

MEMORANDUM

DATE: May 17, 2017

TO: Planning Commissioners

CC: Mayor Tab Bowling; Wally Terry; Herman Marks;
Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

May 23, 2017

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:15 p.m. (Council Chambers)

Agenda Planning Commission

City of Decatur, AL

May 23, 2017

Time: 3:15 PM

City Council Chambers

Commissioners: Tracy Tubbs, *Chairman*; Kent Lawrence, *Vice Chairman*; Gary Borden, *Secretary*; Chuck Ard;
Frances Tate; Joseph Wynn; Nell Standridge; Eddie Pike; Myna Burroughs

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- April 18, 2017

3. PUBLIC HEARING

REZONING

PAGE/MAP

A. Rezoning 1309-17

1/5-9

(South of Kenilworth RD SW and East of Pineview DR SW)

4. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

A. 3354-17

Certificate to Consolidate & Subdivide
(North of Highway 20 and west of Finley Island Circle NW)

2/10-12

SITE PLAN REVIEW

A. 554-17

Danville Park Mini Storage
(Southwest intersection of Danville Drive SW and Presbyterian Dr. SW)

2/13
see plat

B. 555-17

Parking lot for Cook Museum and Princess Theater
(South of Holly Street west of 4th Avenue NE)

3/14
see plat

BOND REVIEW

A. Site Plan #523-15 – Interstate Billing Service Inc.

(South of McGlathery Lane SE and east side of Veterans Drive SE)

3/15

5. OTHER BUSINESS

VACATION REQUEST

A. 496-17	Saint John's Episcopal Church (South of Jackson St. SE and west of 4 th Avenue SE)	3/16
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VARIANCE REQUEST

A. Curb Cut Request	(South of Modaus Rd. SW and west side of Longfellow Drive SW)	4/17
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Minutes
Zoning Committee
May 16, 2017

PUBLIC HEARING

Rezoning

1309-17

Applicant: Steve Reeves
Owner: 1012 Properties, LLC

Zoning: R2
Acreage: .43

Request: To rezone approximately .43 acres zoned R2 single family residential to R5 Single family residential patio home.

Location: South of Kenilworth RD SW and East of Pineview DR SW

Recomm: The Zoning Committee and the Planning Department are concerned about the impacts of the R5 zone on an R2 platted neighborhood. However the layout planned for this neighborhood was not completed and the rest of the planned area is now zoned ID and houses an extensive and beautiful church campus. The impacts of an R5 on the adjacent ID use will be minimal. The road has deteriorated extensively particularly in the area that does not show in the recorded part of the plat. The Committee and the Department would be opposed to creating a situation that would require the granting of variances by the Board of Zoning Adjustment and would like to see a proposed site plan with houses sited on it that would accomplish this. Neighborhood concerns and comments should also weigh heavily on this decision. This rezoning would allow for a neighborhood with mixed housing types and densities.

END PUBLIC HEARING

CONSENT AGENDA

Minutes
Subdivision Committee
May 16, 2017

Certificates

3354-17 Certificate to Consolidate and Subdivide

Applicant: Pugh Wright McAnally

Zoning: B-2 & M-2 Gen
Business/Industrial
Acreage: 2.7 acres

Owner: State Docks Eight, LLC

Request: Consolidate 2.7 acres and subdivide into two tracts of .54 acres and 2.16 acres

Location: North of Highway 20 and west of Finley Island Circle NW

Conds: 1. Payment of recording fees

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

Recomm: Approval with stated condition.

Site Plan Review

554-17 Danville Park Mini Storage

Applicant: Pugh Wright McAnally
Owner: Danville Park Properties

Zoning: B-2, General Business
Acreage: Approx 4.5 acres

Request: Site plan review for the construction of 209 storage units

Location: Southwest intersection of Danville Drive SW and Presbyterian Dr. SW

Conds: None.

Pts. of Info:

- 1. Any relocation of utilities will be at the owner's expense.***
- 2. Some perimeter landscaping will be required***
- 3. If an office is constructed, a form of waste water treatment will be required.***

Recomm: Approval.

555-17 Cook Museum

Applicant: Pugh Wright McAnally
Owner: Cook Museum

Zoning: B-5, Central Business
Acreage:

Request: Site plan review for the Holly Street Parking Improvements

Location: South of Holly Street west of 4th Avenue NE

Conds: 1. Provide sight lighting plan

Pt. of Info:

- 1. Any relocation of utilities will be at the owner's expense.***
- 2. A dumpster site agreement will be required***

Recomm: Approval with stated condition.

Bond Review

Site Plan #523-15 Interstate Billing Service Inc.

Applicant: Interstate Billing Service, Inc.
Owner: Same

Zoning: M-1, Light Industry
Acreage:

Request: Applicant is requesting a 3 month extension of their letter of credit in order to complete their landscaping

Location: South of McGlathery Lane SE and east side of Veterans Drive SE

Conds: None

Recomm: The Subdivision Committee recommends approval.

END CONSENT AGENDA

OTHER BUSINESS

Vacation Request

496-17 St. John Episcopal Church

Applicant: St. John Episcopal Church
Owner: The Episcopal Church in Diocese of AL, Trustee

Zoning: B-5, Central Business
Acreage: .034 acres

Request: Vacate .034 acres of ROW along south side of Jackson St. SE

Location: South of Jackson St. SE and west of 4th Avenue SE

Conds: None.

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

Recomm: Approval.

Variance Request

Applicant: Dillard Trussell
Owner: Same

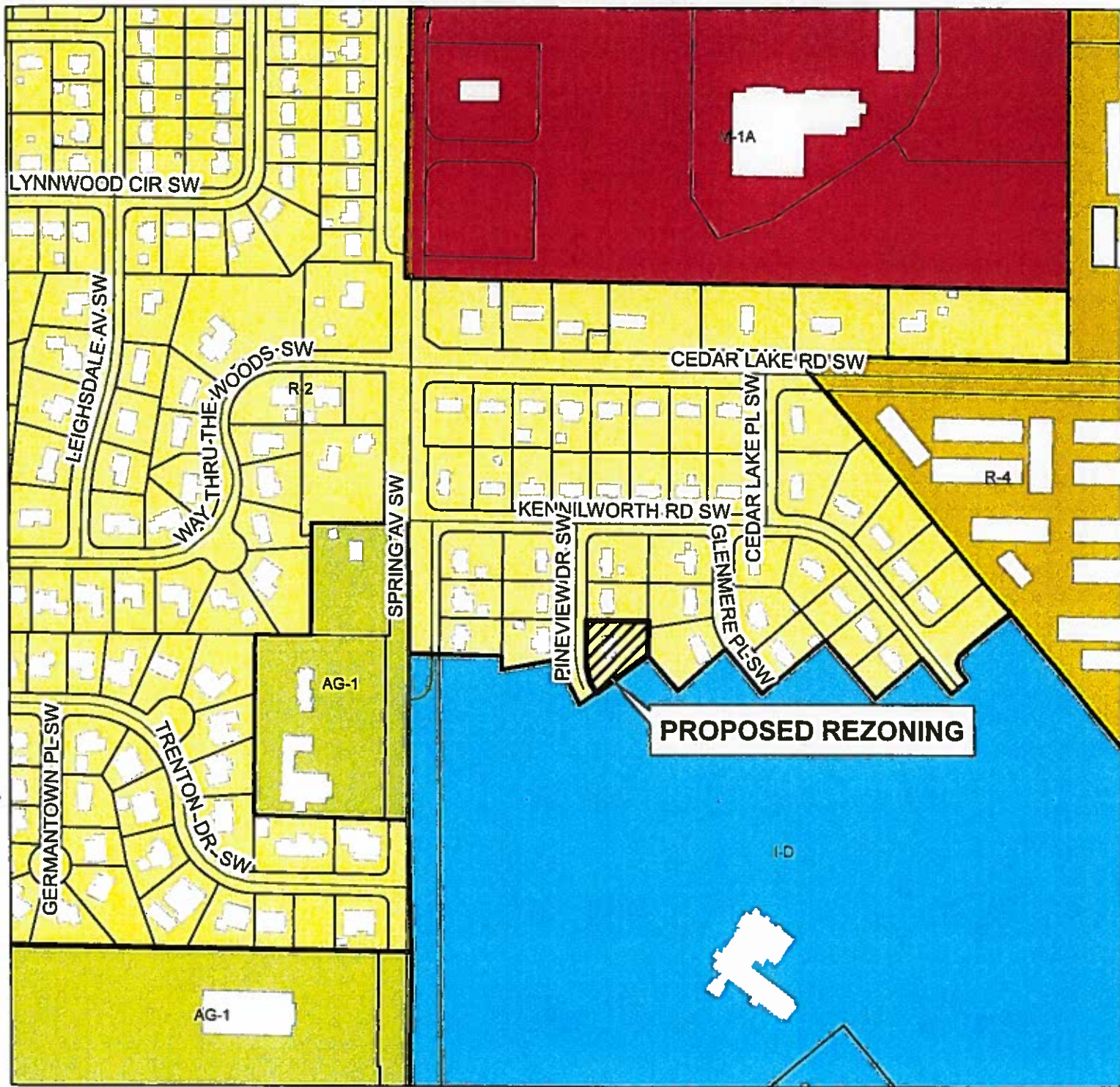
Zoning: R-2, SF Residential
Acreage:

Request: Applicant is requesting a curb cut on to Modaus Road SW

Location: South of Modaus Rd. SW and west side of Longfellow Drive SW




Recomm: The Subdivision Committee reviewed the request. There is a plat note on the existing plat stating there will be no curb cuts on the arterial street, Modaus Rd. SW. The street has been classified as an arterial street since the 1980's.

REZONING REQUEST NO. 1309-17 FROM R-2 TO R-5 .43 ACRES



LOCATION MAP

Legend

-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

APPLICANT : STEVE REEVES

PROPERTY ZONED R-2



DRAWING NOT TO SCALE

**ZONING DISTRICT COMPARISON R6 TO R3 INCLUDING
ALL RESIDENTIAL ZONES**

May 12, 2017

SECTION	ALL RESIDENTIAL DISTRICTS	R2	R5
USES PERMITTED	Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.	R-2 Districts shall allow: Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).	R5 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:
USES 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 (1) 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 and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.		
USES PROHIBITED	Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without	Any use not permitted, or permitted on appeal, is prohibited.	Any use not permitted, or permitted on appeal, is prohibited.

ZONING DISTRICT COMPARISON R6 TO R3 INCLUDING ALL RESIDENTIAL ZONES

May 12, 2017

SECTION	ALL RESIDENTIAL DISTRICTS	R2	R5
	<p>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 parking areas in connection with any of these uses, not specifically permitted.</p>		
GENERAL REQUIREMENTS	<p>(1) <i>General requirements.</i></p> <p>a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2</p>	<p>(1) <i>General requirements.</i></p> <p>a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be</p>	<p><i>General requirements:</i></p> <p>a. Each dwelling unit shall be constructed on its own lot.</p> <p>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</p>

**ZONING DISTRICT COMPARISON R6 TO R3 INCLUDING
ALL RESIDENTIAL ZONES**

May 17, 2017

SECTION	ALL RESIDENTIAL DISTRICTS	R2	R5
	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.	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.	adopted by the planning commission of the city. 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. Perimeter setbacks: 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 hereinbelow in subsections (2)(d) through (2)(f), of this section and shall be measured from the lot line.
MINIMUM LOT AREA	None specified.	Ten thousand (10,000) square feet	Five thousand (5,000) square feet
MINIMUM BUILDING AREA	None specified.	None specified	None specified.
MINIMUM LOT WIDTH		Seventy (70) feet	Forty (40) feet
MINIMUM FRONT YARD	Public and semi-public structures: Thirty-five (35) feet	Thirty-five (35) feet	(also see perimeter setbacks) (1)e: Twenty (20) feet.
MINIMUM REAR YARD SETBACK	1. Public and semi-public structures: Thirty-five (35) feet.	Forty (40) feet.	(also see perimeter setbacks) (1)e: Twenty (20) feet.

**ZONING DISTRICT COMPARISON R6 TO R3 INCLUDING
ALL RESIDENTIAL ZONES**





May 12, 2017

SECTION	ALL RESIDENTIAL DISTRICTS	R2	R5
	2.Accessory structures: Five (5) feet.		
MINIMUM SIDE YARD SETBACK	1.Public and semi-public structures: Thirty-five (35) feet. 2.Accessory structures: Five (5) feet.	Eight (8) feet	(also see perimeter setbacks) (1)e: Five (5) feet one side, eight (8) feet the other.
MAXIMUM BUILDING HEIGHT	Forty-five (45) feet.	Thirty-five (35) feet	Thirty-five (35) feet
MAXIMUM HEIGHT IN STORIES	Three (3).	2½.	Two and one-half (2½).
Off street parking		Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.	Two (2) spaces per dwelling unit
Maximum Density		None specified	Seven (7) dwelling units per gross acre

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3354-17



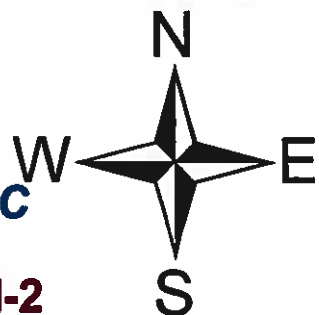
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

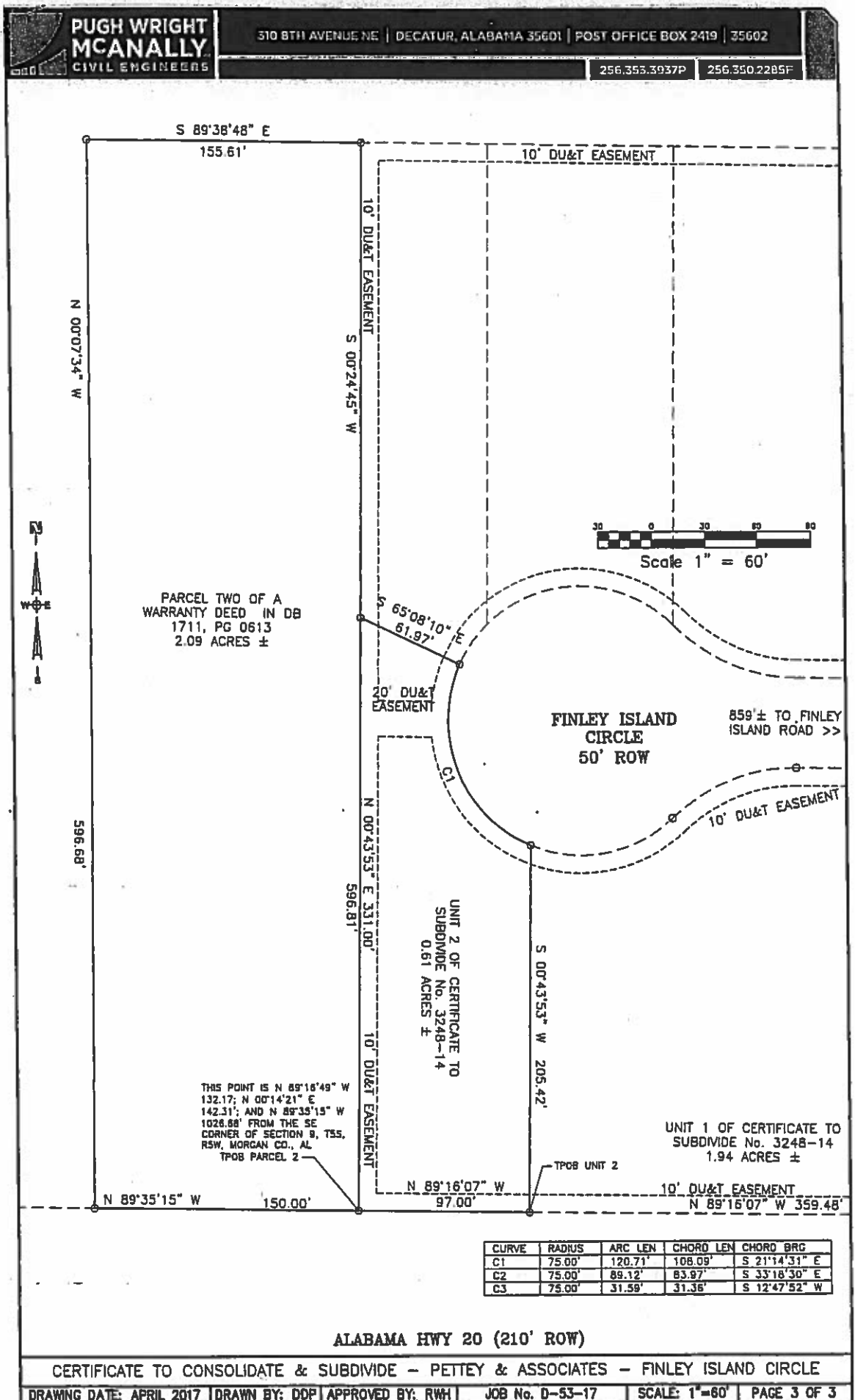
APPLICANT: STATE DOCKS EIGHT LLC

PROPERTY ZONED B-2 AND M-2

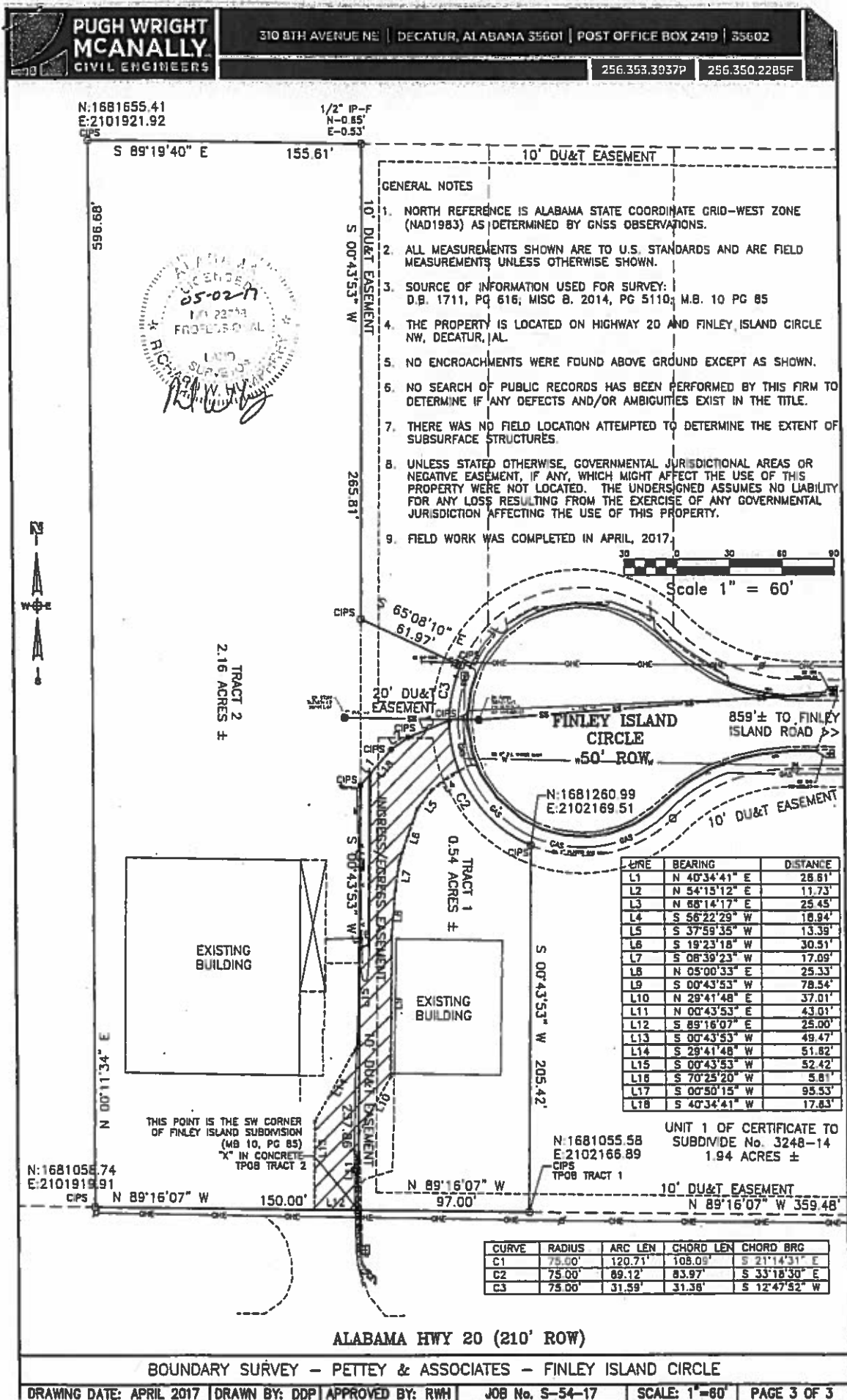


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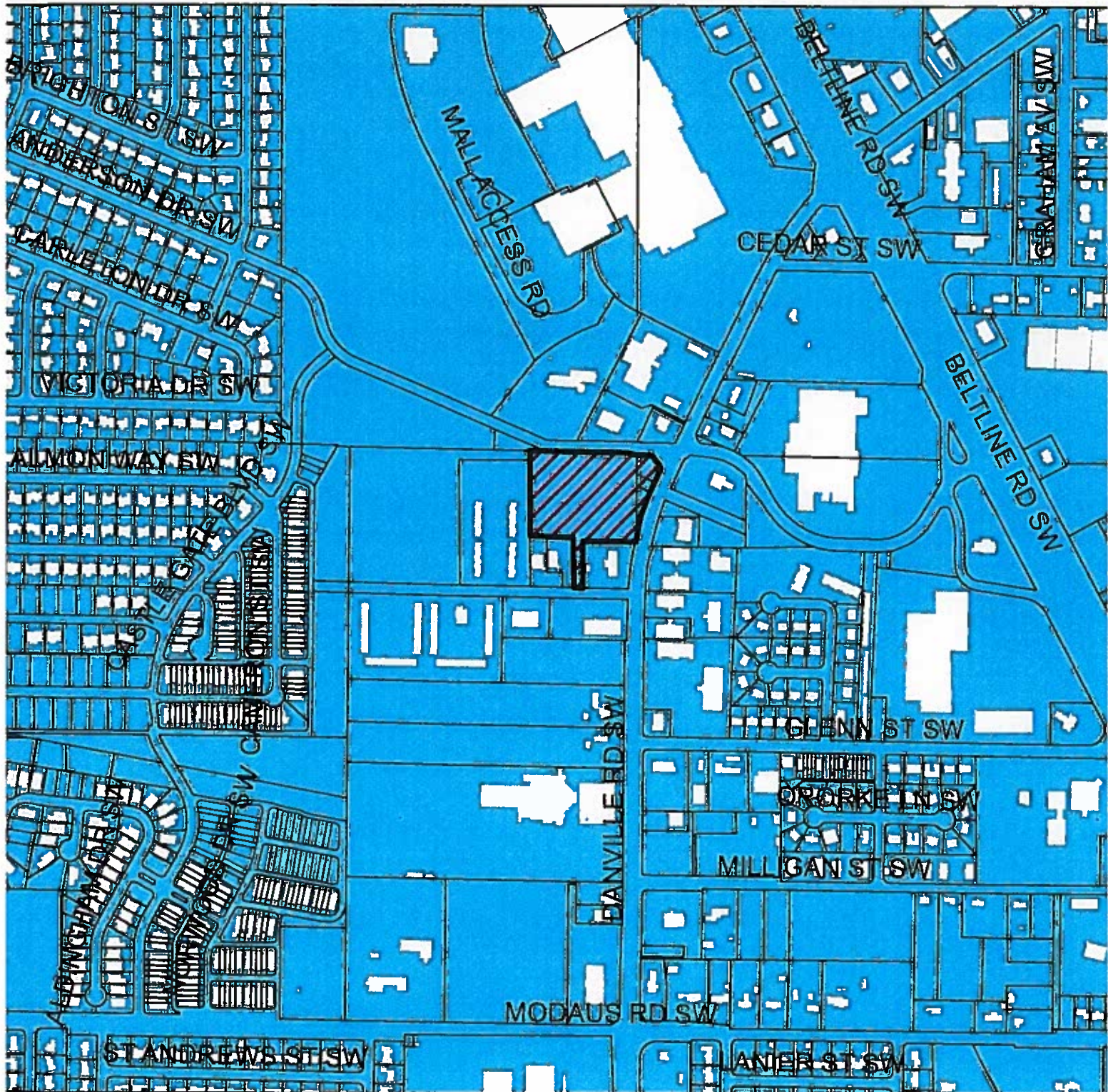
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3354-17







CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3354-17



SITE PLAN NO. 554-17

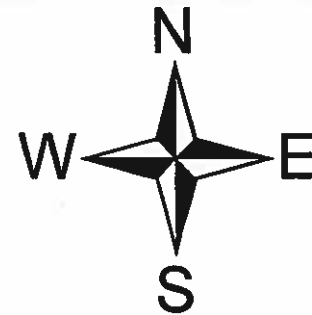


- Legend**
-  Ownership
 -  Buildings
 -  Corporate Limits
 -  **SUBJECT PROPERTY**

LOCATION MAP

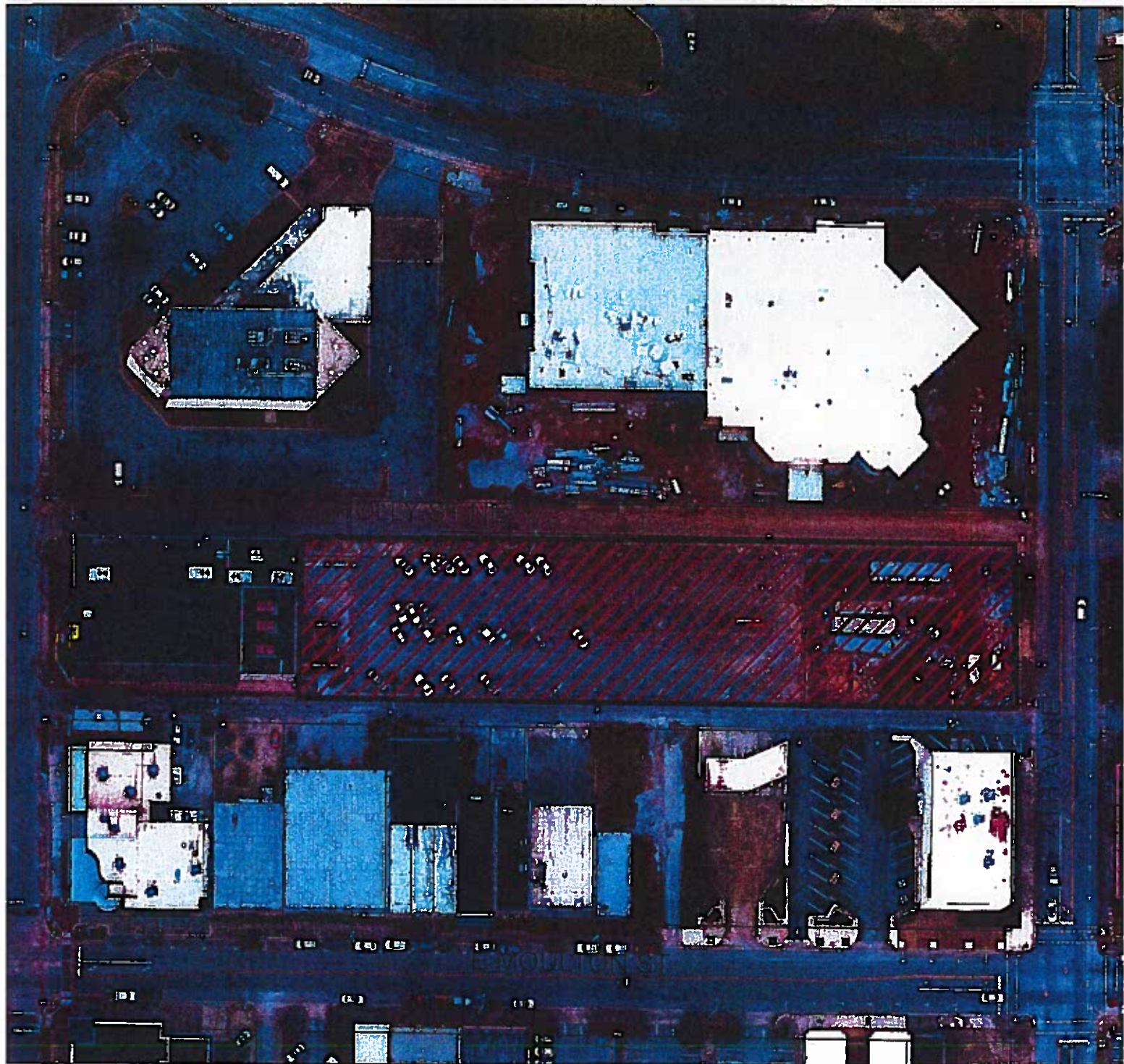
**APPLICANT: DANVILLE PARK
PROPERTY LLC**

PROPERTY ZONED B-2



DRAWING NOT TO SCALE

SITE PLAN NO. 555-17



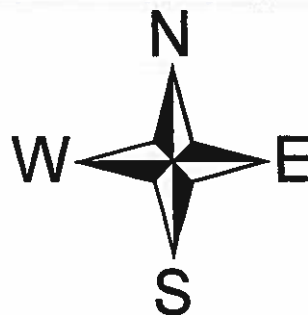
Legend

-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: COOK MUSEUM

PROPERTY ZONED B-5




DRAWING NOT TO SCALE

SITE PLAN NO. 523-15

3 MONTH EXTENSION ON LANDSCAPE COMPLETION



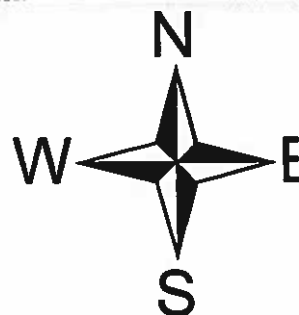
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

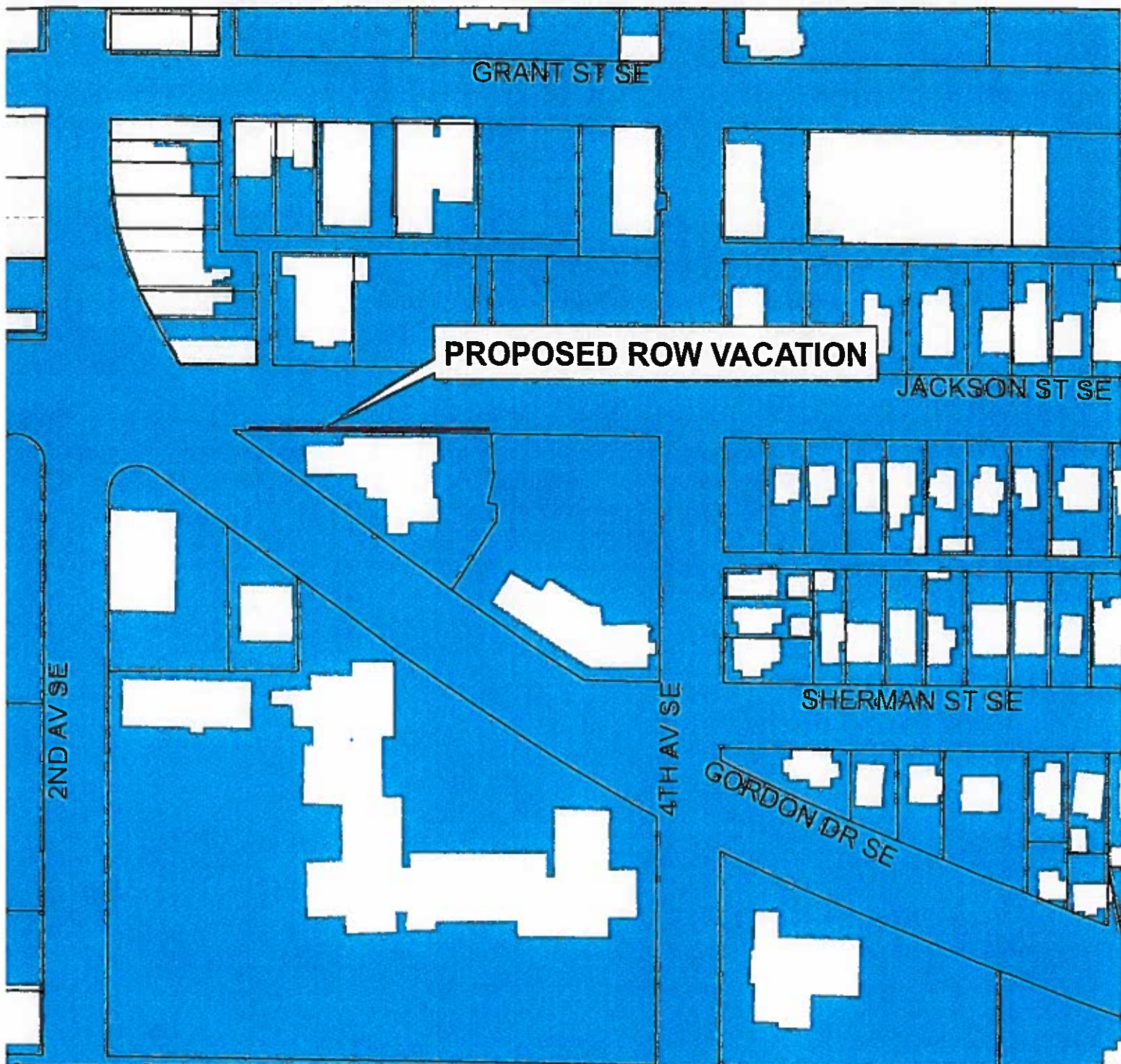
**APPLICANT: INTERSTATE BILLING
SERVICE INC.**

PROPERTY ZONED M-1







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VACATION REQUEST NO. 496-17



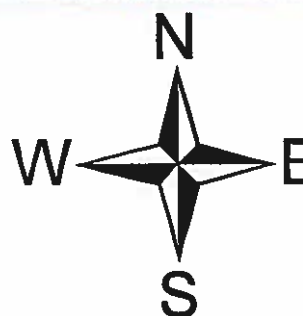
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

APPLICANT: SAINT JOHN EPISCOPAL CHURCH

PROPERTY ZONED B-5



DRAWING NOT TO SCALE

REQUEST FOR NEW CURB CUT FROM MODAUS ROAD SW



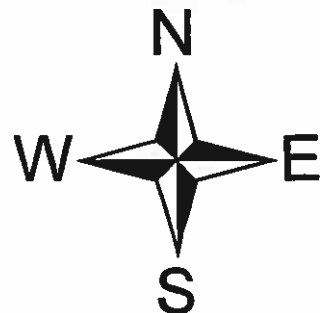
LOCATION MAP

Legend

-  Ownership
-  **SUBJECT PROPERTY**

APPLICANT: DILLARD TRUSSELL

PROPERTY ZONED R-2



DRAWING NOT TO SCALE