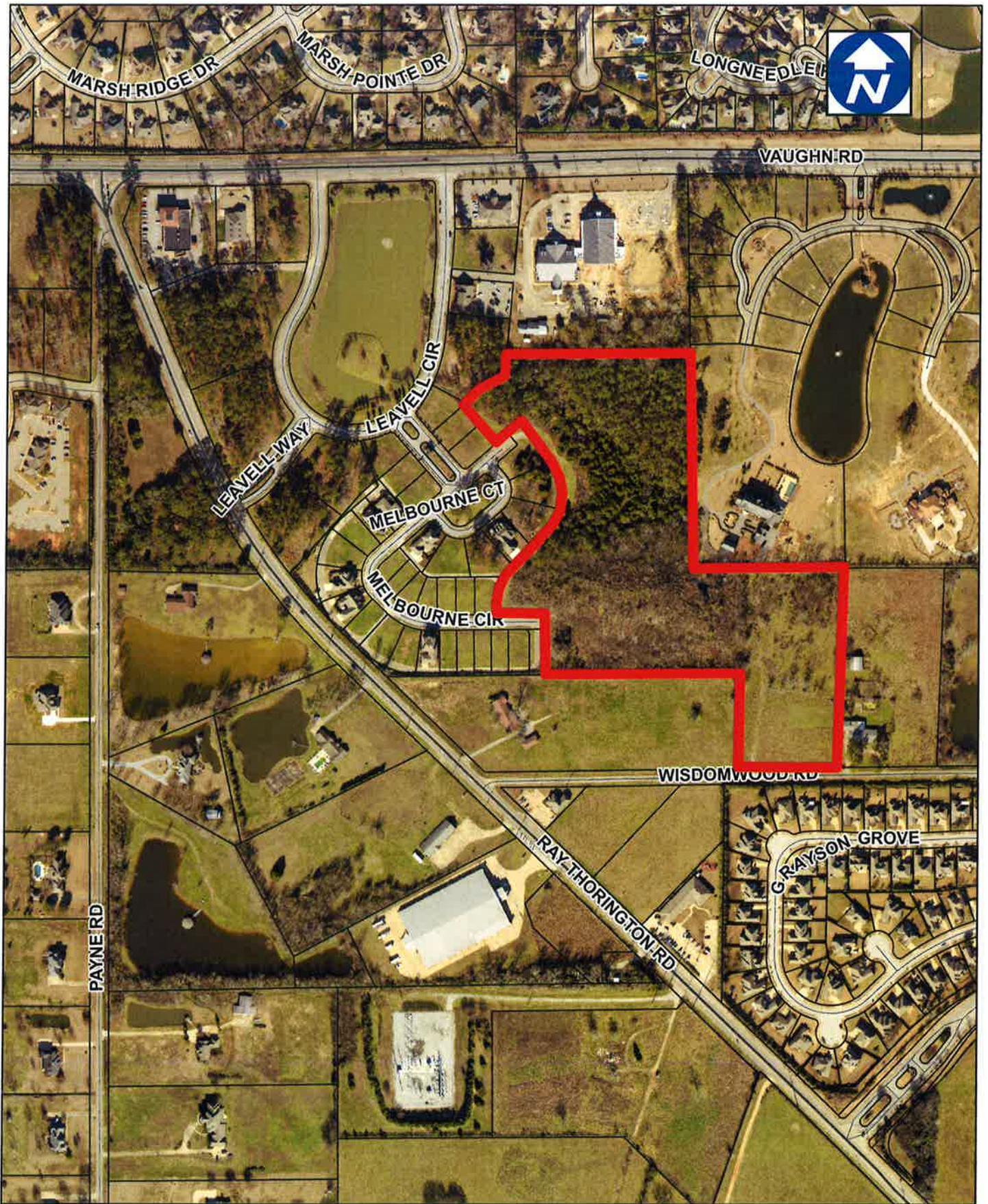


ITEM	EXISTING	NEW
CLRD. & SILVER	---	---
POINT OF FIXTURE	---	---
EDGE OF PARAPET	---	---
EDGE OF AREA LINE	---	---
GRID INLET	---	---
GRID INLET	---	---
CLEANOUT	---	---
SEWER MAIN	---	---
SANITARY MANHOLE	---	---
WATER MAIN	---	---
FIRE HYDRANT	---	---
VALVES	---	---
GRADE CONTOUR	---	---
FINISH GROUND ELEVATION	---	---
DRAINAGE AREA	---	---
SILT FENCE	---	---
INLET PROTECTION	---	---

NEW LOTS
 60' Wide Lots
 20' Front
 0' Side
 10' Between Buildings
 5' Rear

TOTAL NEW LOTS = 64

SHEET TITLE	Site Overall		
PROJECT	Melrose Phase 2 Montgomery, Alabama		
Pilgreen Engineering, Inc. 10270 Hwy 90 E, Montgomery, AL 36117 TEL: (334) 272-2927 FAX: (334) 244-0510			
DESIGNED BY	CAB	DRAWN BY	CAB
CHECKED BY	PEP	SCALE	1" = 100'
DATE	6-6-17	PROJECT #	17-503
REVISION		SHEET	1 OF 13



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 8C

9. 7598 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Melrose Properties, LLC

SUBJECT: Request approval of a a revised preliminary plat of Melrose Subdivision located between Vaughn Road and Wisdomwood Road at the north end of Melbourne Circle and the east end of Melbourne Circle a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 64 lots for residential development. This development will be 60 ft. wide lots with 20 ft. front yards, 5 ft. rear yards, 0 ft. side yards with 10 ft. between structures. Melbourne Circle (48 ft. ROW) will be extended north and turn south to connect with Melbourne Circle on the south side of the development. A new street (48 ft. ROW) is proposed to run east and turn south to form a cul-de-sac. There will be no connection to Wisdomwood Road. A revised master plan has been submitted for this development. 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.

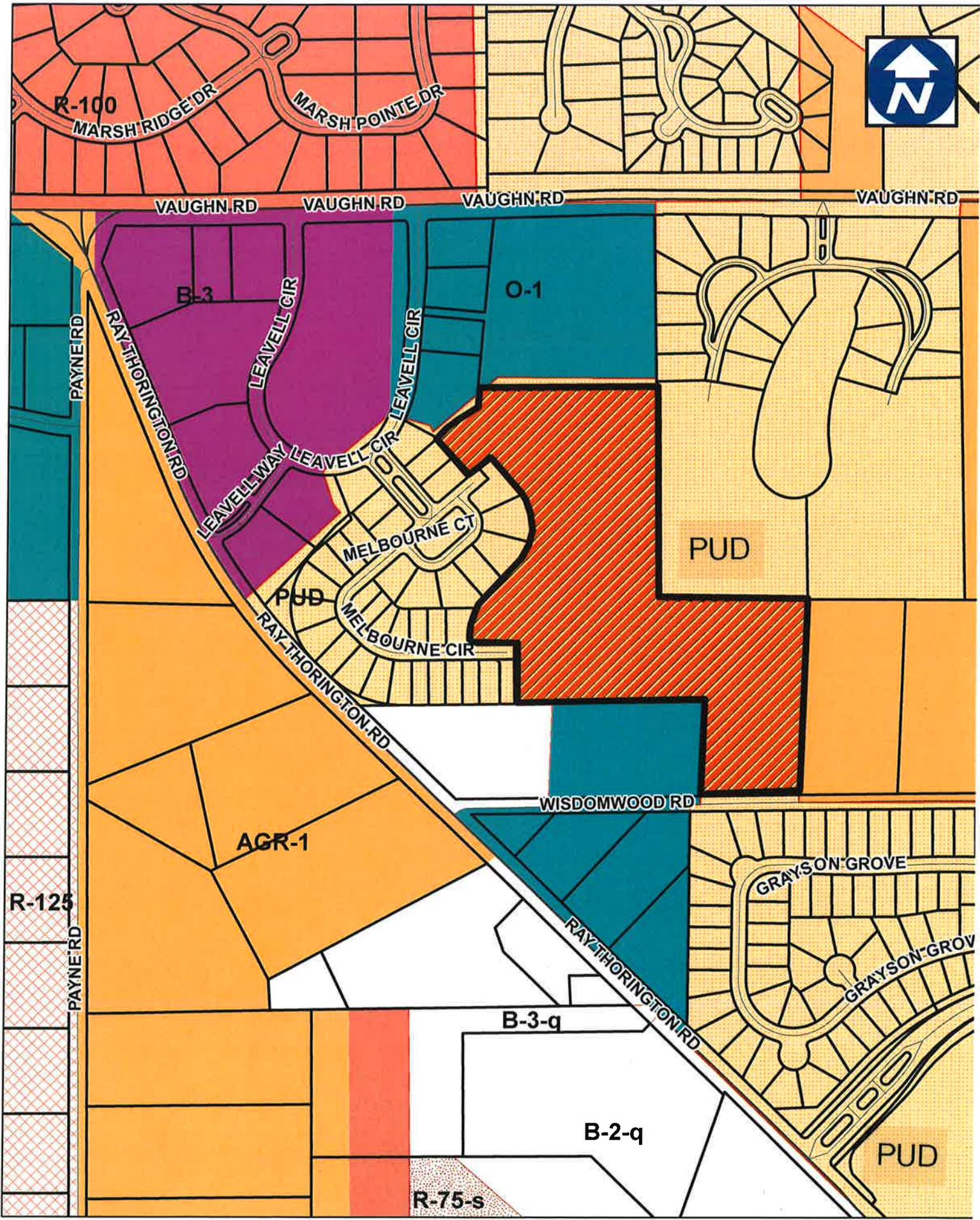
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

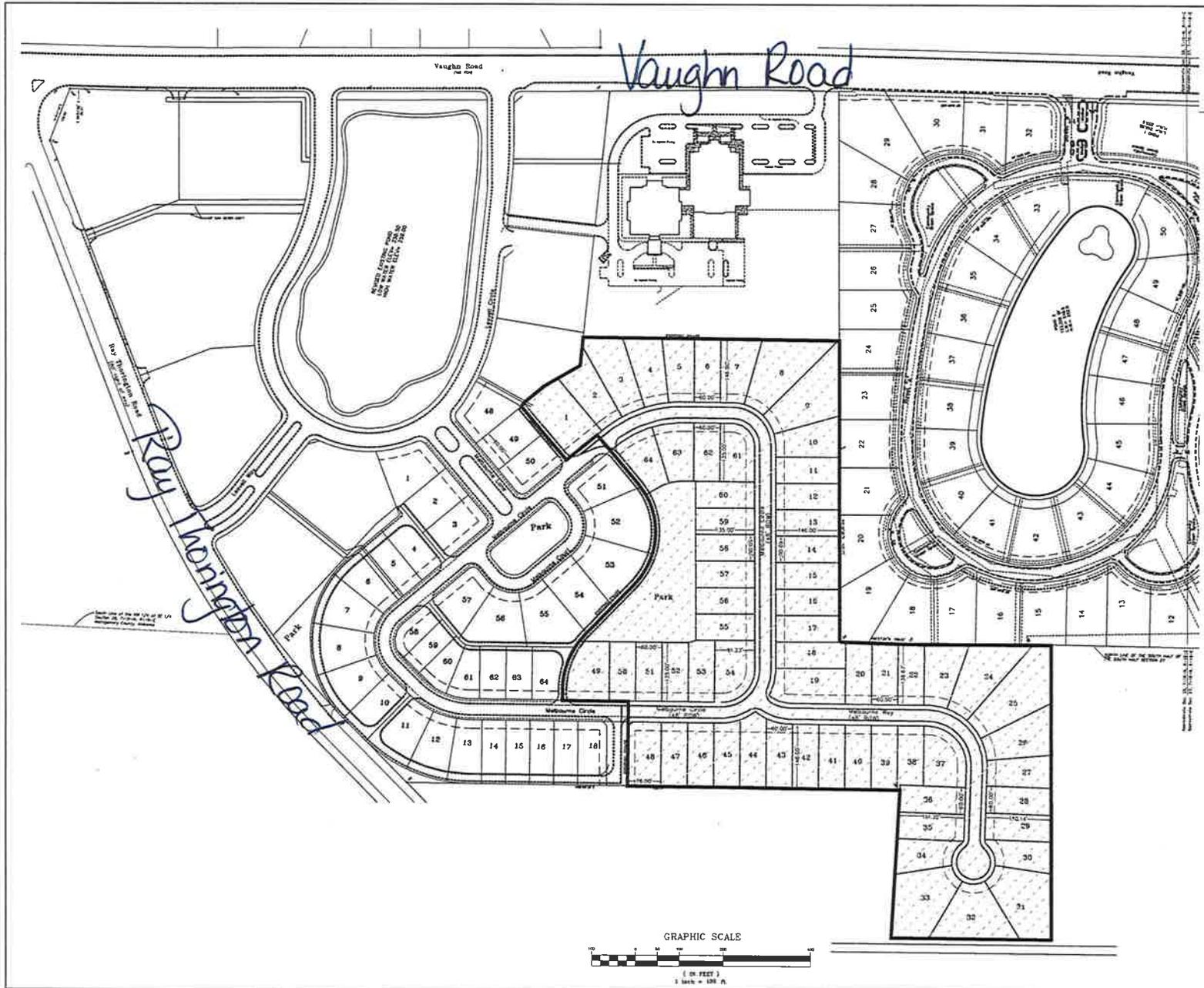
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A

9B



ITEM	LEGEND	
	EXISTING	NEW
CURB & GUTTER		
RIGHT OF WAY/PL		
EDGE OF PAVEMENT		
STORM SEWER LINE		
CURB INLET		
GRATE INLET		
CLEANOUT		
SEWER/STORM		
SANITARY MANHOLE		
WATER VALVE		
LINE W/SPRINKLER		
VALVES		
GRADE CONTOUR		
FINISH SPOT ELEVATION		
DRAINAGE AREA		
SLF TONGUE		
INLET PROJECTION		

NEW LOTS
 60' Wide Lots
 20' Front
 0' Side
 10' Between Buildings
 5' Rear

TOTAL NEW LOTS = 64

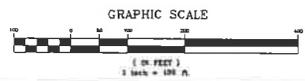


SHEET 1 OF 1
 Revised Overall - Preliminary Plat

PROJECT:
Melrose Phase 2
 Montgomery, Alabama

PE Pilgrien Engineering, Inc.
 10270 Hwy 80 E, Montgomery, AL 36117
 TEL: (334) 272-2637 FAX: (334) 244-9618

DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: PEP
DATE: 8-30-17	SCALE: 1" = 100'	PROJ # 17-503
REVISION:	REVISION:	SHEET 1 OF 13





PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9C

10. DP-2017-016 **PRESENTED BY:** Brian Baker

REPRESENTING: BFHK, LLC

SUBJECT: Public hearing for an extension of time for a billboard to be located at 145 Gibbons Drive in a B-2-Q (Commercial-Qualified) Zoning District.

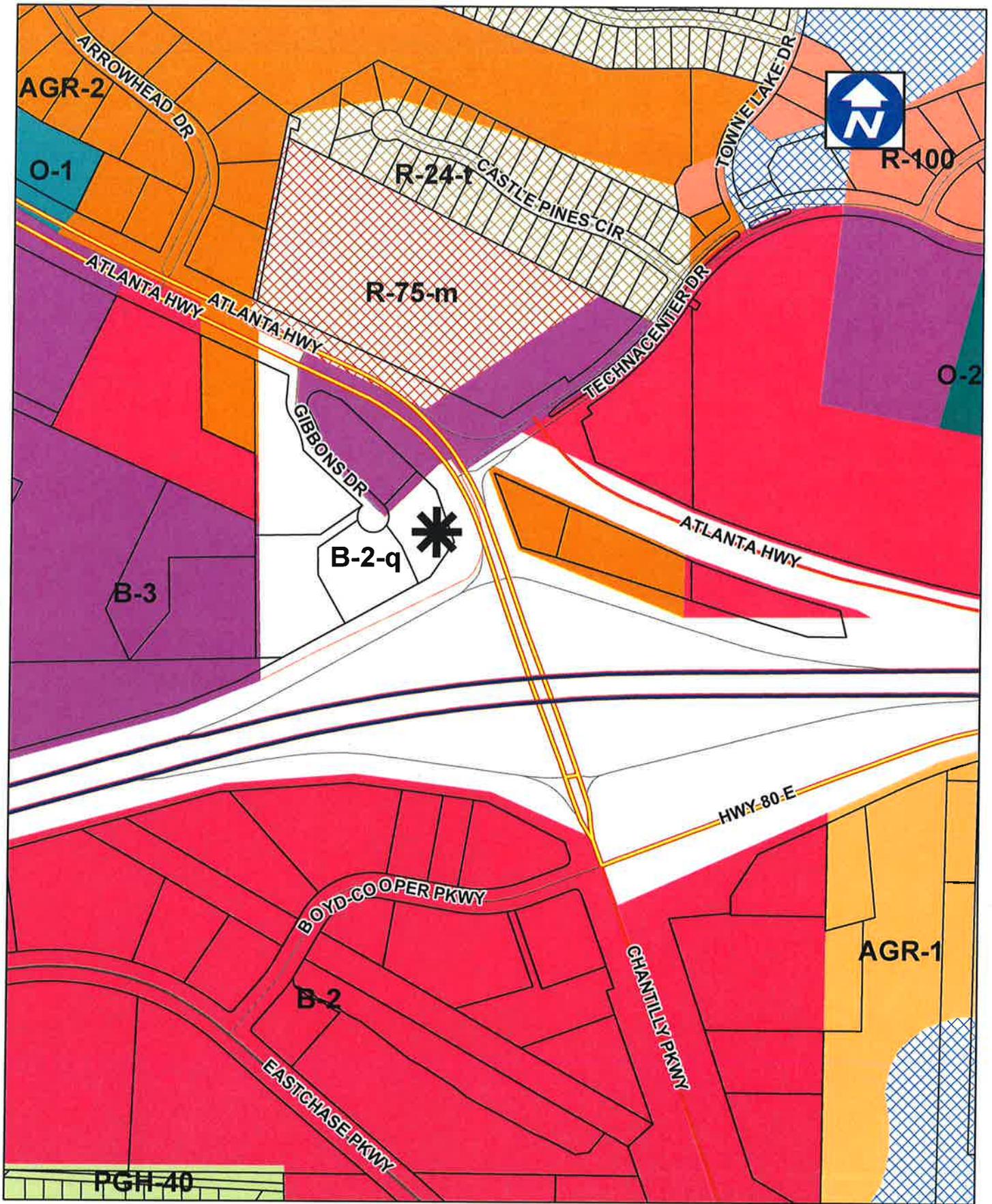
REMARKS: The petitioner has submitted a request for an extension of time for a billboard that was heard by the Planning Commission on March 23, 2017. Billboards are valid for six (6) months and if not constructed within six (6) months, is null and void. However, if there are extenuating situations due to the time limit, or construction problems, the Commission can consider an extension of time.

CITY COUNCIL DISTRICT: 9

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

COMMENTS: _____

ACTION TAKEN: _____



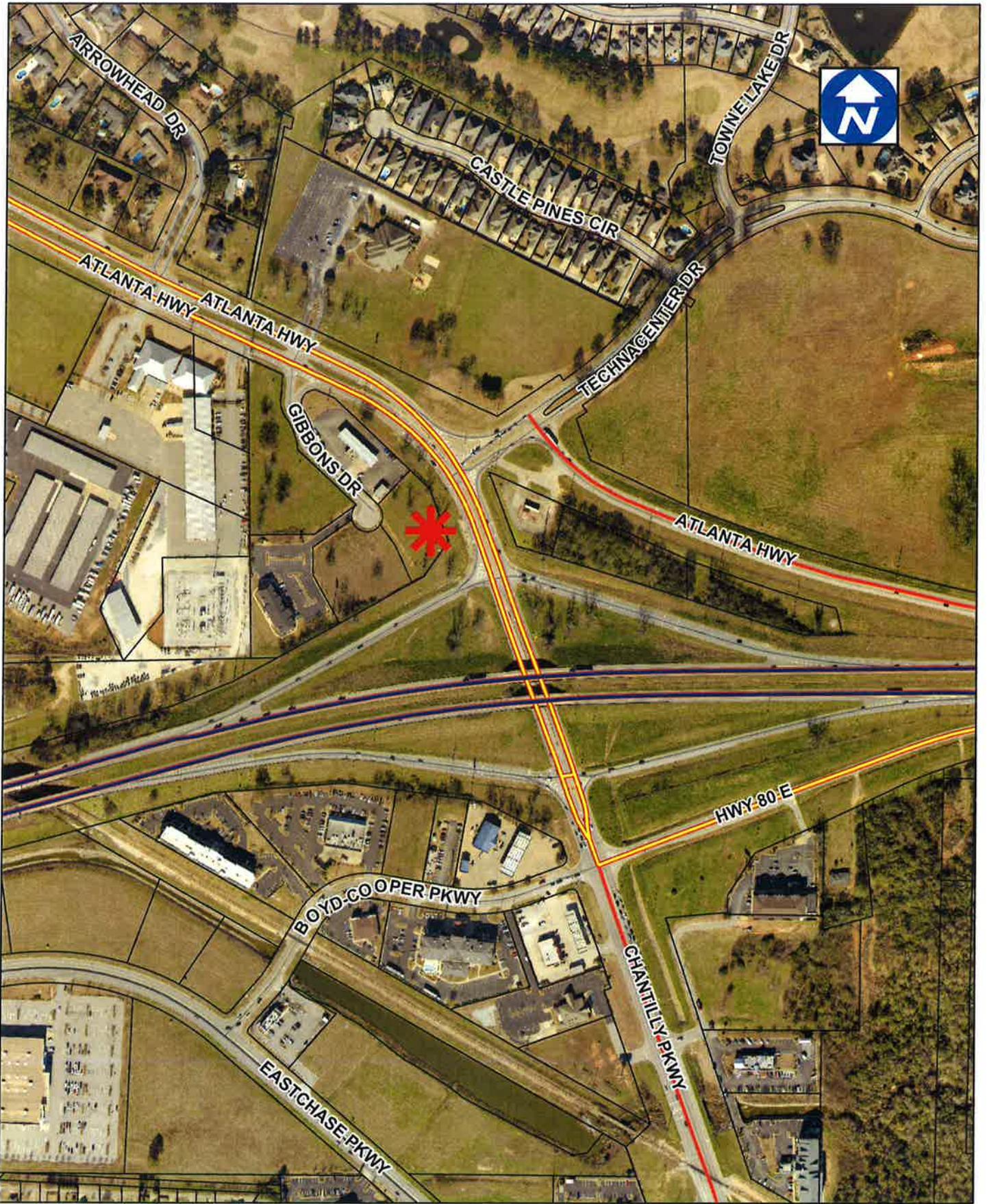
DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10A



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 10B

1 inch = 400 feet

11. DP-2014-022 **PRESENTED BY:** New South Media Group, LLC

REPRESENTING: PRA Properties, LLC

SUBJECT: Public hearing for a development plan for a new junior billboard to be located on the east side of Chantilly Parkway, approximately 600 ft. south of Ryan Road, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a double faced junior billboard on a uni-pole that will be 150 sq. ft. per side (300 sq. ft. total) and 45 ft. in height. The proposed billboard will be placed on a lot with a new multi-tenant building. All other applicable requirements will be met.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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.

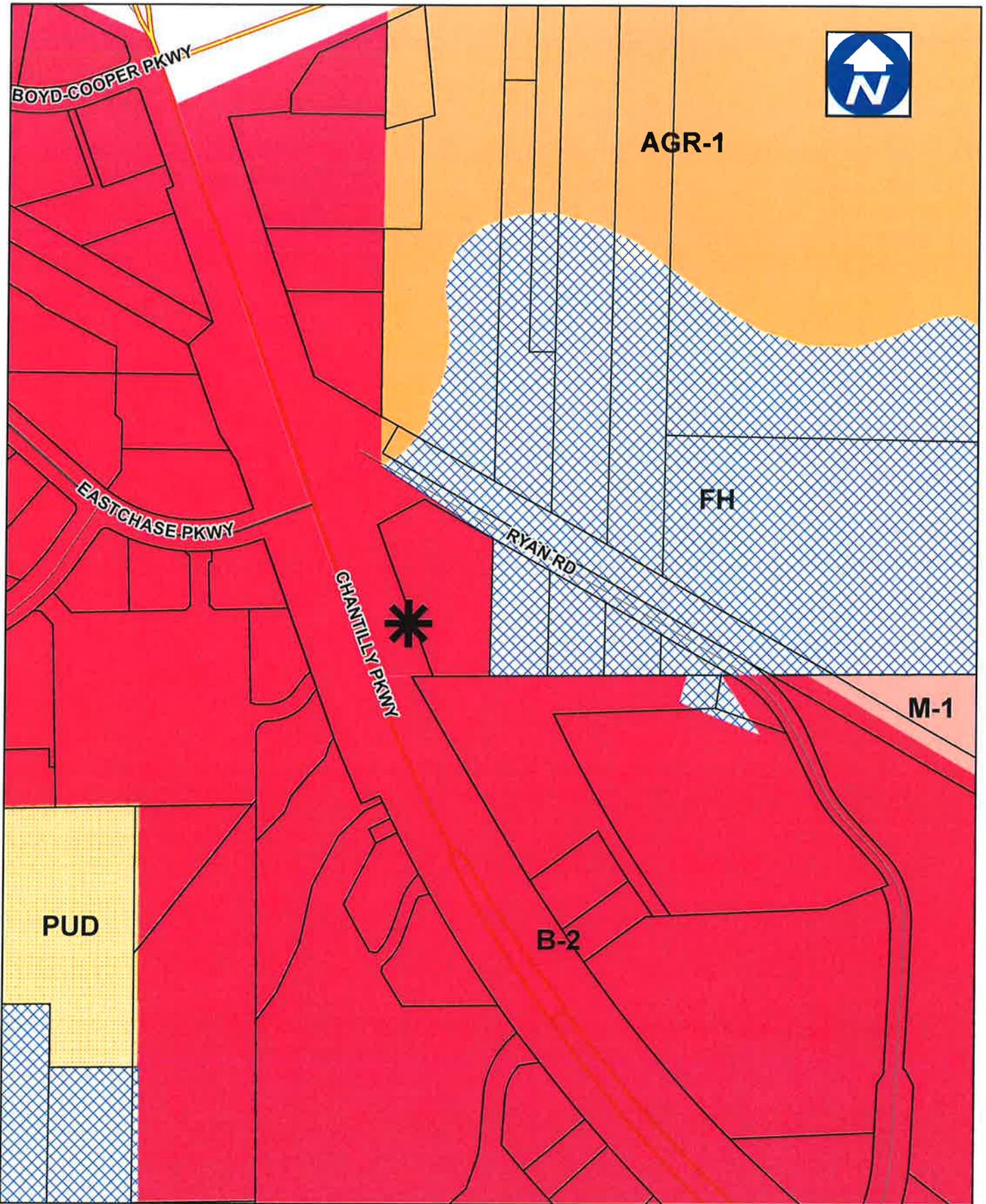
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY BILLBOARDS *

1 inch = 400 feet

ITEM NO. 11A



DEVELOPMENT SITE **SUBJECT PROPERTY** **BILLBOARDS** *

1 inch = 400 feet

ITEM NO. 11B

12. DP-1985-150 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Phillip Pouncey

SUBJECT: Request approval of a revised master plan for one (1) lot located on the northeast corner of Wynford Place and Lakeridge Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: This revised master plan is for one (1) lot amending the front building line and street side building line from 50 ft. to 35 ft. Lot 30A (0.84 acres) has 100 ft. of frontage along Wynford Place and 95 ft. of frontage along Lakeridge Drive. The rear setback is being revised from 30 ft. to 10 ft. The side yard will remain 12 ft. The legal front is Lakeridge Drive.

A master plan was approved for Wynlakes development October 9, 1997 with 50 ft. front yards, 30 ft. rear yards and 12 ft. side yards.

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.

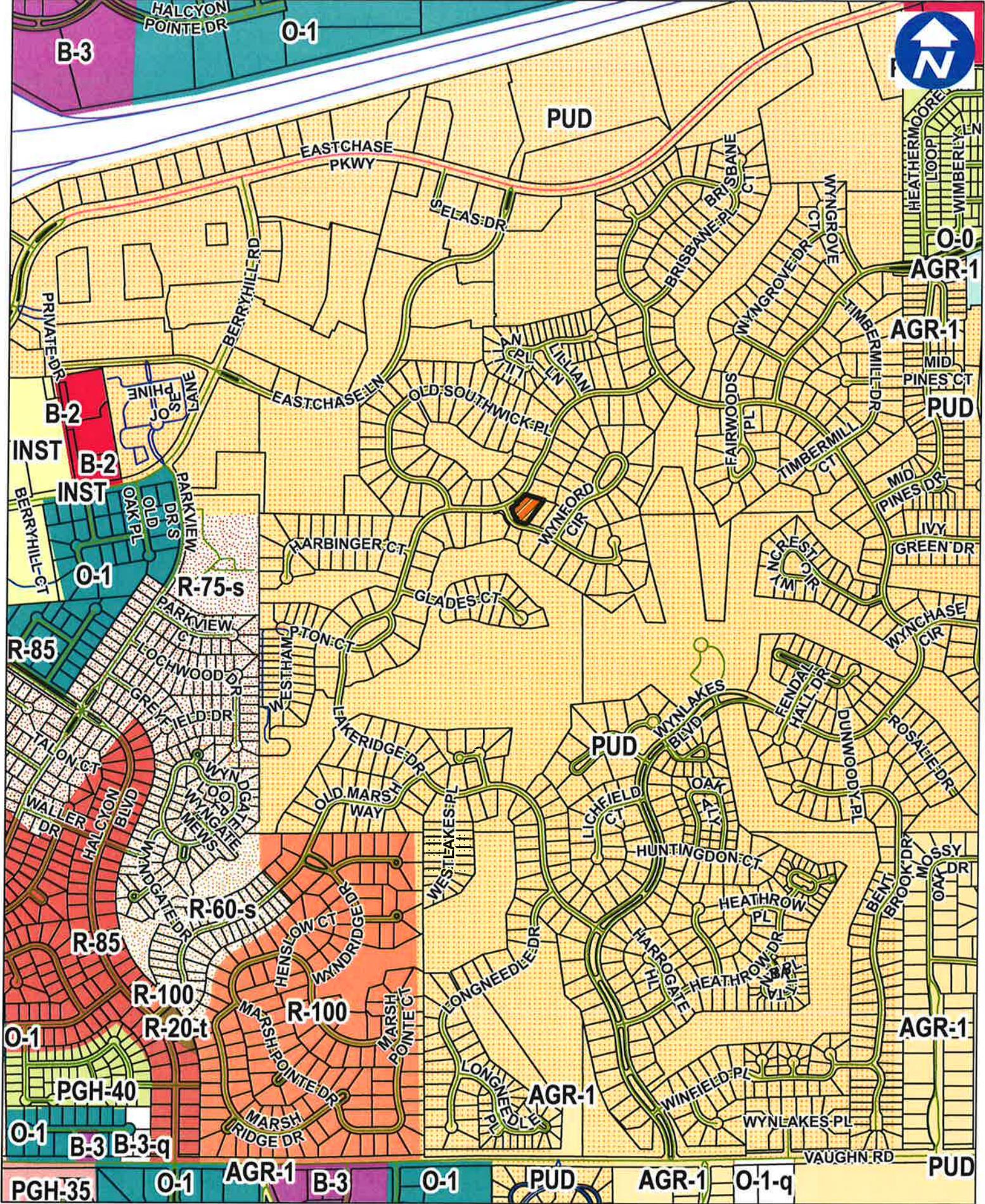
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

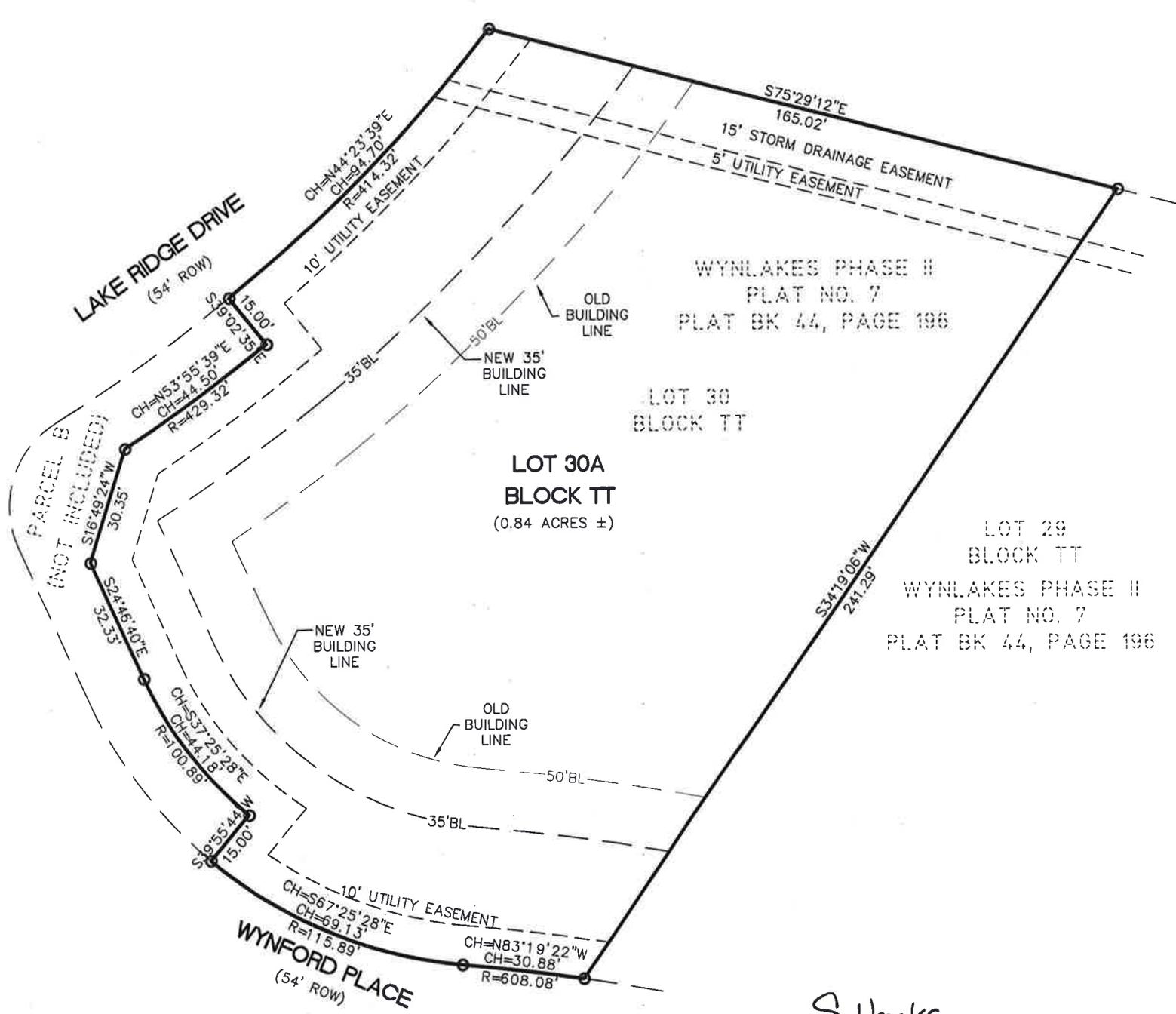
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 12A

A
N



8603 Wynford Place

Setbacks
Front - 35 ft.
Street Side - 35 ft.
Rear - 10 ft.
Side - 12 ft.

12B



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C

13. 8916 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Phillip Pouncey

SUBJECT: Request final approval of Wynlakes Phase II Plat No. 7A located on the northeast corner of Wynford Place and Lakeridge Drive (8603 Wynford Place) in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats one (1) lot amending the building line from 50 ft. to 35 ft. Lot 30A (0.84 acres) has 100 ft. of frontage along Wynford Place and 95 ft. of frontage along Lakeridge Drive. **This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.**

A master plan was approved for Wynlakes development October 9, 1997 with 50 ft. front yards, 30 ft. rear yards and 12 ft. side yards. This plat will revise the front (and street side since this is a corner) and rear setbacks.

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.

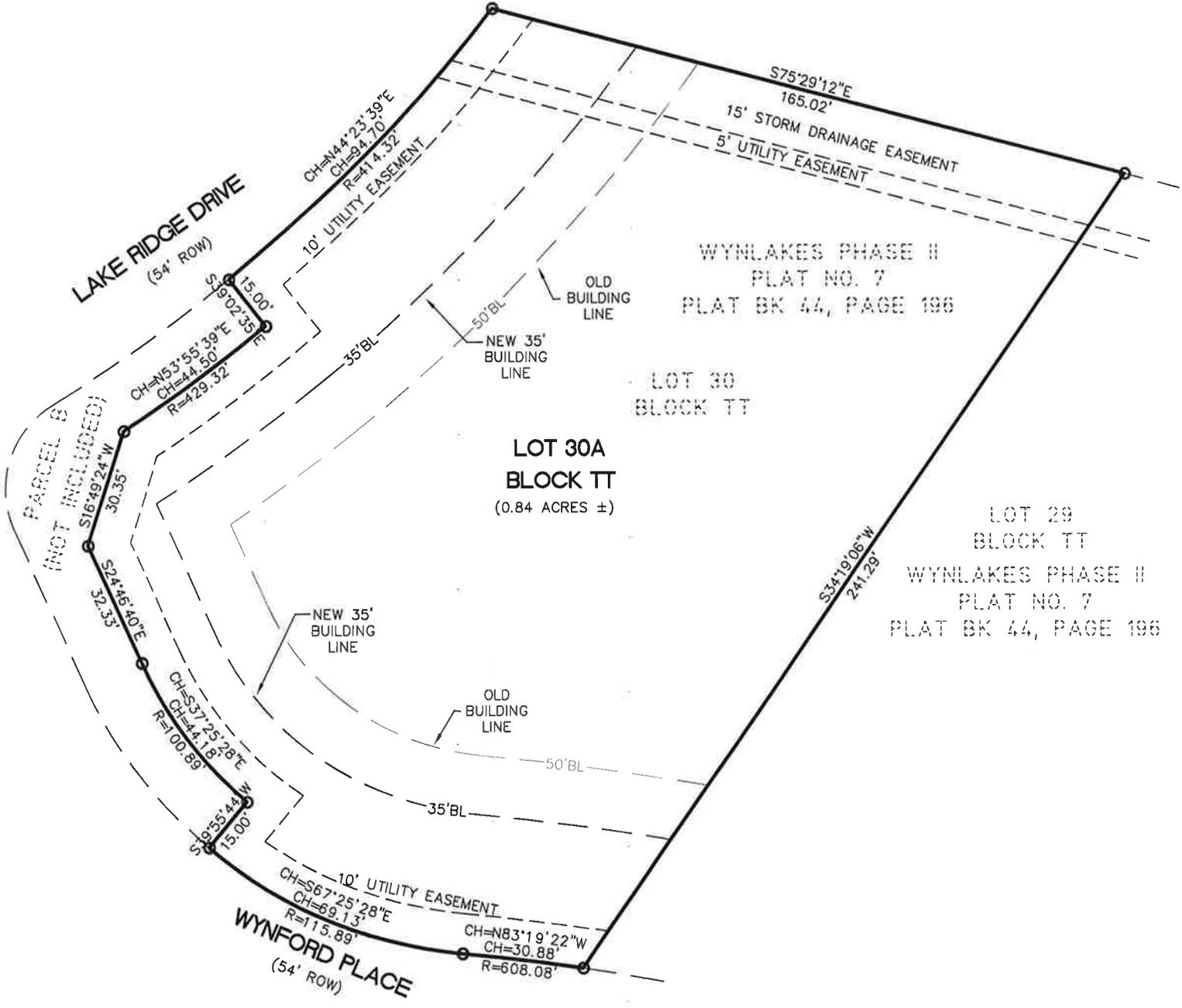
URBAN FORESTRY: No objections.

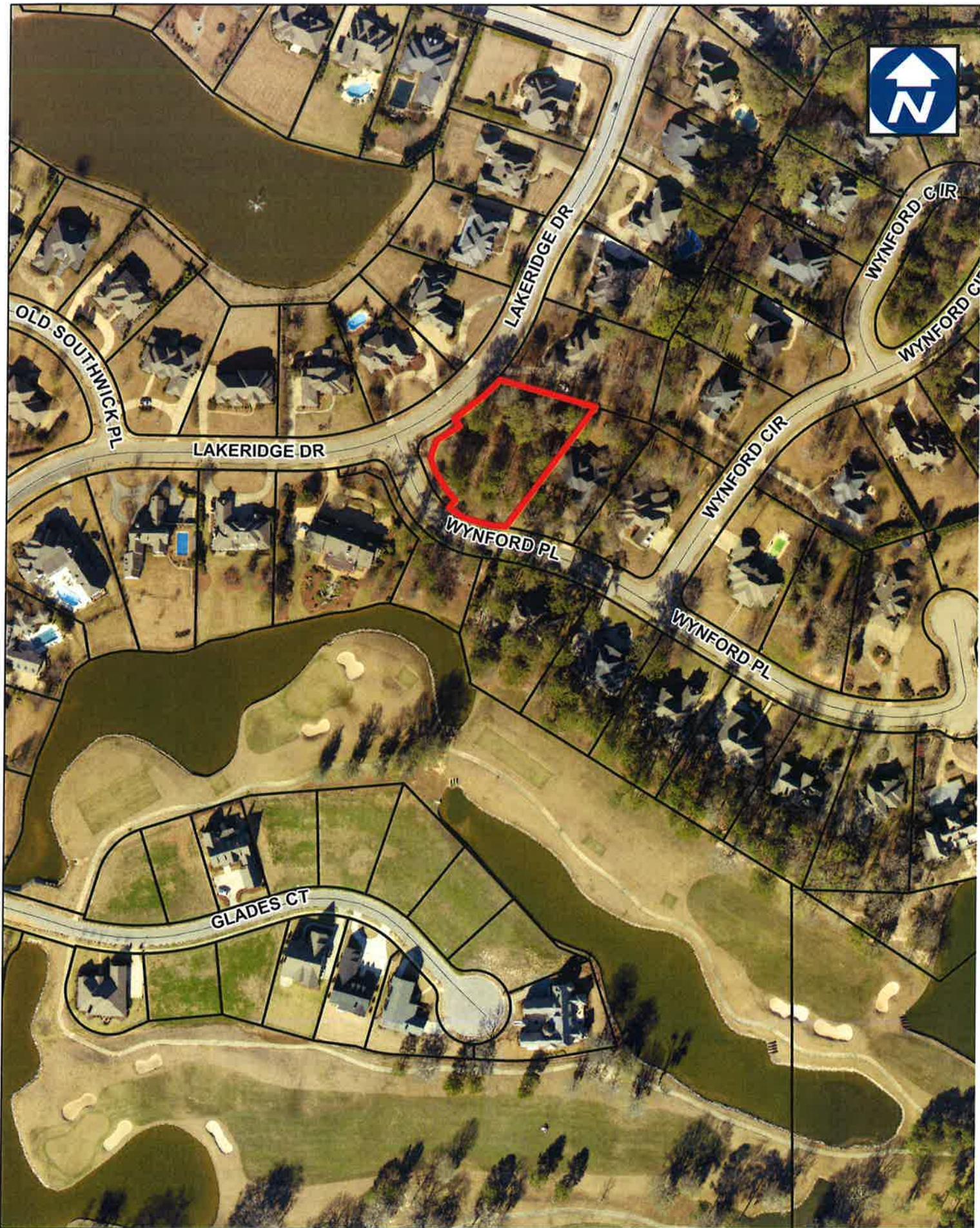
COMMENTS: _____

ACTION TAKEN: _____

WYNLAKE PHASE 2 PLAT NO. 7A

BEING A RE-PLAT OF LOT 30 OF WYNLAKE PHASE 2 PLAT NO. 7, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 44, PAGE 196, LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 19 EAST, MONTGOMERY COUNTY, ALABAMA.





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

13C

14. RZ-2017-017 **PRESENTED BY:** ECE Survey and Design

REPRESENTING: Danny Manly, Frank McGough, and Dan Guthrie

SUBJECT: Request to rezone three (3) lots located on the southwest corner of Ann Street and Plum Street from and R-60-s (Single-family Residential) Zoning District to a B-3 (Commercial) Zoning District. (802, 806 and 810 Ann Street)

REMARKS: The adjacent property has R-60-s (Single-family Residential) zoning to the north, B-3-Q (Commercial-Qualified) zoning to the south, B-2 (Commercial) zoning to the east, and R-60-s (Single-Family Residential) zoning to the west. The intended use for this property if rezoned is for commercial use. The Land Use Plan recommends medium density residential use.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

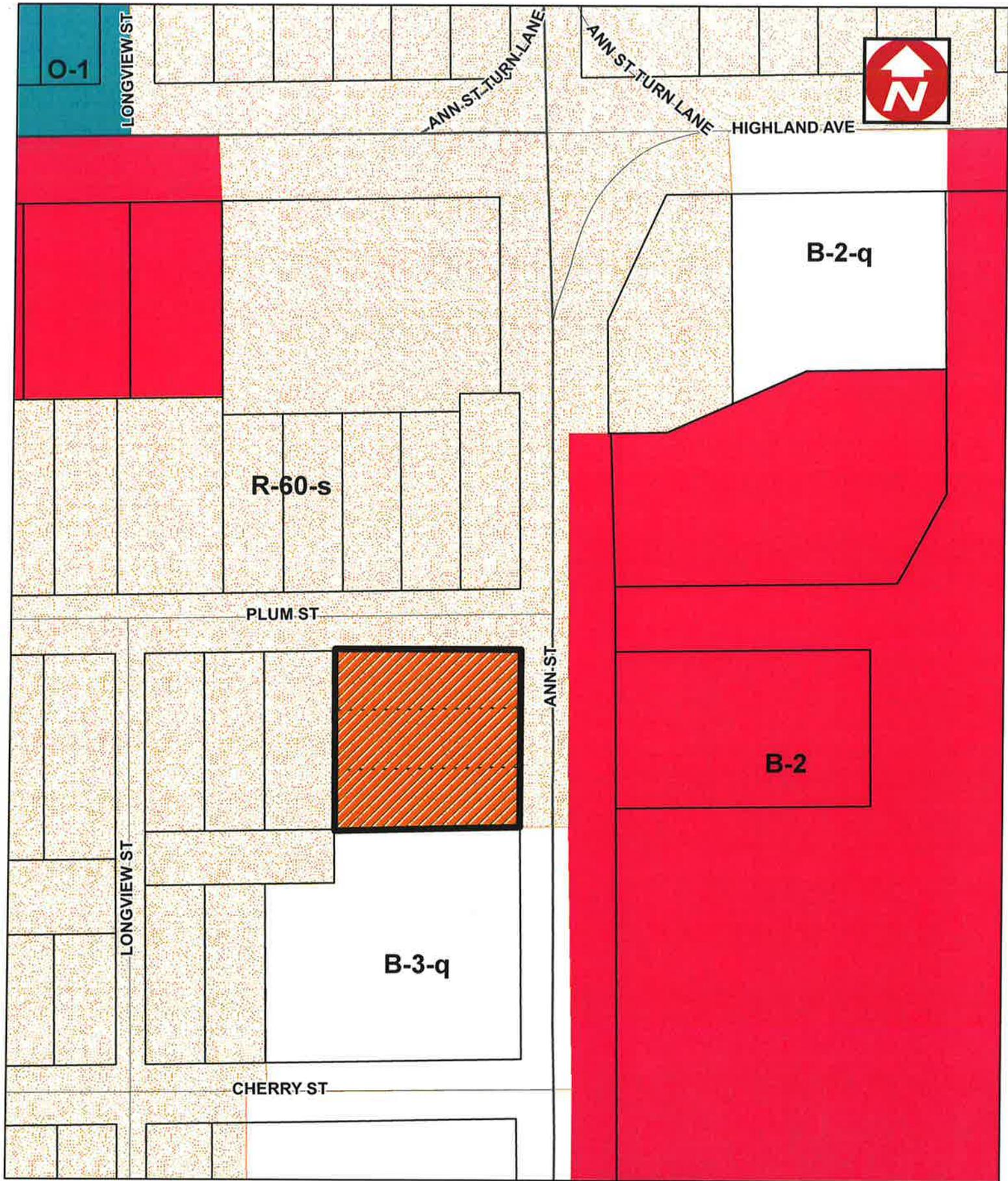
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY

1 inch = 100 feet

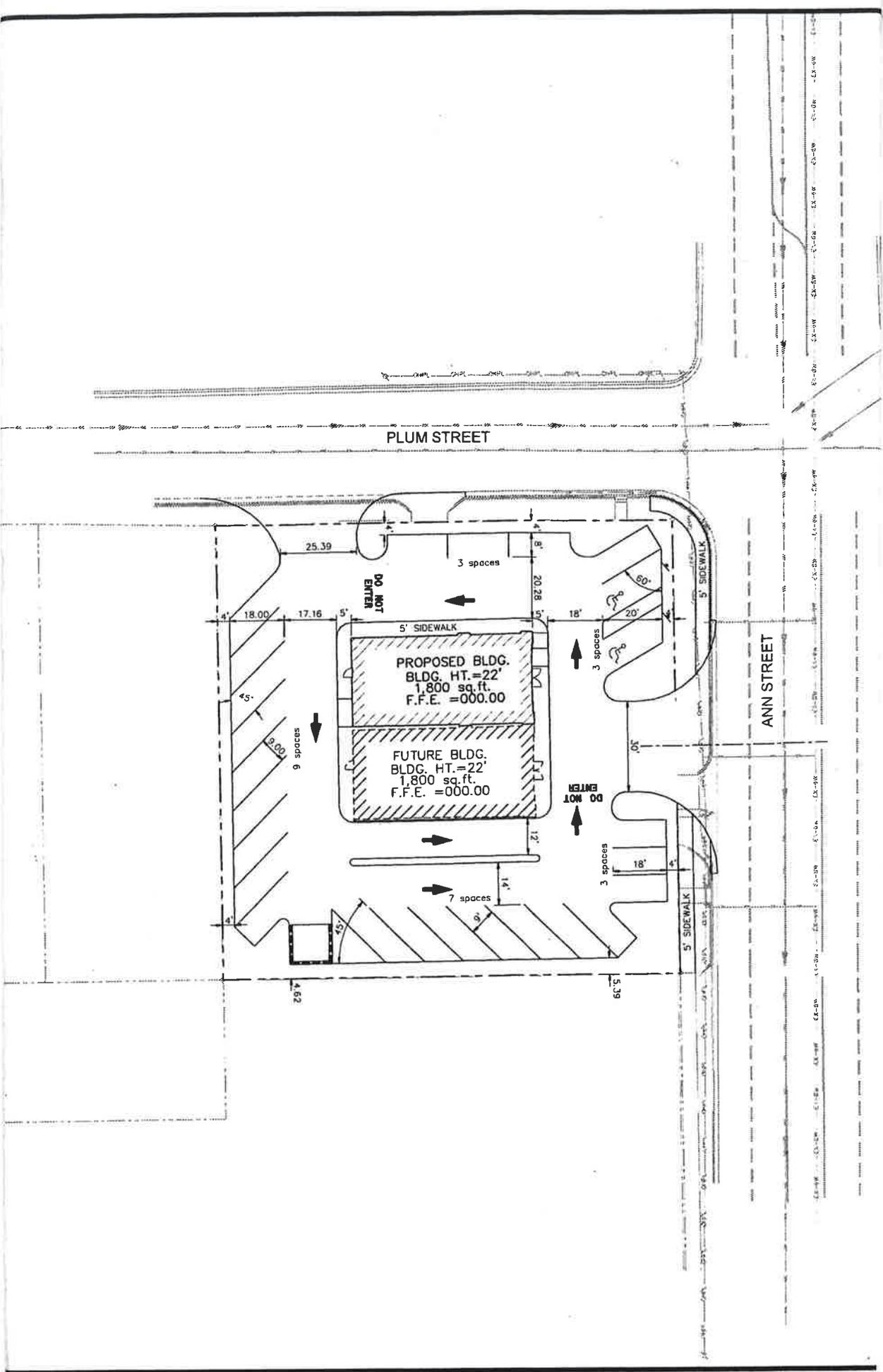
FROM R-60-s TO B-3



FILE NO. RZ-2017-017

ITEM NO. 14A

2A



KAB



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2017-017

1 inch = 100 feet

FROM R-60s TO B-3

ITEM NO. 14C

15. RZ-2017-018 **PRESENTED BY:** Jeffcoat Engineers

REPRESENTING: Delaney Properties Group, LLC

SUBJECT: Request to rezone five (5) lots located on the northwest corner of Ann Street and Plum Street from an R-60-s (Single-family Residential) Zoning District to a B-3 (Commercial) Zoning District. (2805, 2809, 2813, 2817 & 2821 Plum Street)

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

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

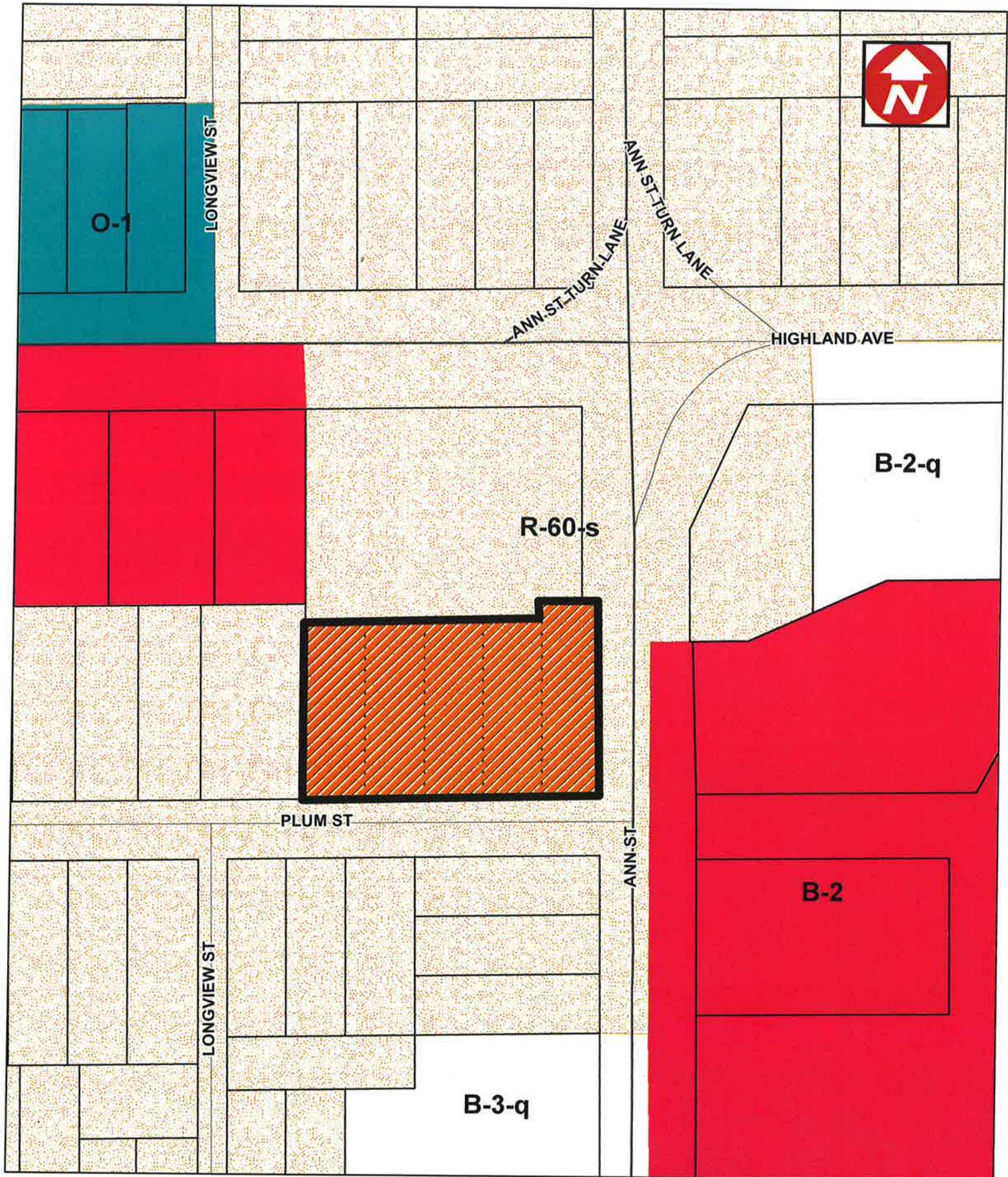
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

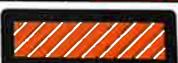
COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY



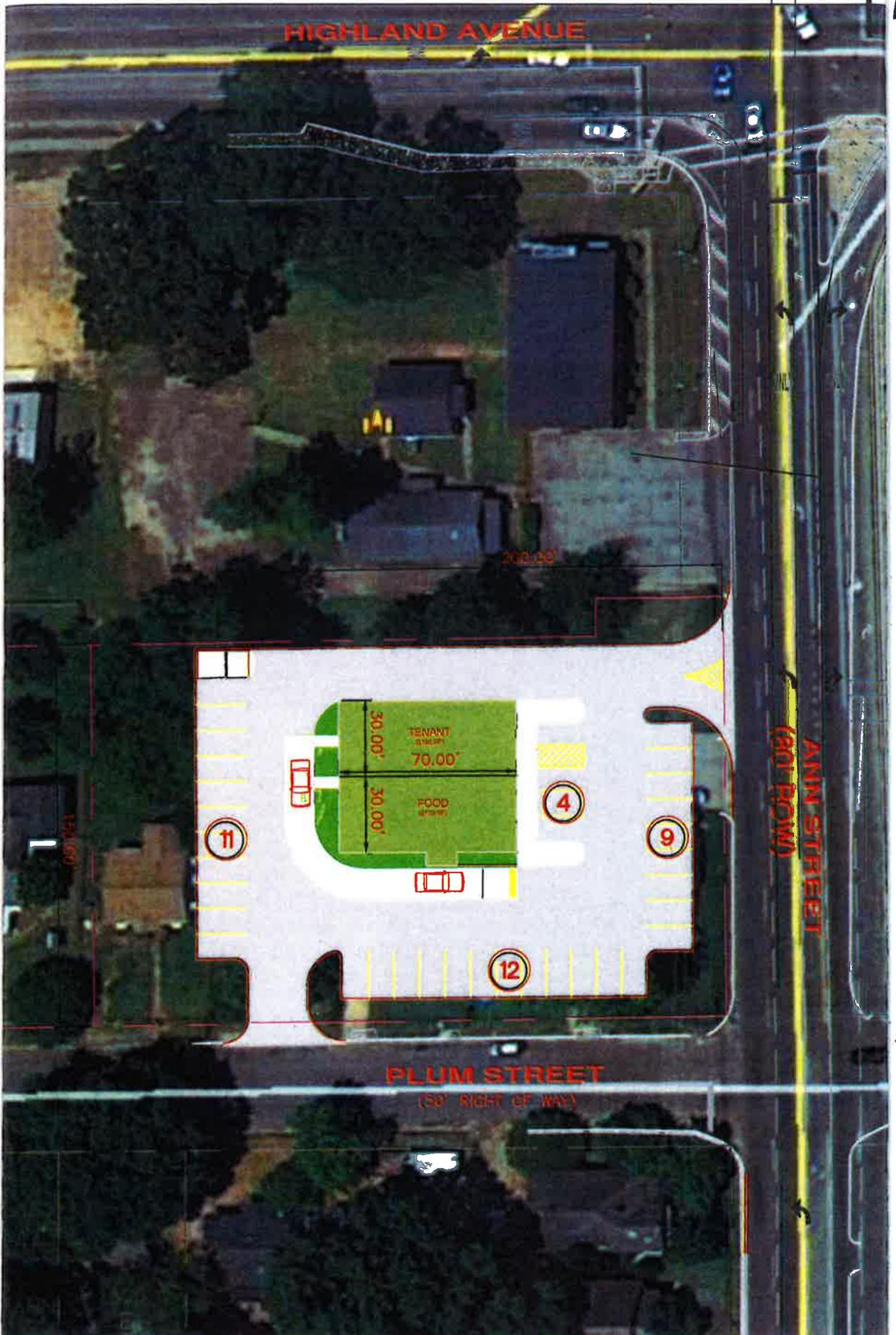
FILE NO. R2-2017-018

1 inch = 100 feet

FROM R-60-s TO B-3

ITEM NO. 15A

4
2



HIGHLAND AVENUE

ANN STREET
(20' ROW)

PLUM STREET

(50' RIGHT OF WAY)

150.00'

200.00'

11

4

9

12

30.00'

70.00'

30.00'

TENANT
(1000sqft)

FOOD
(1000sqft)

15B



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2017-018

1 inch = 100 feet

FROM R-60-s TO B-3

ITEM NO. 15C

16. 8919 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Delaney Properties Group, LLC

SUBJECT: Request final approval of DPG Shopping Centers Plat No. 1 located on the northwest corner of Ann Street and Plum Street in an R-60-s (Single-family Residential) Zoning District. (Proposed B-3)

REMARKS: This plat replats five (5) lots into one (1) lot for commercial use if rezoned to B-3 (Commercial). Lot A (0.87 acres) has 165 ft. of frontage along Ann Street and 250 ft. of frontage along Plum Street. 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.

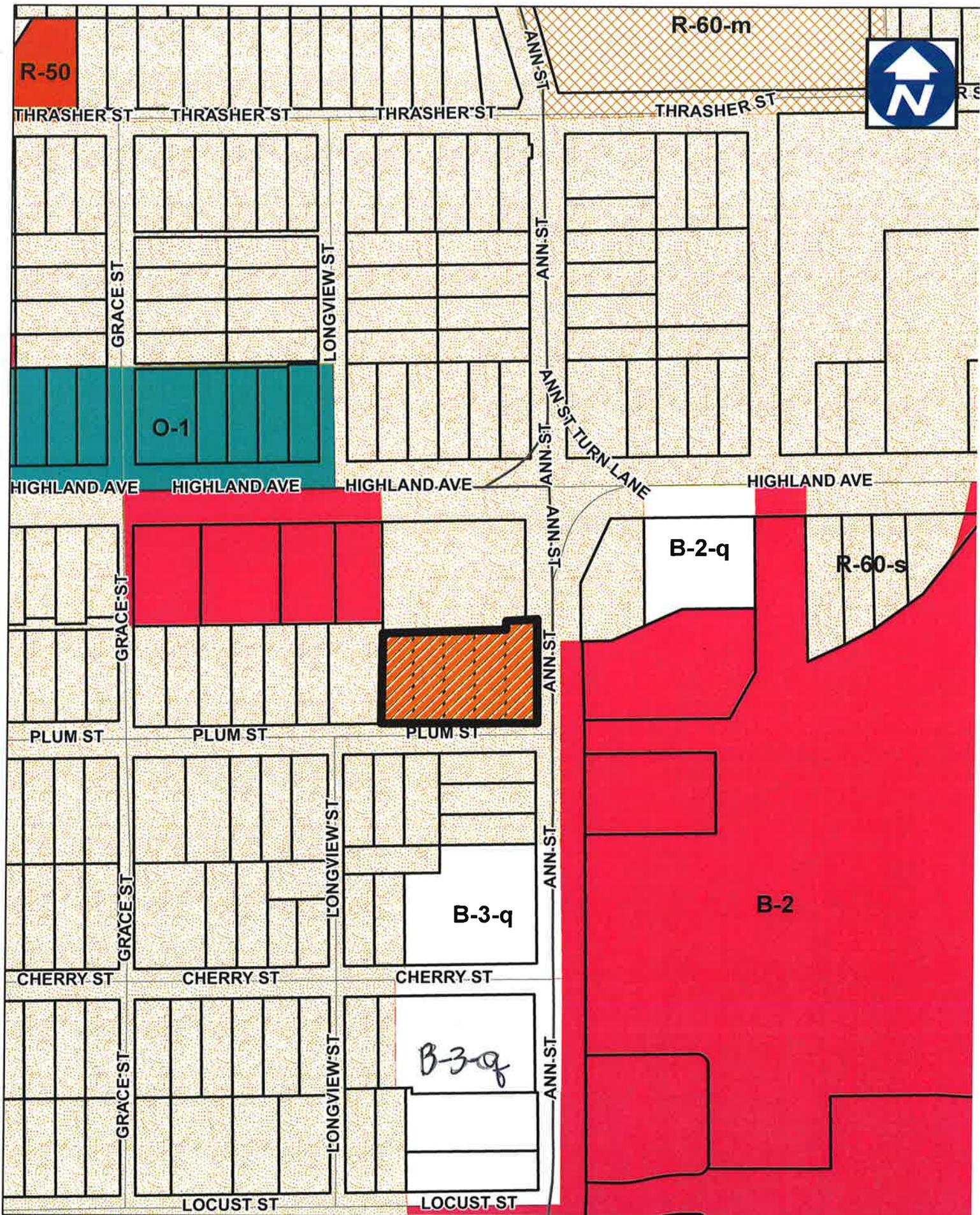
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 16A

DPG SHOPPING CENTERS PLAT 1

BEING A REPLAT OF LOTS 1-5 OF THE URQUHART RESUBDIVISION OF THE BROWN ADDITION (PB. 9, PAGE 33)
 LOCATED IN THE SW 1/4 OF SECTION 7, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X—X— - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE

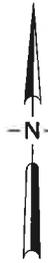
SOURCE OF INFORMATION

- RLPY 3547, PAGE 309
- URQUHART RESUBDIVISION OF THE BROWN ADDITION (PB. 9, PAGE 33)

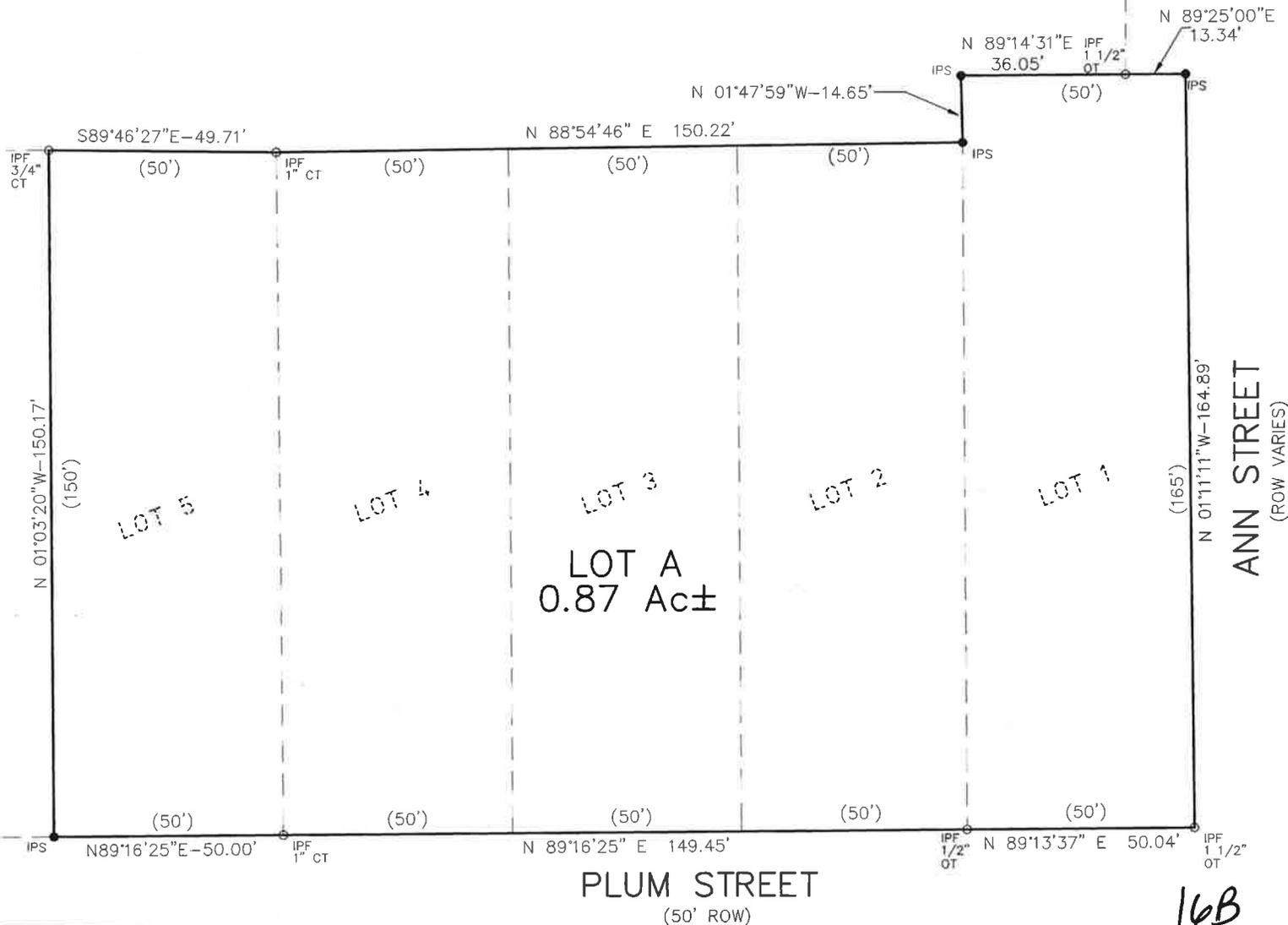
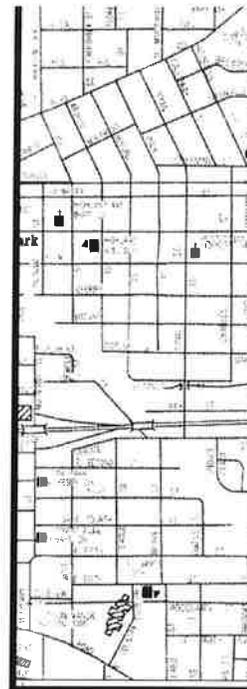
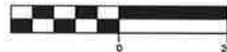
SPECIAL NOTES:

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0207H, DATED 2/5/14.

BASIS OF BEARING:
 THIS SURVEY HAS BEEN ROTATED
 TO STATE PLANE COORDINATE
 SYSTEM (ALABAMA EAST REGION)



SCALE: 1" = 20'

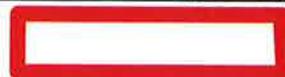




PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 16C

17. 8914 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Madison Union Development, LLC

SUBJECT: Request final approval of Villicias Plat No. 1 located on the northeast corner of Madison Avenue and North Union Street in a T-4-O (General Urban) Zoning District.

REMARKS: This plat replats two (2) lots and a portion of a lot into one (1) lot. Lot A (0.25 acres) has 55 ft. of frontage on Madison Avenue and 151 ft. of frontage on North Union Street. **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: _____



N UNION ST

E JEFFERSON ST

E JEFFERSON ST

14-0

N UNION ST

N RIPLEY ST

MADISON AVE

MADISON AVE

T5

N UNION ST

N RIPLEY ST

PLATS

1 inch = 100 feet

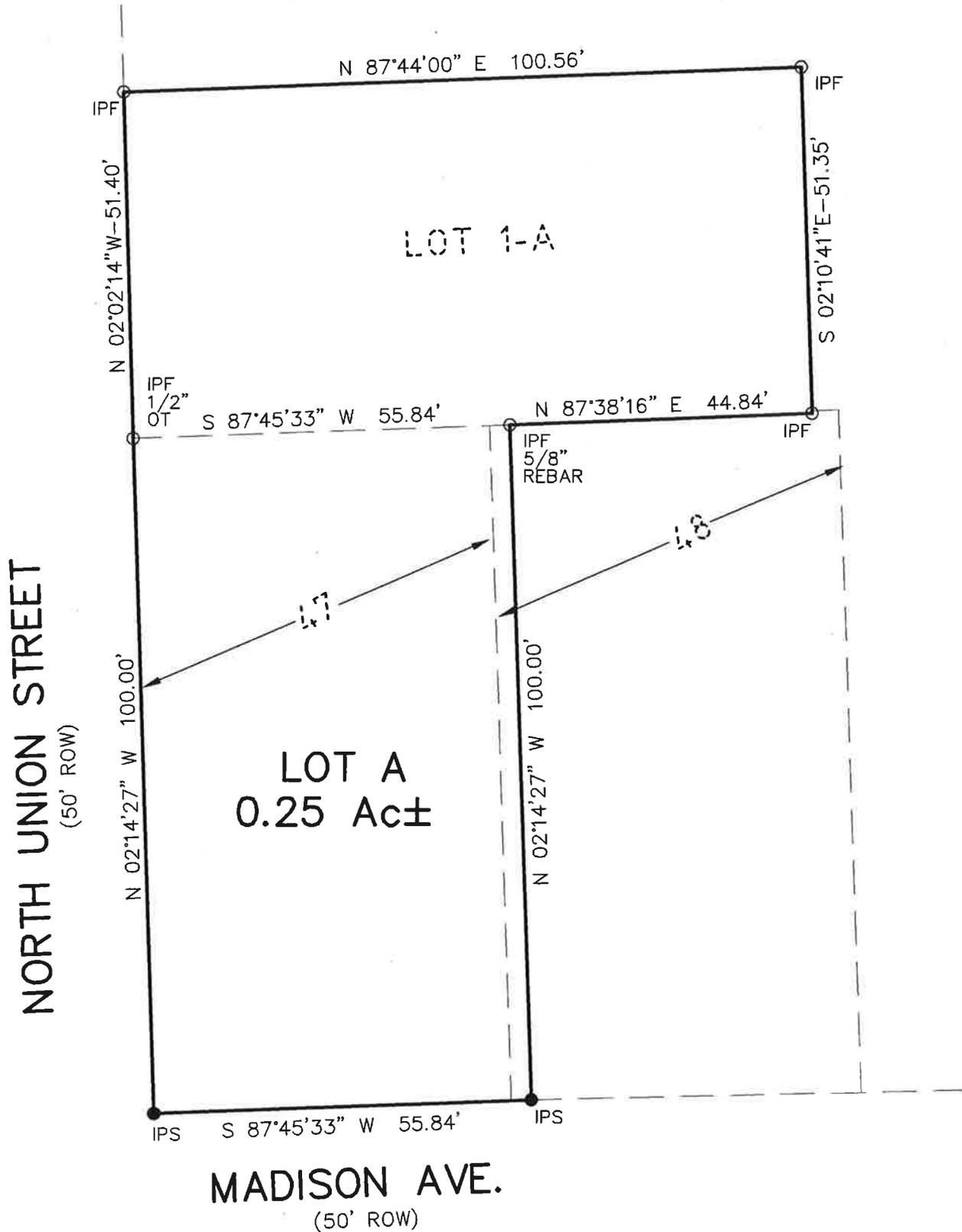
SUBJECT PROPERTY



ITEM NO. 17A

4
N

Villacis Plat No. 1





PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 17C

18. South Montgomery Community Plan

PRESENTED BY: Department of Planning

REPRESENTING: City of Montgomery

SUBJECT: Request approval of the City of Montgomery's South Montgomery Community Plan.

REMARKS: The South Montgomery Community Plan consists of essentially City Council District 6.

CITY COUNCIL DISTRICT: 6

COMMENTS: _____

ACTION TAKEN: _____

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

REPRESENTING: City of Montgomery

SUBJECT: Request a text amendment to the Zoning Ordinance, Article VI, Section 10.4 (Travel Trailers); and Article VII, Sections 3 (Business Areas) and 4 (Industrial Districts) of the Code of Ordinances for the City of Montgomery, Alabama, be amended.

REMARKS: This text amendment is requesting to amend the business areas (B-2 and B-3) and industrial districts (M-1, M-2 and M-3) to allow travel trailer parks as a permitted use. Currently travel trailer parks are permitted in B-2 and B-3 districts on appeal, and are not permitted in M-1, M-2 or M-3. Requesting to also amend certain verbiage under Section 10.4 (Travel Trailers) as indicated on the following pages.

Red strikethrough – deleted

Blue highlight – added or moved

COMMENTS: _____

ACTION TAKEN: _____

3. Business Areas (continued)
(Ord. No. 31-73)

Individual Stores B-2
Highway Commercial B-3

<u>ITEM</u>	<u>DISTRICT</u>	
	<u>B-2</u>	<u>B-3</u>
Classes of business or services permitted	A, B, C & ■	A, B, C & ■
Classes of business or services permitted on appeal	D & G	D & G
Classes of business or services restricted	E & F	E & F
Minimum yard size:		
Front yard, in ft.	--*	30*
Rear yard, in ft.	--*	20
Maximum height:		
Feet	45	45
Stories	3	3
Maximum width of sidewalk, in feet	7	--
Maximum building area, percent of gross lot area	50%	30%
Off-street loading	(See Article VI-5)	
Off-street parking requirements:		
Parking spaces per each 200 sq. ft. of gross floor area	½	1 ¼
Prior approval of development plan	Required	Required

CLASS:

- “A” Stores selling food, general merchandise, apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices, banks, post offices, and similar services.
- “B” Automobile filling stations*, drive-in eating places, motels, automobile repair.
- “C” Any retail business or service not specifically restricted herein, places of amusement and assembly, hotels, and outdoor advertising structures.
- “D” Large dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically restricted herein; animal clinics, hospitals or kennels.
- “E” Coal yards, rag storing and baling.
- “F” Any industrial use not specifically permitted.
- “G” Travel trailer parks.

* Set-back requirements for pump islands at service stations located in B-2 Districts shall be at least 10 ft. from all property lines, and in the B-3 District they shall be at least 20 ft. from all property lines. No part of any sign or canopy shall be closer to the street property lines than 10 ft.

NOTE: Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.

4. Industrial Districts
(Ord. No. 31-73)

Light Industry M-1
Industrial Park M-2
General Industry M-3

ITEM	DISTRICT		
	M-1	M-2	M-3
Classes of industry, businesses or services permitted	A, D & B	A & C	A, B, C, D & E
Classes of industry, businesses or services permitted on appeal	B	C	E
Classes of industry, businesses or services restricted	E	B, D & E	--
Minimum yard size:			
Front yard, in ft.	20	30	--
Rear yard, in ft.	--	30	--
Side yard, in ft.	--	30	--
Street Side yard, in ft.	20	20	--
Maximum building height in ft.	50	50	150
Maximum building area, percent of gross lot area	50%	50%	50%
Off-street loading		(See Article VI-5)	
Off-street parking requirements:			
Parking spaces per each work	1/2	1/2	1/2
Parking spaces per each company garaged vehicle	1	1	1
Prior approval of development plan	Required	Required	Required

CLASS:

- “A” Light industrial operations not obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; and including the following types of businesses or industry: ice cream plants and creameries; cold storage plants, ice plants, bottling and central distribution plants; baking plants; textile mills; dyeing plants; warehouses; large dry cleaners and laundries; trucking terminals and similar types; quarters for a watchman.
- “B” Animal clinic, hospital or kennels; coal yard; lumber yard or mill; auto wrecking; gasoline, oil, gas, or alcohol storage above ground in excess of 500 gallons; grist or flour mill; scrap paper, rag storage or baling conducted entirely within a structure.
- “C” Any industrial or industrial service use, except those which in the opinion of the Building Inspector would cause noise, smoke, gas, vibration, fumes, dust, or other objectionable conditions which affect a considerable portion of the City.
- “D” Any use permitted in a B-2 district.
- “E” Slaughter house; stockyard; bag cleaning; central mixing plant for cement, mortar, plaster, or paving material curing; tanning or storage of hides; distillation of bones, coal, tar, or woods; fat rendering; forge plant; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, candles, disinfectants, dyestuffs, fertilizers, illuminating or heating gas including storage, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and auto salvage yards.

F” Travel trailer parks.

No part of any sign shall be closer to the street property lines than 10 ft. and shall not exceed 45 ft. in height.

NOTE: Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming. (Applies to M-1 and M-3 Districts only).

10.4 Travel Trailers (Ord. No. 31-73)

The following regulations shall apply to travel trailer parks wherever they may be permitted:

General Requirements:

- a. Each travel trailer park shall have direct access to a numbered state or federal highway; or be near an interchange of an interstate highway.
- ~~b. Spaces shall be rented by the day or week only. DELETE (not enforceable, cannot regulate)~~
- c. Lots in mobile dwelling parks may not be used for travel trailers.

Development Standards:

- a. The travel trailer park shall consist of not less than ten (10) contiguous acres of land.
- b. The maximum density of travel trailer parks shall not exceed fifteen (15) sites per acre of usable land, not including land set aside for open space, as defined by this Ordinance; buffer strips or street right-of-way.
- c. Streets in travel trailer parks will be private and properly stabilized. **If a travel trailer park development includes existing public streets, they are not required to be vacated to make them private.** Private streets may be paved as follows:

One-way vehicular travel - 12 ft. Two-way vehicular travel - 20 ft.
- d. There must be a landscaped buffer strip of not less than fifty (50) ft. in depth along major streets abutting a travel trailer park, and landscaped buffer strips not less than twenty-five (25) ft. in depth along the other boundaries of the park.
- e. Each travel trailer site shall contain a stabilized vehicular parking pad composed of shell, marl, paving or other suitable material.
- f. Each travel trailer park shall provide land for open space. The required open space shall equal not less than ten (10) percent of the gross land area of the park. Such required open space shall not be used for parking or for accessory structures, but may be used for recreational uses.
- g. Sanitary facilities for travel trailer parks shall be in compliance with requirements of the State of Alabama and the County Health Department.
- h. No part of a travel trailer placed on a site shall be closer than ten (10) feet to any part of any other travel trailer. No permanent external apparatuses such as carports, cabanas, or patios may be attached to a travel trailer, and the removal of wheels and the placement of the unit on a permanent foundation is restricted.
- ~~i. Sites may be occupied by travel trailers not exceeding eight (8) feet in width and thirty-six (36) feet in length. DELETE (old standards and not enforceable or required anymore because of the variety of sizes of recreational vehicles)~~
- ~~j. The Board of Adjustment shall not receive applications for special exceptions or variances involving travel trailer parks until such application has been first submitted to the Planning Commission for its review and recommendation. Such application shall be accompanied by information required for mobile dwelling parks, as stated in Article VI of this Ordinance. DELETE (this no longer applies)~~
- k. After all required improvements have been completed for a park, or an approved construction unit of a park, the Building Department shall certify the completed sites as approved for occupancy. Until a site is approved for occupancy, no travel trailer shall be placed thereon.