

Agenda Planning Commission

City of Decatur, AL

November 19 2013

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Eddie Pike**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES October 22, 2013

3. PUBLIC HEARING

PAGE/MAP

ZONINGS AND REZONINGS

A. 1274-13 Rezoning 1/ 5-9
(North of Tammy St. SW and West of Central Ave. SW along Denver Place SW)

PLAT REVIEW

A. Denver Place 1/10
(North of Tammy Street SW and west of Central Parkway SW) (see plat)

4. CONSENT APPROVALS

CERTIFICATES

A. 3229-13 Certificate to Subdivide & Consolidate 2/11-13
(North of 14th Street SE and east side of 5th Avenue SE)

SITE PLAN REVIEWS

A. 504-13 McDonalds;s Corp. 2/14
(North of Danville Rd. SW and east side of Beltline Rd. SW) (see plat)

B. 505-13 Collier Commercial Subdivision – Lot 3A 3/15
(Lot 3A of Collier Commercial Subdivision (see plat)
– South of 14th St.SE and west of Central Parkway)

ANNEXATION REQUEST

A. 339-13	Raceway (South of Highway 20 and east of Beltline Hwy 67)	3/16
-----------	--	------

BOND REVIEWS

A. Princeton Place	(North of Deerfoot Way and east side of Shady Grove Lane SW)	4/17
--------------------	--	------

END CONSENT AGENDA

PUBLIC HEARING

REZONING REQUEST 1274-13

Applicant: Pugh, Wright McAnally
Owner: Habitat for Humanity

Zoning: R-6 to R-5
Acreage: 4.75

Request: This is a request to rezone a 4.75acre tract from R-6 to a R-5-

Location: North of Tammy St. SW and West of Central Ave. SW along Denver Place SW

Recomm: Approval. This is in conformance with the Long Range Plan and reduces the density of structures and impact on public services

PLAT REVIEWS

Denver Place

Applicant: Habitat for Humanity
Owner: Same

Zoning: R-6, Townhomes
Acreage: 4.75 acres approx..

Request: Minor plat approval for the replat of Lot 1 - 11 & Lots 14 – 28 of a replat of Lots 1 – 28 and Lots 63 – 75 and Lot 80 Fairmont Subdivision, and a replat of Lots 17 – 18 of a Replat of Lots 29 - 50, Fairmont Subdivision. This is a consolidation and resubdivision of these townhome lots into 16 single family patio home lots.

Location: North of Tammy Street SW and west of Central Parkway SW

Conds:

1. Provide Title Opinion to the Planning Department prior to final plat being recorded
2. Provide "Ratification of Plat" form to Planning Department prior to recording of plat
3. Payment of recording fees
4. Approval of Rezoning Request 1274-13
5. Payment for notification of adjacent property owner certified letters
6. Provide signature block for Mayor to vacate existing easements

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

Certificates

3229-13 Certificate to Subdivide and Consolidate

Applican : Ronald & Joyce Terry
Owner: Same

Zoning: M-1, Light Industry
Acreage: .52 acres

Request: Subdivide a .33 acre tract into two tracts of .26 acres and .07 acres and consolidate the .07 acre tract with an existing .19 acre tract making two tracts of .26 acres each

Location: North of 14th Street SE and east side of 5th Avenue SE

Conds: 1. Demolish portion of building that crosses into Unit 1
2. Payment of recording fees
3. Provide 16' easement on the rear lot line of Unit 1

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

Site Plan Reviews

504-13 McDonald's Corporation

Applicant: McDonald's Corporation
Owner: Same

Zoning: M-1A, Expressway Comm.
Acreage: Approx 1.14 acres

Request: Site plan review for the construction of a new McDonald's

Location: North of Danville Rd. SW and east side of Beltline Rd. SW

Conds: 1. Remove the flume closest to Danville Rd. per AL State Highway Department

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated condition

505-13 Collier Commercial Subdivision – Lot 3A

Applicant: River City Development
Owner: Same

Zoning: M-1, Light Industry
Acreage: Approx 1.8 acres

Request: Site plan review for the construction of

Location: Lot 3A of Collier Commercial Subdivision – South of 14th St. SE and west of Central Parkway

- Conds:
1. Show building footprint on site plan
 2. Provide landscaping plan/lighting plan
 3. Dedicate a 20' dut electric easement along the north boundary
 4. Requires City Engineer approval on drainage plan

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

Annexation Request

339-13

Applicant: Bob Dunbacher
Owner: Raceway

Zoning: None
Acreage: 1.66 acres

Request: Annex Raceway into corporate limits of Decatur

Location: South of Highway 20 and east of Beltline Hwy 67

Conds: None

Recomm: Approval

END CONSENT AGENDA

Bond Review

Princeton Place

Applicant: Danny Hill
Owner: Davidson Homes

Zoning: R-3, Single Family Residential
Acreage: 15.8 acres

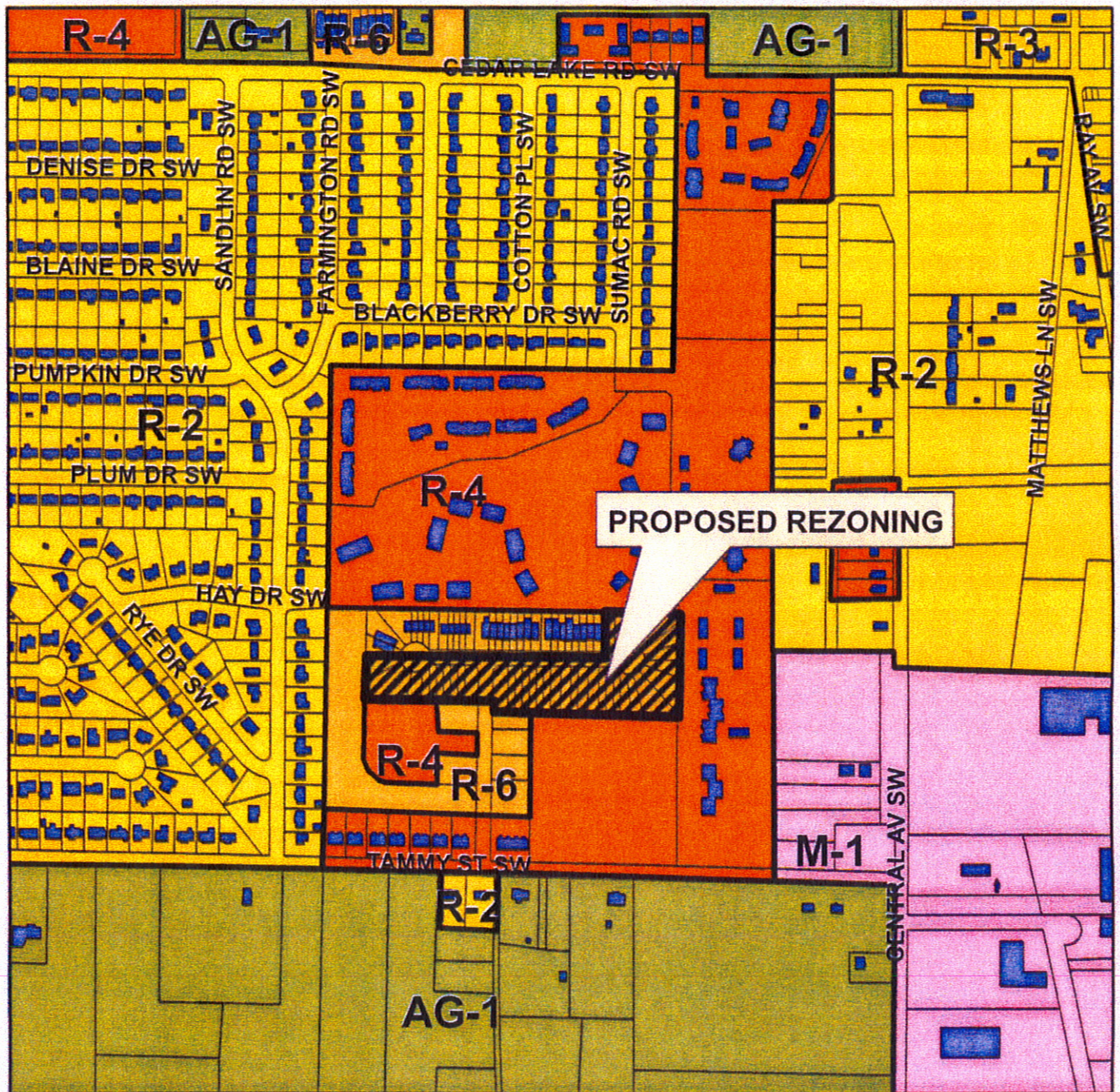
Request: Bond review for the completion of sidewalks in the Princeton Place Subdivision
(LOC Amt. \$38,000 – Expires Jan 20, 2014)

Location: North of Deerfoot Way and east side of Shady Grove Lane SW

Conds: None

Recomm: The Subdivision Committee recommends extending the sidewalk bond for one year.

REZONING REQUEST NO.1274-13 FROM R-6 TO R-5 APPROX. 4.75 ACRES



Legend

-  bldg
-  Ownership



SUBJECT PROPERTY

PROPERTY ZONED R-6

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT : HABITAT FOR HUMANITY



DRAWING NOT TO SCALE

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.

COMPARE R6 TO R5

SECTION	R6	R5
USES PERMITTED	<p>There is hereby created an R-6 Residential District (single-family semi-attached) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:</p> <p>(1) General requirements:</p> <ol style="list-style-type: none"> a. Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed. b. Each single-family semi-attached dwelling unit shall be constructed on its own lot. c. No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district. d. Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development. e. No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the Zoning Ordinance or Comprehensive Plan; or a major thoroughfare as shall be defined by future plans adopted by the planning 	<p>There is hereby created an R-5 Residential District (single-family patio home) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-5 Districts shall allow single-family patio home residences subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions:</p> <p>(1) General Requirements:</p> <ol style="list-style-type: none"> (a) Each dwelling unit shall be constructed on its own lot. (b) No dwelling or lot within a R-5 District shall have vehicle access to an existing major thoroughfare (e.g., "collector street" or higher classified street) as defined by the zoning ordinance or comprehensive plan, or a major thoroughfare as defined by future plans adopted by the planning commission of the City of Decatur. (c) There shall be a minimum separation of thirteen (13) feet between structures on separate lots. (d) All building setback lines shall be indicated on the preliminary and final plats. (e) Perimeter setbacks: <ol style="list-style-type: none"> 1. Reserved. 2. Where R-5 lots adjoin (in any manner or configuration) a major thoroughfare (e.g. collector street or higher classification), then an additional twenty-foot setback shall be added to those setback requirements set forth herein below in

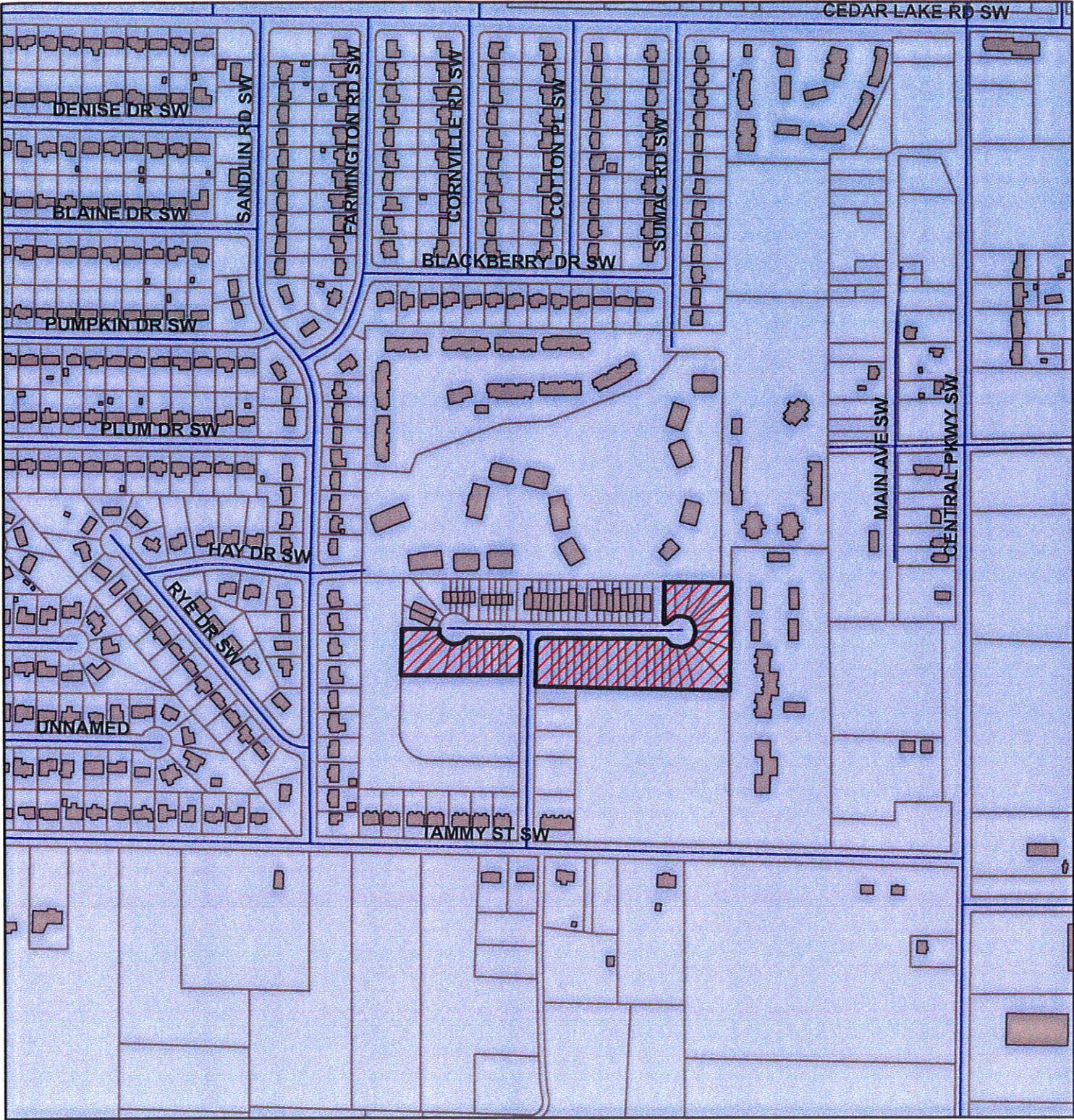
COMPARE R6 TO R5

SECTION	R6	R5
	<p>commission of the City of Decatur.</p> <p>Residential District Requirement R” Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>	<p>subsections (2)(d) through (2)(f), of this section and shall be measured from the lot line.</p>
USES PERMITTED ON APPEAL	<p>Residential District Requirements These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>Residential District Requirements These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p>
USES PROHIBITED	<p>Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited.</p> <p>Residential District Requirements Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: (“R” Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial</p>	<p>Uses prohibited. Any use not permitted, or permitted on appeal, is prohibited.</p> <p>Residential District Requirements Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: (“R” Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and</p>



COMPARE R6 TO R5

SECTION	R6	R5
	uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted	parking areas in connection with any of these uses, not specifically permitted
MINIMUM LOT SIZE	2) Specific requirements: a. Minimum lot size: 2,000 square feet. b. Minimum lot size at building line: 20 feet.	(2) Specific requirements: (a) Minimum lot area: Five thousand (5,000) square feet.
MINIMUM YARD SIZE	c. Minimum front yard setback: 25 feet. d. Minimum side yard setbacks applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story). f. Minimum rear yard setback: 20 feet.	c) Minimum lot width at building line: Forty (40) feet. (d) Minimum front yard setback (also see perimeter setbacks) (1)(e): Twenty (20) feet. (e) Minimum rear yard setback (also see perimeter setbacks) (1)(e): Twenty (20) feet. (f) Minimum side yard setbacks (also see perimeter setbacks) (1)(e): Five (5) feet one side, eight (8) feet the other. (i) Maximum density: Seven (7) dwelling units per gross acre. prohibited Off-street parking spaces per unit:
MAXIMUM BUILDING AREA	Maximum building area: None specified	(b) Maximum building area: None Specified.
MAXIMUM HEIGHT	g. Maximum height in stories: 21/2. h. Maximum building height: 35 feet.	(g) Maximum building height: Thirty-five (35) feet.
OFF STREET PARKING	Off-street parking spaces per unit: 2.	(h) Off-street parking: Two (2) spaces per dwelling unit.
OFF STREET LOADING AND UNLOADING	<i>Off-Street Loading:</i> Shall provide space for loading and unloading on the property site.	<i>Off-Street Loading:</i> Shall provide space for loading and unloading on the property site.

DENVER PLACE - MINOR PLAT



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  **SUBJECT PROPERTY**

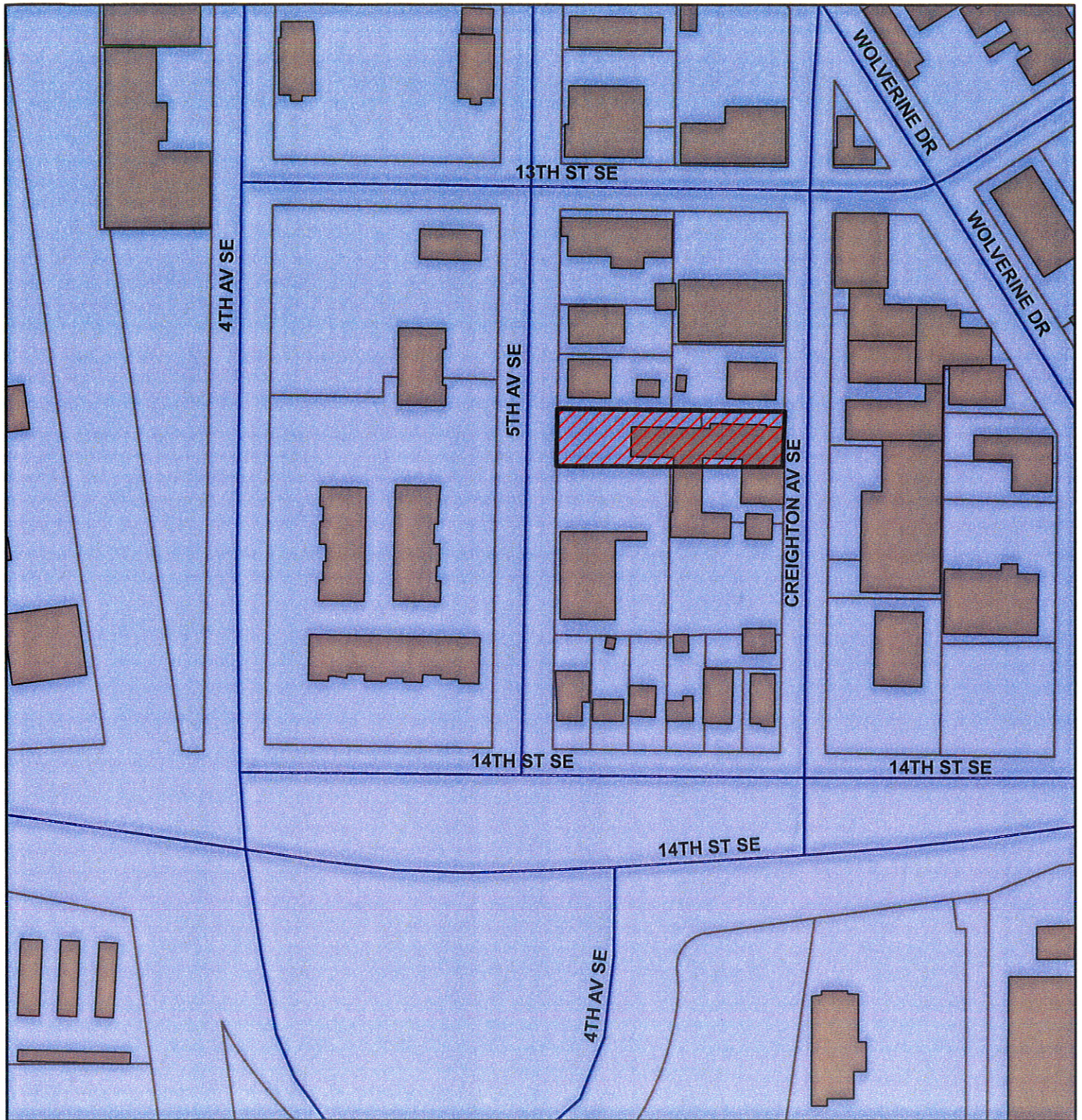
LOCATION MAP

APPLICANT: HABITAT FOR HUMANITY








DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3229-13



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  SUBJECT PROPERTY

LOCATION MAP

APPLICANT: Ronald and Joyce Terry

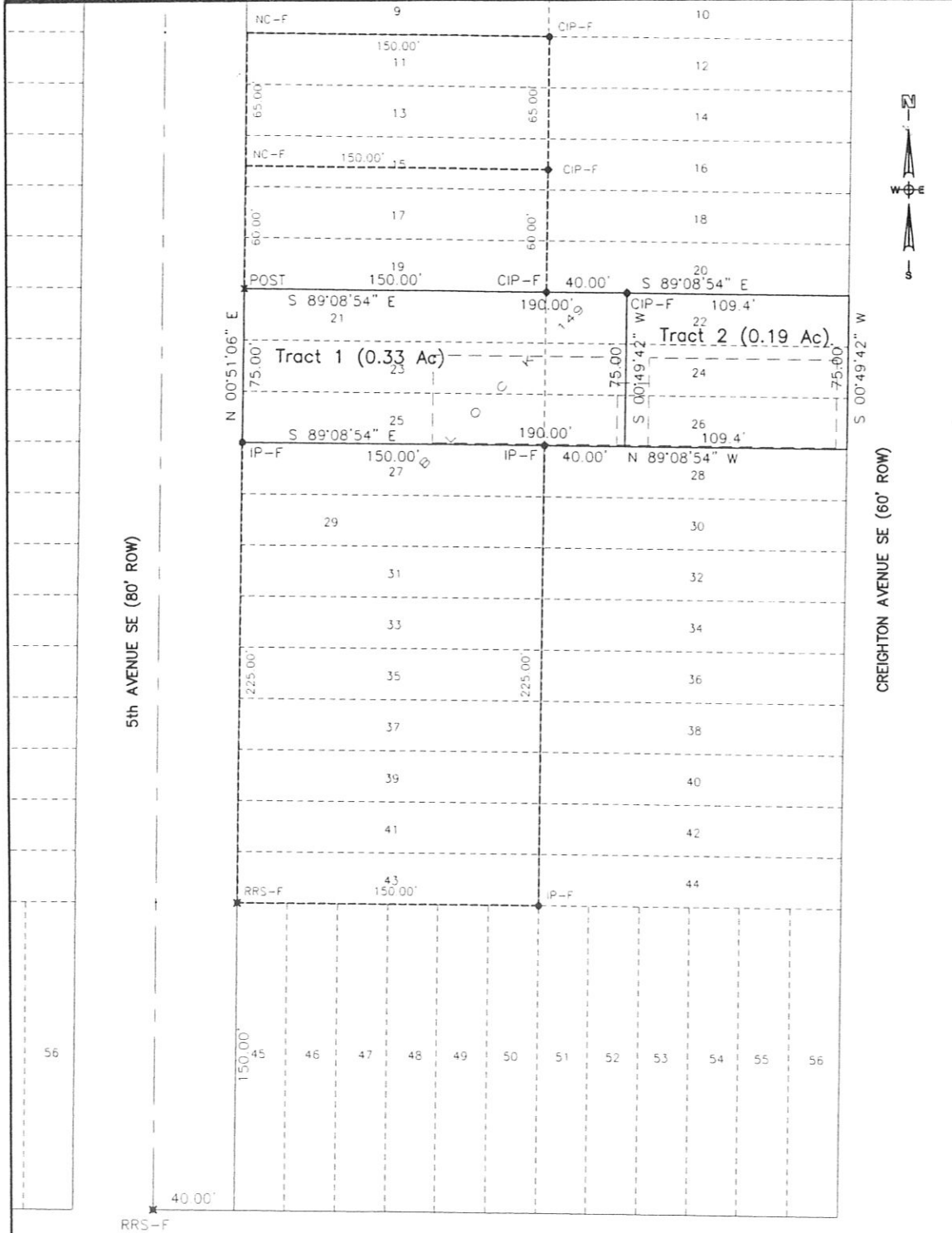


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3229-13

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
 256.353.3937P | 256.350.2285F



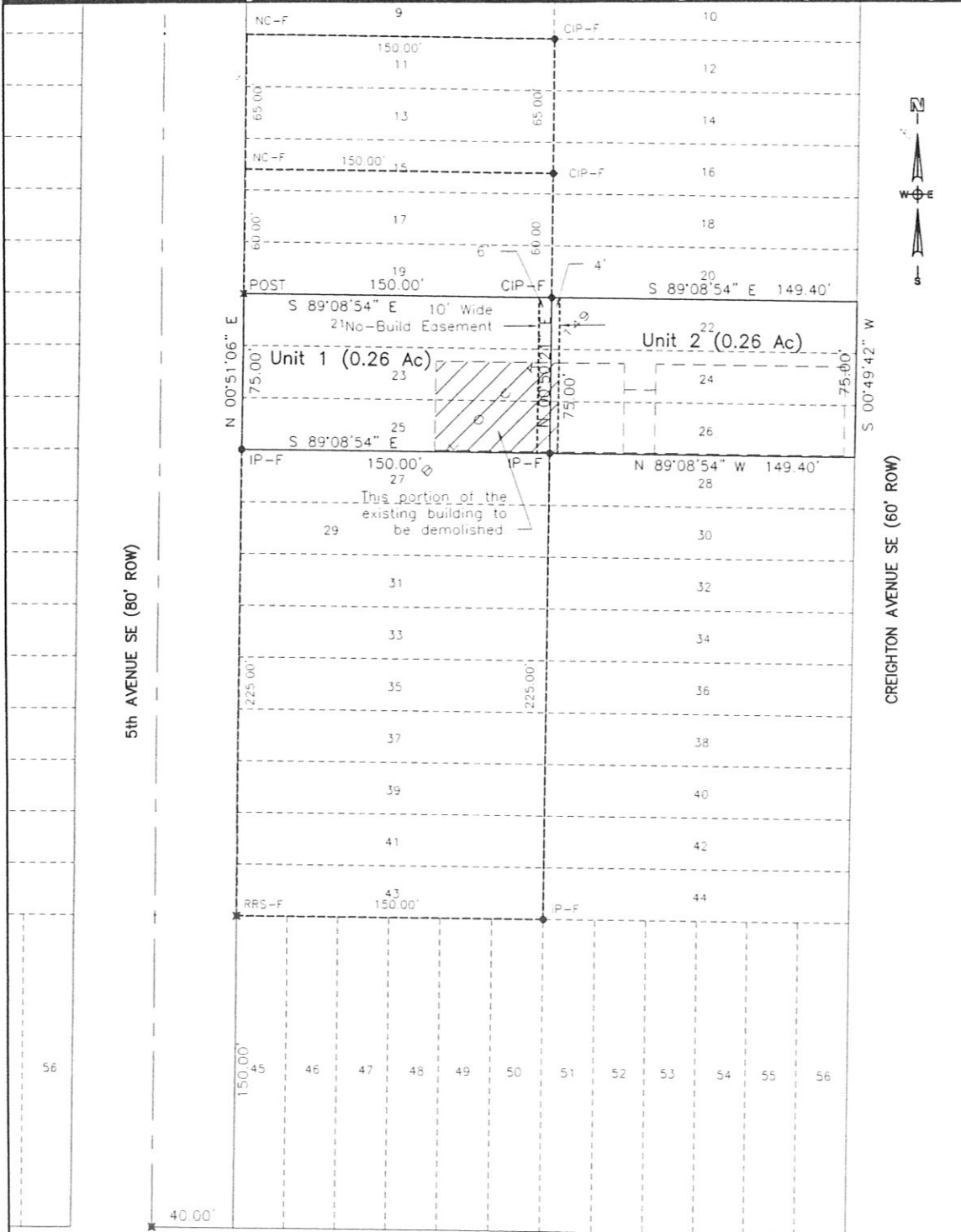
BEFORE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE -- COOK'S PEST CONTROL -- 5th AVENUE SE

CERTIFICATE TO SUBDIVIDE NO. 3229-13

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

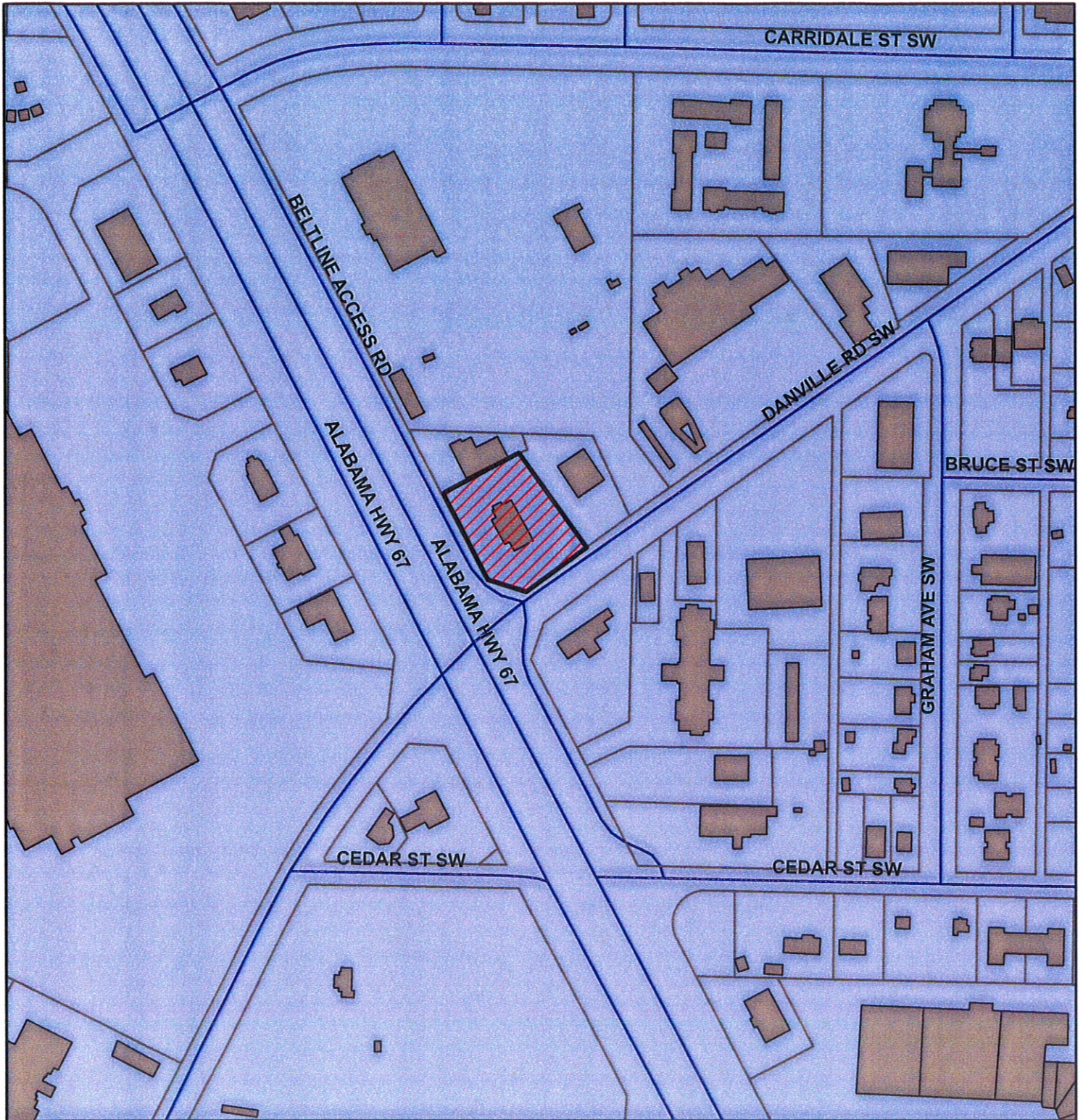
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
 256.353.3937P | 256.350.2285F



14th STREET SE (80' ROW)

AFTER

SITE PLAN NO. 504-13



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  **SUBJECT PROPERTY**

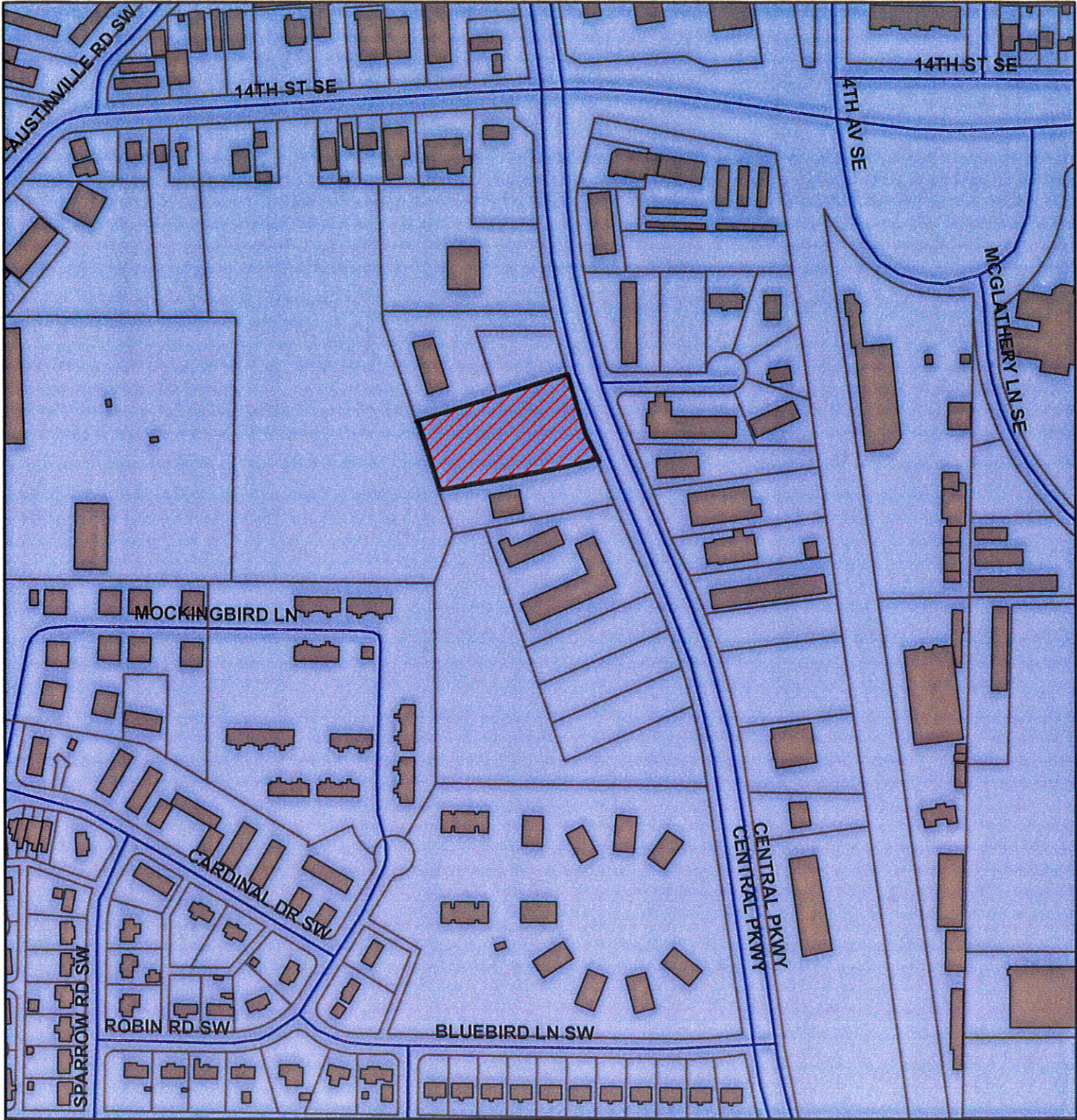
LOCATION MAP

APPLICANT: McDonald's Corporation



DRAWING NOT TO SCALE

SITE PLAN NO. 505-13



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  **SUBJECT PROPERTY**

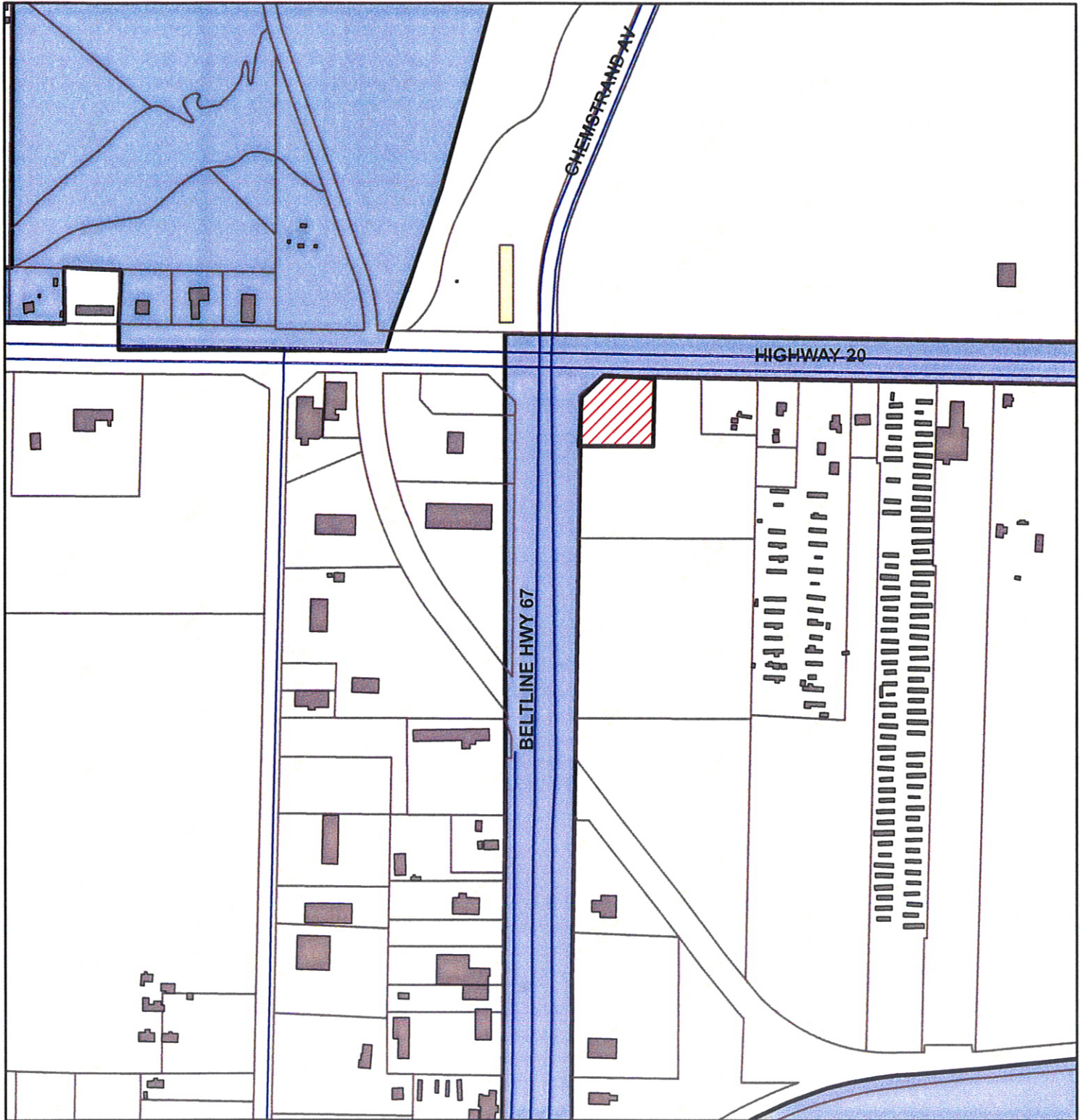
LOCATION MAP

APPLICANT: River City Development



DRAWING NOT TO SCALE

ANNEXATION NO. 339-13



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  **SUBJECT PROPERTY**

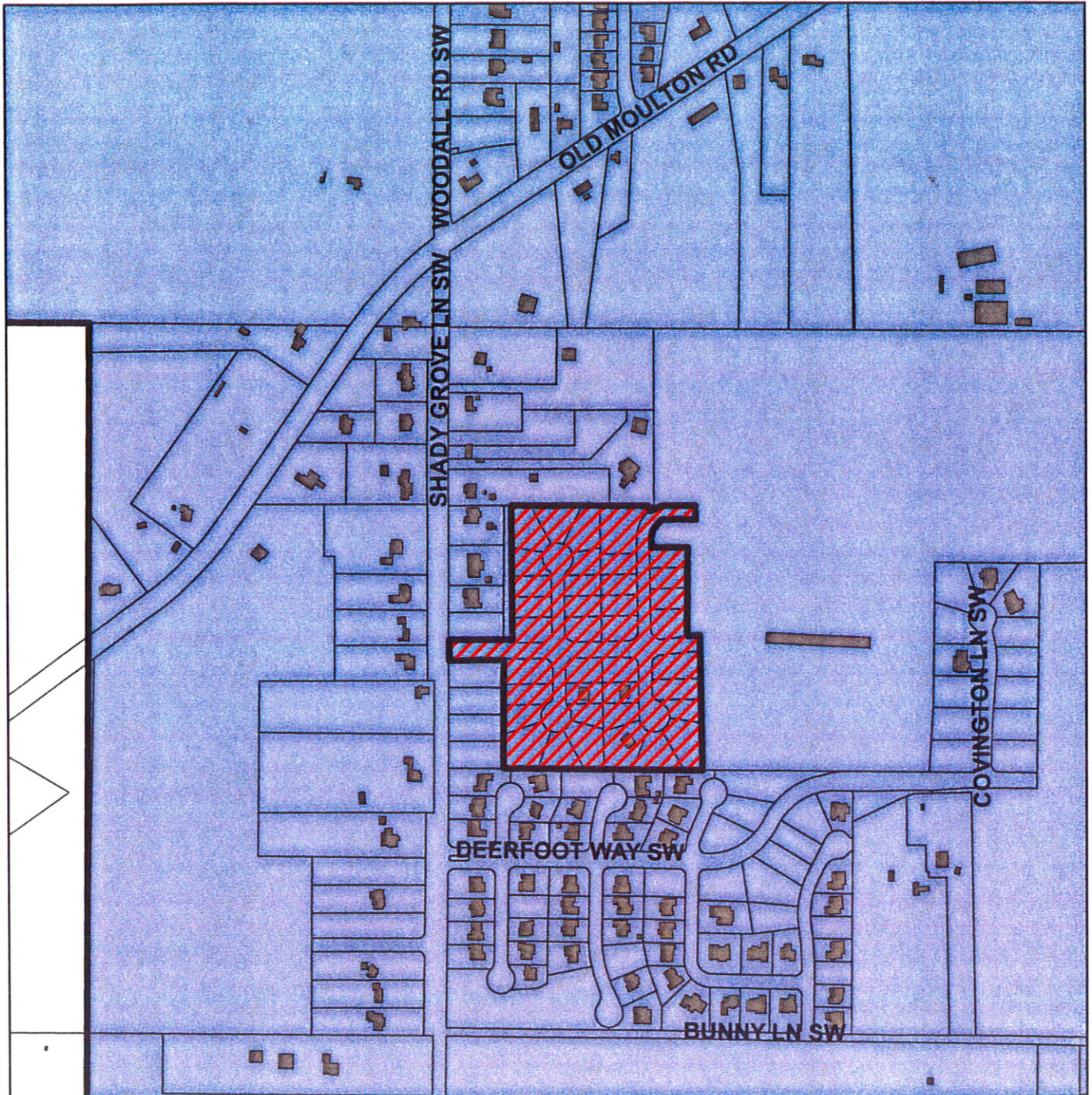
LOCATION MAP

APPLICANT: BOB DUNBACHER - FOR RACEWAY



DRAWING NOT TO SCALE

BOND REVIEW PRINCETON PLACE SUBDIVISION



Legend



bldg



Ownership



corplim



SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: DANNY HILL



DRAWING NOT TO SCALE

ZONED R-3

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.