

Agenda Planning Commission

City of Decatur, AL

September 17, 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 August 20, 2013

3. PUBLIC HEARING

PAGE/MAP

ZONINGS AND REZONINGS

A. 1272-13	Rezoning (South of Cedar Street SW and West of Spring Avenue SW)	1/ 4-6
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4. CONSENT APPROVALS

CERTIFICATES

A. 3221-13	Certificate to Consolidate (South of 9 th St SE and east of 19 th Ave SE)	1/7-8
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PLAT REVIEW

A. Hampton Inn Subdivision – Minor Plat (North of Jameson Place SW and west of Beltline Rd. SW)	2/9 (see plat)
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BOND REVIEWS

A. Windsor Place (South of Gordon Terry Parkway and west of McEntire Lane SW)	2/10
A. City View Estates (South of Auburn Dr. SW and west of Englewood DriveSW)	3/11

END CONSENT AGENDA

VACATION REQUEST

A. 478-13

(South of Church St. NE and west side of Canal St NE)

3/12

NEW BUSINESS

Skipper Report – Wilson Street Development and Accessibility Plan

3

**AGENDA
ZONING COMMITTEE MEETING
September 17, 2013
11:00 AM
CITY HALL ANNEX – 308 CAIN ST. NE**

PUBLIC HEARING

REZONING REQUEST 1272-13

Applicant: Steve Reeves
Owner: Same

Zoning: R-2 to B-6
Acreage: .96 Acres

Request: This is a request to rezone a .96 acre tract from R-2 to a B-6- this request was tabled at the July Planning Commission Meeting to the September Planning Commission Meeting.

Location: South of Cedar Street SW and West of Spring Avenue SW

Recomm: This is not in conformance with the Long Range Plan or compatible with the adjacent properties - recommend denial.

Plats

Hampton Inn Subdivision – Minor Plat

Applicant: Enterprise Lodging Co.
Owner: Same

Zoning: M-1A, Expressway Commercial
Acreage: 3.06 acres

Request: Final approval to subdivide 3.06 acres into two tracts of 1.999 acres and 1.061 acres

Location: North of Jameson Place SW and west of Beltline Rd. SW

- Conds:
1. Payment of recording fees
 2. Payment of Application fee (\$110.00)
 3. Payment of fees for notification of adjoining property owner's
 4. Need Owner's Dedication & Acknowledgement signed
 5. Need Mortgager's Acknowledgement signed

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

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

Minutes Subdivision Committee September 10, 2013

Certificates

3221-13 Certificate to Consolidate

Applicant: Ray Feltman
Owner: Same

Zoning: R-3, SF Residential
Acreage: .39 acres

Request: Consolidate the east 45' of Lot 7, Lot 8, and the west 25' of Lot 9 of the Replat of Lots 21, 22, & 23 Wilder Place Subdivision

Location: South of 9th St SE and east of 19th Ave SE

Conds: 1. Amend lot size in legal description
2. Payment of recording fees

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

Recomm: Approval with stated conditions

Bond Review

Windsor Place

Applicant: Littrell Development LLC
Owner: Same

Zoning: R-3 & R-5, SF Residential
Acreage:

Request: Bond review for completion of all public improvements and sidewalks
LOC #LO71755 for final wearing, manhole pads - \$49,009.65
LOC #LO71758 for sidewalks - \$69,550

Location: South of Gordon Terry Parkway and west of McEntire Lane SW

Recomm: To install the sidewalks on the collectors and allow the local streets to the responsibility of the property owners.

City View Estates

Applicant: Vernon Lane
Owner: Same

Zoning: R-3 & R-5, SF Residential
Acreage:

Request: Bond review for completion of public improvements (sidewalks) for City View Estate (LOC expires May of 2014 amount is \$28,000.00)

Location: South of Auburn Dr. SW and west of Englewood Drive SW

Recomm: To install the sidewalks on the collectors and allow the sidewalks on the local streets to be the responsibility of the property owners.

END CONSENT AGENDA

Vacation Request

478-13

Applicant: First United Methodist Church
Owner: Same

Zoning: R-3H – SF Res Historical
Acreage:

Request: Vacate 19' of ROW evenly off the western boundary of Canal St NE (as shown)

Location: South of Church St. NE and west side of Canal St NE

- Conds:
1. Need signature of Church Chairman, Board of Trustees before proceeding to City Council
 2. Payment of recording fees to City Clerk once request has cleared City Council.

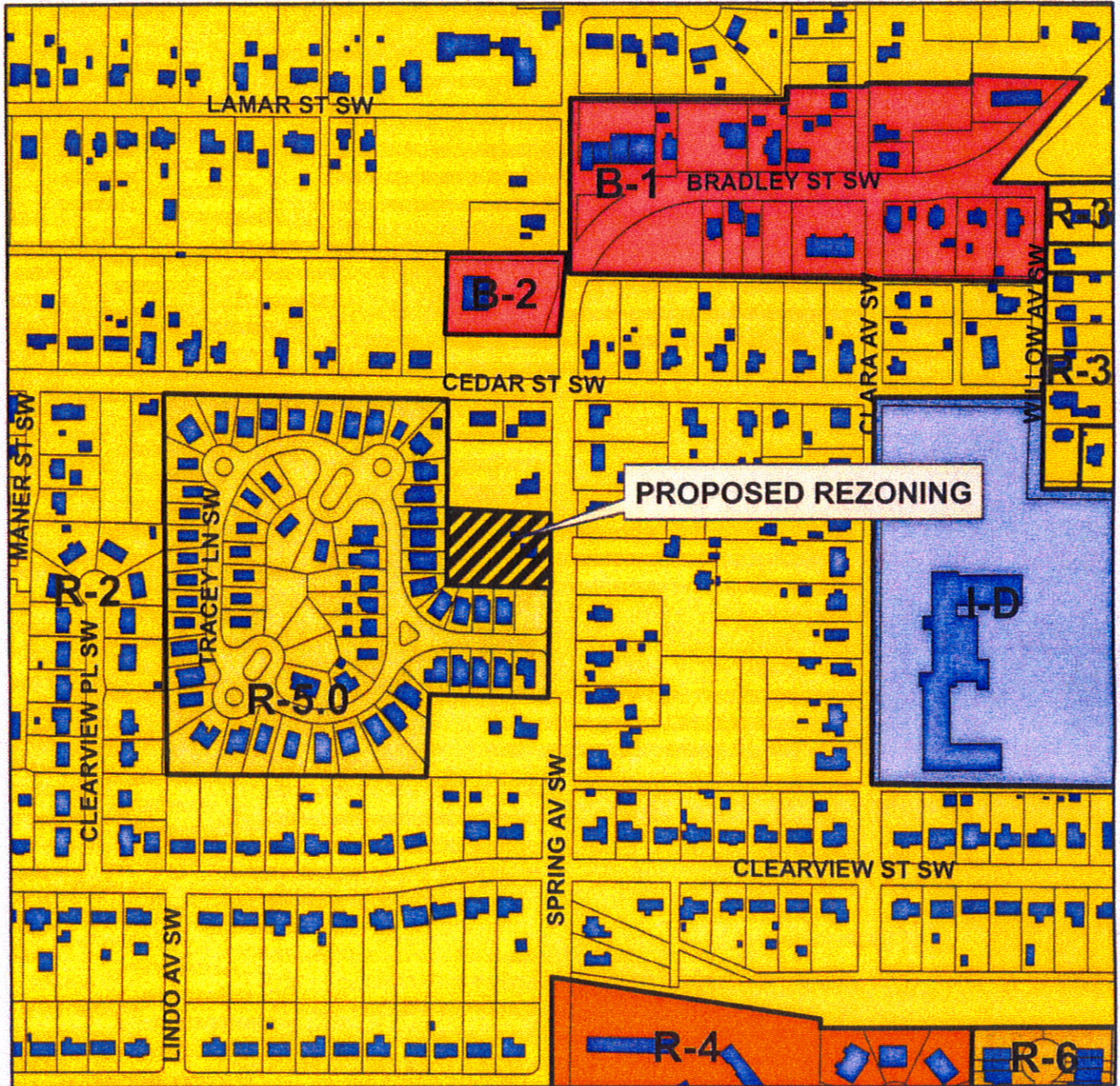
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

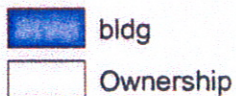
NEW BUSINESS

Skipper Report – Wilson Street Development and Accessibility Plan

REZONING REQUEST NO.1272-13
FROM R-2 TO B-6 .96 ACRES



Legend



SUBJECT PROPERTY

PROPERTY ZONED R2

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT :STEVE REEVES



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 R2 TO B6

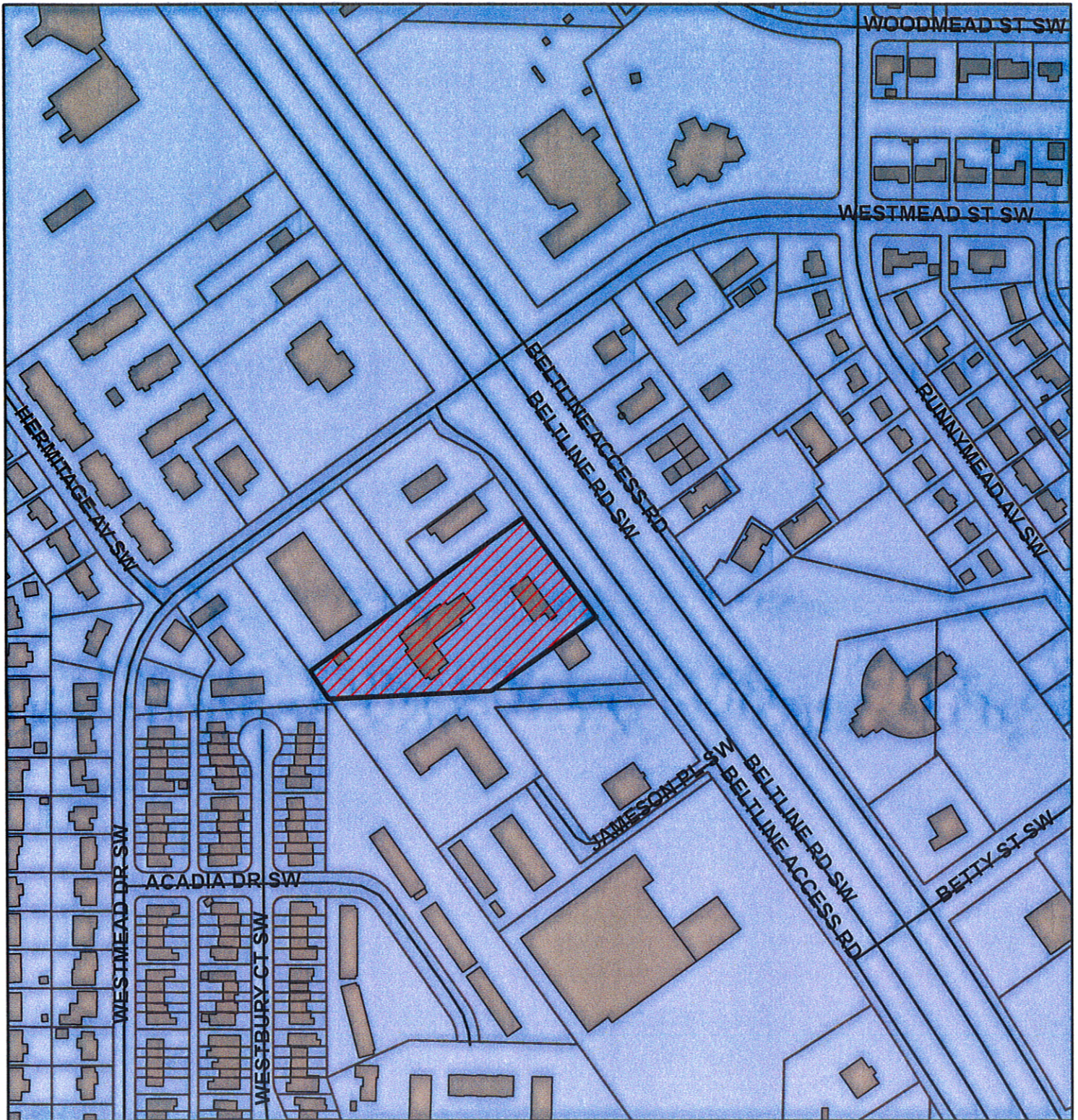
SECTION	R2	B6
USES PERMITTED	<p>From R2 Section</p> <p>There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the City, which R-2 Districts shall allow: Single family dwellings. (See also regulations common to all "R" Districts, listed in Section 25-10)</p> <p>District Requirement R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>	<p>Uses permitted: The following specified office uses, with structures to accommodate the same; real estate, professional, managerial, insurance, clerical, clinics, health clubs, health spas and related uses.</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>Uses permitted on appeal: Any uses permitted or permitted on appeal in an R-4, Residential District, and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable; and any office use not specified as a permitted use.</p>
USES PROHIBITED	<p>From R2 Section</p> <p>Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited</p> <p>From 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</p>	<p>Uses prohibited: Any use not permitted or permitted on appeal.</p>

COMPARE R2 TO B6

SECTION	R2	B6
	coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted	
MINIMUM LOT SIZE	From R2 Section (2) Specific requirements: a. Minimum lot area: Ten thousand (10,000) square feet. b. Maximum building area: None specified	Minimum lot size: It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the spaces required for the other normal operations of the business or service.
MINIMUM YARD SIZE	From R2 Section c. Minimum front yard setback: Thirty-five (35) feet d. Minimum rear yard setback: Forty (40) feet e. Minimum side yard setbacks: Eight (8) feet f. Minimum feet at building line: Seventy (70) feet	Minimum yard size: Front 25 feet; rear 20 feet; side, not specified, except on a lot adjoining along its side lot line which is in a residential district, there shall be a side yard not less than eight (8) feet wide.
MAXIMUM BUILDING AREA	Maximum coverage - None specified	Maximum coverage - None specified
MAXIMUM HEIGHT	From R2 Section g. Maximum building height: Thirty-five (35) feet. h. Maximum height in stories: Two and one half (2 1/2).	Maximum height: None.
OFF STREET PARKING	From R2 Section (1) <i>General requirements.</i> a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof	Off-street parking: (See Section 25-16. Off-street automobile storage.)
OFF STREET LOADING AND UNLOADING	From R2 Section b. <i>A carport, porte-cochere, porch or structure part thereto, attached to or situated within five feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.</i>	Off-street loading and unloading: See Section 25-16. Off-street Parking (required rear or side yard for loading and unloading.)

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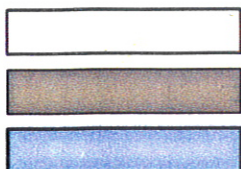
HAMPTON INN SUBDIVISION MINOR PLAT



LOCATION MAP

APPLICANT: KENNETH J. MILES FOR HAMPTON INN

Legend



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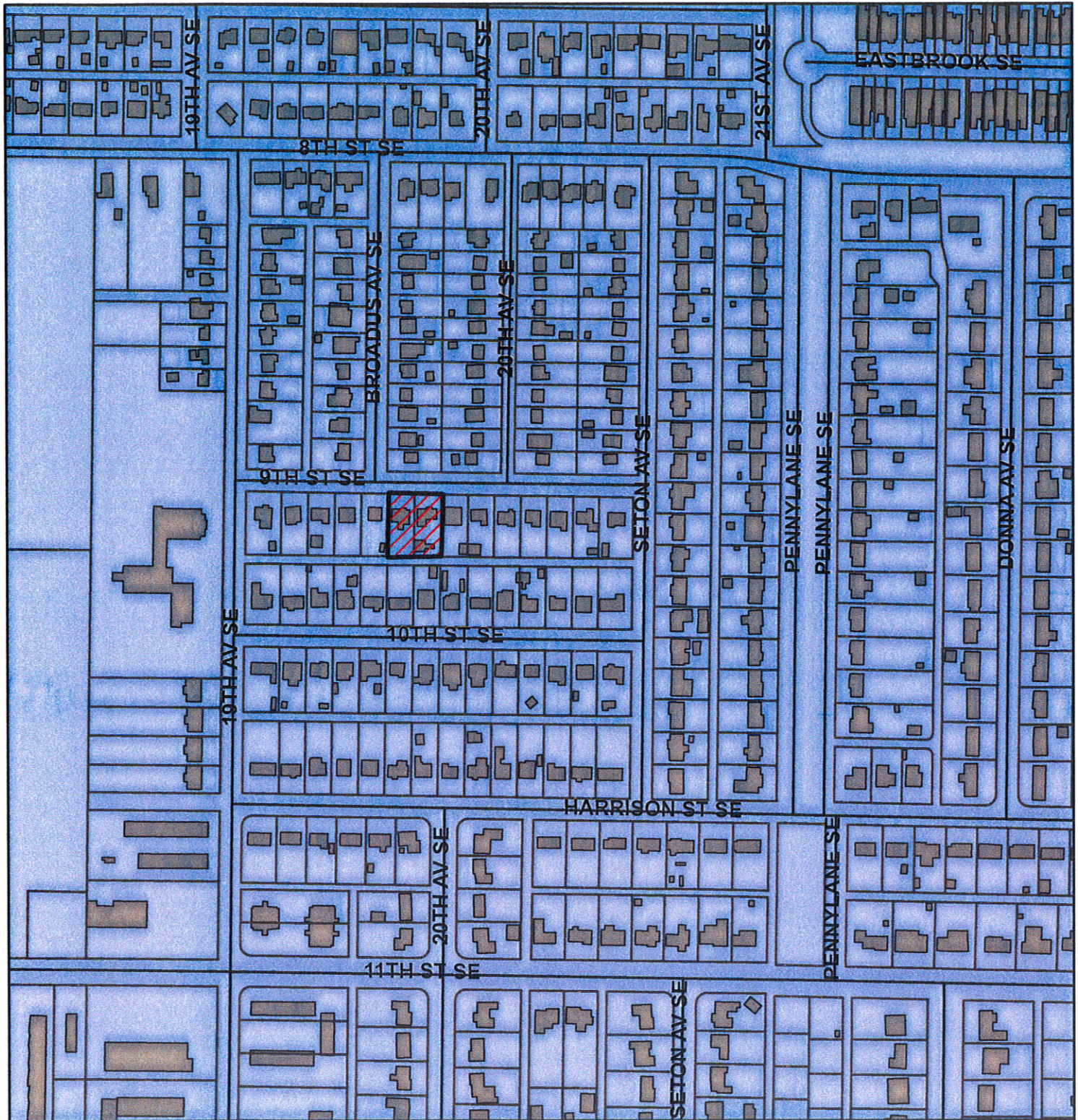


SUBJECT PROPERTY



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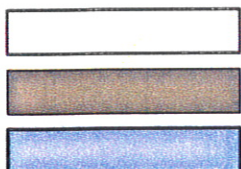
CERTIFICATE TO CONSOLIDATE NO. 3221-13



LOCATION MAP

APPLICANT: RAY FELTMAN

Legend



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bldg

corplm

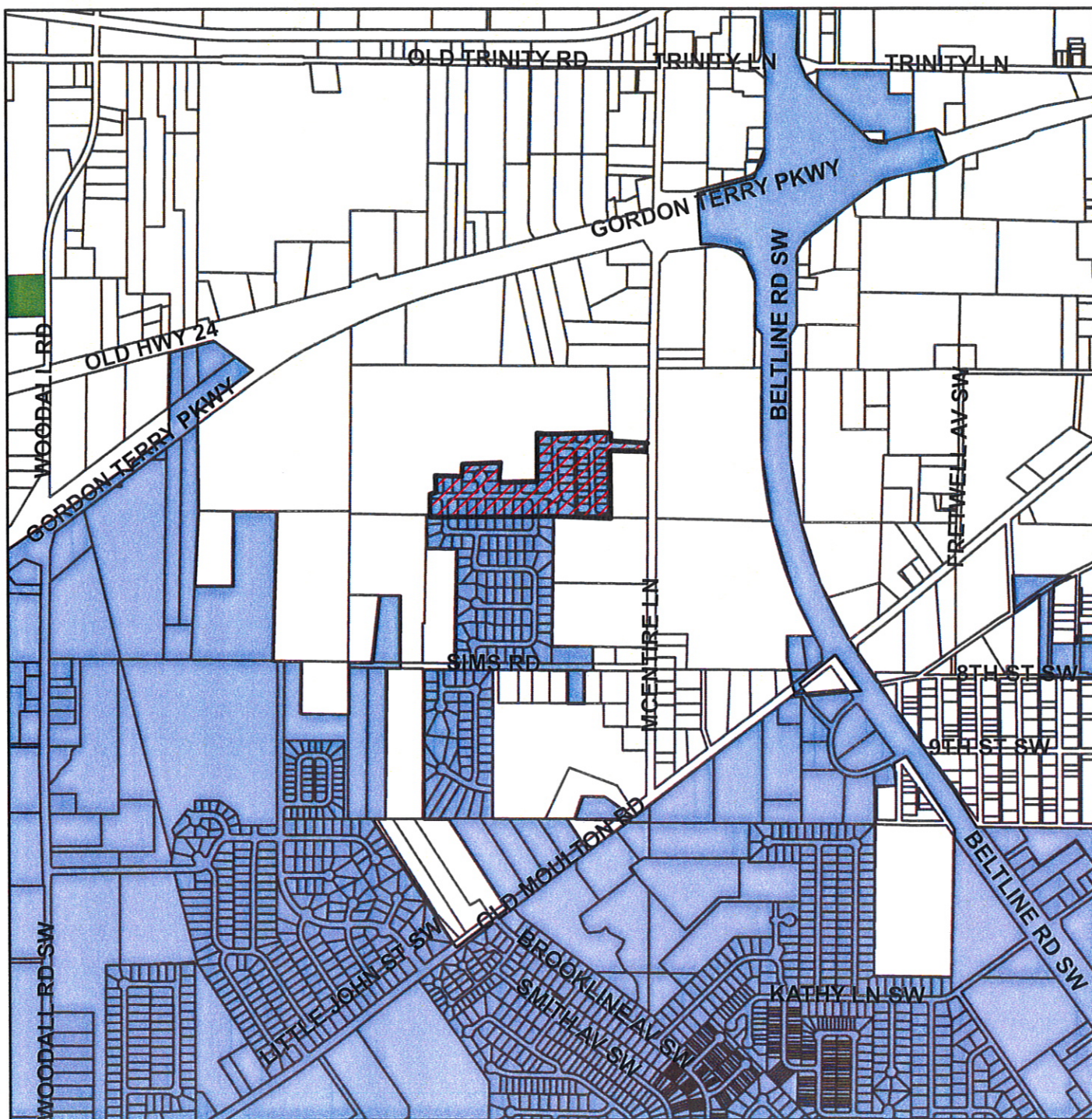


SUBJECT PROPERTY



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BOND REVIEW WINDSOR PLACE



LOCATION MAP

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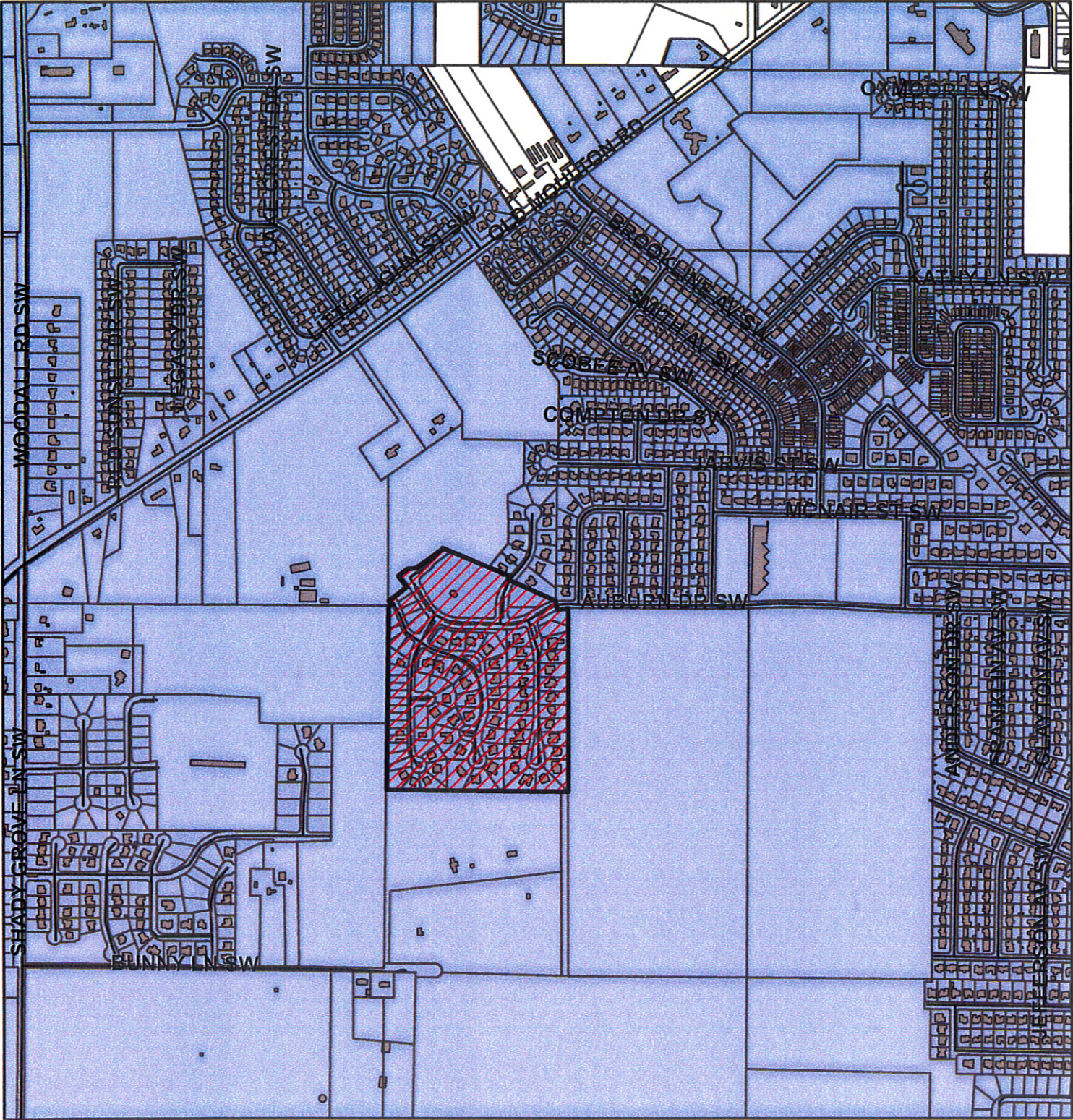


APPLICANT: LITTRELL DEVELOPMENT, INC.

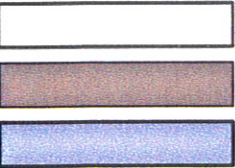


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CITY VIEW BOND REVIEW



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LOCATION MAP

APPLICANT: VERNON LANE

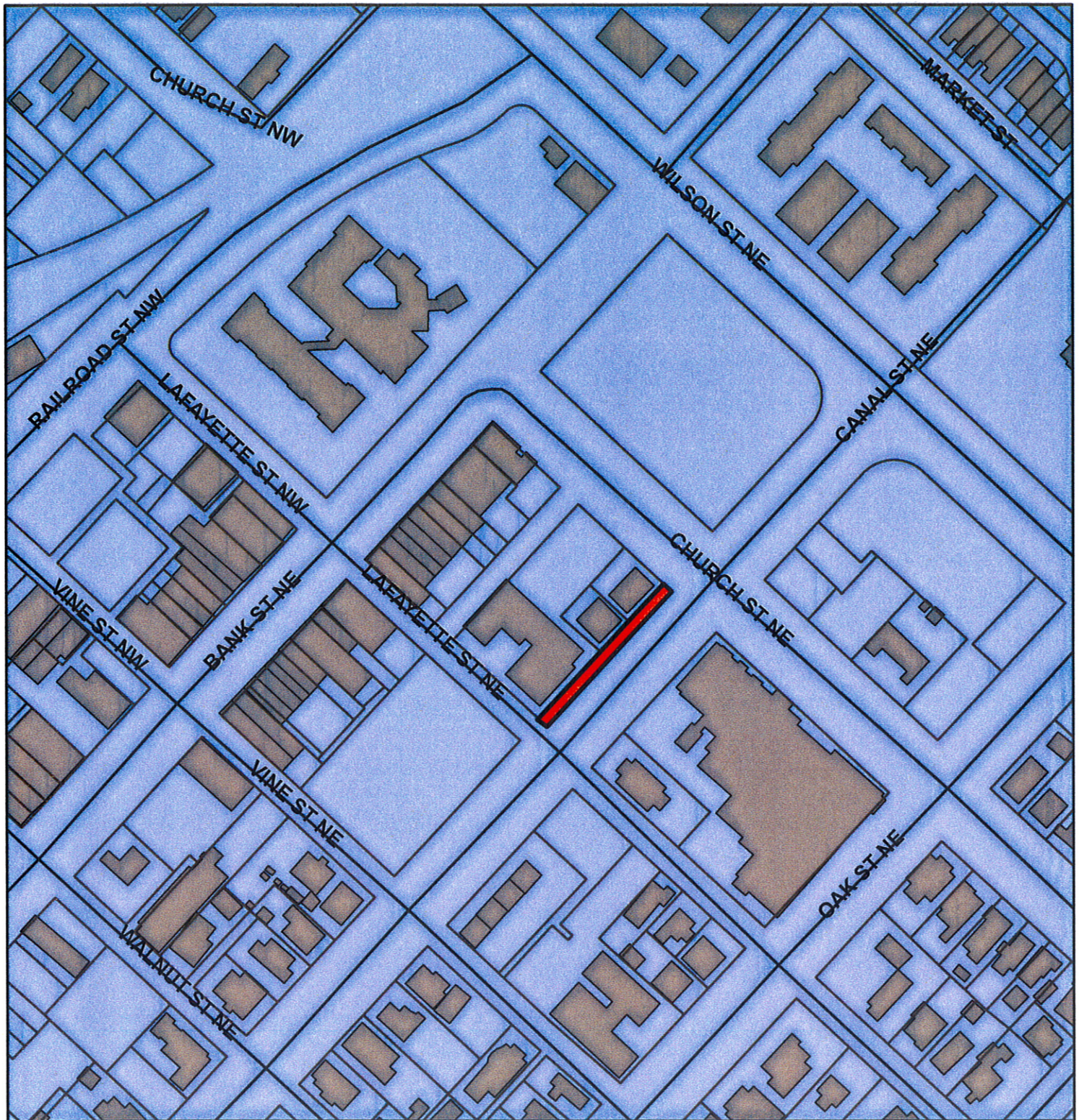


SUBJECT PROPERTY



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VACATION REQUEST NO.478-13



LOCATION MAP

APPLICANT: 1ST UNITED METHODIST CHURCH

Legend



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SUBJECT PROPERTY



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