

# Planning Commission Agenda

March 26, 2015

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Crews Reaves, Chairperson

Greg Calhoun, Vice-Chairperson

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

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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 February 26, 2015 meeting

**March 26, 2015**

<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-2015-003	ECE Survey & Design	Lower Wetumpka Rd.	Rezoning	1
2.	RZ-2015-005	Knox Partners, LLC	South Perry Street	Rezoning	2
3.	RZ-2015-004	Larry E. Speaks & Assoc.	Anderson Road	Rezoning	3
4.	DP-1989-082	“ “	Cong WL Dickinson Dr.	DP	4
5.	8736	Denham Land Surveyors	Eastern Boulevard	Plat	5
6.	DP-2015-009	Pan American Engineering	Eastern Boulevard	DP	6
7.	DP-2015-006	Perry Engineering	North Eastern Blvd.	DP	7
8.	DP-1986-101	DLM Arhitect	Sixth Street	DP	8
9.	DP-1990-080	“ “	Atlanta Highway	DP	9
10.	DP-1987-006	Donofro Architects	Kershaw Street	DP	10
11.	8735	Tuskegee Land Surveyors	West Fleming Road	Plat	11
12.	DP-2015-011	Gonzalez-Strength & Assoc.	Vaughn Road	DP	12
13.	8714	Pilgreen Engineering	Atlanta Highway	Plat	13
14.	DP-2015-007	“ “	Chantilly Parkway	DP	14
15.	8734	Goodwyn, Mills & Cawood	EastChase Parkway	Plat	15
16.	DP-2015-008	“ “	EastChase Parkway	DP	16
17.	8737	“ “	Edinburgh Drive	Plat	17
18.	DP-2006-064	“ “	Young Meadows Road	Revised Master Plan	18

***The next Planning Commission meeting is on  
April 23, 2015***

1. RZ-2015-003 **PRESENTED BY:** ECE Survey & Design

**REPRESENTING:** Grady Hicks, Thomas David Woodruff, Gene Eaves

**SUBJECT:** Request to rezone eight (8) parcels of land containing 112 acres located on the northeast corner of Lower Wetumpka Road and Franson Road from an R-50 (Single-Family Residential) Zoning District to an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** The adjacent property has R-50 (Single-Family Residential) zoning to the north, east, and west, and AGR-1 (Residential Agriculture) zoning to the south. The intended use for this property if rezoned is to continue the residential use. The Land Use Plan recommends agricultural use and indicates flood plain area.

*This request was delayed by the petitioner at the February 26, 2015 meeting, to meet with the neighbors.*

**COUNCIL DISTRICT:** Police Jurisdiction

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

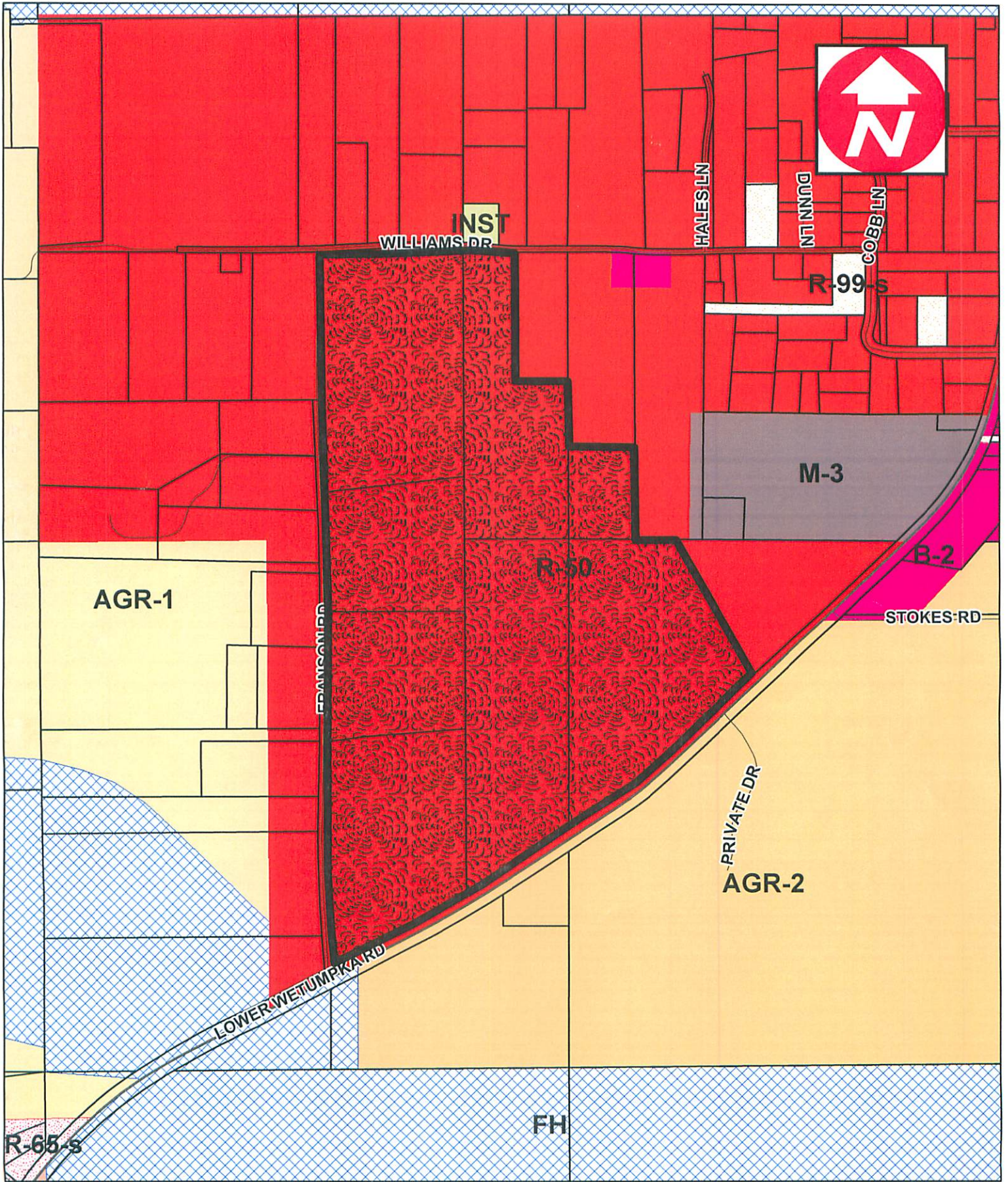
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection. Sanitary sewer not available.

**COUNTY HEALTH DEPARTMENT:** Public sewer not available.

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

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



REZONING REQUEST

SUBJECT PROPERTY

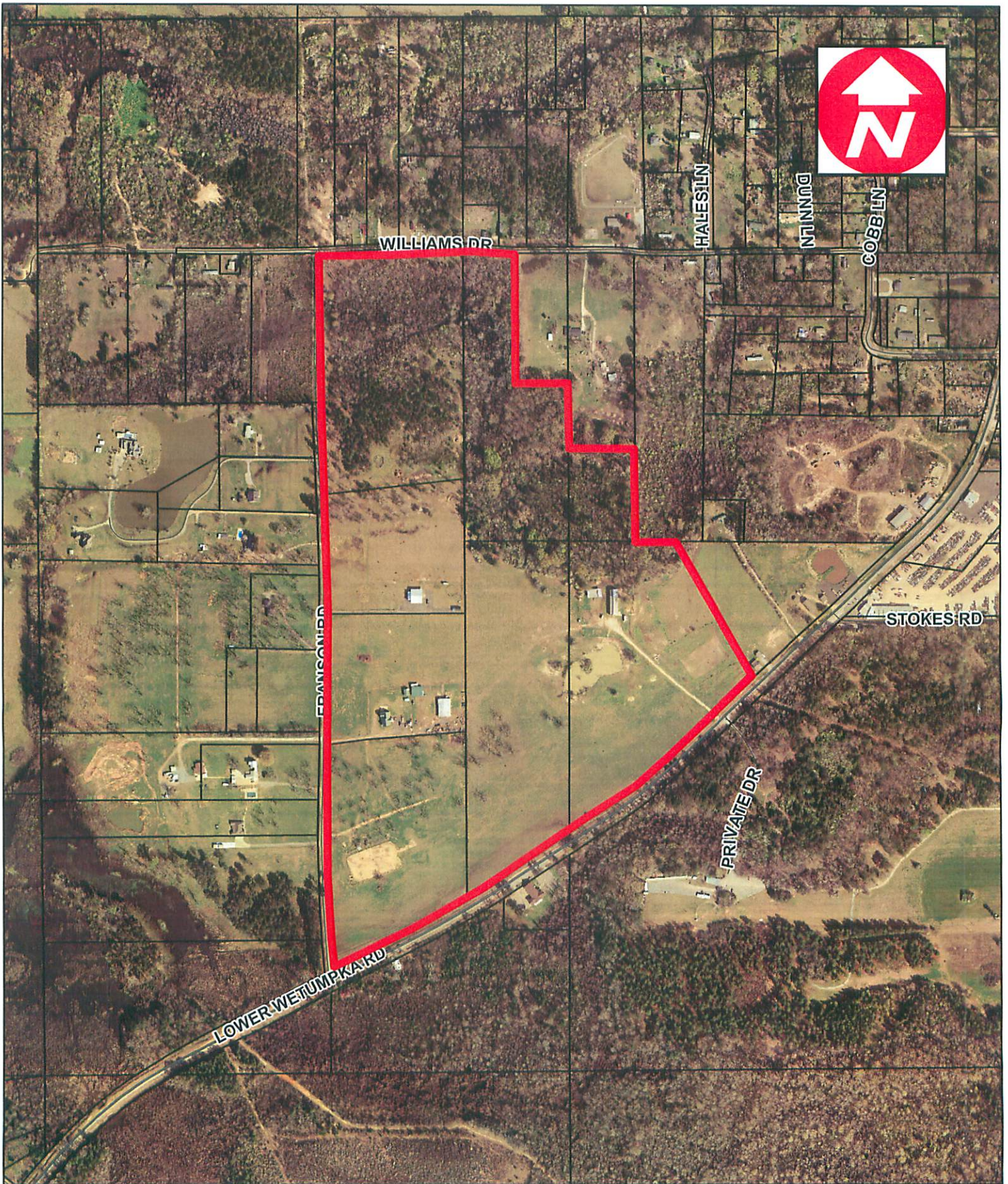


FILE NO. RZ-2015-003

1 inch = 600 feet

FROM R-50 TO AGR-1

ITEM NO. 1A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2015-003

1 inch = 600 feet

FROM R-50 TO AGR-1

ITEM NO. 1B

2. RZ-2015-005 **PRESENTED BY:** Knox Partners, LLC

**REPRESENTING:** Knox Partners, LLC and First Baptist Church

**SUBJECT:** Request to rezone two (2) lots located at 403 and 419 South Perry Street from T4-R (General Urban Zone-Restricted) and T4-O (General Urban Zone-Open) Zoning District to a T5 (Urban Center) Zoning District.

**REMARKS:** The adjacent property has T5 (Urban Center) zoning to the north, T4-R (General Urban Zone-Restricted) zoning to the south, and T4-O (General Urban Zone-Open) zoning to the east and west. The intended use for the property located at 403 South Perry Street is to continue to use it as a parking lot for the church and the intended use for 419 South Perry Street is to use it as an event/conference center if rezoned. The Land Use Plan recommends mixed office and commercial use.

**COUNCIL DISTRICT:** 3

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

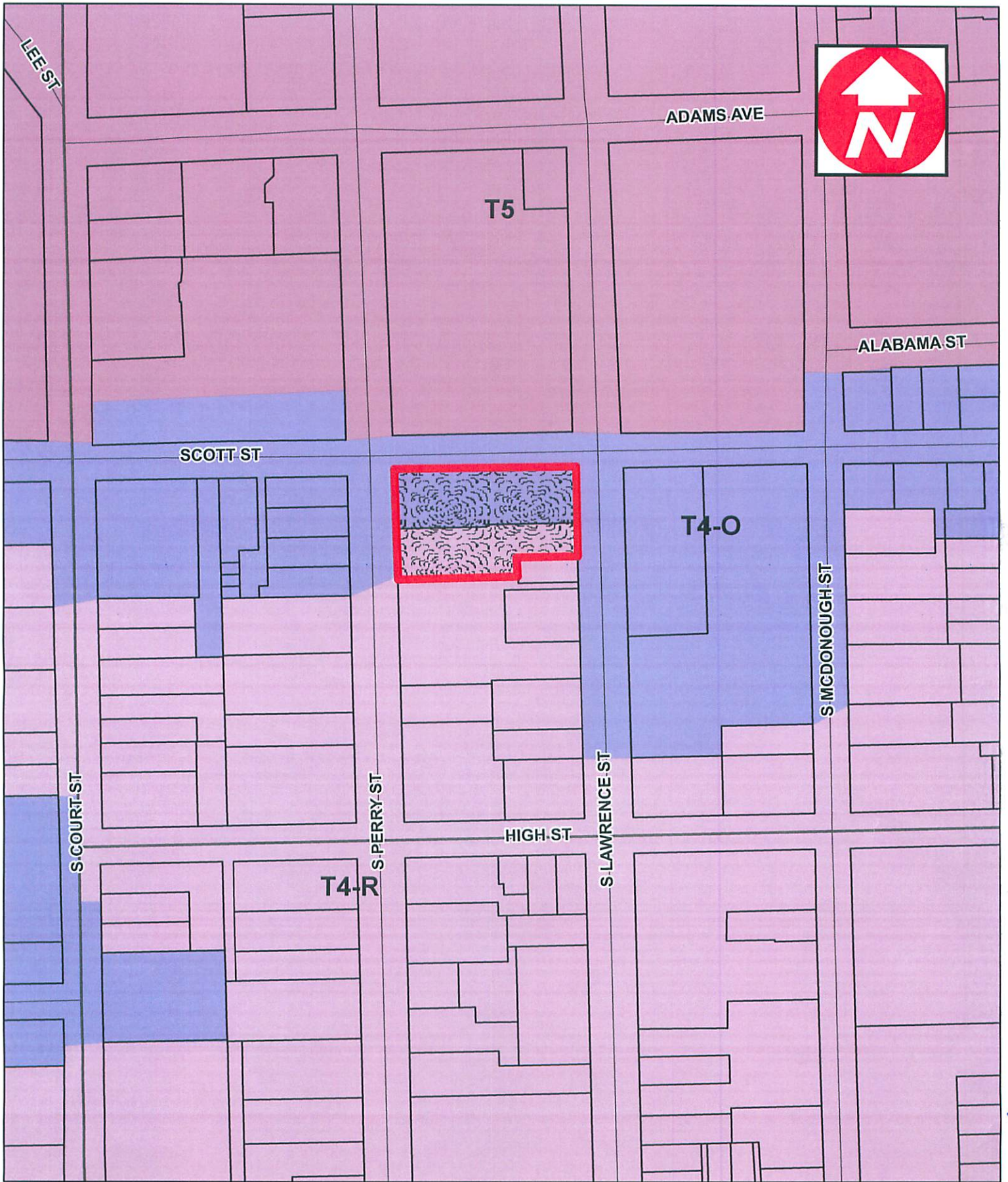
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**REZONING REQUEST**

1 inch = 200 feet

SUBJECT PROPERTY



FROM T4-R & T4-O TO T5

FILE NO. R2-2015-005

ITEM NO. 2A



SITE 

1 inch = 60 feet  
Item 2B

3. RZ-2015-004 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Alexander Sealcoating & Paving

**SUBJECT:** Request to rezone 25.01 acres located on the north side of Anderson Road, approximately 3,000 ft. east of Brooks Road, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The property is surrounded by AGR-1 (Residential Agriculture) zoning. The intended use for this property if rezoned is to continue to use the property for office and storage facility for Alexander Sealcoating & Paving, and to construct an additional storage building. The Land Use Plan Update indicates flood plain area.

**COUNCIL DISTRICT:** Police Jurisdiction

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

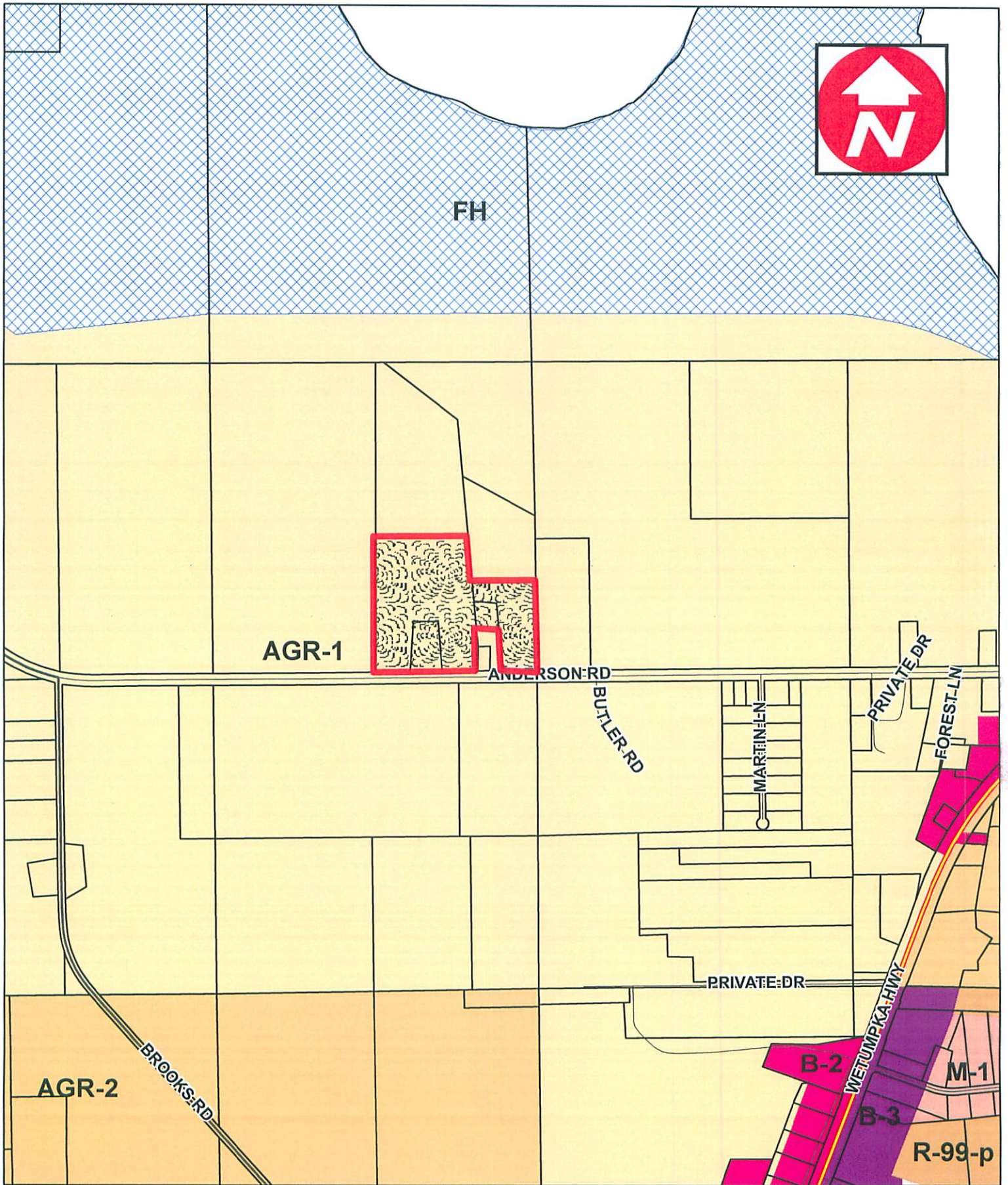
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** 6" waterline in Anderson Road right-of-way. Sanitary sewer not available.

**COUNTY HEALTH DEPARTMENT:** Public sewer not available.

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

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



**REZONING REQUEST**

**SUBJECT PROPERTY** [REDACTED]

**FILE NO.** RZ-2015-004

1 inch = 1,000 feet

**FROM** AGR-1 **TO** M-1

**ITEM NO.** 3A

# REZONING LEGAL DESCRIPTION FOR 25.01 ACRES MORE OR LESS

**AMA, L.L.C.**  
**LOCATED IN THE SE 1/4 OF THE NE 1/4**  
**OF SECTION 14**  
**T-17-N, R-18-E**  
**MONTGOMERY COUNTY, ALABAMA**

STATE OF ALABAMA  
 MONTGOMERY COUNTY

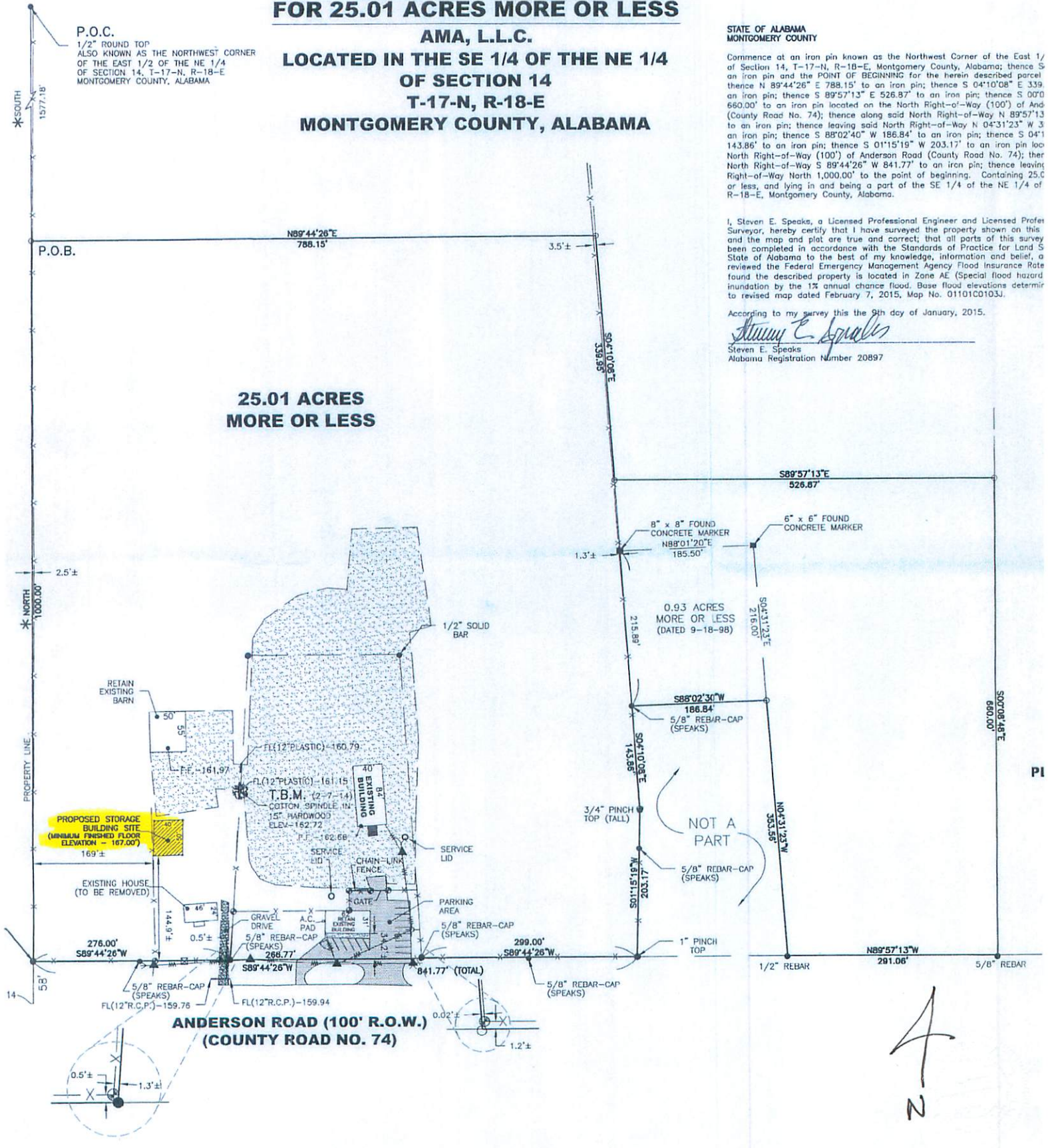
Commence at an iron pin known as the Northwest Corner of the East 1/4 of Section 14, T-17-N, R-18-E, Montgomery County, Alabama; thence S on an iron pin and the POINT OF BEGINNING for the herein described parcel thence N 89°44'26" E 788.15' to an iron pin; thence S 04°10'08" E 339.66' to an iron pin; thence S 89°57'13" E 526.87' to an iron pin; thence S 00°0'0" to an iron pin located on the North Right-of-Way (100') of Anderson Road (County Road No. 74); thence along said North Right-of-Way (100') of Anderson Road (County Road No. 74) to an iron pin; thence S 88°02'40" W 186.84' to an iron pin; thence S 04°143.86' to an iron pin; thence S 01°15'19" W 203.17' to an iron pin located North Right-of-Way (100') of Anderson Road (County Road No. 74); thence North Right-of-Way (100') of Anderson Road (County Road No. 74); thence leaving Right-of-Way North 1,000.00' to the point of beginning. Containing 25.01 acres or less, and lying in and being a part of the SE 1/4 of the NE 1/4 of R-18-E, Montgomery County, Alabama.

I, Steven E. Speaks, a Licensed Professional Engineer and Licensed Professional Surveyor, hereby certify that I have surveyed the property shown on this and the map and plot are true and correct; that all parts of this survey have been completed in accordance with the Standards of Practice for Land Surveyors of Alabama to the best of my knowledge, information and belief, a review of the Federal Emergency Management Agency Flood Insurance Rate Map for the described property is located in Zone AE (Special Flood Hazard Inundation by the 1% annual chance flood. Base flood elevations determined to revised map dated February 7, 2015, Map No. 01101C01033.

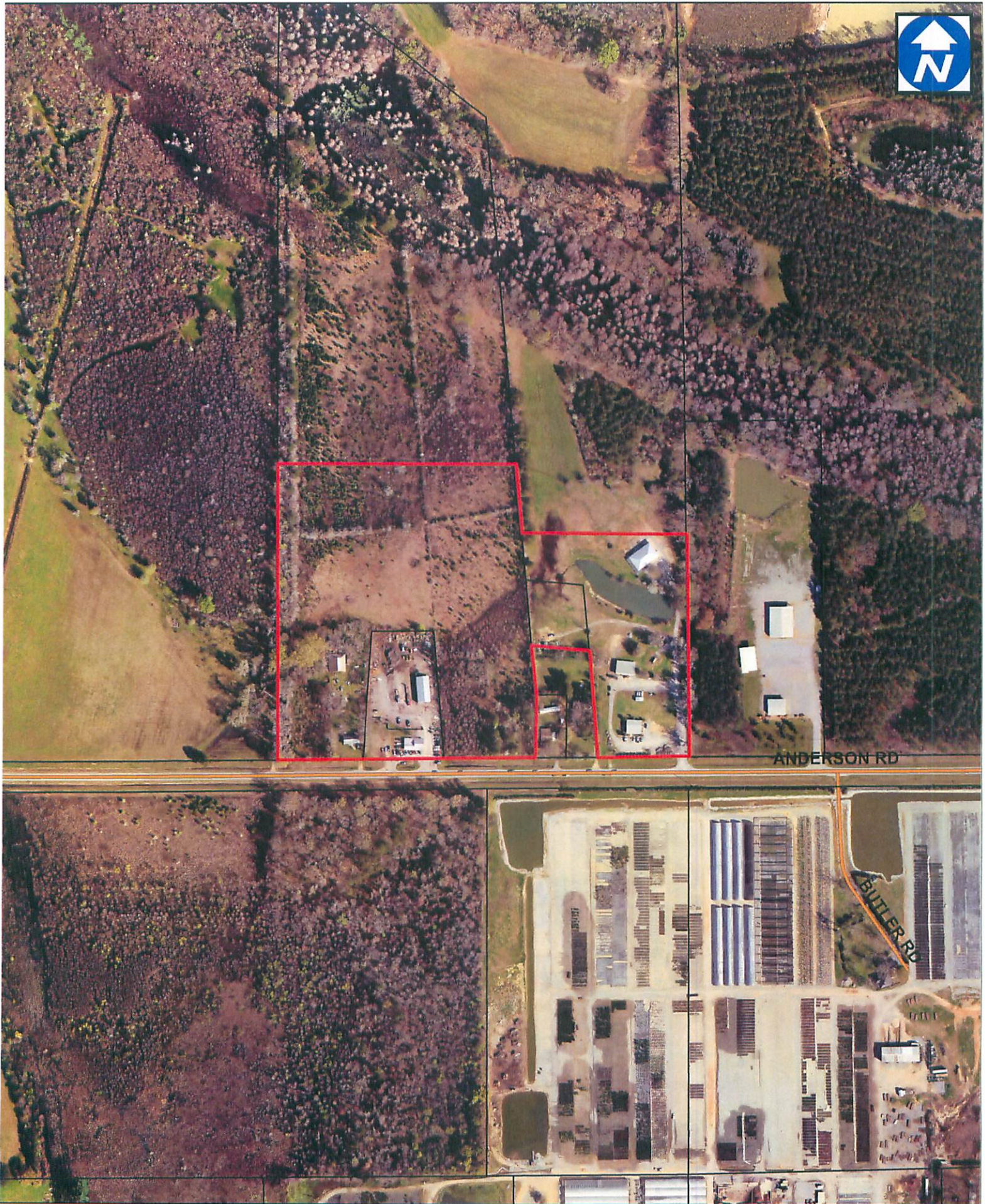
According to my survey this the 9th day of January, 2015.

*Steven E. Speaks*  
 Steven E. Speaks  
 Alabama Registration Number 20897

**25.01 ACRES  
 MORE OR LESS**



3B



ANDERSON RD

BULLER RD

SITE 

1 inch = 400 feet

Item 30

4. DP-1989-082 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Guardian Credit Union

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1789 Cong. W. L. Dickinson Drive in B-3 (Commercial) and an M-1 (Light Industrial) Zoning Districts.

**REMARKS:** The petitioner has submitted plans to construct a new 14,000 sq. ft. building, which will have one (1) access drive to Newell Parkway. The new building will have 56 paved parking spaces. There are 68 existing parking spaces onsite for the existing building, with 45 new parking spaces proposed, for a total of 169 parking spaces for the entire site. All applicable requirements will be met.

**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:** Provide grading permit, drainage plan with NPDES permit, CBMP, concrete turnout on plans and that turnouts to be concrete.

**TRAFFIC ENGINEERING:** The 16 ft. aisle space on the backside of building must be 20 ft. wide minimum.

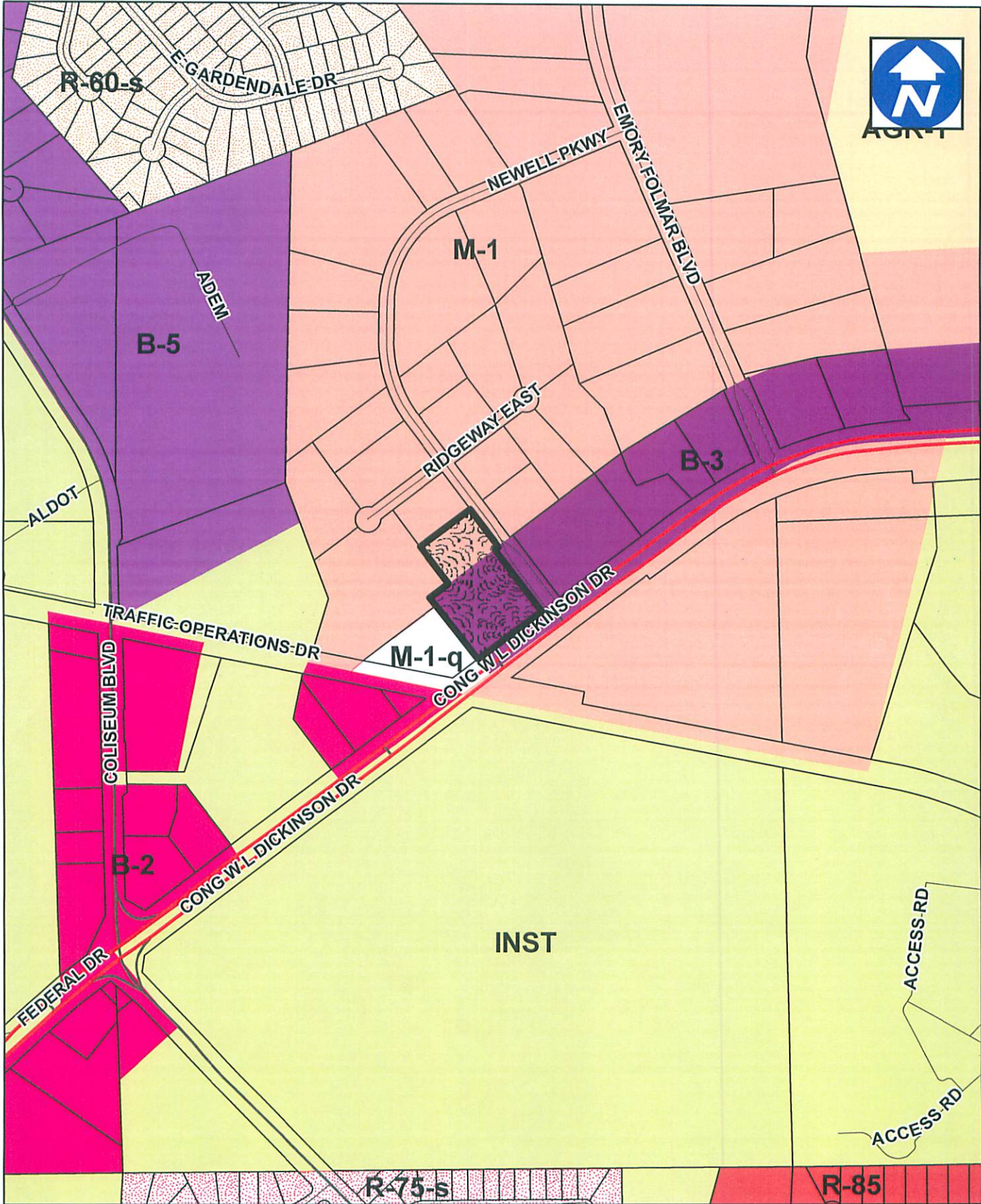
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** Show overhead utilities. Replace Carolina Silverbell with a canopy tree except where it is within 25 ft. of overhead power. Specify trees 2" caliper or larger and shrubs 18" high.

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

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



**DEVELOPMENT SITE**

1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 4A

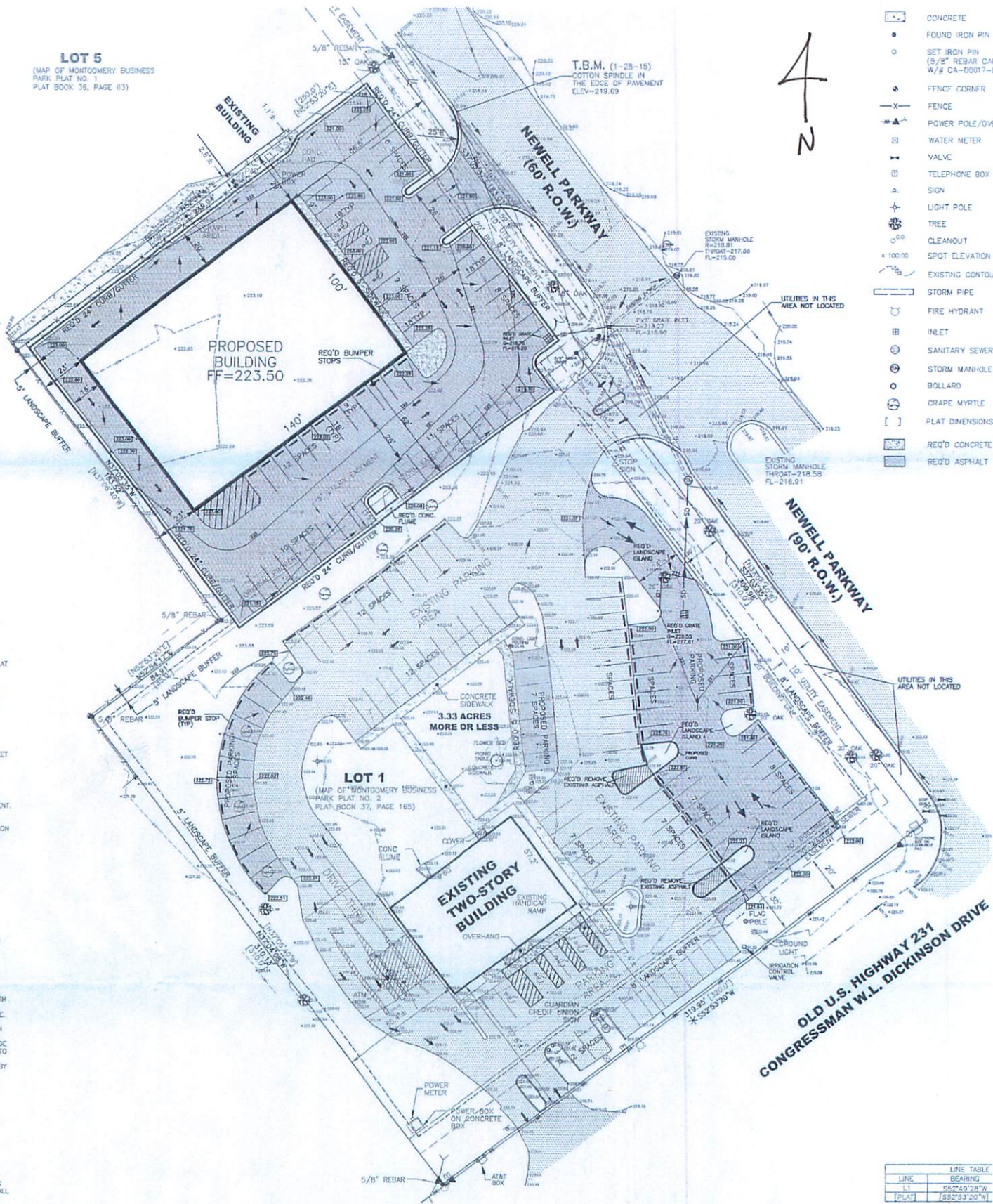
**LOT 5**  
 (MAP OF MONTGOMERY BUSINESS  
 PARK PLAT NO. 1  
 PLAT BOOK 35, PAGE 63)

T.B.M. (1-28-15)  
 COTTON SPINDLE IN  
 THE EDGE OF PAVEMENT  
 ELEV.=219.69



3179.92 (3200')  
 X=552.63' 70' W

- MONTGOMERY  
 PLAN NOTES**
- 1. INS WITHIN RIGHT-OF-WAY CITY ENGINEERING INSPECTOR AT
  - 2. STIONS MADE WITHIN CITY MUST BE BORED UNLESS INED BY CITY MAINTENANCE (2880). AN APPROVAL LETTER WILL BE REQUIRED BEFORE CAN BE APPROVED BY
  - 3. REQUIRE A CITY STANDARD NO 50 FOOT LONG, FULL STREET STRAY.
  - 4. CUTS CONTACT GAIL MAINTENANCE AT 241-2880.
  - 5. WATER INCLUDING ROOF ROW OR TO DRAINAGE EASEMENT.
  - 6. RESPONSIBLE FOR INSTALLING ADEQUATE EROSION/SEDIMENTATION ALL PHASES OF CONSTRUCTION.
  - 7. RESPONSIBLE FOR KEEPING 3/4 CITY STREETS AND ROW. (RED DAILY).
  - 8. RESPONSIBLE FOR THE SIDEWALK AND/OR CURB AND SURFING CONSTRUCTION.
  - 9. REVISIONS MADE TO SITE (LIMITED FOR APPROVAL).
  - 10. I THAT ARE DISTURBED SHALL BE REPLACED WITH CONCRETE, WHICHEVER (WHICH) DEEMS NECESSARY.
  - 11. E INLETS TO "S" TYPE
  - 12. ITS CURBS ADJACENT TO THE (S) BE REMOVED AND REPLACED WITH CURB AND OUTER. THE NEW MATCH THE EXISTING CURB LINE (EXT) TO THE PROPOSED CURB (BE) SAW CUT THE FULL DEPTH (Q) PROVIDE A CLEAN EDGE. (LT) BE TORRY OR A ROUGH (ED) TRACTOR SHALL BE REQUIRED TO STREET WITH AT HIS OWN (TERMINATION) SHALL BE MADE BY (ING) DEPARTMENT.
  - 13. RAMPS AT ALL SIDEWALK (RESECTION).
  - 14. (R) IMPROVEMENTS SHALL (ATIONS) OF THE MONTGOMERY (ANITARY SEWER) BOARD.
  - 15. (AP) ALL D.I. PIPE.
  - 16. (REQUIRED) AT ALL TIMES (ANITARY SEWER) MAINS.
  - 17. (AND) SANITARY SEWER (APPED) WITH WATER SERVICES (E) MAIN. THIS SHALL INCLUDE ALL (WH) ON EXISTING SURVEY.
  - 18. (BE) PLANTED IN (SEWER) EASEMENTS.
  - 19. (G) CONSTRUCTION. (NTRACTOR'S) RESPONSIBILITY TO (INES) LOCATED. THE (UTMOST) (ON) TO PREVENT DAMAGE TO THE (VICES) ALL DAMAGE TO EXISTING (REPLACED) IN KIND AT THE (ONS). (ALASKA) (ING) LOCATION (30-292-8525)



- CONCRETE
- FOUND IRON PIN
- SET IRON PIN (5/8" REBAR CM W/# CA-00017-1)
- FFNCF CORNER
- FENCE
- POWER POLE/OVE
- WATER METER
- VALVE
- TELEPHONE BOX
- SIGN
- LIGHT POLE
- TREE
- CLEANOUT
- SPOT ELEVATION
- EXISTING CONTOUR
- STORM PIPE
- FIRE HYDRANT
- INLET
- SANITARY SEWER
- STORM MANHOLE
- BOLLARD
- GRAPE MYRTLE
- PLAT DIMENSIONS
- REQ'D CONCRETE
- REQ'D ASPHALT

LINE	BEARING
L1	S67°49'28"W
(PLAT)	(S52°53'20"W)

NOTE: ELEVATIONS ESTABLISHED BY GPS  
 AL 60 ADOT 8 DIVISION CORRS STATION  
 NAD 83, MONTGOMERY COUNTY.

**4B**  
 SURVEY DATE:  
 DRAWING DATE:



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 8736 **PRESENTED BY:** Denham Land Surveyors

**REPRESENTING:** Murphy Oil USA

**SUBJECT:** Request final approval of Montgomery Commons Plat No. 1A located 250 ft. off the south side of Eastern Boulevard, approximately 500 ft. west of Calmar Drive, in B-2 (Commercial) and M-1 (Light Industrial) Zoning Districts.

**REMARKS:** This plat replats one (1) lot into two (2) lots for commercial use. Lot 1A is the site of the existing Wal-Mart Supercenter and has access from the joint access drive which runs off Eastern Boulevard. Lot 1B has access from Eastern Boulevard off the joint access drive. The lot is 170 x 208 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:** Show all existing easements on plat.

**TRAFFIC ENGINEERING:** No objection.

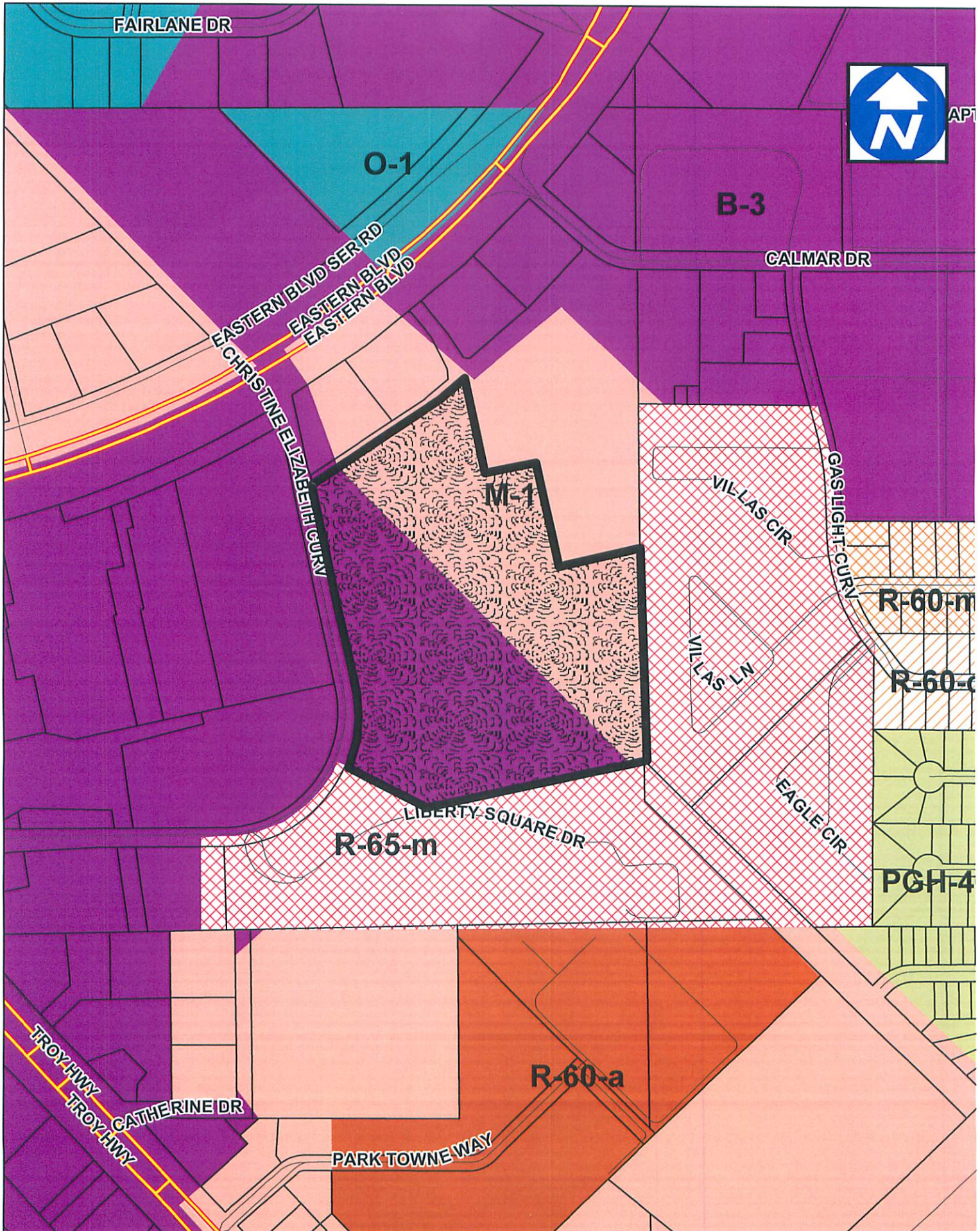
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Show existing water and sewer easements.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



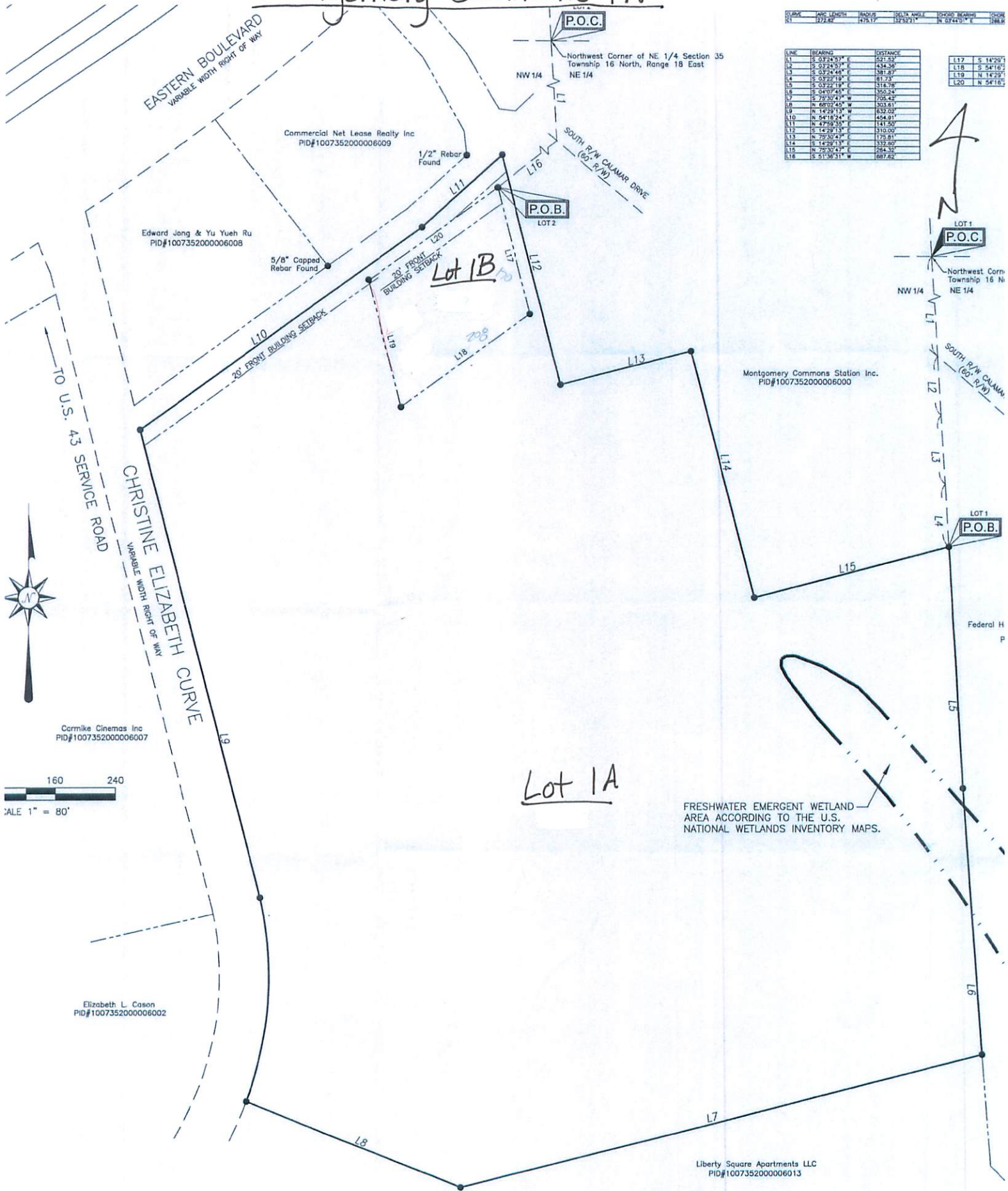
ITEM NO. 5A

# Montgomery Commons 1A

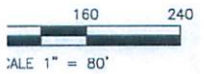
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CHORD
C1	122.62'	475.17'	152.321°	N 0744° 0' E	158.8'

LINE	BEARING	DISTANCE
L1	S 03°24'51" E	551.52'
L2	S 03°24'51" E	434.50'
L3	S 03°24'44" E	581.87'
L4	S 03°22'18" E	81.73'
L5	S 03°22'18" E	518.28'
L6	S 04°07'45" E	350.24'
L7	S 72°20'41" W	705.42'
L8	N 60°52'45" W	263.61'
L9	N 14°29'13" W	632.02'
L10	N 54°18'24" E	444.91'
L11	N 47°29'53" E	141.50'
L12	S 14°29'13" E	310.00'
L13	N 72°55'24" E	175.81'
L14	S 14°29'13" E	532.60'
L15	N 70°30'41" E	284.32'
L16	S 51°26'31" E	687.62'

L17	S 14°29'13" E	532.60'
L18	S 54°18'24" E	444.91'
L19	N 14°29'13" E	632.02'
L20	N 54°18'24" E	444.91'



Cormike Cinemas Inc  
PID#100735200006007



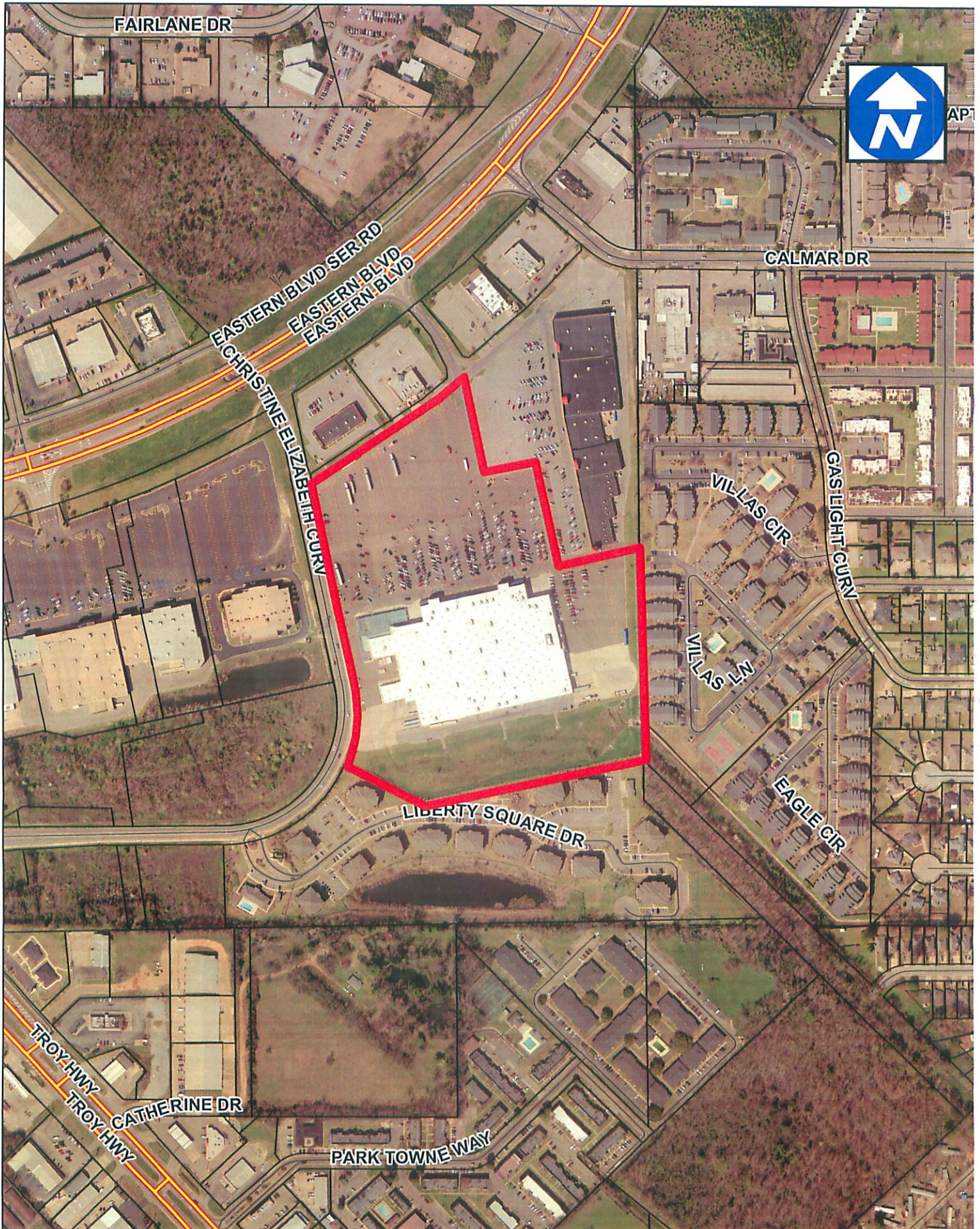
Elizabeth L. Cason  
PID#100735200006002

Liberty Square Apartments LLC  
PID#100735200006013

Lot 1A

Lot 1B

5B



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. DP-2015-009 **PRESENTED BY:** Pan American Engineering

**REPRESENTING:** Murphy Oil USA Inc.

**SUBJECT:** Public hearing for a development plan for a new building to be located 250 ft. off the south side of Eastern Boulevard, approximately 500 ft. west of Calmar Drive, in B-2 (Commercial) and M-1 (Light Industrial) Zoning Districts.

**REMARKS:** The petitioner has submitted plans to construct a 1,200 sq. ft. building with 6,854 sq. ft. of canopies for a fuel center. There are six (6) paved parking spaces indicated on the site plan. There are two (2) access drives from Eastern Boulevard off the joint access drive, and two (2) access drives to the Wal-Mart parking lot. All applicable requirements will be met.

**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:** Provide grading permit.

**TRAFFIC ENGINEERING:** No objection.

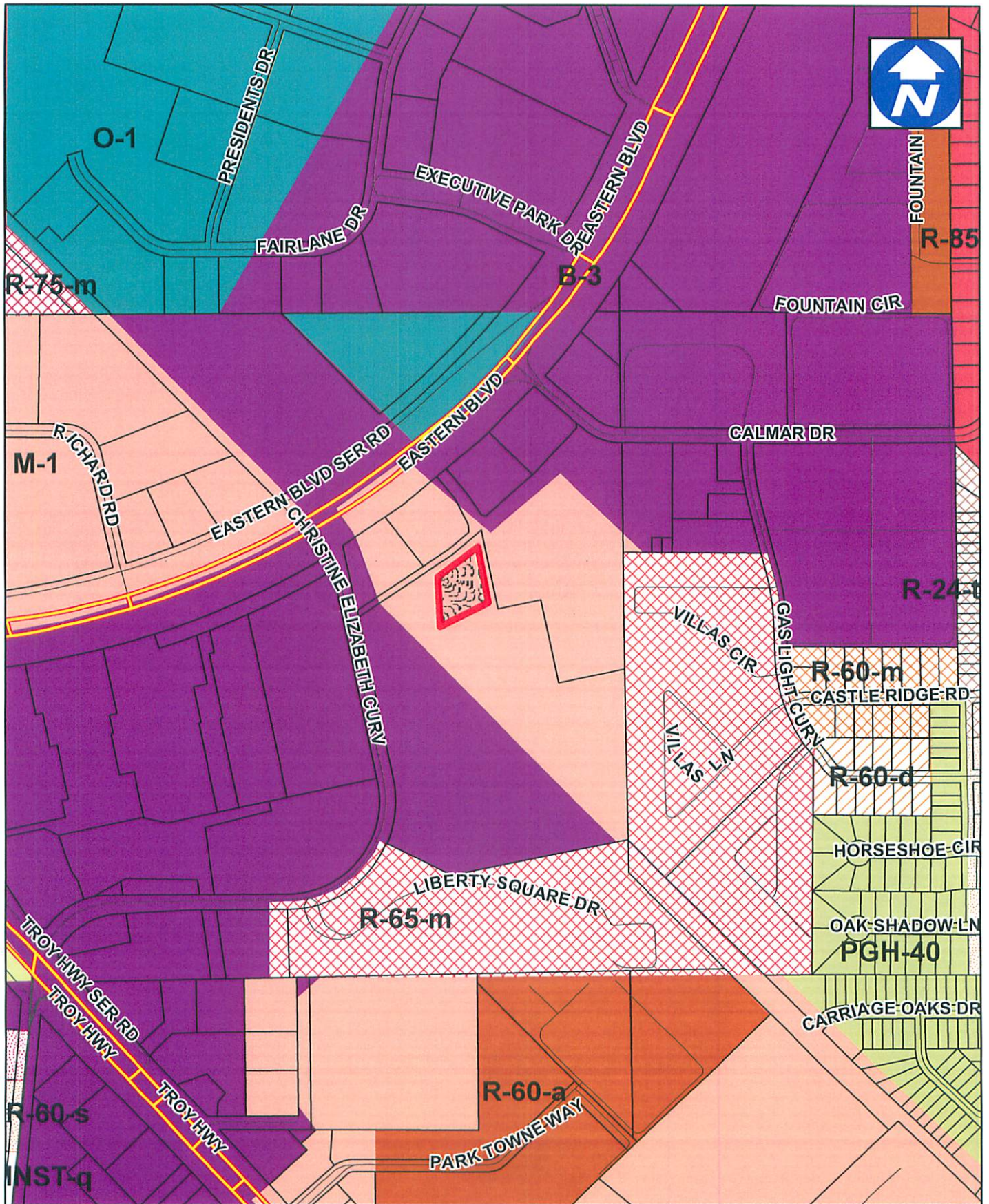
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Canopy trees required. Shrubbery required.

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

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



DEVELOPMENT SITE

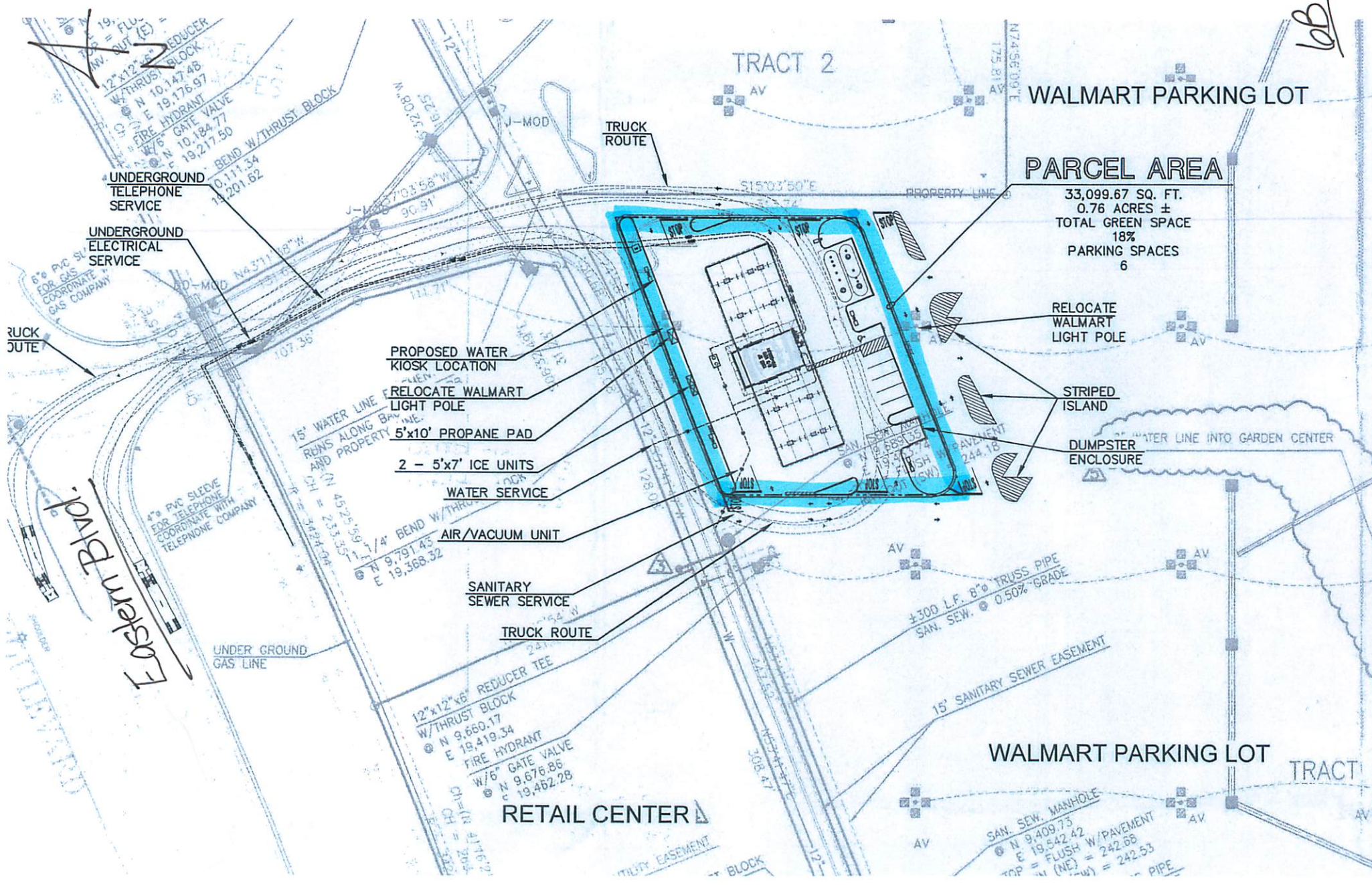
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 6A

66



TRACT 2

WALMART PARKING LOT

PARCEL AREA

33,099.67 SQ. FT.  
 0.76 ACRES ±  
 TOTAL GREEN SPACE  
 18%  
 PARKING SPACES  
 6

RELOCATE WALMART LIGHT POLE

STRIPED ISLAND

DUMPSTER ENCLOSURE

WALMART PARKING LOT

TRACT 1

RETAIL CENTER

TRUCK ROUTE

TRUCK ROUTE

PROPOSED WATER KIOSK LOCATION

RELOCATE WALMART LIGHT POLE

5'x10' PROPANE PAD

2 - 5'x7' ICE UNITS

WATER SERVICE

AIR/VACUUM UNIT

SANITARY SEWER SERVICE

UNDERGROUND TELEPHONE SERVICE

UNDERGROUND ELECTRICAL SERVICE

TRUCK ROUTE

UNDER GROUND GAS LINE

±300 L.F. 8" TRUSS PIPE  
SAN. SEW. @ 0.50% GRADE

15' SANITARY SEWER EASEMENT

SAN. SEW. MANHOLE  
N 9,409.75  
E 19,542.42  
TOP = FLUSH W/ PAVEMENT = 242.68  
W (NE) = 242.53  
PIPE

12"x12"x6" REDUCER TEE  
W/THRUST BLOCK  
N 9,660.17  
E 19,419.34  
FIRE HYDRANT  
W/6" GATE VALVE  
N 9,676.86  
E 19,462.28

15' WATER LINE  
REINS ALONG BAY AND PROPERTY

4" PVC SLEEVE FOR TELEPHONE COORDINATE WITH TELEPHONE COMPANY

Eastern Blvd.

12"x12"x6" REDUCER  
W/THRUST BLOCK  
N 10,147.48  
E 19,176.97  
FIRE HYDRANT  
W/6" GATE VALVE  
N 10,184.77  
E 19,217.50

0.111.34  
19,201.62

N4,311.18' W  
107.36

111.71

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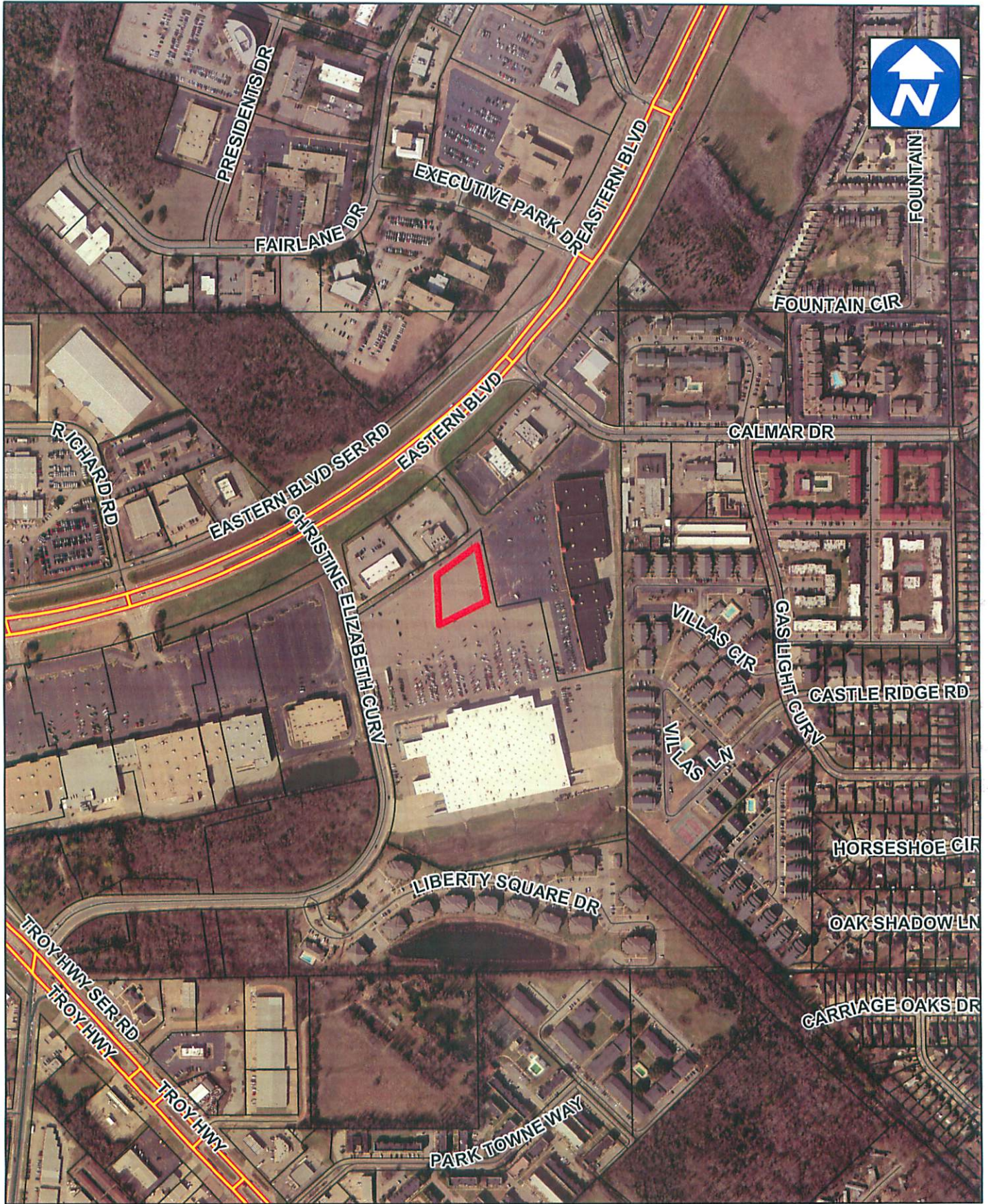
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DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. DP-2015-006 **PRESENTED BY:** Perry Engineering LLC

**REPRESENTING:** Mapco

**SUBJECT:** Public hearing for a development plan for a new building to be located at the northeast corner of North Eastern Boulevard and Roy Hodges Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 4,546 sq. ft. convenience store, with 7,032 sq. ft. of canopies. There are 31 paved parking spaces indicated on the site plan. There is one (1) access drive to a future service road (running parallel to North Eastern Boulevard), two (2) access drives to Roy Hodges Boulevard, and (1) access drive to Todd Road. The fuel pumps in the front of the building will service passenger vehicles, while the fuel pumps in the rear will service tractor trailers. The tractor trailers will enter off of Todd Road and exit onto Roy Hodges Boulevard. All applicable requirements will be met.

**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:** Provide grading permit, drainage plan with storm water detention, NPDES permit, CBMP and 2 sets of plans. Provide attached concrete turnout detail on plans and note on plans turnouts to be concrete.

**TRAFFIC ENGINEERING:** No objection.

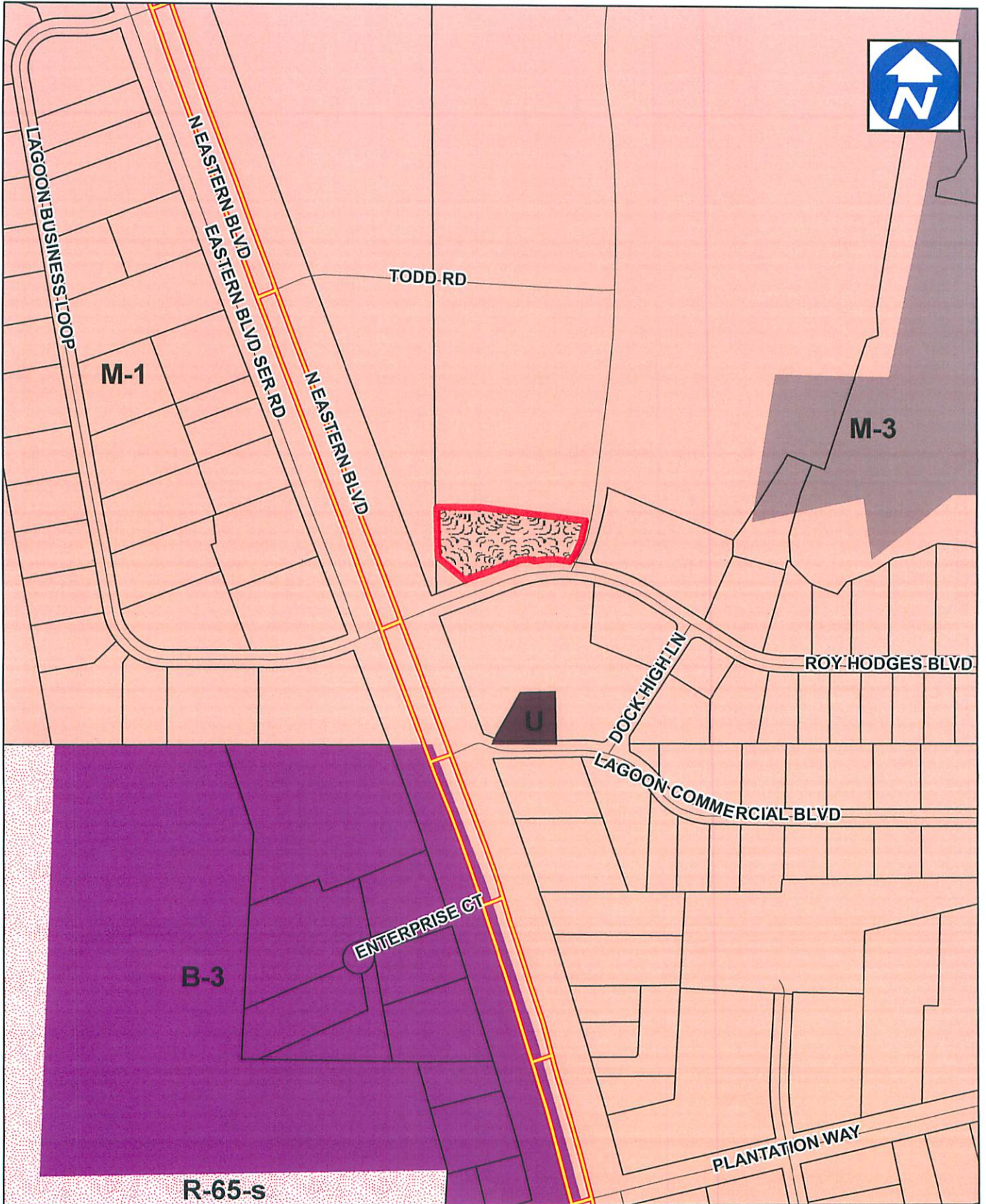
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Substitute another tree for red maples (not compatible with Montgomery climate).

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

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



**DEVELOPMENT SITE**

1 inch = 400 feet

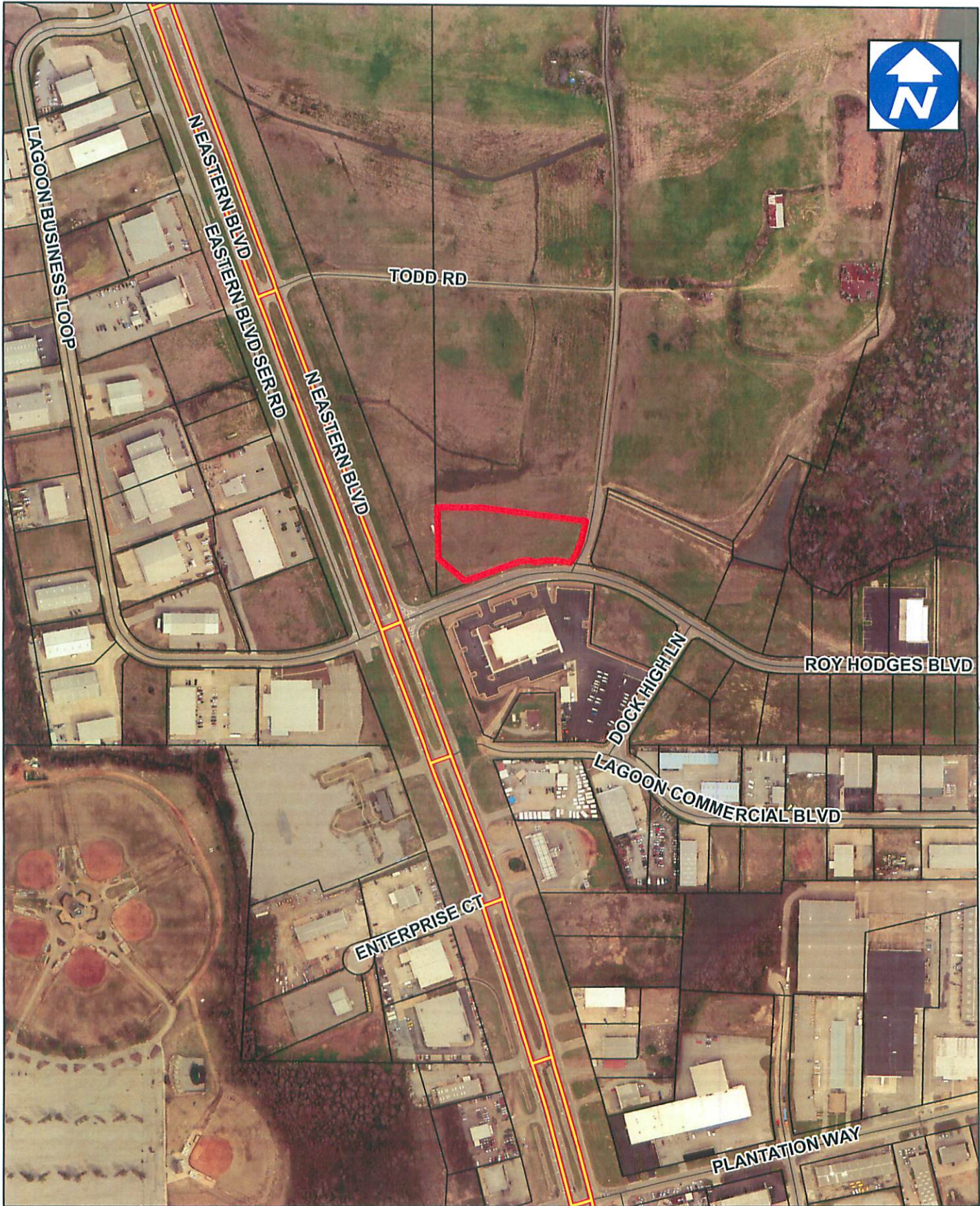
**SUBJECT PROPERTY**



**ITEM NO.**

7A





DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-1986-101 **PRESENTED BY:** DLM Architect

**REPRESENTING:** Thermo King of Montgomery

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 280 Sixth Street (NM) in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 6,000 sq. ft. addition. There is no additional parking. All applicable requirements will be met.

**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:**

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Submit completed backflow information form and pretreatment questionnaire for review. Water main ends N 25' west of existing FH.

**URBAN FORESTRY:** Landscape plan not required.

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

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



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

8A

N88° 40' 50"W  
395'

EXISTING FENCE

4  
N

EXISTING GRAVEL  
DRIVE & TRUCK PARKING  
137,340 SF

280 SIXTH STREET  
LOT 2A  
TOTAL SITE 185,650 SF  
4.26 ACRES

EXISTING FENCE

Furnace St.

S00° 23' 03"W

470'

EXISTING FENCE

84'-0" NEW ADDITION

180'-0" EXISTING

71'-4" NEW ADDITION CURRENT

NEW ADDITION  
6,000 SF

EXISTING  
12,840 SF

EXISTG PARKING  
6,900 SF

EXISTING GAS METER

RELOCATE EXSTG SLIDING  
GATE TO THIS AREA

REMOVE EXISTING  
SLIDING GATE RELOCATE  
AS SHOWN

EXISTING GRAVEL  
DRIVE & TRUCK PARKING  
20,840 SF

EXISTG S.S.

EXISTG 3/4" WATER LINE

EXISTING C.O.  
HC VAN  
ACCESSIBLE  
SIGN  
(GRASS)

EXISTING 3/4" WATER LINE

E.S.S.

EXISTING 3/4" WATER LINE

EXISTG WATER  
METER

EXISTING 30" WIDE TURN OUTS  
NO CHANGES REQUIRED

S88° 40' 50"W  
395'

EXISTING CONCRETE PIPE  
-E.S.S.-

SIXTH STREET

EXISTING CONCRETE PIPE  
EXISTING 30" WIDE TURN OUTS  
NO CHANGES REQUIRED

MAN HOLE

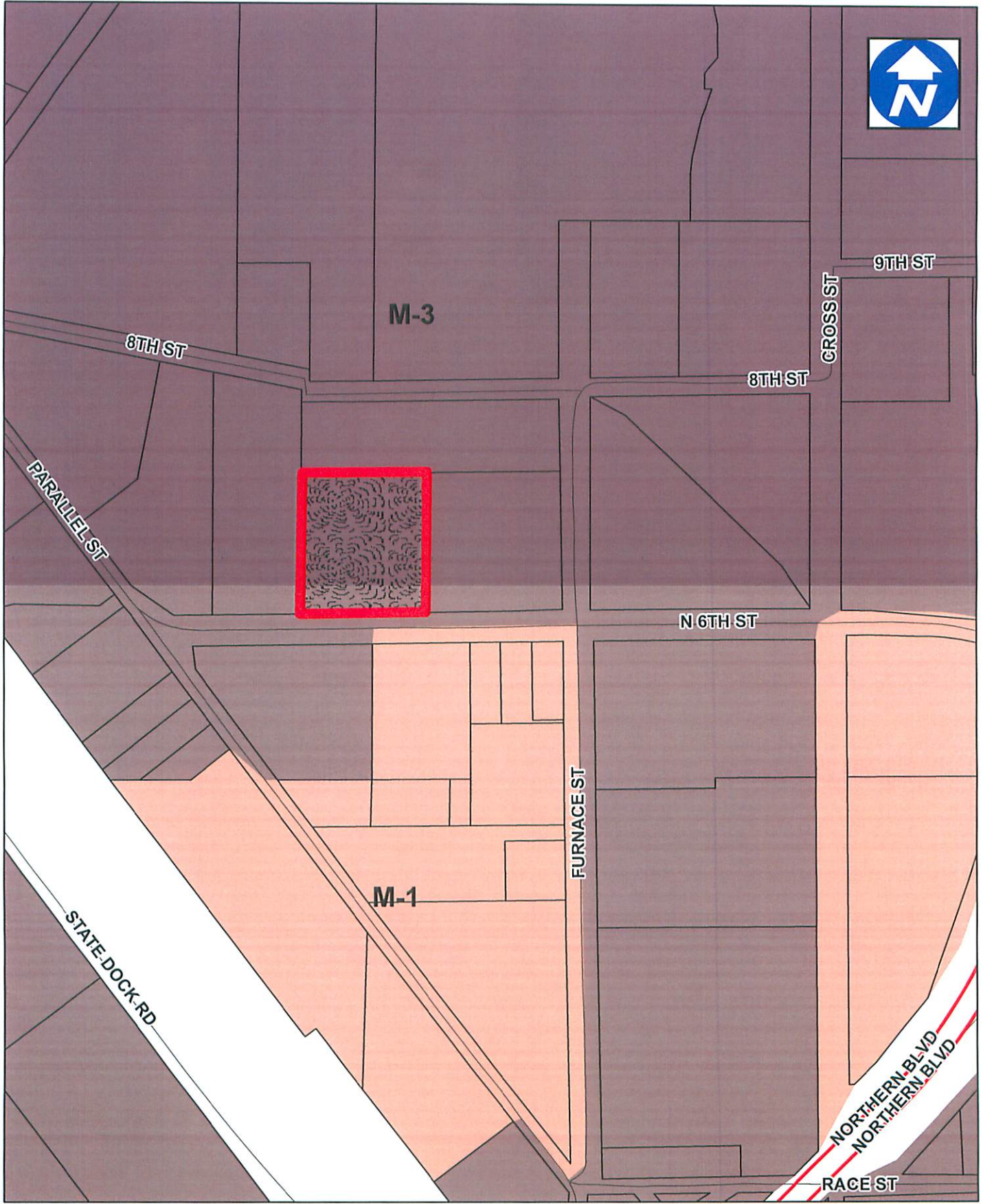
E.W.

F.W.

F.W.

F.W.

JB



**DEVELOPMENT SITE**  
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 8C

9. DP-1990-080 **PRESENTED BY:** DLM Architect

**REPRESENTING:** Taylor Crossing Animal Hospital

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 6897 Atlanta Highway in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,686 sq. ft. addition, with five (5) additional parking indicated on the site plan. All applicable requirements will be met.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

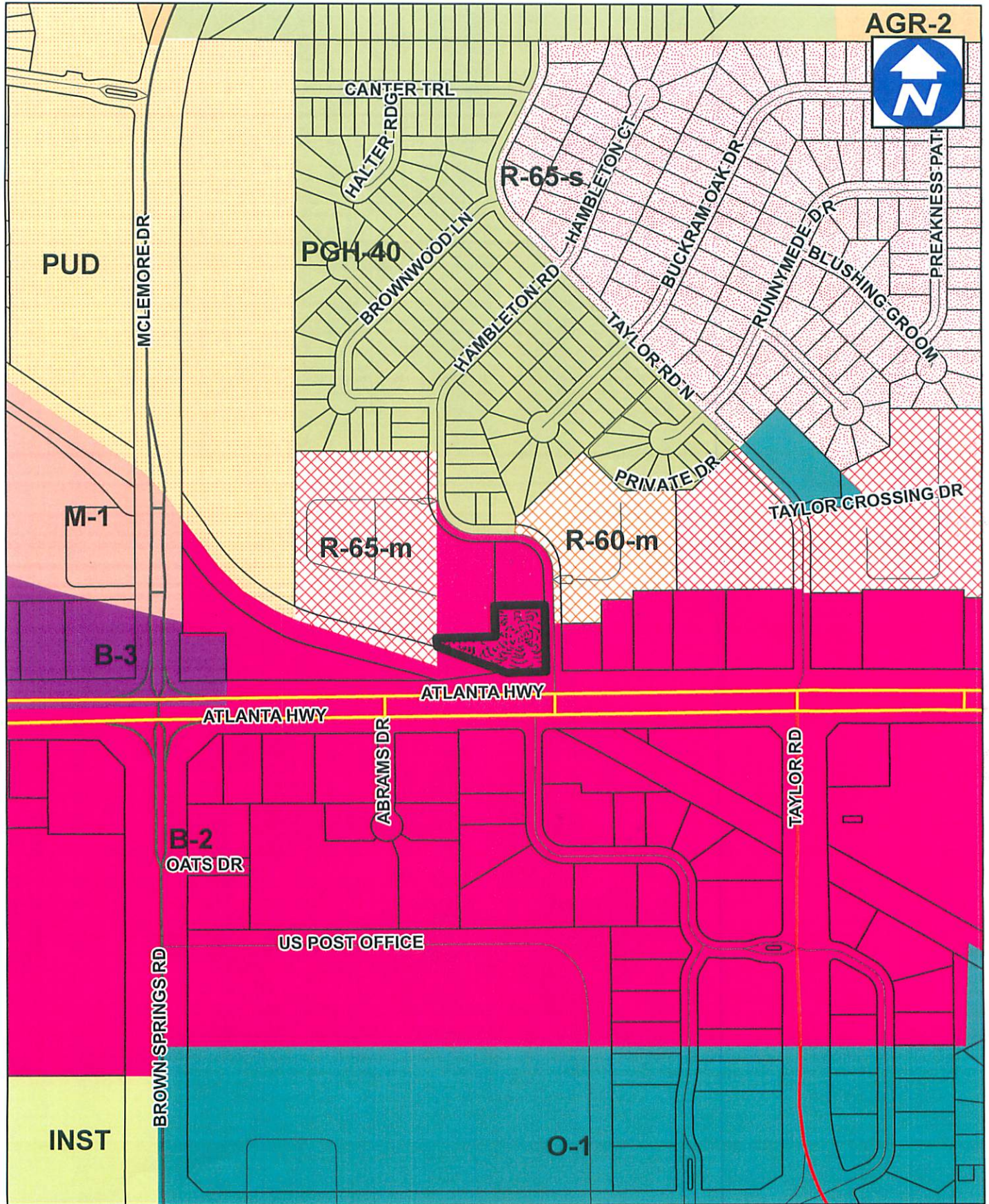
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** Water and easements don't overlap. Total easement along Atlanta Highway is 35 ft. RPZ backflow prevention device test report must be submitted and should be tested annually.

**URBAN FORESTRY:** Landscape plan not required.

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

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



DEVELOPMENT SITE

1 inch = 400 feet

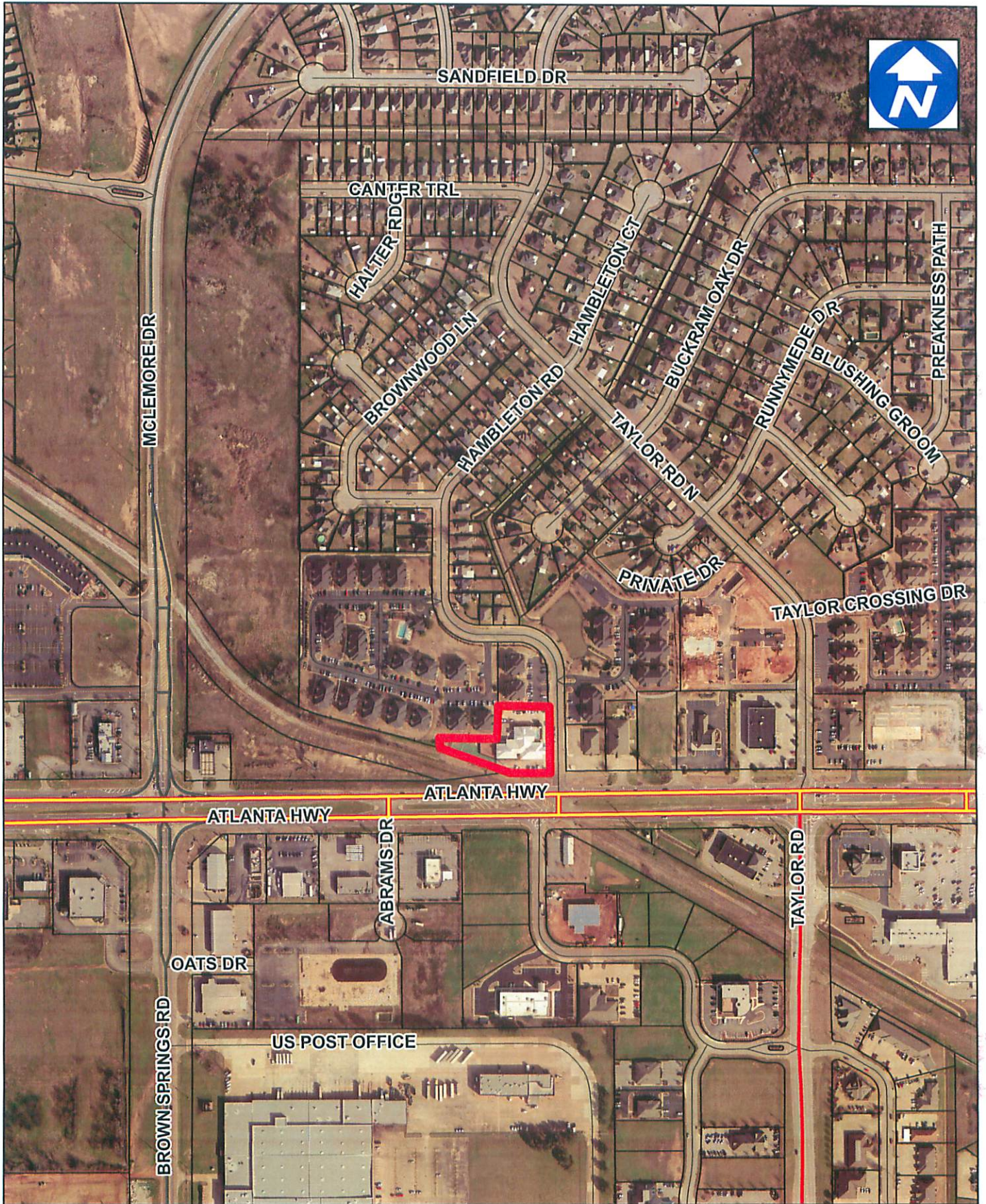
SUBJECT PROPERTY



ITEM NO.

9A





**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.**

*9C*

10. DP-1987-006 **PRESENTED BY:** Donofro Architects

**REPRESENTING:** Precision Steel

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 1080 Kershaw Street in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 12,000 sq. ft. addition. No additional parking is required or being provided. The Board of Adjustment approved a 67% coverage variance at the March 20, 2014 meeting. All other applicable requirements will be met.

**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 objection.

**TRAFFIC ENGINEERING:** Provide one van accessible handicap stall, sign and island that meets ADA requirements.

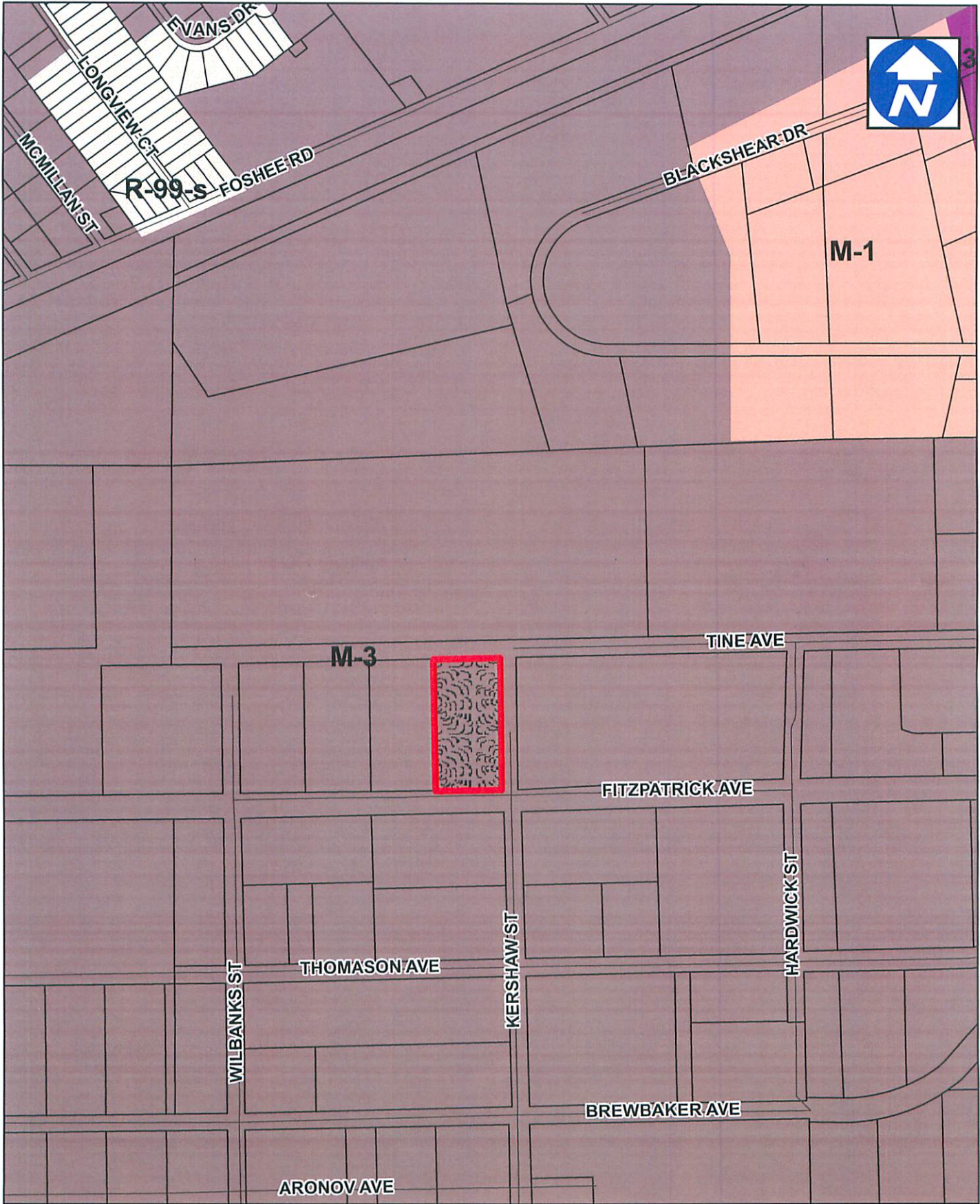
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Landscape plan not required.

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

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



**DEVELOPMENT SITE**

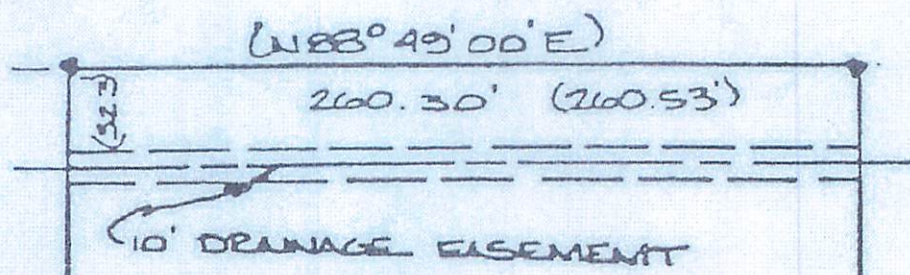
1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 10A

R/W  
(NOT IN FIELD)  
TINE AVE (70' R/W)



17AA  
SER. INC.  
Box 96  
City 36101-0096

1.89 AC. ±  
LOT 2

LOT 17 AD

N01°10'00" W

(N01°13'E)

N88°49'53" E

260.32'

LOW CULVERT  
DRAINING 1' FROM FENCE

1.20 AC. ±  
LOT 1

200.00'

200.00'

(260.53) 260.33 FH

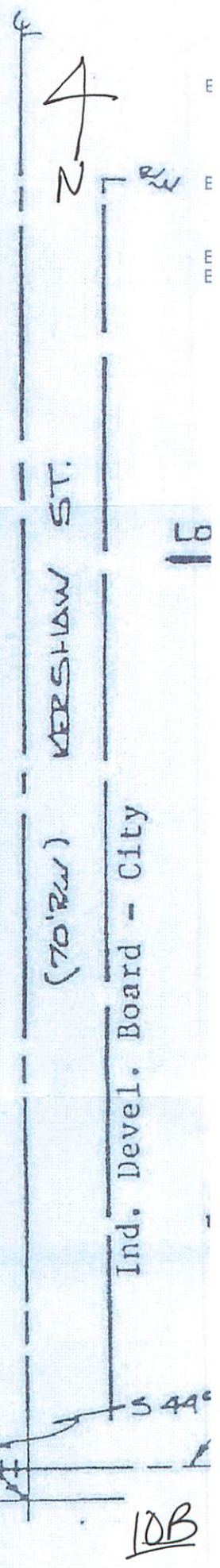
LOW CULVERT

S88°49'53" W

(S88°49' W)

ROAD

FITZPATRICK AVE (100 R/W)



VERS HAW ST.  
(70' R/W)

Ind. Devel. Board - City

10B



**DEVELOPMENT SITE**

1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 10C

11. 8735 **PRESENTED BY:** Tuskegee Land Surveyors

**REPRESENTING:** Chester D. Mallory

**SUBJECT:** Request final approval of Mallory Plat No. 1 located on the north side of West Fleming Road, approximately 150 ft. east of Inwood Drive, in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats one and one-half (1-½) lots into one (1) lot for residential purposes. Lot 11A (1.13 acres) has 150 ft. of frontage along West Fleming Road and a depth of 330 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 4

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

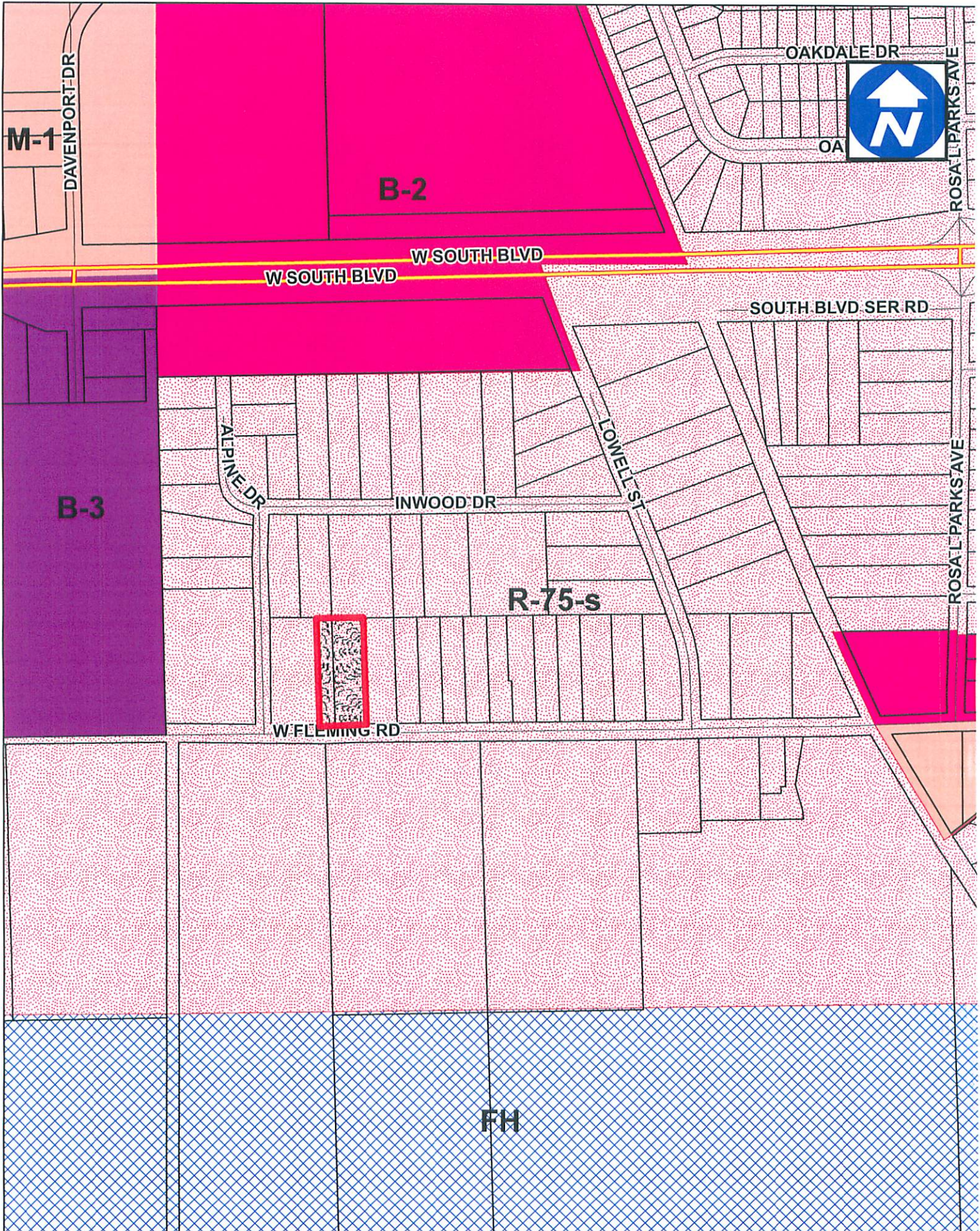
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Public sewer not available.

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

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



**PLATS**

1 inch = 400 feet

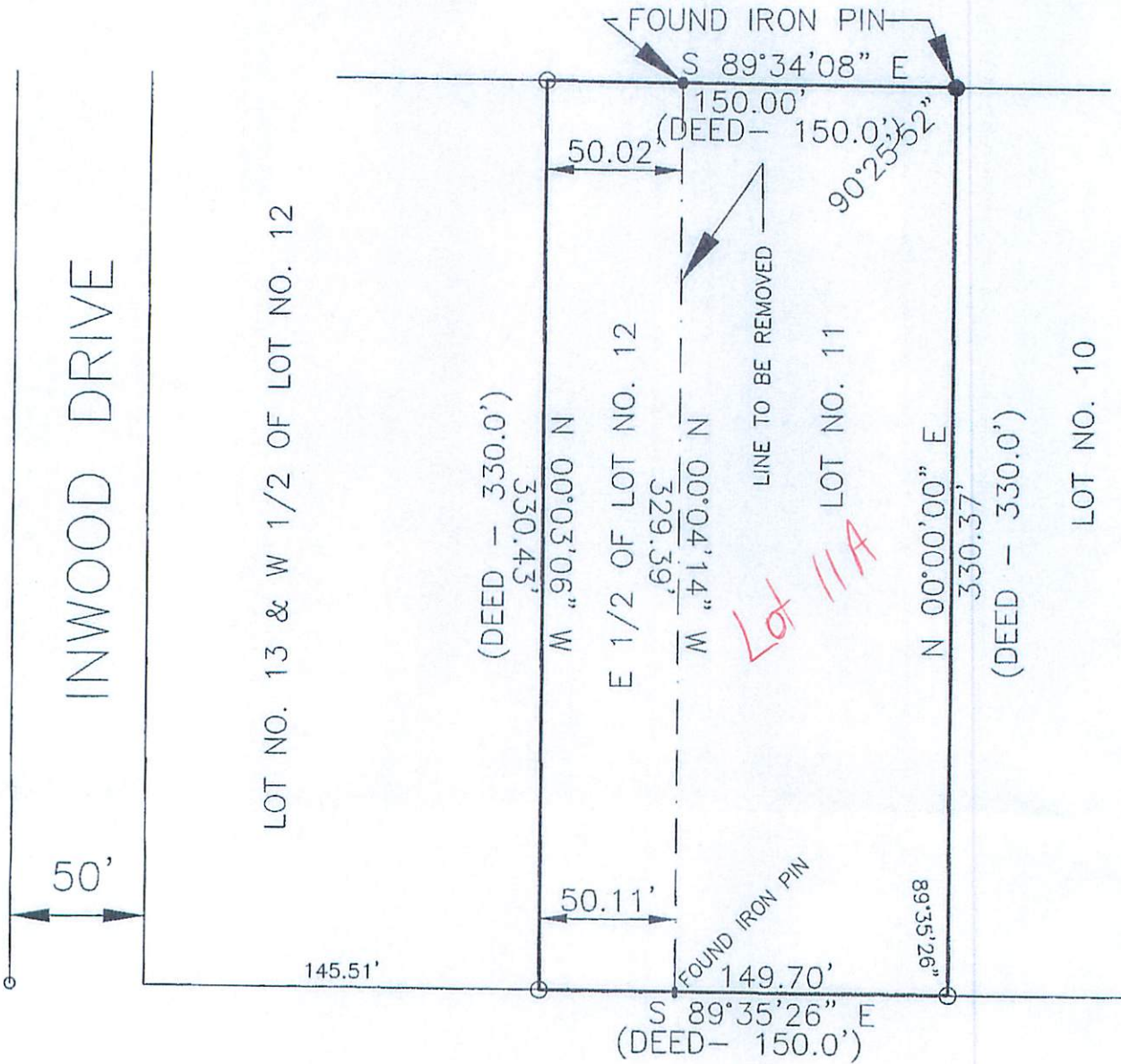
SUBJECT PROPERTY



ITEM NO.

11A

Mallory #1

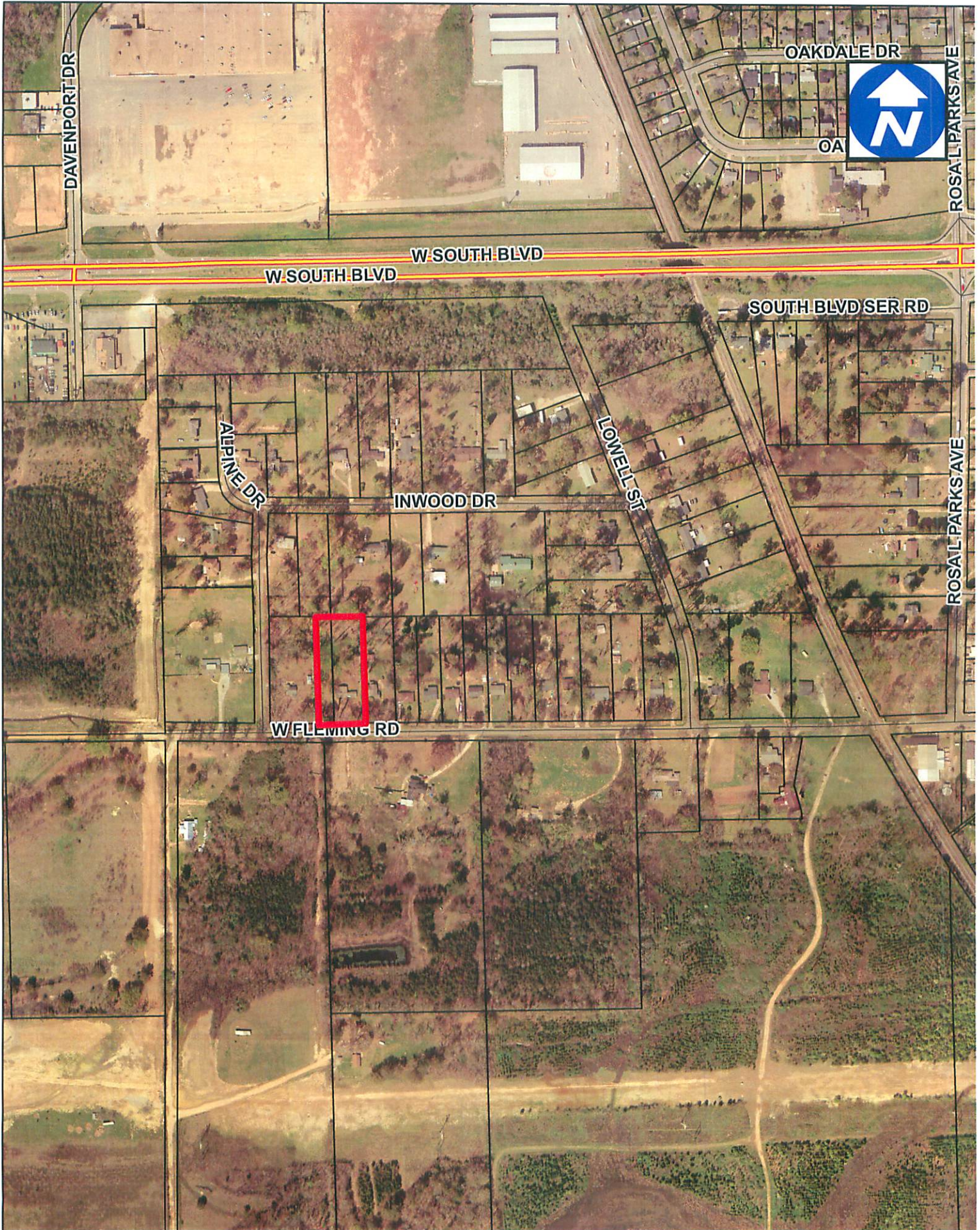


13

ENGINEER  
ACCORD  
PANEL  
01101CC

FLEMING ROAD  
(60' R.O.W.)

11B



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11C

12. DP-2015-011 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** Wal-Mart Neighborhood Market

**SUBJECT:** Public hearing for a development plan for a new building and fuel center to be located on the north side of Vaughn Road approximately 1,000 ft. east of Taylor Road in B-2 (Commercial) and B-3 (Commercial) Zoning Districts.

**REMARKS:** The petitioner has submitted plans to construct a 43,050 sq. ft. building and 4,466 sq. ft. of canopies for the fuel center. There are 173 parking spaces indicated on the site plan. There is an existing access drive to Vaughn Road, three (3) access drives to the adjoining property, and a new access drive to Halcyon Park Drive. There is a 12 ft. 2 in. tall monument sign at the Vaughn Road entrance. All applicable requirements will be met.

**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:**

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** Under review.

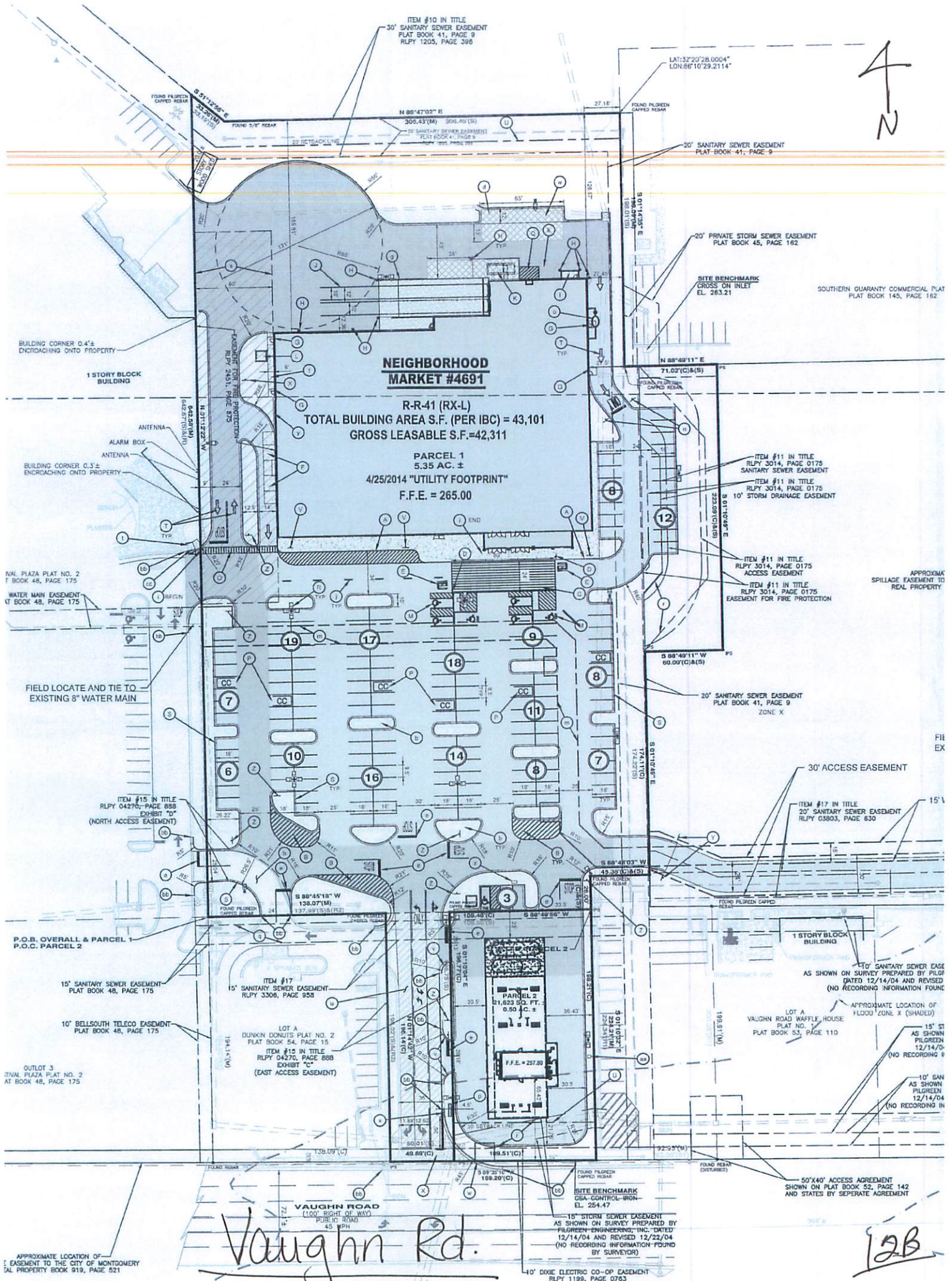
**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Landscape plan approved.

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

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





**NEIGHBORHOOD  
MARKET #4691**

**R-R-41 (RX-L)  
TOTAL BUILDING AREA S.F. (PER IBC) = 43,101  
GROSS LEASABLE S.F. = 42,311**

**PARCEL 1  
5.35 AC. ±  
4/25/2014 "UTILITY FOOTPRINT"  
F.F.E. = 265.00**

**PARCEL 2  
0.50 AC. ±  
F.F.E. = 257.30**

*Vaughn Rd.*

*12B*

APPROXIMATE LOCATION OF EASEMENT TO THE CITY OF MONTGOMERY PLAT BOOK 919, PAGE 521

15' STORM SEWER EASEMENT AS SHOWN ON SURVEY PREPARED BY PILGREEN-ENGINEERING, INC., DATED 12/14/04 AND REVISED 12/22/04 (NO RECORDING INFORMATION FOUND BY SURVEYOR)

40' DIME ELECTRIC CO-OP EASEMENT RLPY 1199, PAGE 0763

50'X40' ACCESS AGREEMENT SHOWN ON PLAT BOOK 52, PAGE 142 AND STATES BY SEPARATE AGREEMENT

40' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY PREPARED BY PILGREEN (DATED 12/14/04 AND REVISED 12/14/04 (NO RECORDING INFORMATION FOUND))

APPROXIMATE LOCATION OF FLOOD ZONE X (SHADED)

15' ST AS SHOWN PILGREEN 12/14/04 (NO RECORDING)

10' SAN AS SHOWN PILGREEN 12/14/04 (NO RECORDING)

1 STORY BLOCK BUILDING

ITEM #17 IN TITLE 20' SANITARY SEWER EASEMENT RLPY 03803, PAGE 630

30' ACCESS EASEMENT

20' SANITARY SEWER EASEMENT PLAT BOOK 41, PAGE 9 ZONE X

ITEM #11 IN TITLE RLPY 3014, PAGE 0175 ACCESS EASEMENT

ITEM #11 IN TITLE RLPY 3014, PAGE 0175 SANITARY SEWER EASEMENT

ITEM #11 IN TITLE RLPY 3014, PAGE 0175 10' STORM DRAINAGE EASEMENT

ITEM #11 IN TITLE RLPY 3014, PAGE 0175 SANITARY SEWER EASEMENT

ITEM #11 IN TITLE RLPY 3014, PAGE 0175 SANITARY SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT PLAT BOOK 45, PAGE 162

SITE BENCHMARK CROSS ON INLET EL. 263.21

SOUTHERN GUARANTY COMMERCIAL PLAT BOOK 145, PAGE 162

20' SANITARY SEWER EASEMENT PLAT BOOK 41, PAGE 9

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SITE BENCHMARK CG&A CONTROL-BRGN EL. 254.47

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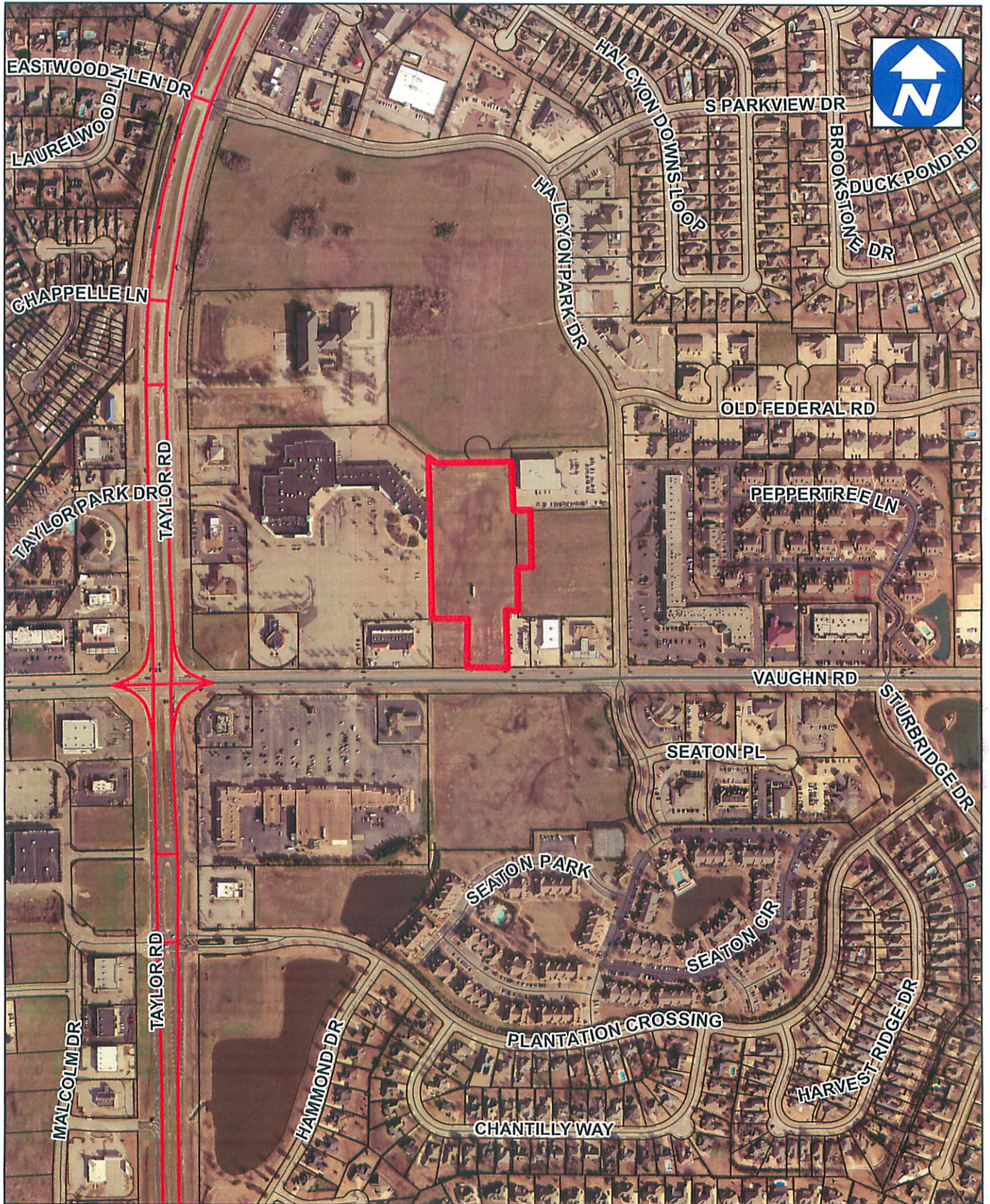
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**DEVELOPMENT SITE**

1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 12C

13. 8714 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Perry Hill Crossing, LLC

**SUBJECT:** Request final approval of Perry Hill Crossing Plat No. 1 located on the south side of Atlanta Highway and the east side of Perry Hill Road in a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** This plat creates six (6) lots for commercial use. Lot F (5.19 acres) is proposed for common access to all lots which will provide access to Atlanta Highway and Perry Hill Road. Lot A (1.64 acres) will have 256 ft. of frontage along Atlanta Highway and a depth of 248 ft. Lot B (1.13 acres) will have 250 ft. of frontage along the access easement and a depth of 197 ft. Lot C (1.26 acres) will have 169 ft. of frontage along Atlanta Highway and a depth of 289 ft. Lot D (1.39 acres) will have 302 ft. of frontage along Perry Hill Road and a depth of 270 ft. Lot E (1.91 acres) will have 348 ft. of frontage along the access easement and a depth of 280 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district. This plat was previously approved December 11, 2014, however some changes were made in four (4) of the lots prior to the plat being recorded.

**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:** Show ownership and maintenance responsibility of storm easements. Label detention pond as private and note ownership and maintenance responsibility.

**TRAFFIC ENGINEERING:** No objection.

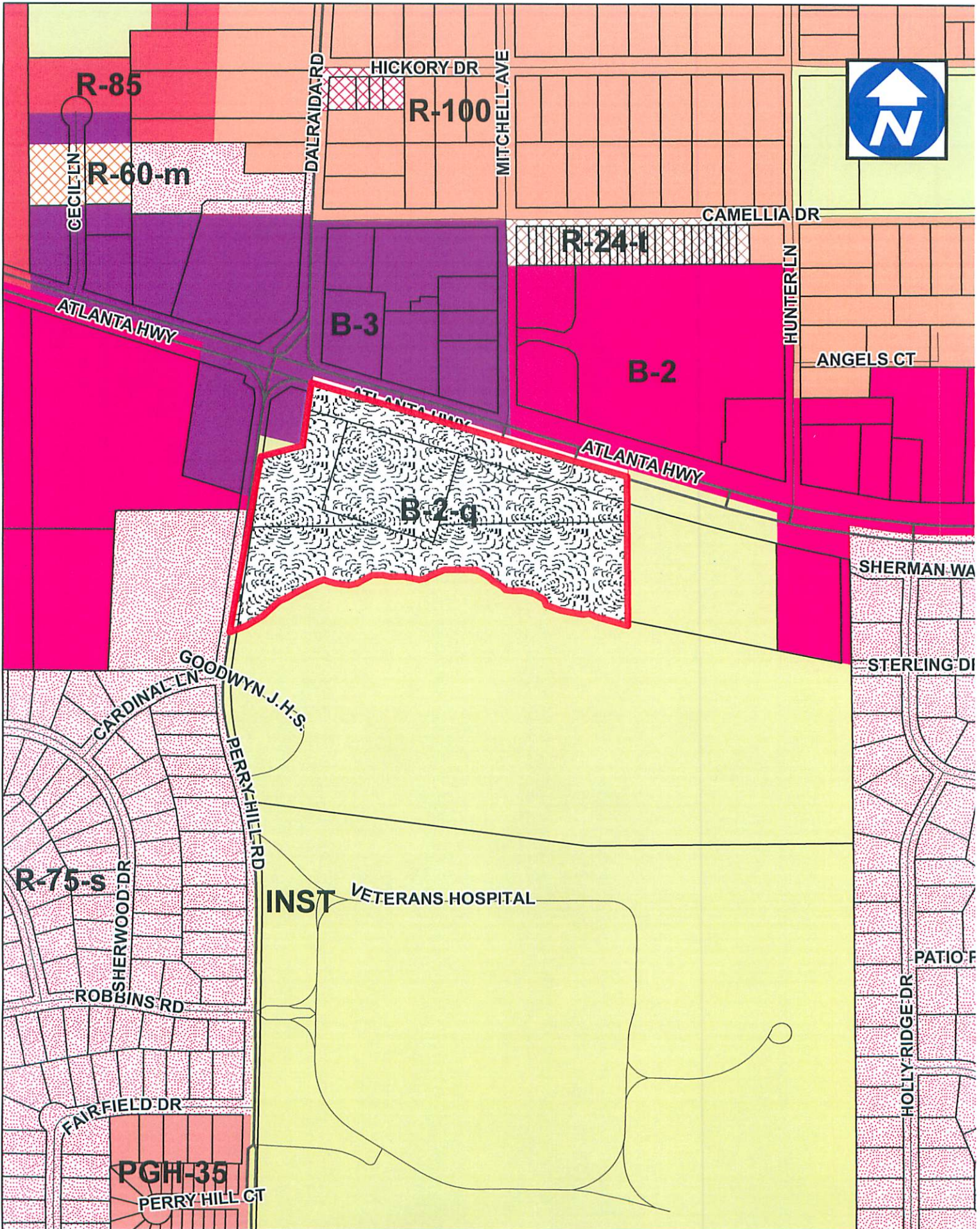
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Show existing 10' sanitary sewer easement that runs through Lots A, F & D. This easement will need to be shown on the plat until the line is abandoned in the field and the easement is abandoned by document. Easements (private) for water & sanitary sewer laterals and meters that cross lot lines also need to be shown on plat.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**PLATS**

SUBJECT PROPERTY

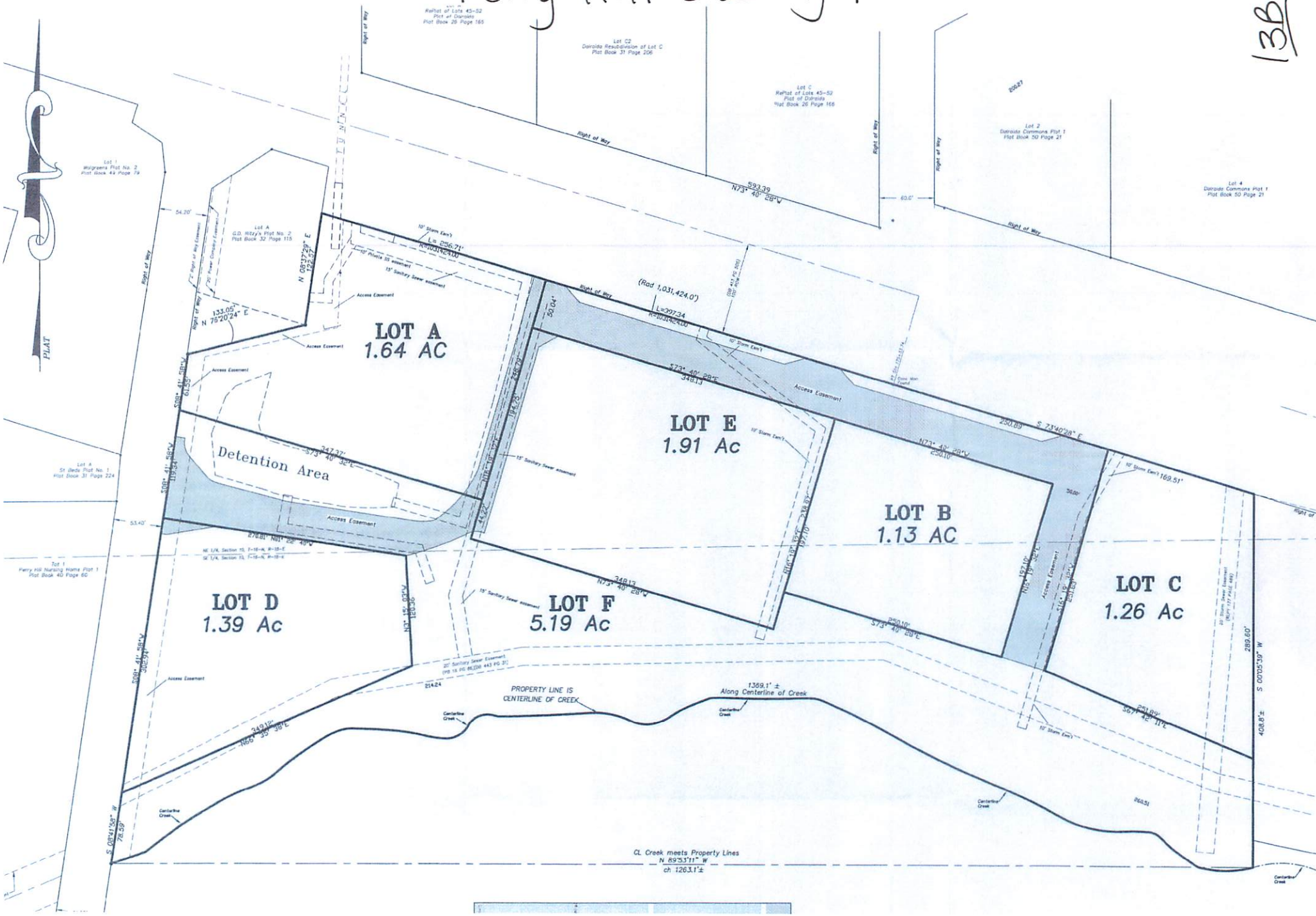


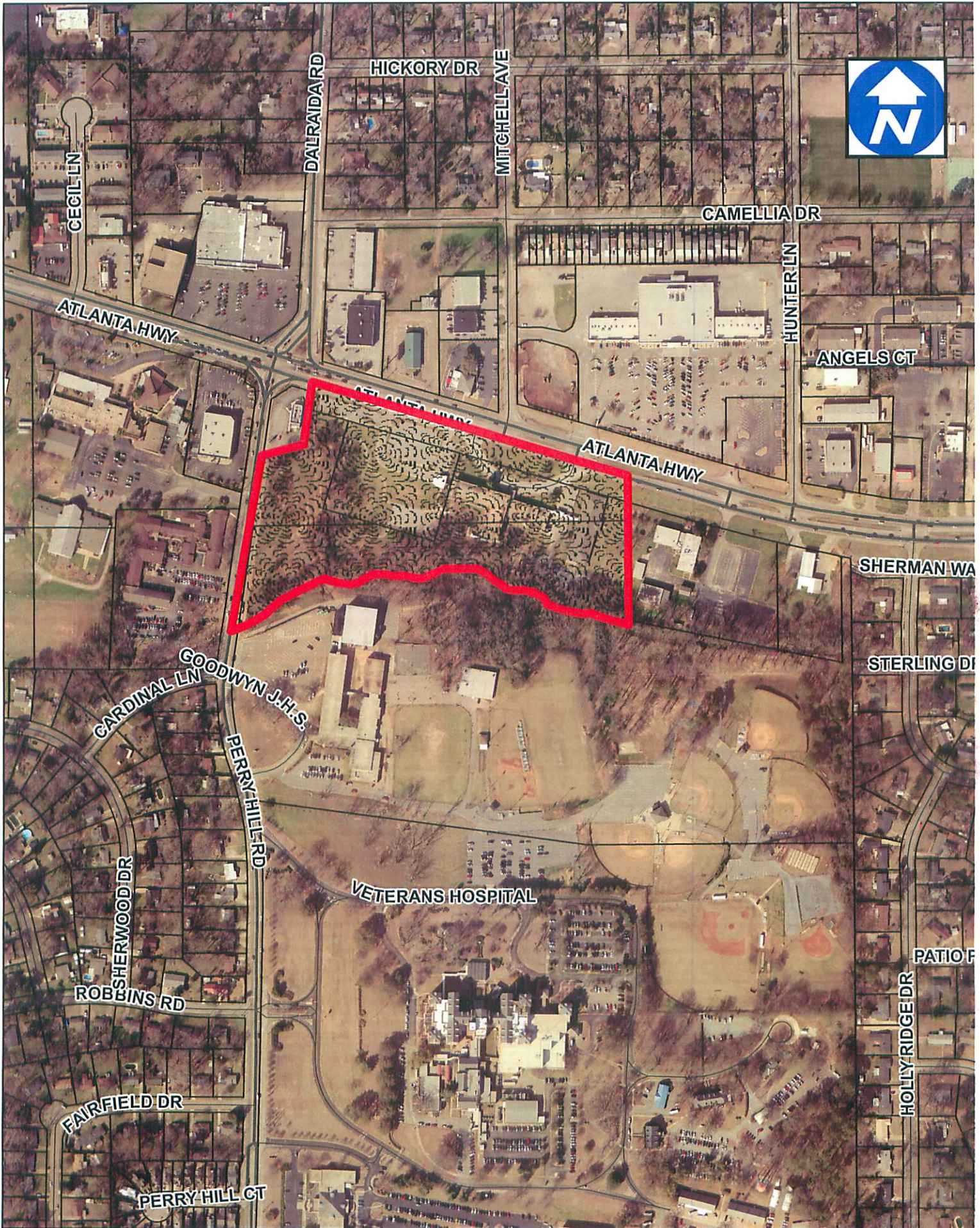
ITEM NO. 13A

1 inch = 400 feet

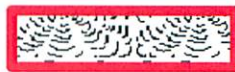
# Perry Hill Crossing 1

13B





**PLATS** SUBJECT PROPERTY



ITEM NO. 13C

1 inch = 400 feet

14. DP-2015-007 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Falconer Development

**SUBJECT:** Public hearing for a development plan for two (2) new buildings to be located at 10640 Chantilly Parkway in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 2,804 sq. ft. building for a restaurant, and a 14,196 sq. ft. multi-tenant building. There are 113 paved parking spaces indicated on the site plan. There are two (2) access drives to the adjoining property (Wal-Mart). All applicable requirements will be met.

**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:** Provide grading permit, NPDES with CBMP plan. Show silt fence on BMP plan.

**TRAFFIC ENGINEERING:** No objection.

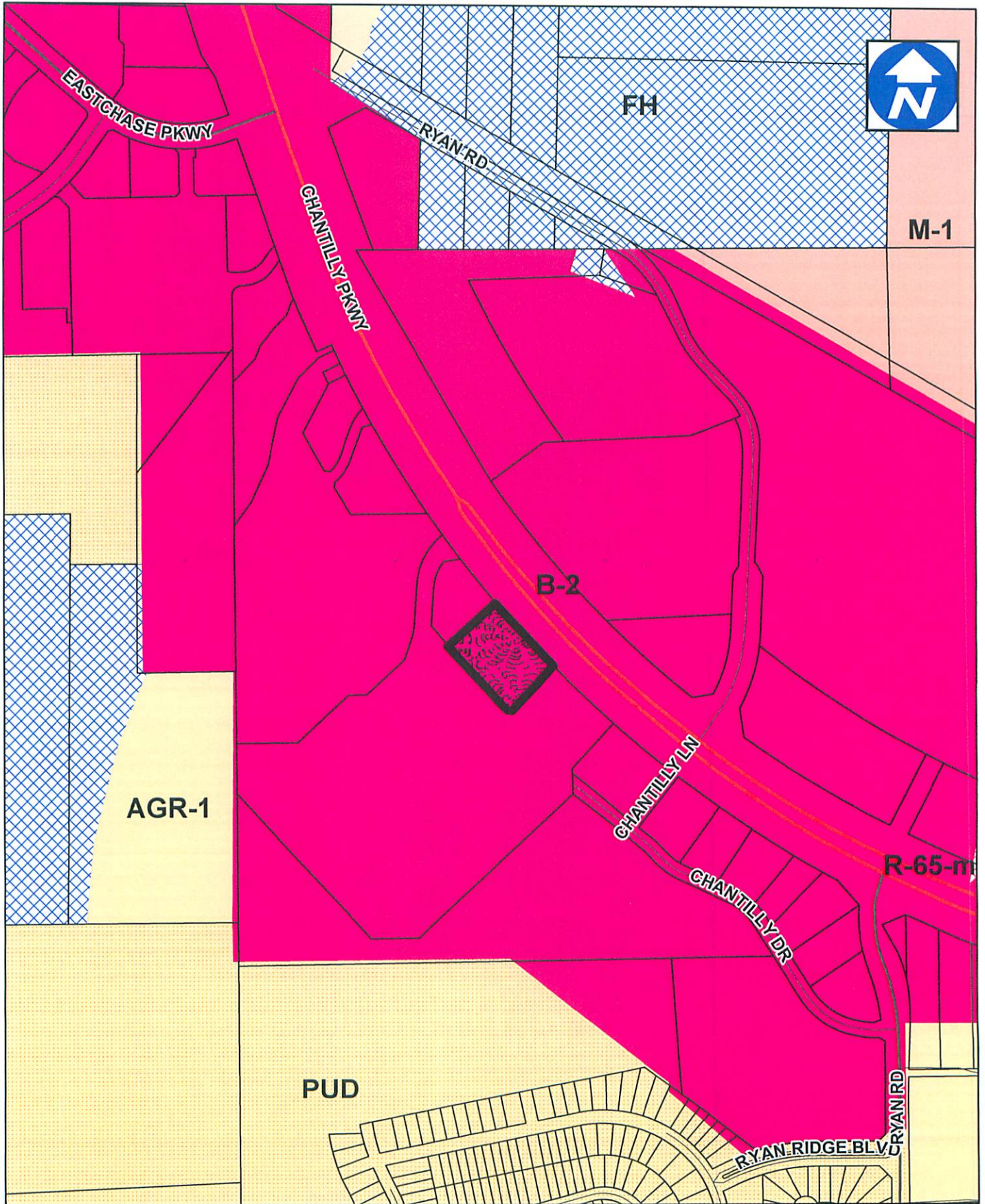
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Provide construction drawings, owner's information sheet and other Water Works forms.

**URBAN FORESTRY:** Add shrubbery to landscape islands and west buffer.

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

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



**DEVELOPMENT SITE**

1 inch = 500 feet

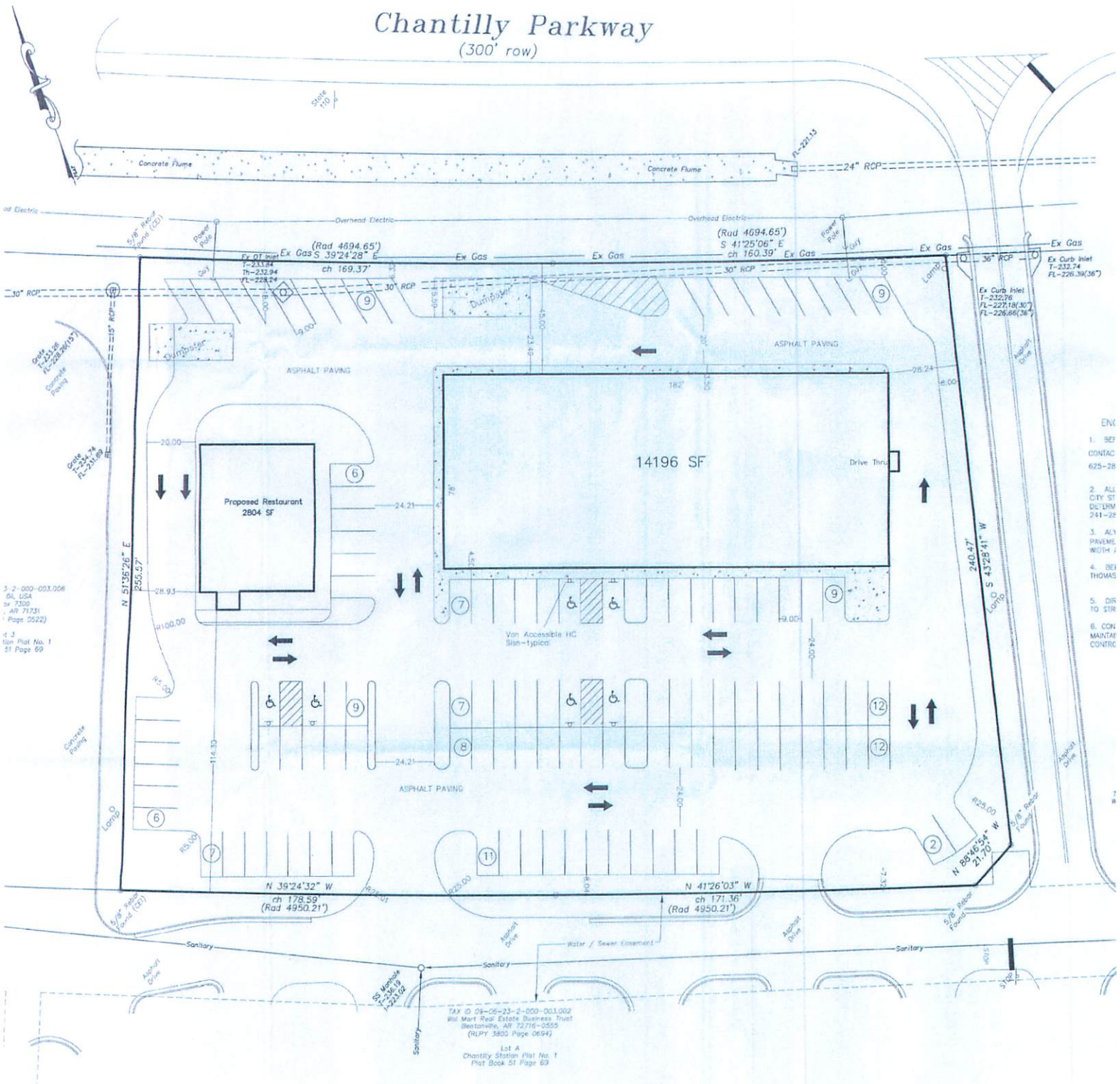
**SUBJECT PROPERTY**



**ITEM NO.**

14A

# Chantilly Parkway (300' row)



3-2-000-003.006  
 04, USA  
 50' X300'  
 AR 71731  
 Page 2522

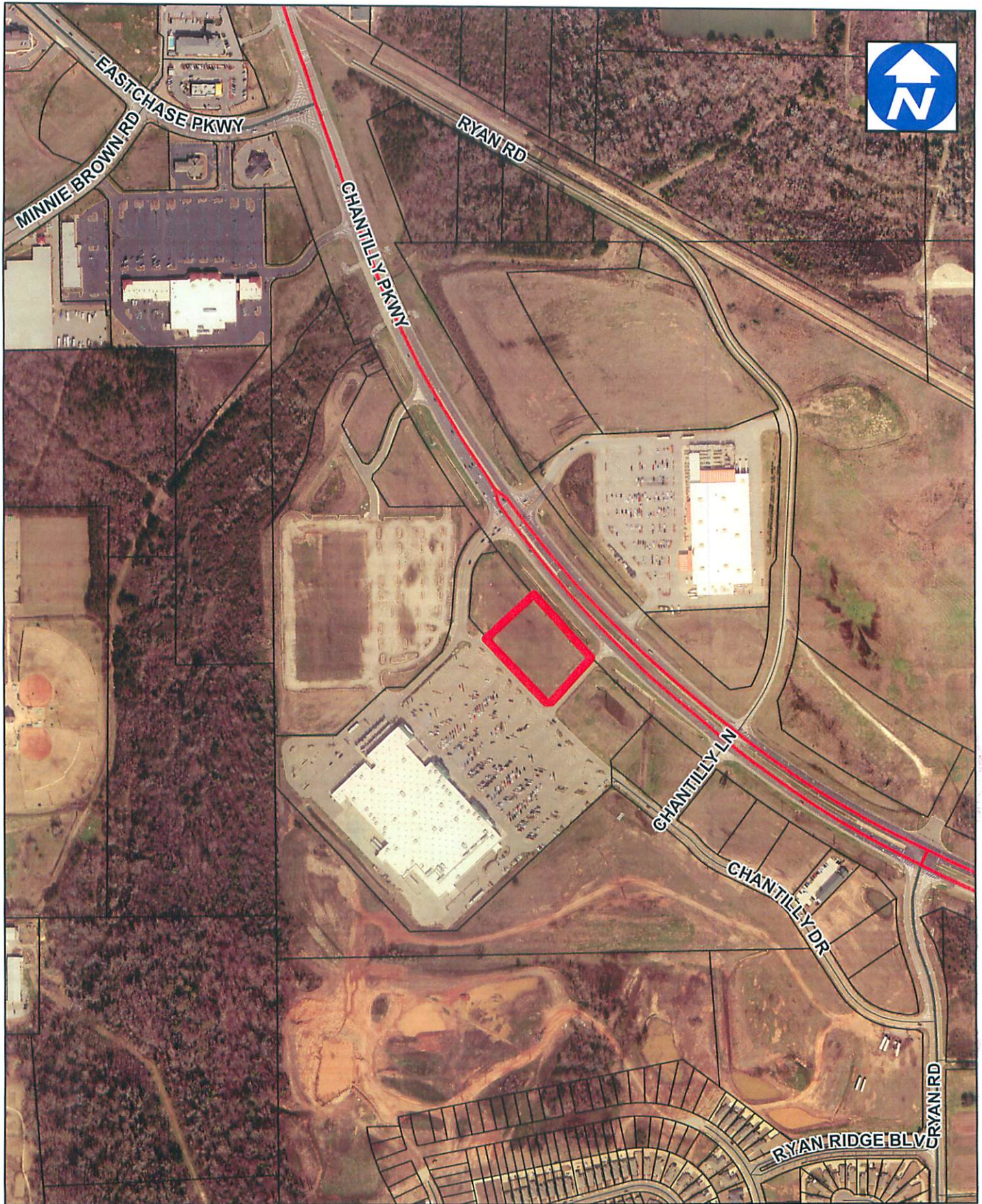
4-3  
 Plan Plat No. 1  
 51 Page 69

- 1. BEP
- 2. ALL CITY ST DETERM 241-22
- 3. ALL PAVEME WIDTH
- 4. BEI THOMAS
- 5. DIR TO STR
- 6. CCK MANTLE CONTR

TAX ID 09-06-23-0-000-001.002  
 Bill Mart Real Estate Business Trust  
 Bentonville, AR 72716-0555  
 (479) 585-0594

Lot A  
 Chantilly Station Plat No. 1  
 Plat Book 51 Page 69

14B



**DEVELOPMENT SITE**

1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 14C

15. 8734 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Boyd Investments, LLC

**SUBJECT:** Request final approval of Smile Makers at EastChase Plat No. 1 located on the north side of EastChase Parkway, approximately 1,000 ft. west of Boyd-Cooper Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot A (2.543 acres) has 204 ft. of frontage along EastChase Parkway and a depth of 339 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

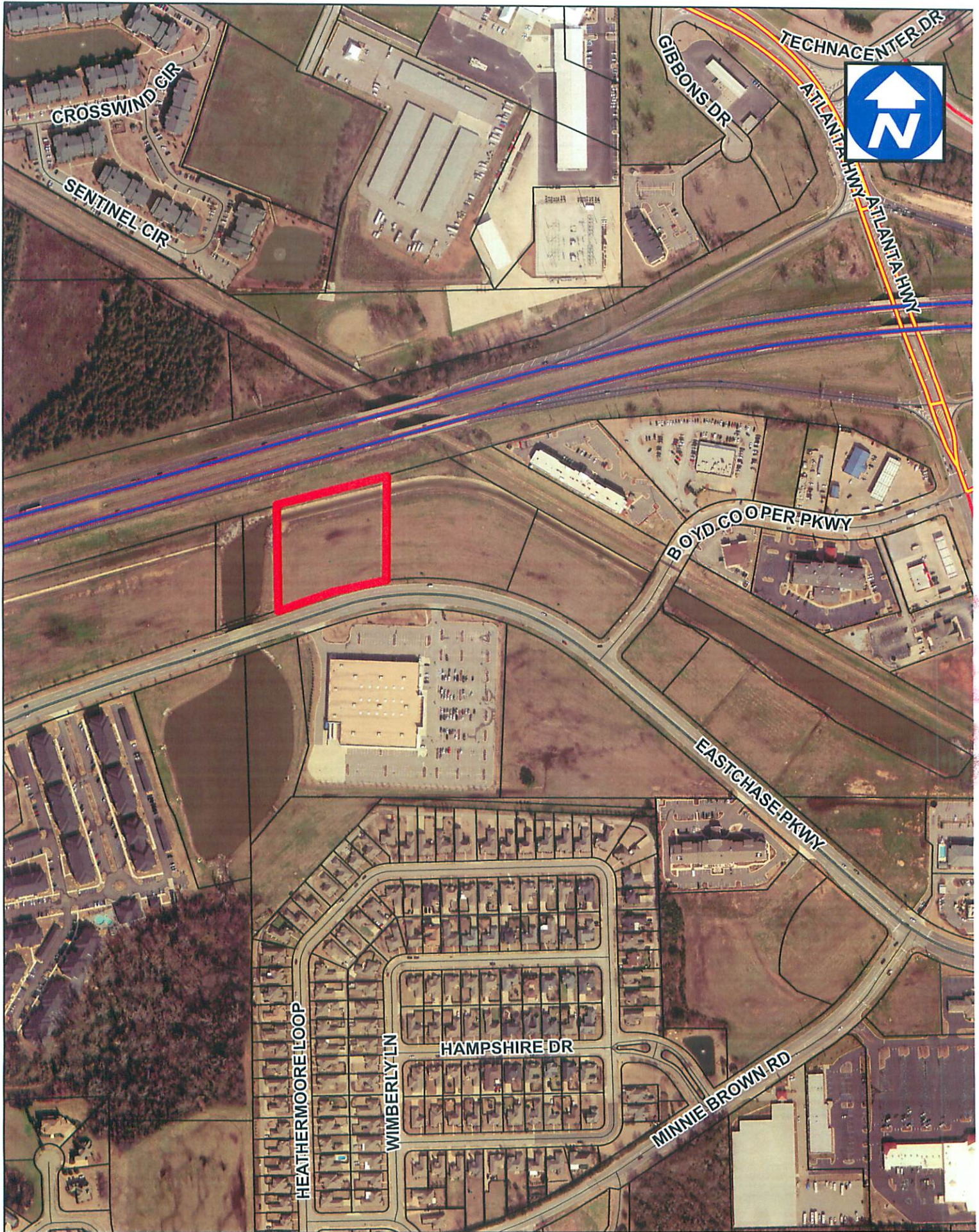
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 15A

# Smile Makers at Eastchase I



15B

Interstate 85  
(ROW Varies)

270.71'  
S 74°37'41" W

N 74°37'41" E  
322.31'

70' STORM DRAIN. ESM'T  
(PB 47, PG 196)

CONC. DITCH

20' ACC

20' SANITAR

CONCRETE DITCH

15' SANITARY SWR. ESM'T  
(PB 47, PG 196)

BOYD INVESTMENTS LLC  
RLPY 1533, PG 715

LOT A  
2.543 ACRES±  
(110,757 S.F.±)

BOYD INVESTMENTS, LLC  
RLPY 1533, PG 715

LOT K  
EASTCHASE  
STREET DEDICATION  
PLAT NO. 1  
(PB 47, PG 196)

POND

N 0°00'04" E  
339.80'

20' EXISTING ACCESS ESM'T  
TO BE ABANDONED BY THIS PLAT

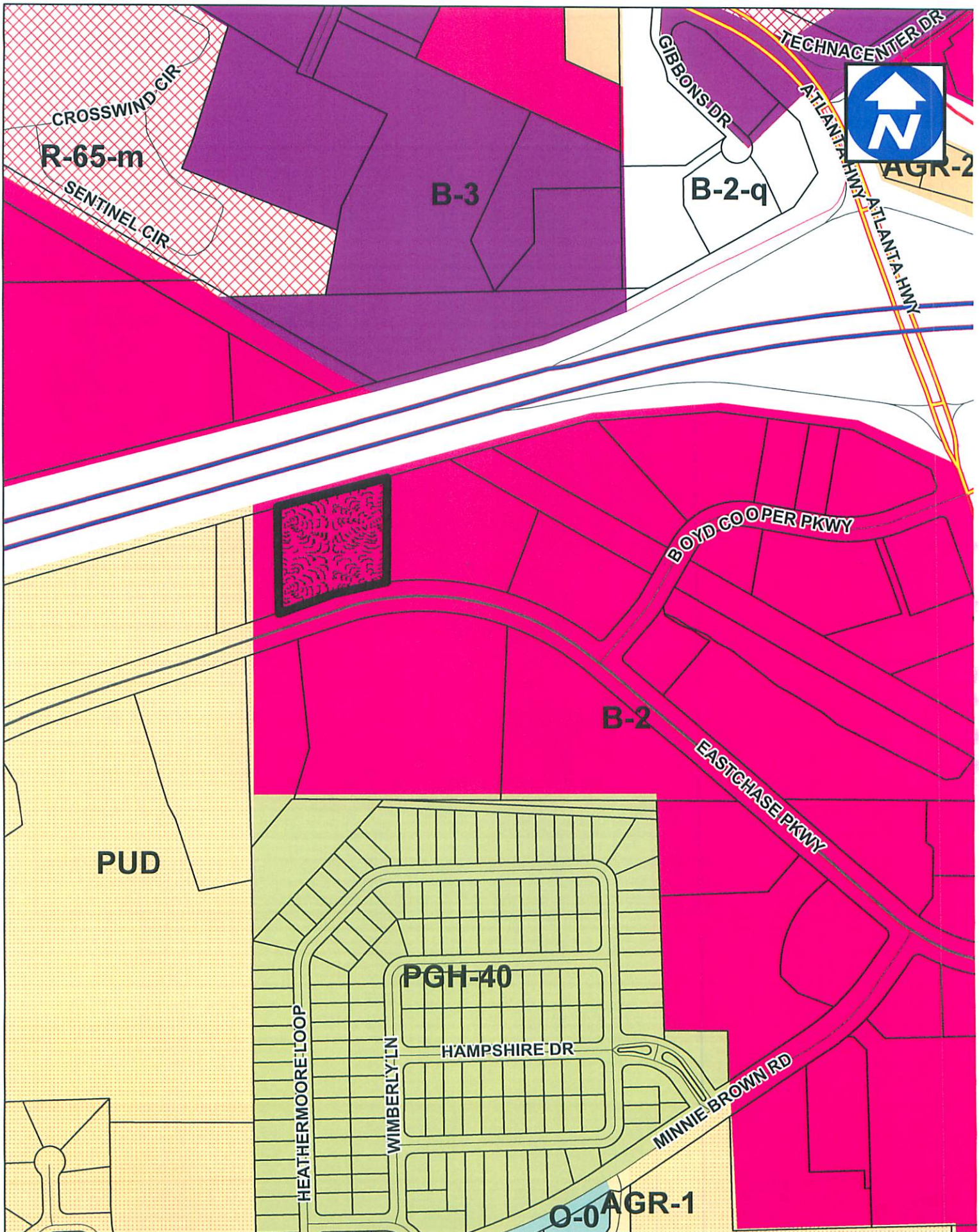
S 7°56'15" E  
326.80'

10' UTIL. ESM'T  
(PB 47, PG 196)

166.00' (R=925.00')  
Ch.=S 76°54'51" W

35' WTR. & SWR. ESM'T  
(PB 47, PG 196)  
204.49'  
S 71°45'57" W

Eastchase Parkway  
(100' R.O.W.)



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. DP-2015-008 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Smile Makers

**SUBJECT:** Public hearing for a development plan for a new building to be located on the north side of EastChase Parkway, approximately 1,000 ft. west of Boyd-Cooper Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 9,266 sq. ft. building. There are 98 paved parking spaces indicated on the site plan. There is one (1) access drive to EastChase Parkway. All applicable requirements will be met.

**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:** Provide grading permit, drainage plan, NPDES permit, CBMP, and 2 sets of plans.

**TRAFFIC ENGINEERING:** No objection.

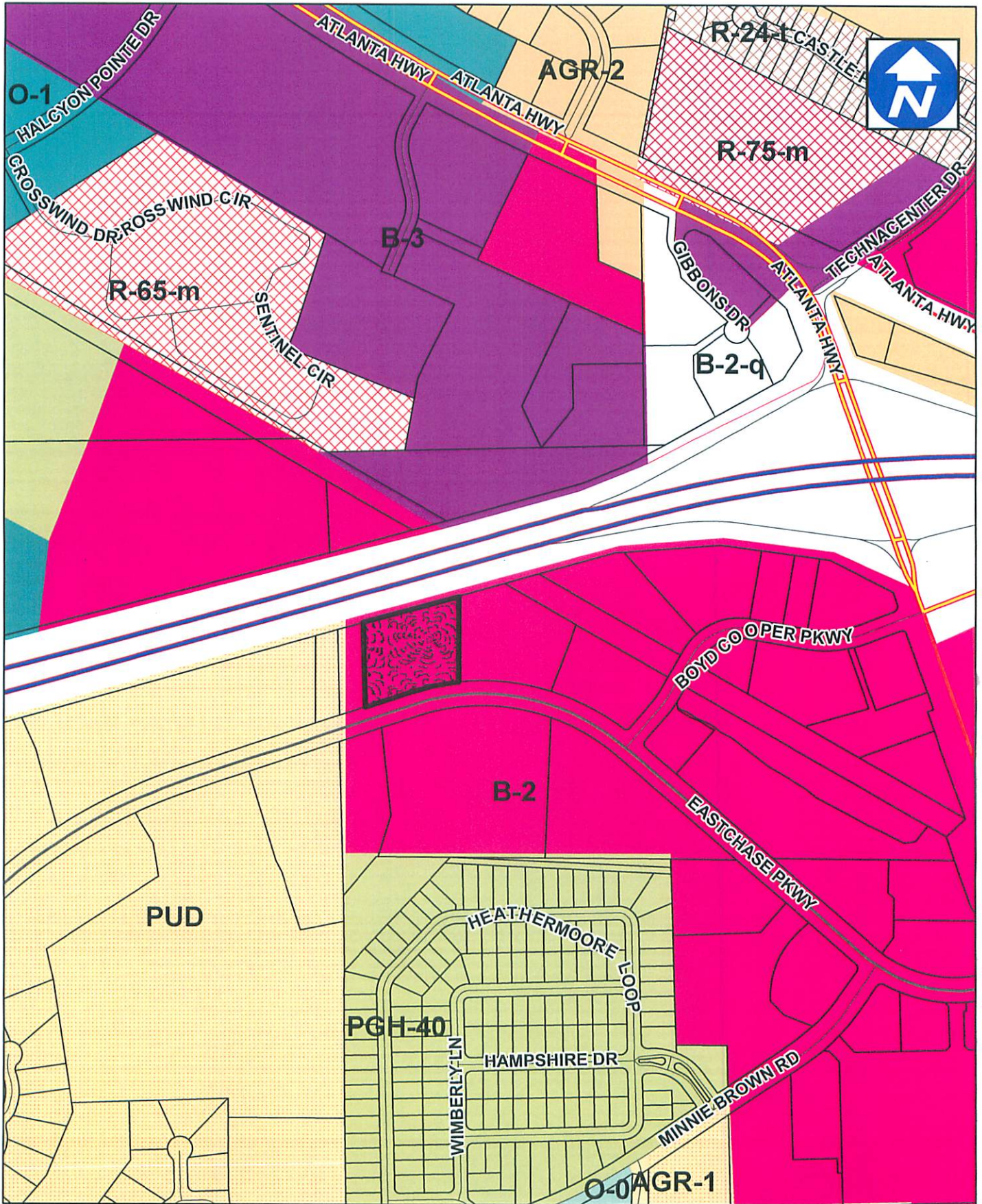
**FIRE DEPARTMENT:** Fire hydrant shall be provided. Maximum distance from any point on street or road frontage to a hydrant is 225 ft. Dead-end Fire Department access roads in excess of 150 ft. in length shall be provided with approved provisions for the fire apparatus to turn around.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Landscape plan approved.

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

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



**DEVELOPMENT SITE**

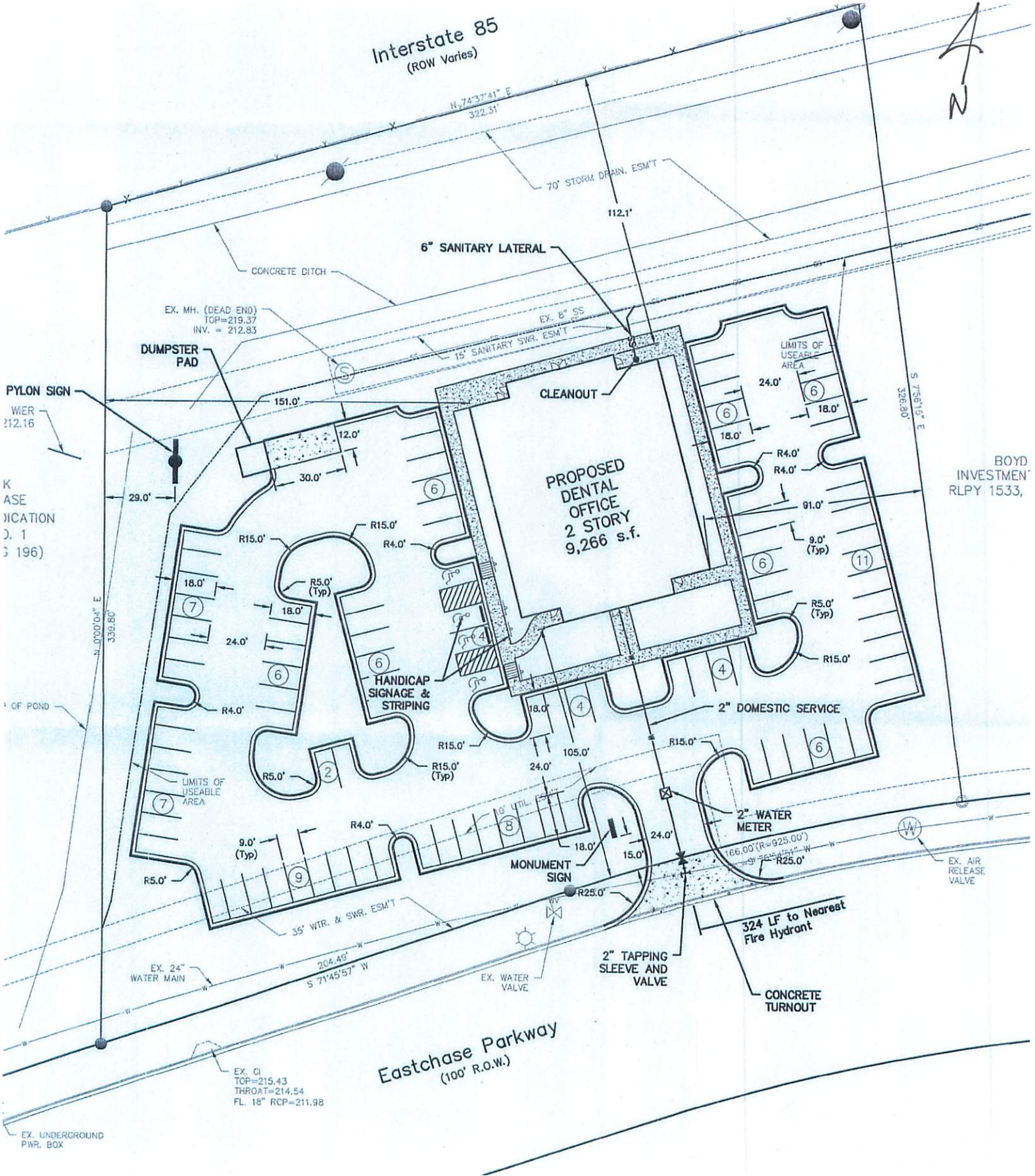
1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 16A

Interstate 85  
(ROW Varies)

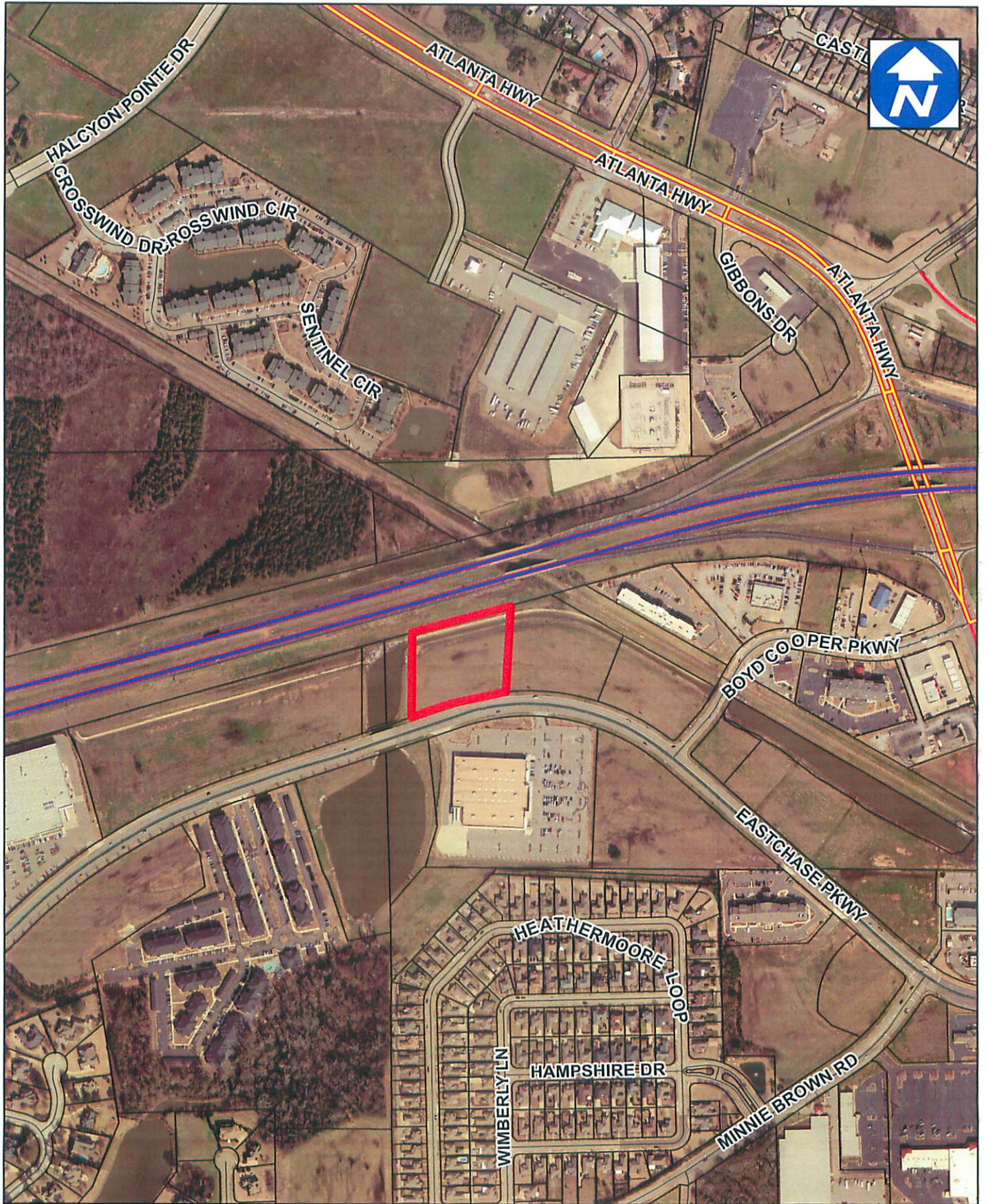


PROPOSED DENTAL OFFICE  
2 STORY  
9,266 s.f.

BOYD INVESTMENT  
RLPY 1533,

Eastchase Parkway  
(100' R.O.W.)

16B



**DEVELOPMENT SITE**

1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 16C

17. 8737 PRESENTED BY: Goodwyn, Mills & Cawood

REPRESENTING: Corbett

SUBJECT: Request preliminary approval of Somerhill Estates Overall located west of Bell Chase on the north side of Bell Road and at the south end of Edinburgh Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: There are 68 lots proposed with the typical lot being 70 ft. x 140 ft. with 25 ft. front yards, 15 ft. rear yards and 5 ft. side yards. Edinburgh Drive (on the north side of the project) will be extended south approximately 2,000 ft. and will end in a cul-de-sac. There are two (2) stub-outs to the west to tie in with Somerhill Subdivision. The northern stub-out will tie into the extension of Ridgeside Boulevard if completed and the southern stub-out will be constructed for future development if necessary. The proposed preliminary plat will not connect Edinburgh Drive. If the preliminary plat is approved it will require the renaming of the south portion of Edinburgh Drive which runs north off Bell Road. Edinburgh Drive currently opens off the north side of Bell Road and the south side of Vaughn Road.

This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to Edinburgh Drive not being connected.

The Subdivision Regulations state:

“Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy; nor for such other uses as may increase danger to health, life, or property; or aggravate erosion of flood hazard.”

Because the area for the connection of Edinburgh Drive is handling the drainage for the area, and due to the statement above, the connection is not suitable.

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 objection.

**TRAFFIC ENGINEERING:** No objection.

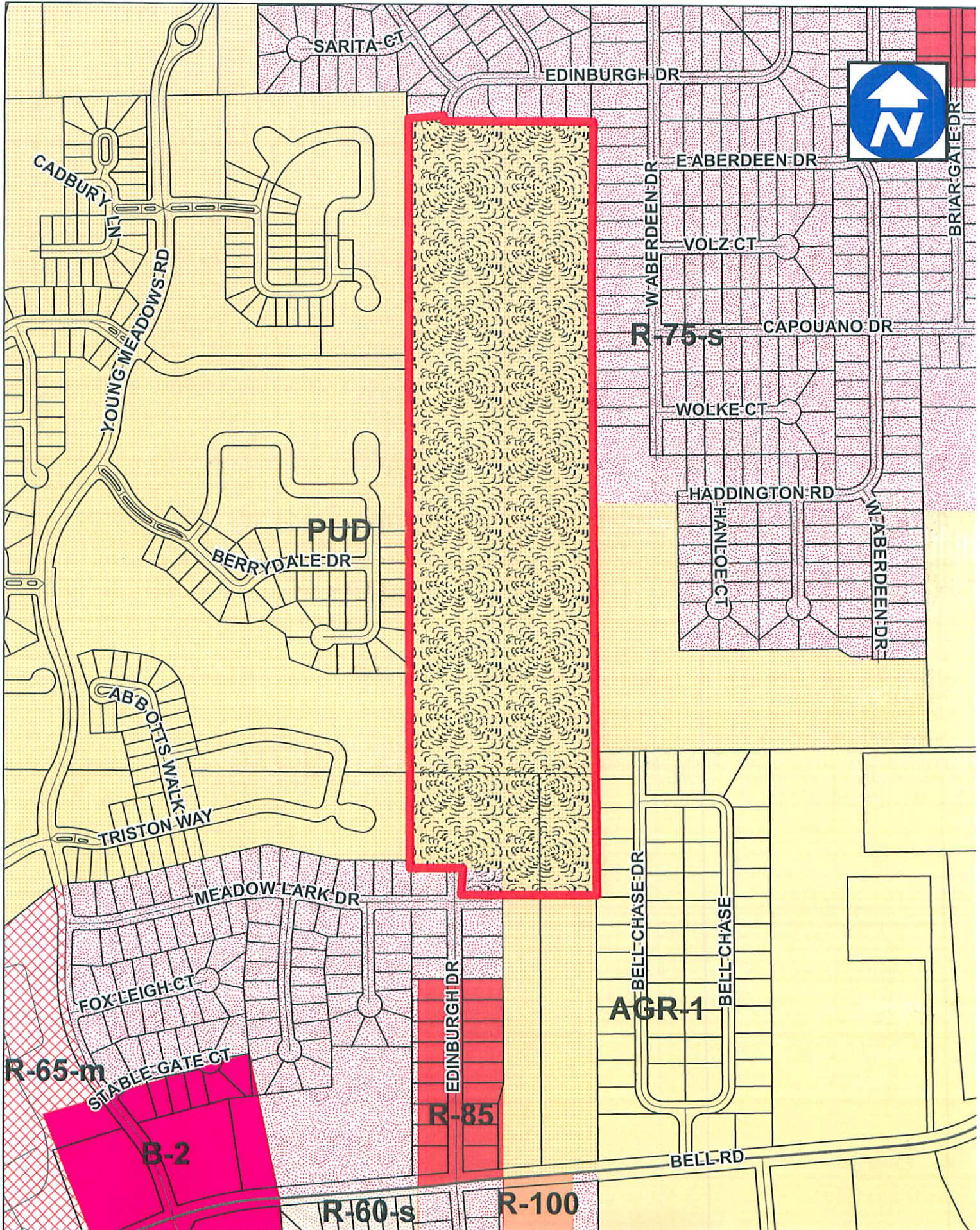
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**PLATS**

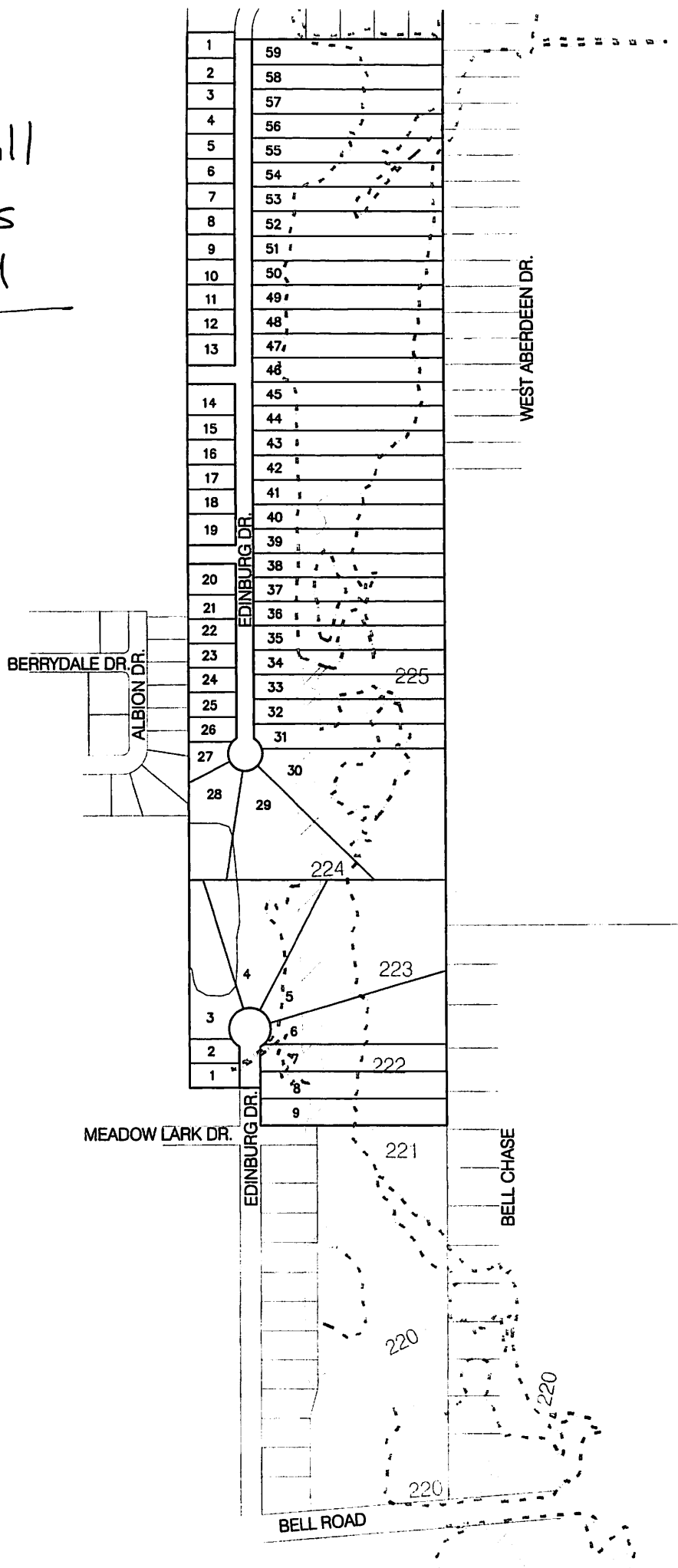
1 inch = 500 feet

SUBJECT PROPERTY

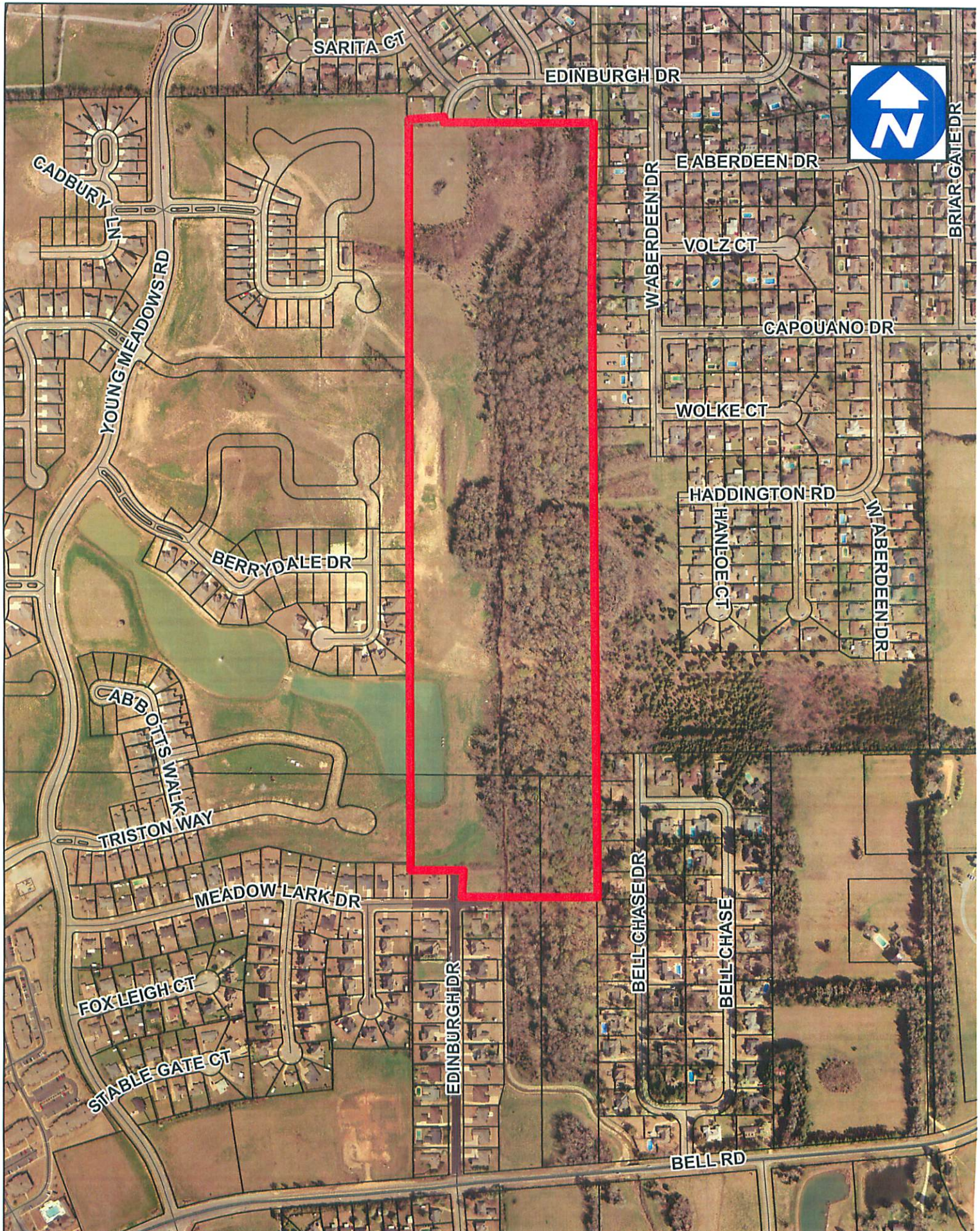


ITEM NO. 17A

Somerhill  
Estates  
Overall



17B



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 17C

18. DP-2006-064 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Corbett Property

**SUBJECT:** Request approval for a revised master plan for property located approximately 1,300 ft. east of Young Meadows Road and 1,000 ft. north of Bell Road in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is for approval of a revised master plan to alter the approved lot sizes and the side, front and rear yard setbacks. There are 68 lots proposed with the typical lot being 70 ft. x 140 ft. with 25 ft. front yard, 15 ft. rear yard and 5 ft. side yards. Edinburgh Drive (on the north side of the project) will be extended south approximately 2,000 ft. and will end in a cul-de-sac. There are two (2) stub-outs to the west to tie in with Somerhill Subdivision. The northern stub-out will tie into the extension of Ridgeside Boulevard if completed and the southern stub-out will be constructed for future development if necessary.

**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 objection.

**TRAFFIC ENGINEERING:** Show all street lights, traffic signs, street name signs, and pavement markings at stop signs, if any.

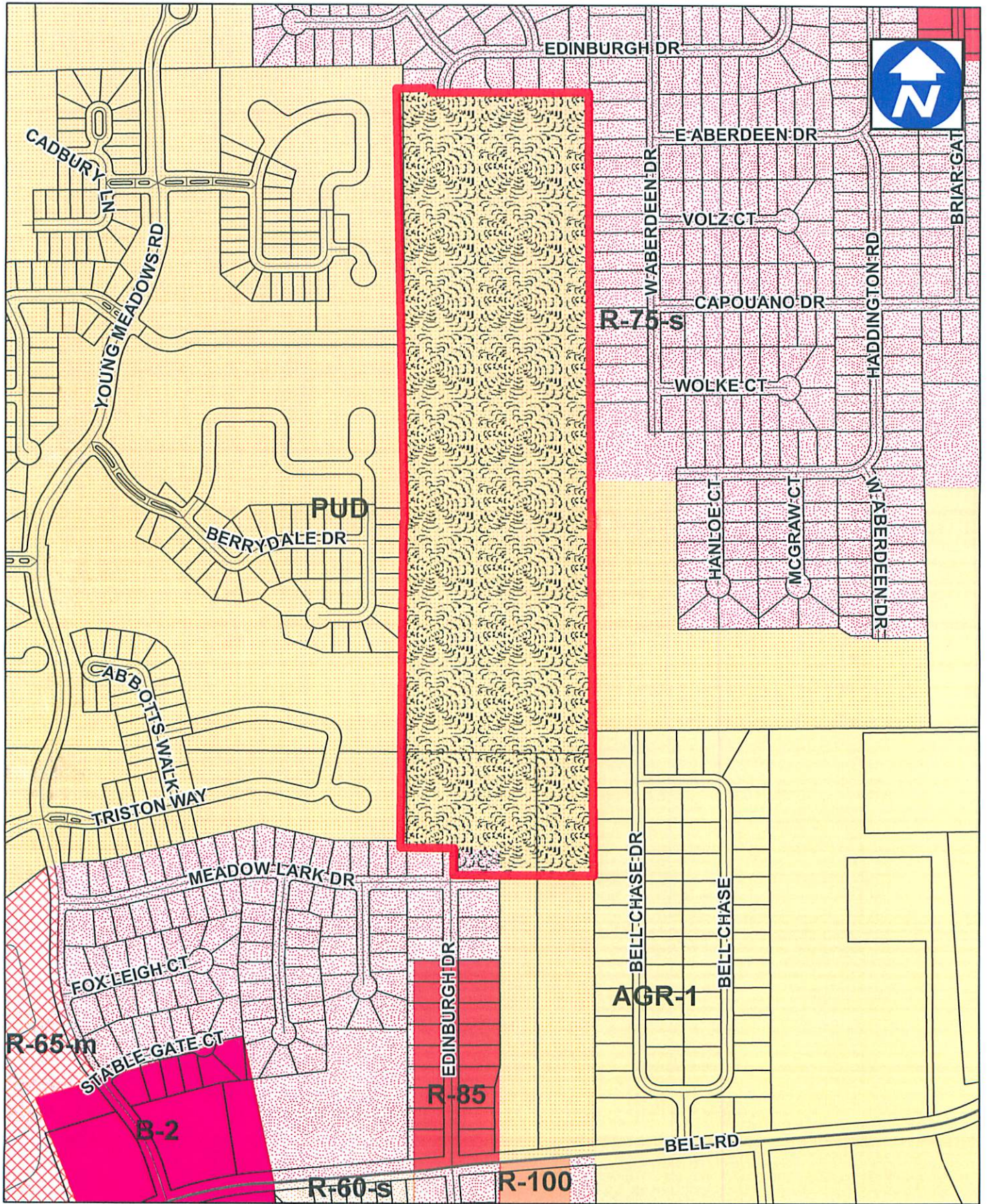
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



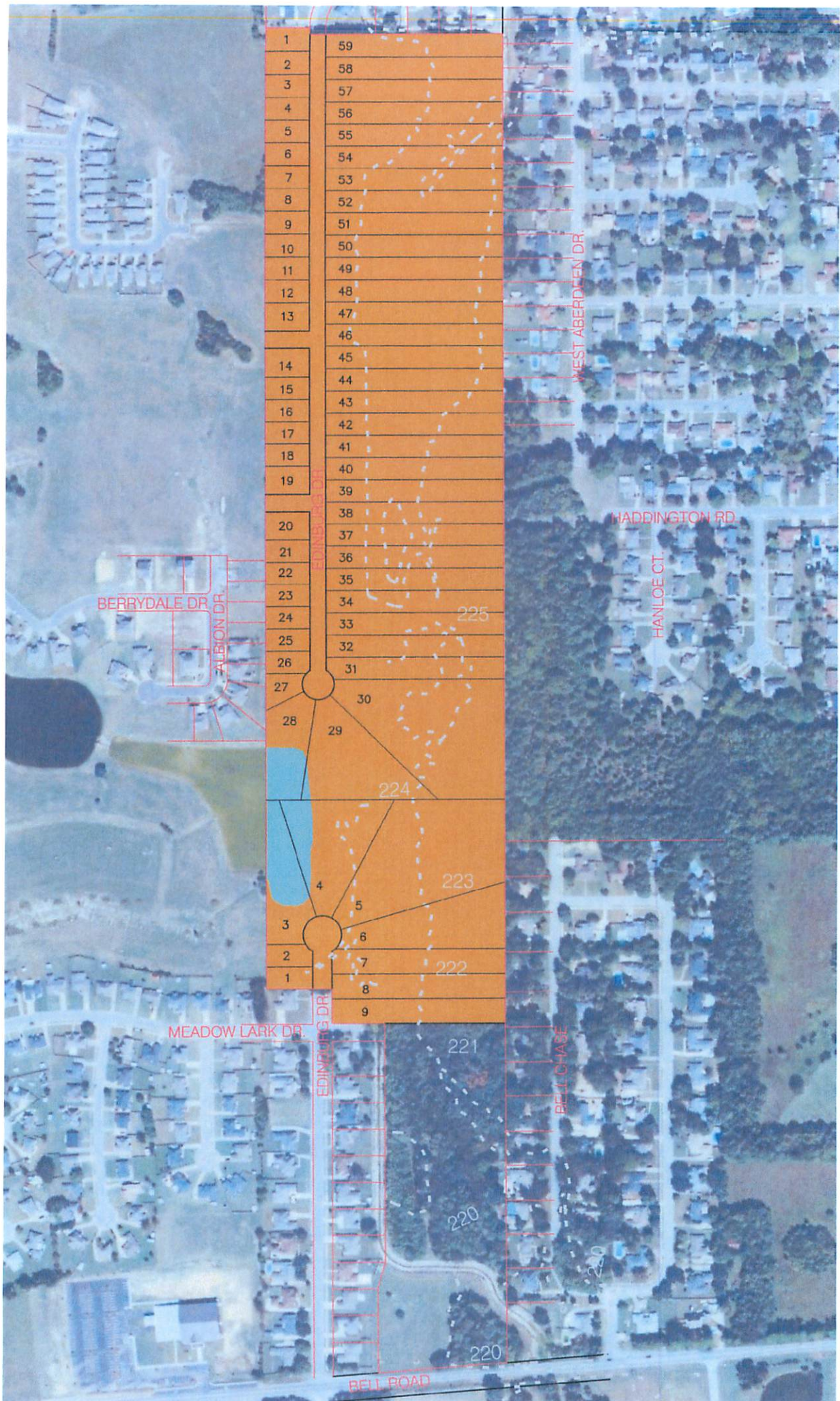
**DEVELOPMENT SITE**

1 inch = 500 feet

**SUBJECT PROPERTY**

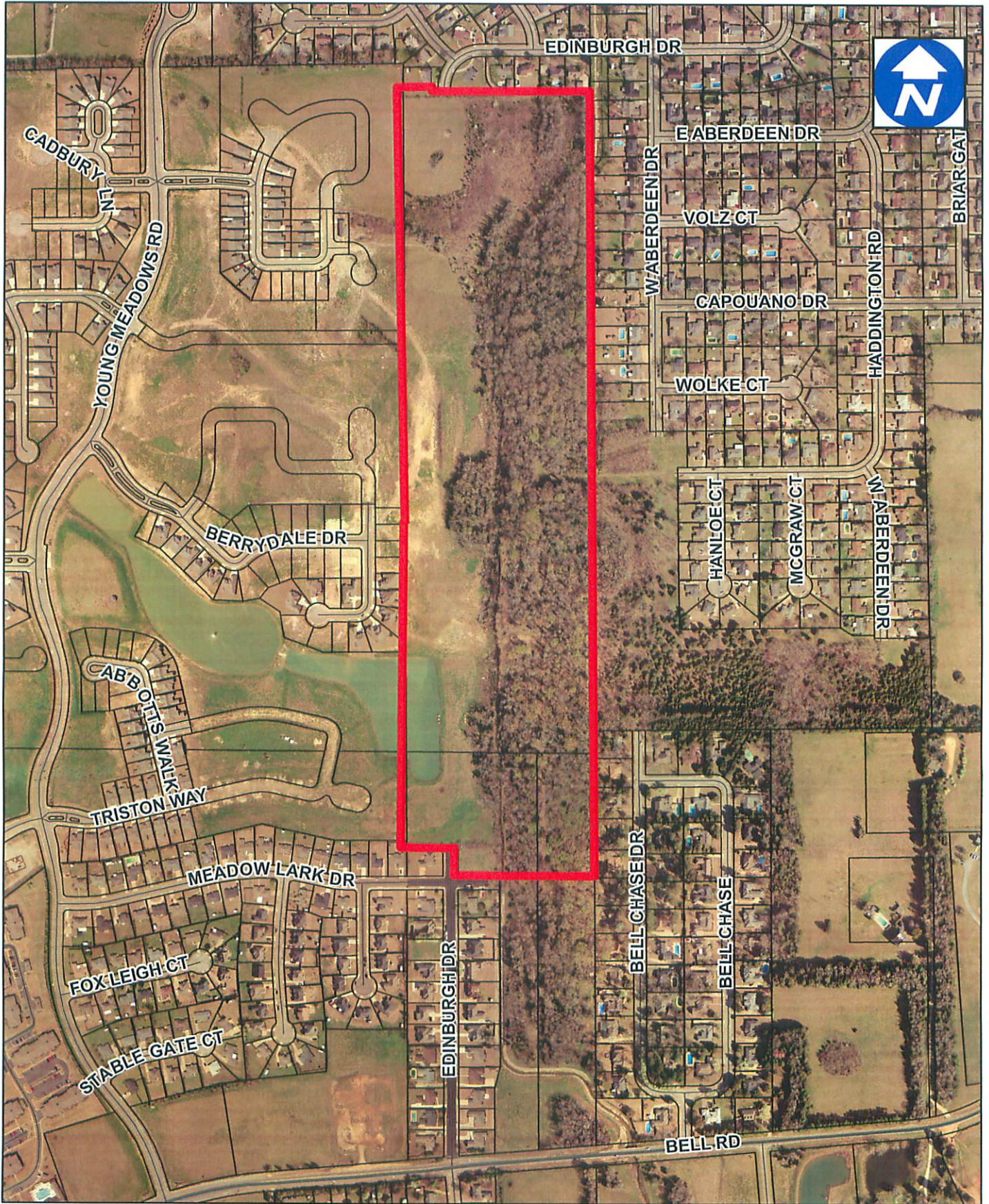


**ITEM NO.** 18A



N  
4

18B



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 18C