

A G E N D A

Montgomery City Planning Commission

February 13, 2003 – 5:00 p.m.

City Council Chambers

City Hall, Room 142

PLANNING COMMISSION MEMBERS

Mr. Carl Head, Chairman

Mr. Andre Bolding, Vice-Chairman

Dr. Gene Brown

Ms. Charlene Cook

Mr. Joe Curtis

Mr. Bill Lamar

Mr. Tommie Miller

Mrs. Ida Jean Watkins

Mr. Ken Upchurch

PLANNING CONTROLS DIVISION

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II. EXECUTIVE SECRETARY'S REPORT

III. APPROVAL OF MINUTES FROM THE JANUARY 23, 2003 MEETING

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**THE NEXT PLANNING COMMISSION MEETING IS FEBRUARY
27, 2003**

1. 7585 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Foy Tatum

SUBJECT: Request final approval of Taylor Lakes Preliminary located on the west side of Taylor Road, approximately 1,000 ft. north of Troy Highway in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 326 residential lots. There are several new streets proposed in this preliminary plat. The main street providing entrance into the subdivision is a 100 ft. ROW. There is a 50 ft. vegetative buffer along Taylor Road. There is also a 30 ft. wide vegetative buffer around this subdivision. There is a 30 ft. wide beautification that runs along both sides of the proposed 100 ft. ROW. There are 158 lots to be developed under R-85 guidelines with 85 ft. wide lots, 35 ft. front setbacks, 30 ft. rear setbacks and 10 ft. side yards. There are 168 lots to be development under R-75-s guidelines with 75 ft. wide lots, 30 ft. front setbacks, 30 ft. rear setbacks and 10 ft. side yards. A master plan for the Planned Unit Development has been submitted and will be heard February 13, 2003. The Planning Commission approved PUD zoning at the September 12, 2002 meeting and the City Council approved the zoning at the November 5, 2002 meeting. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Cannot make comments until construction plans have been submitted and reviewed.

TRAFFIC ENGINEERING: Provide set of construction plans for approval. Plat must meet all guidelines of AL 110 corridor study as developed by Skipper & Associates.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Please submit a full set of utility plans. How will you connect to our water and sewer? Please provide a 20' water easement along Taylor Road. Please add note: "Easements for sanitary sewers and water mains, if not previously dedicated, are hereby dedicated to The Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewers and water lines and their appurtenances. No permanent structure may be erected over any part of these easement".

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

2. DP-016-2003 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Foy Tatum

SUBJECT: Request approval of a master plan for Taylor Lakes located on the west side of Taylor Road, approximately 1,000 ft. north of Troy Highway in a PUD (Planned Unit Development) Zoning District.

REMARKS: This master plan has residential, commercial and office lots. There are several new streets proposed in this master plan. The main street providing entrance into the development is a 100 ft. ROW. There is a 50 ft. vegetative buffer along Taylor Road. There is also a 30 ft. wide vegetative buffer around this subdivision. There is a 30 ft. wide beautification that runs along both sides of the proposed 100 ft. ROW. There will be 4 acres of commercial lots (B-2 guidelines proposed) on the south end of the subdivision fronting along Taylor Road. Access to these lots will be provided by an access road off Taylor Road. There will be 10.9 acres of office lots (O-1 guidelines proposed) to the west of the commercial development. There are a total of 326 residential lots. There are 158 lots to be developed under R-85 guidelines with 85 ft. wide lots, 35 ft. front setbacks, 30 ft. rear setbacks and 10 ft. side yards. There are 168 lots to be development under R-75-s guidelines with 75 ft. wide lots, 30 ft. front setbacks, 30 ft. rear setbacks and 10 ft. side yards. A preliminary plat has been submitted and will be heard February 13, 2003. The Planning Commission approved PUD zoning at the September 12, 2002 meeting and the City Council approved the zoning at the November 5, 2002 meeting.

COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Please submit a set of construction plans.

TRAFFIC ENGINEERING: Provide construction plans. Must meet all guidelines of AL 110 corridor study.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Please submit a full set of utility plans.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

3. DP-001-2000 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Grove Park

SUBJECT: Request development plan approval for a 166.6 acre parcel of land located on the west side of Young Meadows Road, approximately 1,400 ft. south of Vaughn Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a senior retirement village to include patio homes, single family dwellings, quadraplexes, duplexes, and townhouses. Also proposed is independent living, skilled nursing, assisted living, medical park and condominium offices. This is a 166.6 acre tract of land. Young Meadows Road has been slightly realigned to the south.

<u>Parcel</u>	<u>Acres</u>	<u>Development</u>	<u>Lots</u>
1	31.0	70 ft. Patio Garden Homes	55
		60 ft. “ “ (w/ rear drives)	25
2	13.4	50 ft. “ “	44
3	8.0	60 ft. “ “	16
		50 ft. “ “ (w/ rear drives)	16
4	20.7	60 ft. “ “	30
		50 ft. “ “ (w/ rear drives)	44
5	29.3	50 ft. “ “ (w/ rear drives)	117
6	6.9	Quadraplex – 11 lots	11
7	14.8	Townhouses	77
8	14.8	Duplex – 12 lots	12
		Quadraplex – 10 lots	10
9	2.9	Neighborhood commercial & office	
10	12.0	Independent Living Facility	
10a	2.9	Duplex – 8 lots	8
11	2.9	Skilled nursing	
12	3.9	Assisted living	
13	9.7	Neighborhood commercial & office	
14	2.0	Condominium offices	
15	1.9	Townhouses	10

COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Development plan subject to street approval.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: Revised site plan to be submitted indicating the location of existing and/or proposed water mains, valves, fire hydrants, fire sprinkler lead-ins and accesses.

WATER AND SEWER: Submit utility plans for approval. Submit revised water and sewer overalls for approval.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

4. DP-013-2003 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Mobis USA

SUBJECT: Request development plan approval for a new building to be located on the east side of Mitchell Young Road, approximately 7,000 ft. north of U.S. Highway 80 in a M-1 (Light Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 307,000 sq. ft. building. There are 281 paved parking spaces provided onsite. There are four (4) proposed access drives to Mitchell Young Road. A plat and landscape plan will be required. All applicable requirements will be met.

COUNCIL DISTRICT: Police Jurisdiction

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Provide drainage plan. Provide the attached notes on plans. Contact County Engineering 832-1315. Mitchell Young Road is County Engineering. Provide NPDES permit.

TRAFFIC ENGINEERING: Provide a copy of Montgomery County Engineering permit. Only 2 driveways per street is allowed. Show all widening measurements & striping. Provide a paving typical.

FIRE DEPARTMENT: Revised site plan to be submitted indicating the location of existing and/or proposed water mains, valves, fire hydrants, and fire sprinkler lead-ins.

WATER AND SEWER: Please submit a utility plan showing all new services required. Also fill out and return enclosed backflow form as we cannot approve plans until we receive it back.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

5. 7587 **PRESENTED BY:** Harry Anderson

REPRESENTING: Same

SUBJECT: Request final approval of Highland Garden Resub Plat No. 1-A located on the south side of Gibson Street, 150 ft. west of Cabot Street in a R-65-d (Residential) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for residential use. Lot C-1 (6,389.14 sq. ft.) has 68.44 ft. of frontage along Gibson Street (50 ft. ROW) and a depth of 93.48 ft. Lot C-2 (6,363.42 sq. ft.) has 68.44 ft. of frontage along Gibson Street and a depth of 92.75 ft. These lots will be substandard in area. The R-65-d zoning district requires 8,400 sq. ft. per lot. Lot C-1 is 2,010.86 sq. ft. less than the required area and Lot C-2 is 2,036.58 sq. ft. less than the required area. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the area of the lot.

COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections if used for residential purposes only.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

6. DP-011-2003 **PRESENTED BY:** George W. Edmondson

REPRESENTING: Bakery Adult Day Care

SUBJECT: Request development plan approval for a new building to be located at 980 East South Boulevard in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 3,760 sq. ft. building. There is one (1) proposed access drive to Sunshine Drive and 15 paved parking spaces provided onsite. A landscape plan and a replat will be required. All applicable requirements will be met.

COUNCIL DISTRICT: 5

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Provide drainage plan. Provide the attached notes and details on plans. Label turnout radii as 25 ft. Because property is located within the 100 year flood hazard area, a recorded hold harmless agreement and an elevation certificate certifying that the finished floor is 2 ft. above the base flood elevation of 191.00 ft. is required. Finished floor must be 193.00 ft. Air condition units must be same elevation as finished floor elevation.

TRAFFIC ENGINEERING: Label driveway radii minimum 25 ft.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: Submit a set of utility plans.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

7. DP-015-2003 **PRESENTED BY:** Harry Davis

REPRESENTING: Capitol Building Products

SUBJECT: Request development plan approval for a new building to be located on a proposed street, approximately 550 ft. west of the Eastern Boulevard and approximately 1,500 ft. north of Plantation Way in a M-1 (Light Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 10,500 sq. ft. multi-tenant building. There is one (1) access drive to Rock Creek Parkway (proposed). There are 25 paved parking spaces provided onsite. A landscape plan will be required. A plat will be required. All applicable requirements will be met.

COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Development plan subject to street approval. Provide drainage plan. Provide the attached notes and details on plans. Label turning radii 25 ft.

TRAFFIC ENGINEERING: Label width of drive minimum 25 ft. and aisle space minimum 24 ft. Label driveway radii minimum 25 ft., maximum 45 ft. Provide a new set of road construction plans. Provide a completed copy of ALDOT permit. Show all lots access to new road or bypass. Show all new construction of decel lanes on the bypass.

FIRE DEPARTMENT: Revised site plan to be submitted indicating the location of existing and/or proposed water mains, valves, fire hydrants, fire sprinkler lead-ins and accesses. Fire hydrant to be located within 500 ft. of this building by vehicle access.

WATER AND SEWER: Please submit a utility plan showing all new services required. Also please fill out and return enclosed backflow form, as we cannot approve plans until we receive it back.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

8. DP-014-2003 **PRESENTED BY:** Earl Bush

REPRESENTING: Charles Robinson

SUBJECT: Request development plan approval for a new building to be located on a proposed street, approximately 223 ft. north of Vaughn Road and approximately 1,211 ft. west of Halcyon Boulevard in an O-1 (Office) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 7,030 sq. ft. multi-tenant building with a 150 sq. ft. canopy. There is one (1) access drive to Cross Land Loop (proposed). There are 38 paved parking spaces provided onsite. A landscape plan is on file and a plat has been submitted. All applicable requirements will be met.

COUNCIL DISTRICT: 9

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: Southside HC stall must have a 5 ft. island on the right side of HC stall and a HC sign.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: Please fill out and return enclosed backflow form, as we cannot approve plans until we receive it back.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

PLAT CONFIRMATIONS

C9. 7339 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Vaughn Road, LLC

SUBJECT: Request final approval of Deer Creek Pod C Plat No. 2 located on the north side of Deer Creek Crossing east of Ray Thorington Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 22 lots for residential use, extends Berrington Place (50 ft. ROW), and creates a new cul-de-sac. The lots have a minimum building line of 20 ft. and a typical lot size of 60 ft. x 140 ft. Berrington Place will be extended approximately 550 ft. to the west. The new cul-de-sac (50 ft. ROW) opens off the south side of Berrington Place and runs for 250 ft. This plat is in conformance with the Deer Creek Revised Master Plan approved by the Planning Commission on August 10, 2000. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Revised construction plan have been reviewed and approved by City Engineering. Details for final plat approval will be coordinated with project engineer.

TRAFFIC ENGINEERING: Developer must provide all required street name signs, streetlights, and traffic control devices.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Plat does not match with the plans submitted for C 2. This plat includes lots indicated as future in the project plans. Please coordinate the two. If plat is to be signed before field final, then construction security is required.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

C10. 7455 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Dempsey Boyd

SUBJECT: Request an extension of time for final approval of Boyd-Cooper Parkway Extension located at the west end of Boyd-Cooper Parkway, approximately 100 ft. south of I-85 in a B-2 (Commercial) Zoning District.

REMARKS: This plat will extend Boyd-Cooper Parkway (80 ft. ROW) west approximately 600 ft. to intersect with EastChase Parkway (100 ft. ROW). Also proposed is a 4.10 acre pond along the south side of Old Seaboard Coastline Railroad. The Planning Commission approved a street dedication plat for EastChase Parkway at the March 8, 2001 meeting. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district. The Planning Commission approved this plat at the January 10, 2002 meeting, however the plat was never recorded.

COUNCIL DISTRICT: 9

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Approval for plans that include this portion of the project and still being reviewed. Engineer originally responsible for the project left Engineering firm before plans were approved.

TRAFFIC ENGINEERING: Final plat will not be approved until the developer installs all required striping, street lighting, street name signs, and traffic control devices.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Please show all off-site easements including ones overlapping the Boyd-Cooper Parkway extension that are shown in the Boyd/Cooper Commercial Plat No. 1. Please add note: "All easements or rights-of-way, except utility, private drainage, . . ." the statement "sanitary sewer and water main access easements shown on the plat".

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

C11. 7448 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Alfa Builders, Inc.

SUBJECT: Request final approval of Wynbrook Plat No. 7 located at the north end of Valley Brook Lane, approximately 120 ft. north of Hobbie Brook Cove in R-75-s (Single-Family Residential), R-85 (Single-Family Residential) and R-100 (Single Family Residential) Zoning Districts.

REMARKS: This plat creates 50 lots for residential use, three new streets, and extends Valley Brook Lane (54 ft. ROW) 500 ft. This part is a part of the Wynbrook North Overall Preliminary. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district. The Planning Commission has approved an access road which will tie into Plantation Way.

COUNCIL DISTRICT: 1

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Construction plans are currently under review. Comments will be provided when review is completed.

TRAFFIC ENGINEERING: Plat approval subject to construction plan approval. Developer must provide all required street lights, street name signs, and traffic control devices.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Please move 10' water easement to the north side of "Street D". Please add note: "Easements for sanitary sewers and water mains, if not previously dedicated, are hereby dedicated to The Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewers and water lines and their appurtenances. No permanent structure may be erected over any part of these easement".

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

C12. 7586 **PRESENTED BY:** Larry Speaks & Associates

REPRESENTING: Hinson Properties, L.L.C.

SUBJECT: Request final approval of Hinson Plat No. 1 located on the south side of Day Street and the west side of Air Base Boulevard in M-1 (Light Industrial) and M-3 (General) Zoning Districts.

REMARKS: This plat replates two (2) lots. Lot 1 (2.13 acres) has frontage along Day Street (ROW varies). Lot 2 (5.21 acres) has frontage along Air Base Boulevard (ROW varies). The north property line of Lot 2 has been moved north 53.51 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT: Note ownership and maintenance responsibility for 20' access easement. Provide ROW for Day Street and Air Base Boulevard at property corners.

TRAFFIC ENGINEERING: Approval of plat subject to approval of development plan.

FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Need to provide legal description/sketch for abandoning existing 15' & 25' w/s easement on Halstead 2A. Call to discuss.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer available.

COMMENTS: _____

ACTION TAKEN: _____

DEVELOPMENT PLAN CONFIRMATIONS

- C13. DP-012-2003 Request development plan approval for a new building to be located at 324 St. Lukes Drive in an O-1 (Office) Zoning District.
- C14. DP-076-2002 Request development plan approval for a new building to be located at the northwest corner of the Eastern Boulevard and Haskell Drive in a B-3 (Commercial) Zoning District. (Woodmere Place)
- C15. DP-108-1994 Request development plan approval for a new building to be located at 312 Air Base Boulevard in a M-1 (Light Industrial) Zoning District.