

MEMORANDUM

DATE: March 14, 2019

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

March 19, 2019

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:30 p.m. (Council Chambers)

Agenda

Planning Commission

City of Decatur, AL

March 19, 2019

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Daniel Culpepper**, *Secretary*; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myna Burroughs**; **Forrest Temple**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- January 22, 2019

3. PUBLIC HEARING

REZONINGS

PAGE/MAP

- | | | |
|------------|--|-----|
| A. 1326-19 | (East side of Danville North of Stone River south of Modaus RD) | 1-4 |
| B. 1327-19 | (East side of 4th between Grant and Johnston (old Central Baptist) | 5-7 |

PLAT REVIEW

- | | |
|--|------|
| A. Replat of lots 4 and 9 of Mountain Valley Subdivision | 8-10 |
| (Eastside of Willow Bend Rd south of Jackson Way) | |

3. CONSENT AGENDA

CERTIFICATES

- | | | |
|------------|--|-------|
| A. 3435-19 | Certificate to Subdivide
(North side of Park Terrace) | 11-14 |
| B. 3436-19 | Certificate to Subdivide
(West side of Bennich Rd in the south of Mountain Valley Estates) | 15-20 |
| C. 3437-19 | Certificate to Consolidate & Subdivide
(West of Bennich Rd. south of Indian Hills Rd. in Mountain Valley Estates) | 21-24 |
| D. 3438-19 | Certificate to Subdivide
(Southeast corner of the intersection of Old Moulton Rd. and Montgomery ST.) | 25-28 |

E. 3439-19	Certificate to Consolidate (South side of East Moulton between Somerville and 10th AV.)	29-33
F. 3440-19	Certificate to Consolidate (East of 4th Ave. SE and north of Grant St.SE)	34-36

BOND REVIEWS

A. City View Estates		37-39p
	(South of Auburn Drive SW and west of Englewood Drive SW)	

**STAFF REPORT FOR
ZONING COMMITTEE
March 12, 2019**

FILE NUMBER: 1326-19

CONTROL NO. 7945

ACRES: 26.5

CURRENT ZONE: AG1 and R4

NEW ZONE: B6

APPLICANT: Jeff Parker representing Hayard Don McLemore

PROPERTY OWNER/PROPERTY ADDRESS: East side of Danville North of Stone River south of Modaus RD

REQUEST: To rezone a 26.5 acre tract from AG1 and R4 to B6

CURRENT LANDUSE: vacant

PROPOSED LANDUSE: office campus for Phil Waldrep

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: City Connector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee and the Planning department recommend recommending this to the City Council.

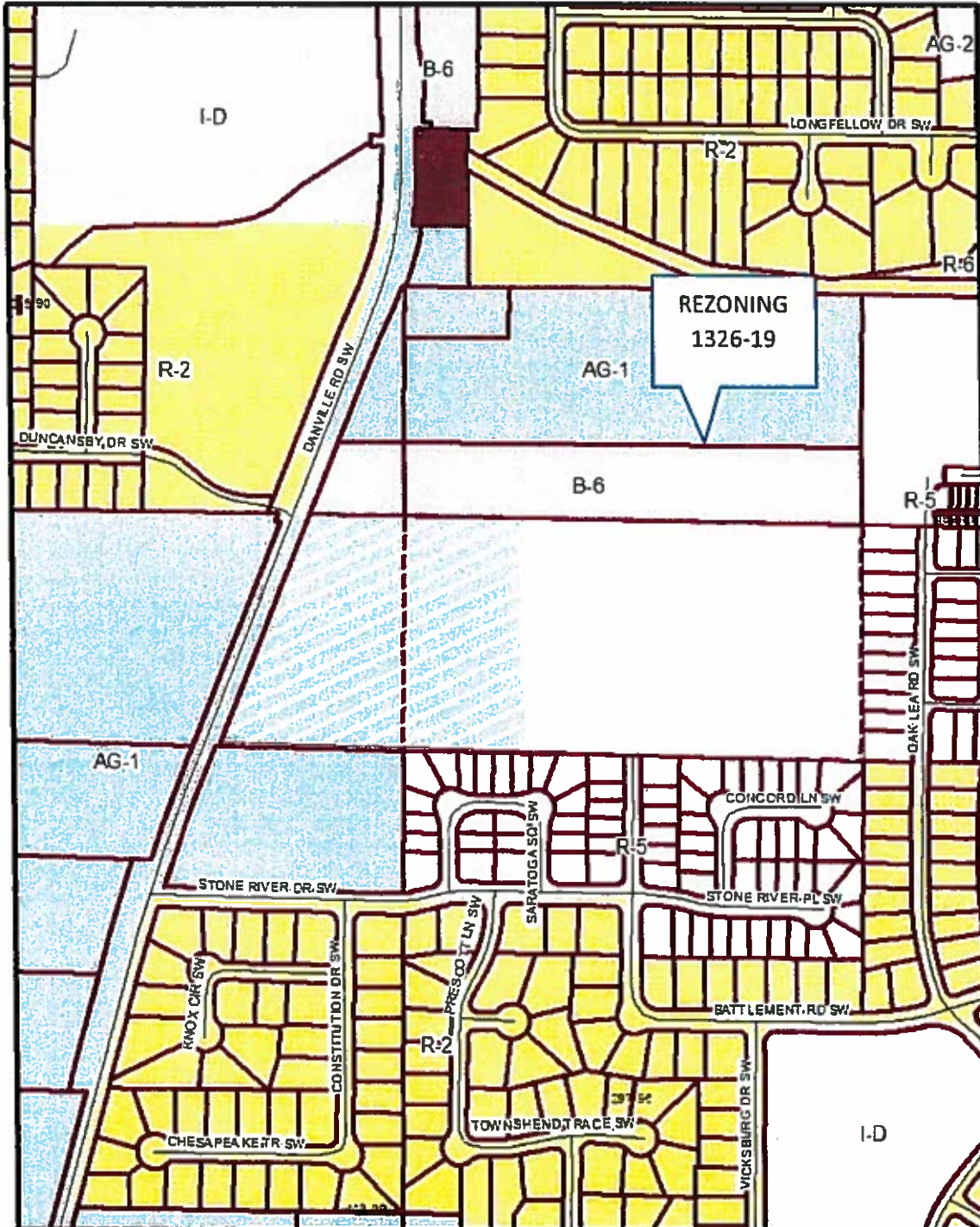
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. This property will require both a consolidation and site plan review the committee recommends that future development emphasize keeping things in a neighborhood scale as described in the One Decatur Comprehensive plan and be heavily landscaped. Secondary uses in the Planned Mixed Neighborhoods include Commercial (neighborhood scale), Office (Neighborhood scale), institutional and parks and open space. (page 34)

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
ZONING COMMITTEE
March 12, 2019

CURRENT ZONING

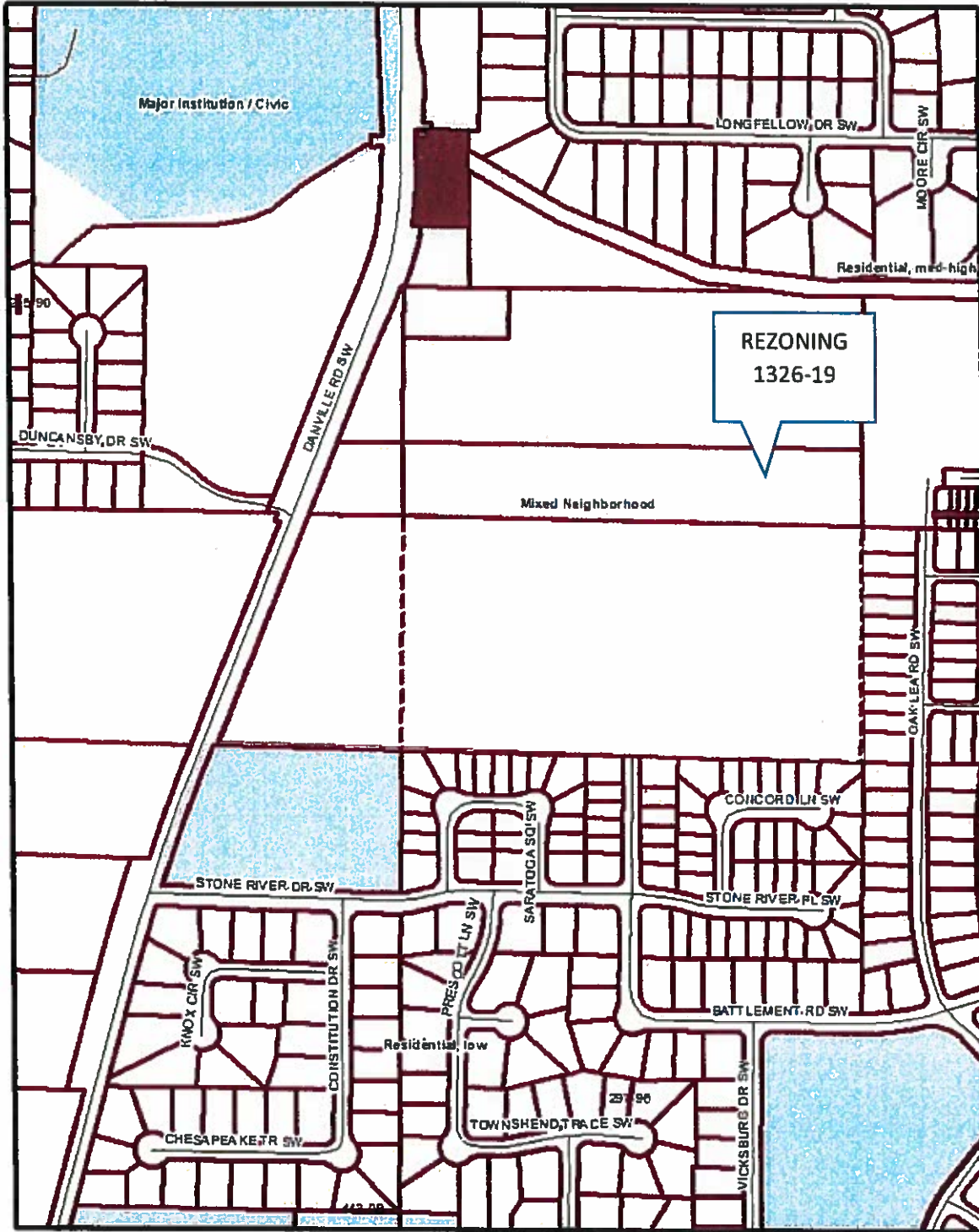


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STAFF REPORT FOR
ZONING COMMITTEE
March 12, 2019

FUTURE LANDUSE



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March 12, 2019



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**STAFF REPORT FOR
ZONING COMMITTEE
March 12, 2019**

FILE NUMBER: 1327-19

CONTROL NO. 2946

ACRES: 2.24

CURRENT ZONE: B2 General Business

NEW ZONE: B5 Central business district

APPLICANT: Jeff Parker representing Land Services, LLC

PROPERTY OWNER/PROPERTY ADDRESS: 400 Grant ST SE East side of 4th between Grant and Johnston (old Central Baptist)

REQUEST: To rezone 2.24 acres from B2 General Business to B5 Central Business District

CURRENT LANDUSE: Enrichment center

PROPOSED LANDUSE: office and commercial possible event center

ONE DECATUR Future Landuse: Urban core downtown

ONE DECATUR STREET TYPOLOGY: 4th AV is a neighborhood connector and Johnston and Grant are local streets

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
--

Recommend approval with the following conditions:

The Zoning Committee and the Planning department recommend recommending this to the City Council.

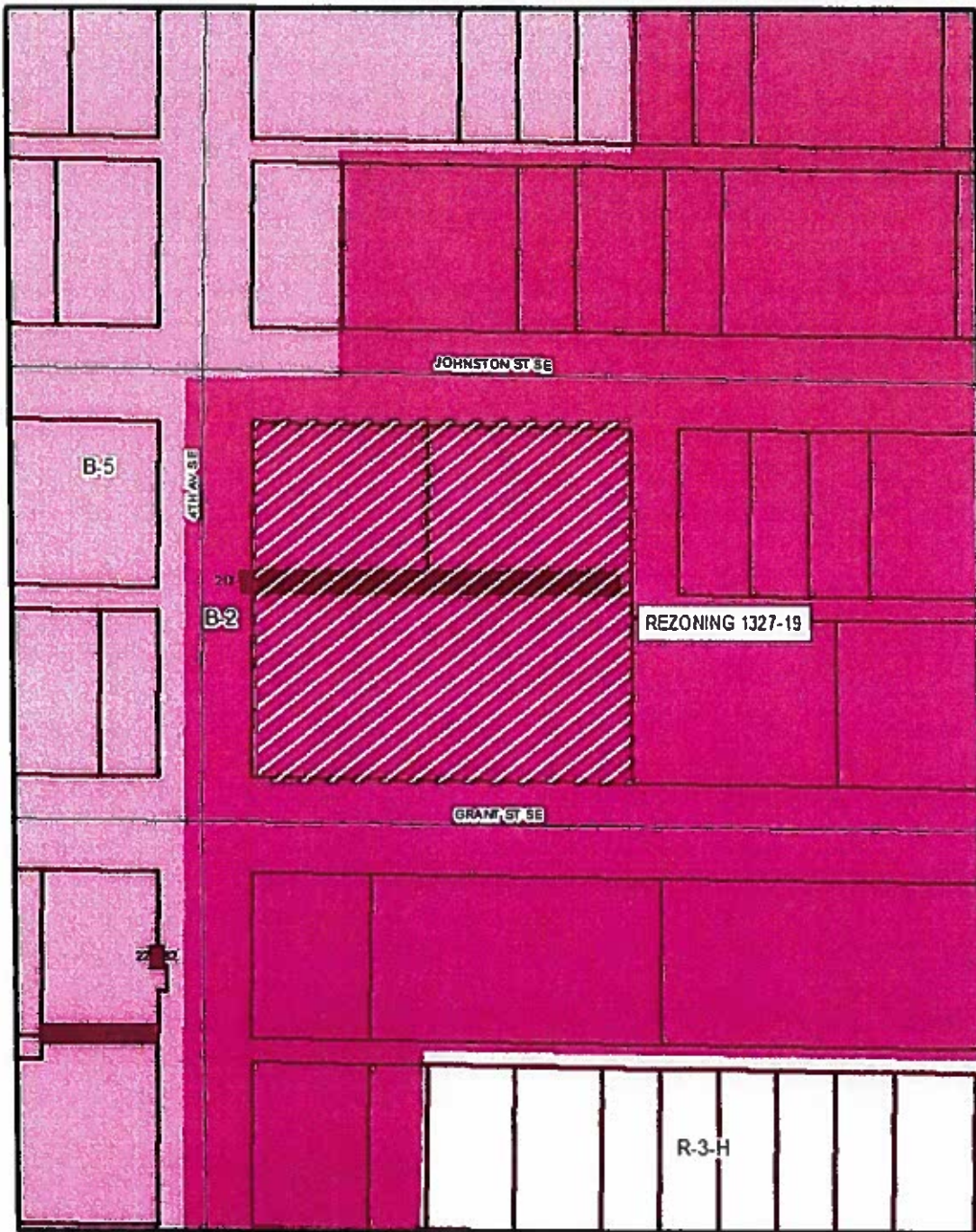
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. The Committee recommends that Certificate 3440-19 be completed and recorded as soon as possible, and that that certificate include language that says that there be no reduction in parking without further review of the Planning Commission. They also recommend that any change in building footprint or lot improvements (including landscaping) be brought to the Planning Commission for site plan review.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
ZONING COMMITTEE
March 12, 2019

CURRENT ZONING



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FUTURE LANDUSE



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**STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019**

ACRES: 39.5

CURRENT ZONE: AG 1

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally representing John Lovelace

PROPERTY OWNER/PROPERTY ADDRESS: Property is located on the eastside of Willow Bend Rd south of Jackson Way

REQUEST: to subdivide 39.5 acres into 9 lots of varying acreages

CURRENT LANDUSE: vacant

PROPOSED LANDUSE: low density residential

ONE DECATUR Future Landuse: low density residential

ONE DECATUR STREET TYPOLOGY: Willow Bend is a Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Verify Right of way for Willow Bend 30 feet from the Center line
2. Dedicate a 5 foot Drainage Utility and Telecommunications easement between lots 1A and 1B, lots 4 and 5, and lots 6 and 7 (five foot each side of the line).
3. Ten feet easement along the south boundary of lot 7 JWEMC
4. Add no further subdivision without a street language to the large lot and lots 8, 1A and 1B.- plat note with references
5. City Services for lots 1A and 1B will be from Willow Bend Rd – plat note with references
6. City services for lot 8 will be from Bennich Rd. – plat note with references
7. Add plat note about water pressure and fire protection. Decatur Utilities is to provide information on hydrant test if the Fire Marshall is satisfied that there is adequate water pressure this condition may be removed.
8. Fix Plat name if should say lots 4 and 9.
9. Health Department approval for lots 2 and 3

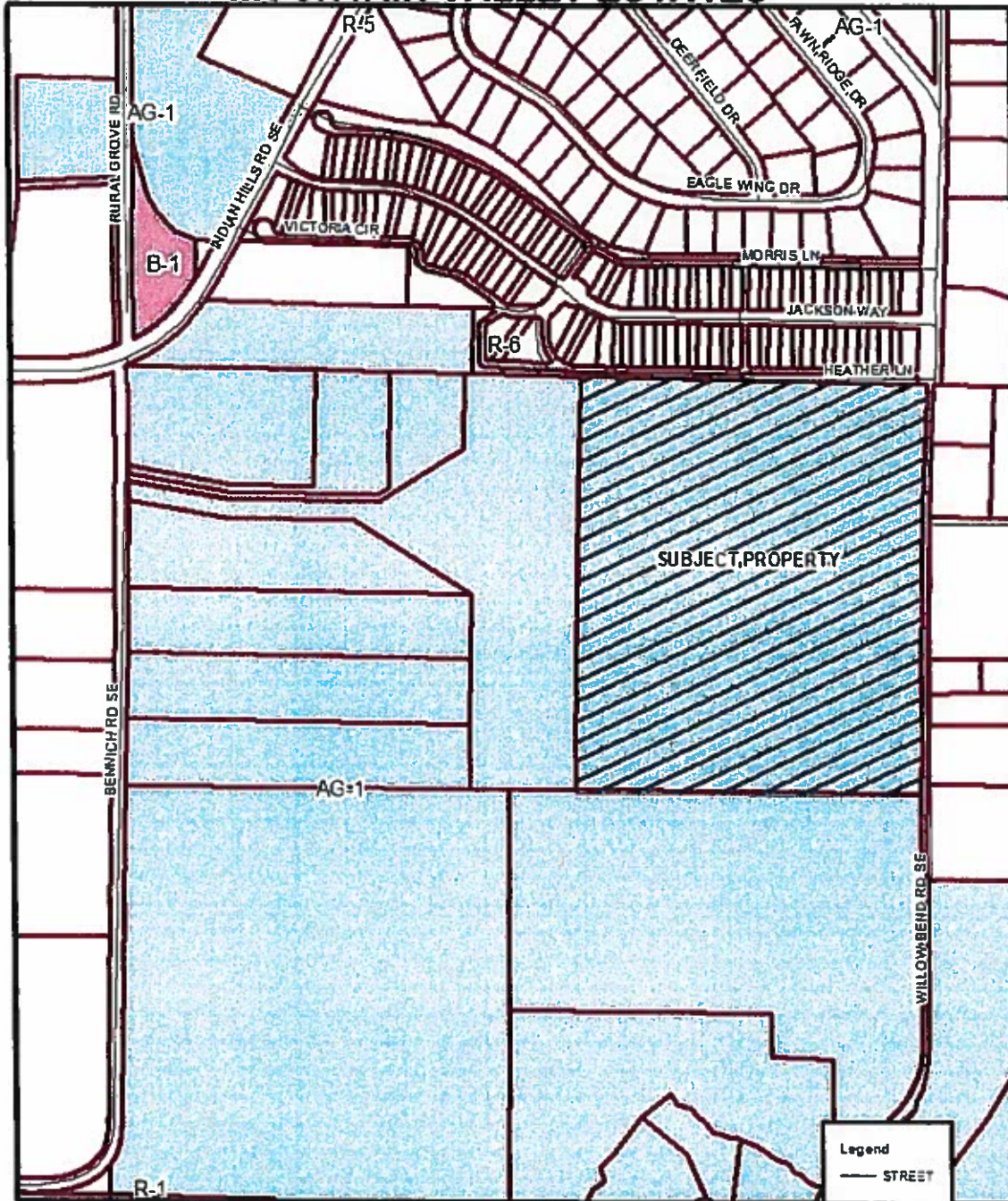
Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Wednesday, March 13, 2019

STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

A RESUBDIVISION OF LOT 9
MOUNTAIN VALLEY ESTATES

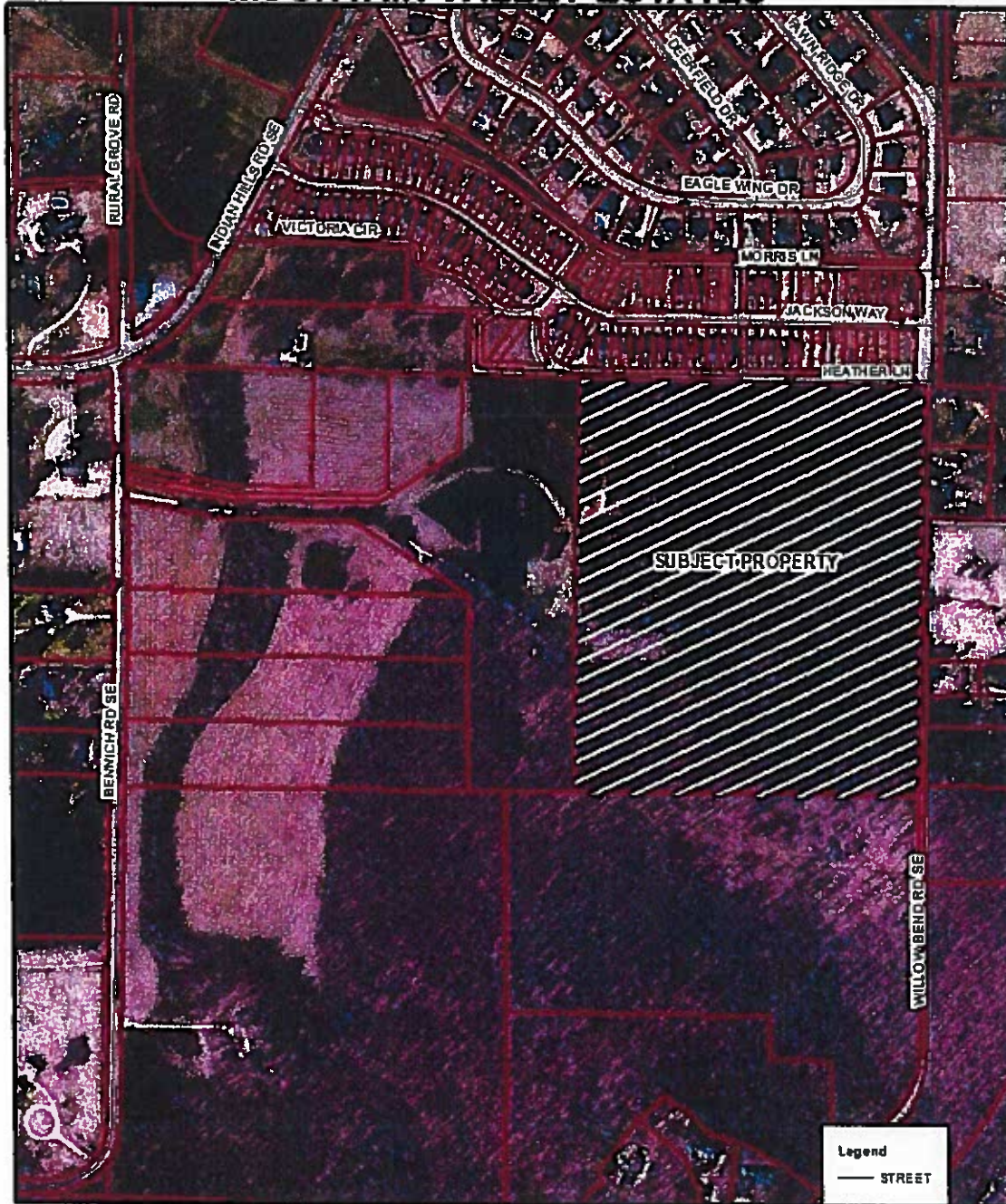


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A RESUBDIVISION OF LOT 9
MOUNTAIN VALLEY ESTATES



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**STAFF REPORT FOR
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MARCH 12, 2019**

FILE NUMBER: 3435-19

CONTROL NO. 7948

ACRES: .37

CURRENT ZONE: R5

NEW ZONE: N/A

APPLICANT: Kenneth Shelton representing himself

PROPERTY OWNER/PROPERTY ADDRESS: 2020 and 2018 Park Terrace located on the north side of Park Terrace

REQUEST: To subdivide a .37 acre tract into two tracts of .185 acres

CURRENT LANDUSE: vacant residential

PROPOSED LANDUSE: developed residential

ONE DECATUR Future Landuse: Residential medium to high density

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

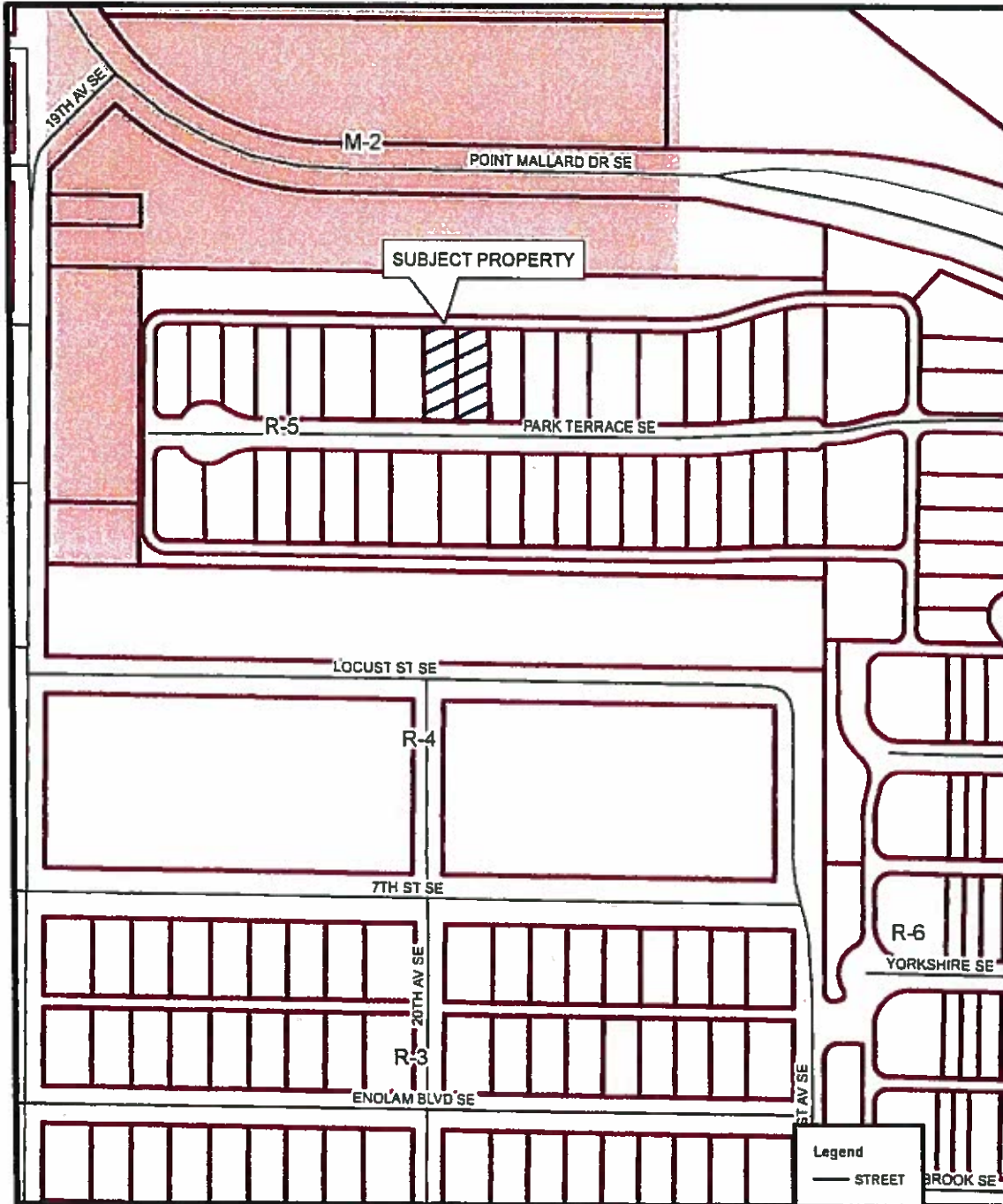
1. Check made out to the Judge of Probate for recording fees
2. Current sealed survey of both lots
3. State plane coordinates

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

CERTIFICATE 3435-19



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STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

CERTIFICATE 3435-19

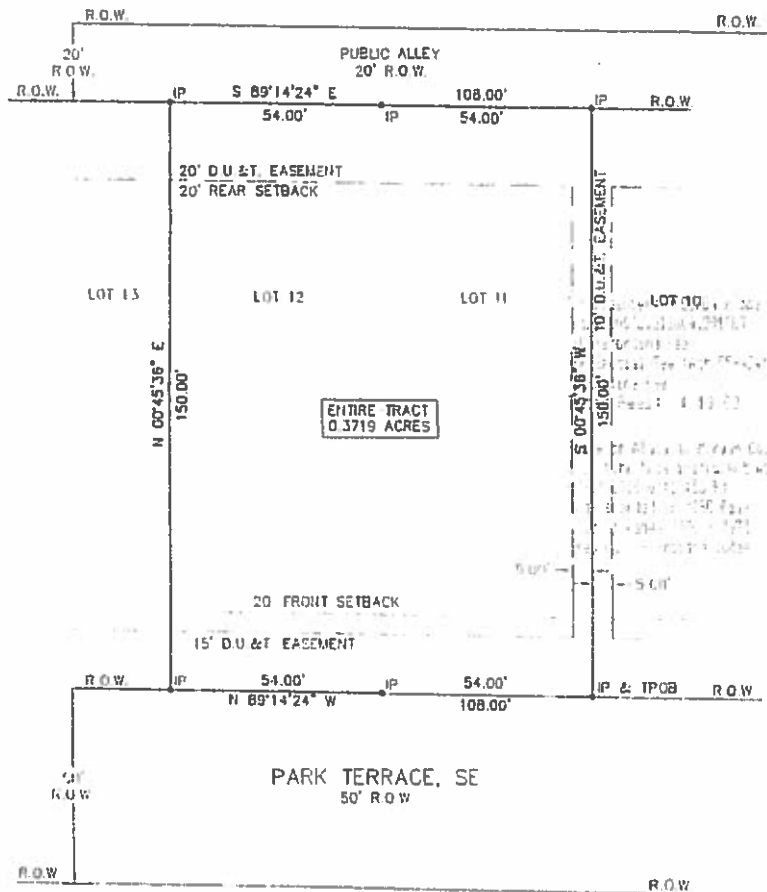


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STAFF REPORT FOR PLANNING COMMISSION MARCH 12, 2019



GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM PLATTED SUBDIVISION AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: PARK PLACE ADDITION NO. 7, P.B. 2000, PG 0047.
4. PROPERTY ADDRESSES ARE 2019 & 2020 PARK TERRACE, SE, DECATUR, ALABAMA, 35601.
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.



LEGEND

- IP IRON PIN
- R.O.W. RIGHT OF WAY
- D.U.&T DRAINAGE, UTILITY AND TELECOMMUNICATIONS



PUGH, WRIGHT AND ASSOCIATES, INC.
CIVIL ENGINEERS

P.O. BOX 2419, 35602
1740 5TH AVE SE, 35001

DECATUR, ALABAMA
PH: (256) 353-3937
FAX: (256) 350-2285

PROPERTY SURVEY
LOTS 11 & 12 PARK PLACE ADD #7
PARK PLACE TERRACE DECATUR, ALA

DRAWN BY: JEFF DAVIS

APPROVED BY: BLAKE McANALLY

SCALE: 1" = 30'

JOB No. 5-60-08

PAGE 2 OF 2

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**STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019**

FILE NUMBER: 3436-19

CONTROL NO. 7949

ACRES: 20.14

CURRENT ZONE: AG 1

NEW ZONE: NA

APPLICANT: Pugh Wright McAnally representing John Lovelace

PROPERTY OWNER/PROPERTY ADDRESS: 4218 Bennich Rd. West side of Bennich Rd in the south of Mountain Valley Estates

REQUEST: To subdivide a 20.14 acre tract into three tracts of 2.30 acres, 1.5 Acres and 16.34 acres

CURRENT LANDUSE: vacant

PROPOSED LANDUSE: residential developed

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: local

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Recommend approval with the following conditions:

1. Signed survey for recording
2. Check made out to the Judge of Probate for recording fees
3. Add a note that there will be no further subdivision of any of these lots without a plat.
4. Driveway access in curvewhere does public road end? Ask Greg about this
5. Deed
6. Letter requesting subdivision
7. 25 foot DUTE along Bennich Rd
8. Add plat note about water pressure and fire protection. Decatur Utilities is to provide information on hydrant test if the Fire Marshall is satisfied that there is adequate water pressure this condition may be removed.
9. Confirm 30 feet from center the line Bennich RD.
10. Perc tests on two smaller lots (units 1 and 2)

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.

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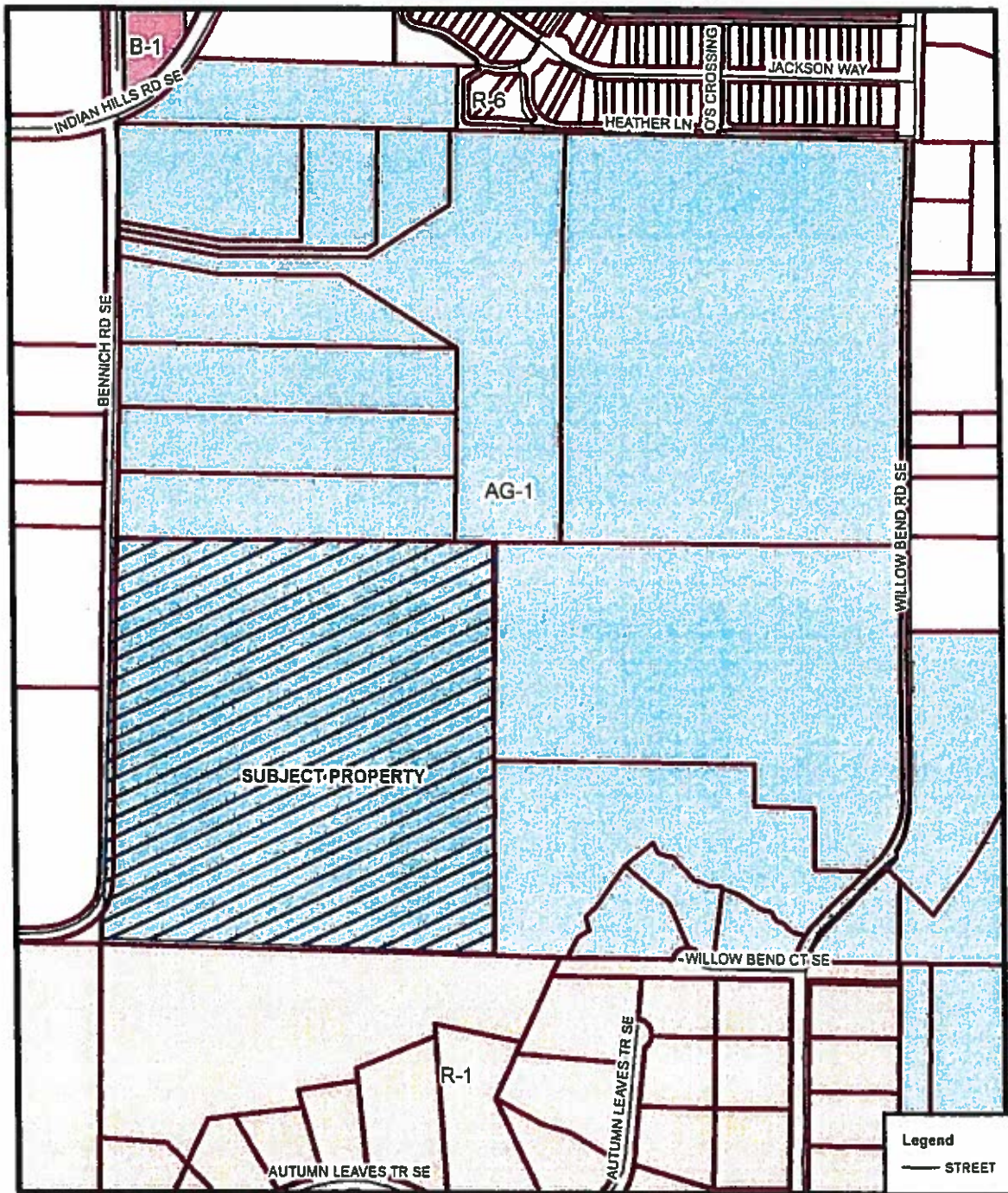
**STAFF REPORT FOR
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2. Water pressure may be low in this area. The hydrant test will not impact this.

COMMENTS AND RECOMMENDATIONS FROM THE PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

CERTIFICATE 3436-19

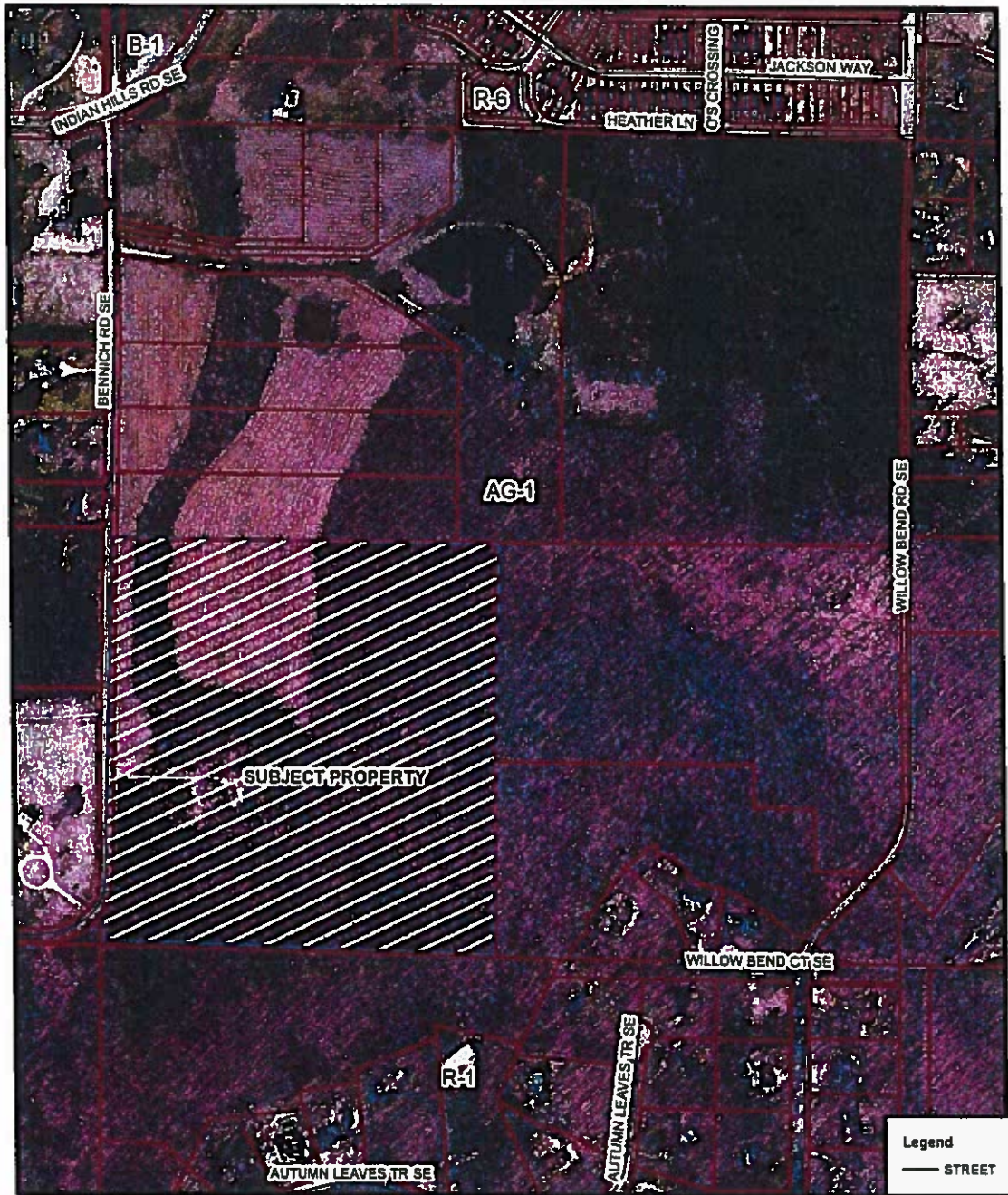


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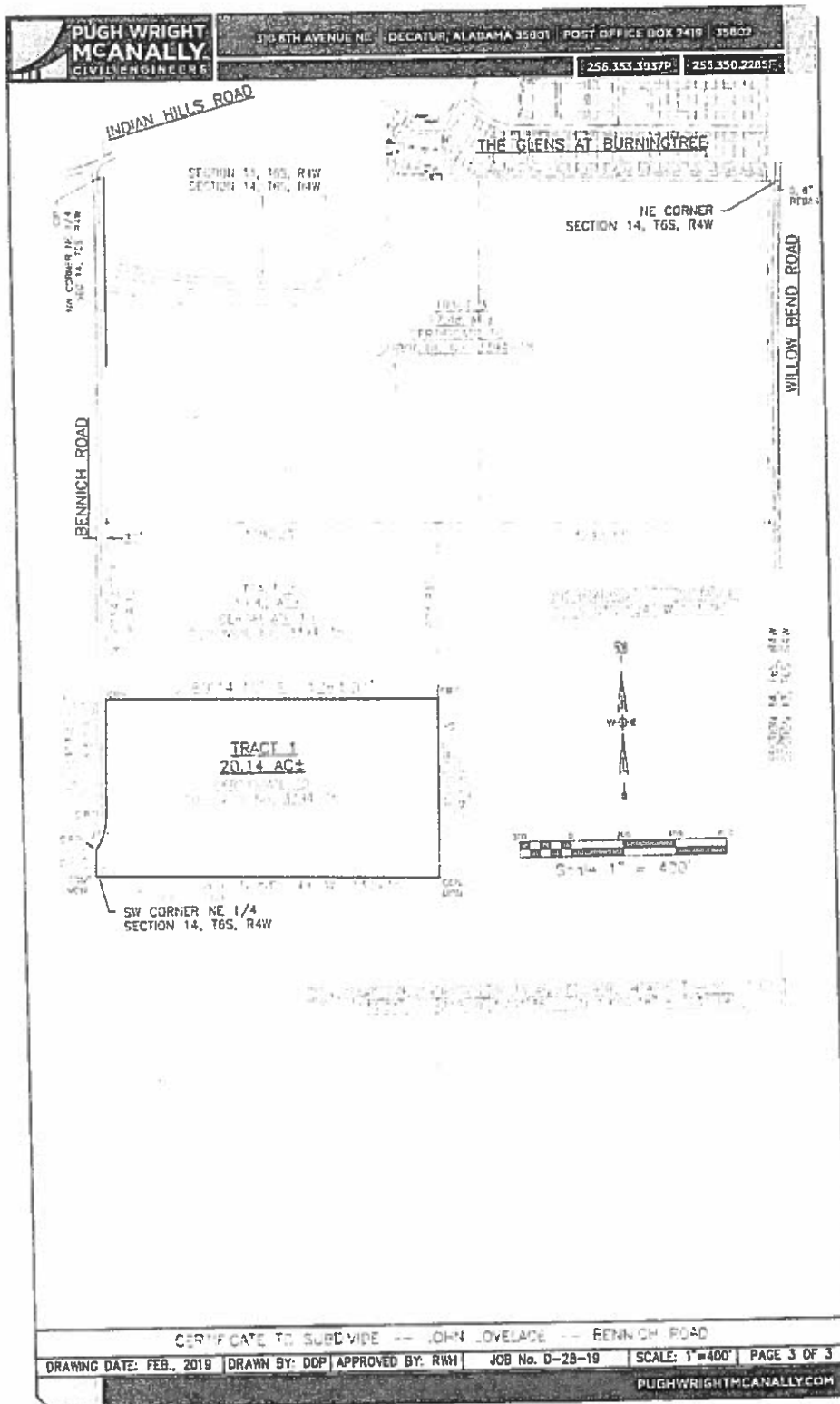
STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

CERTIFICATE 3436-19

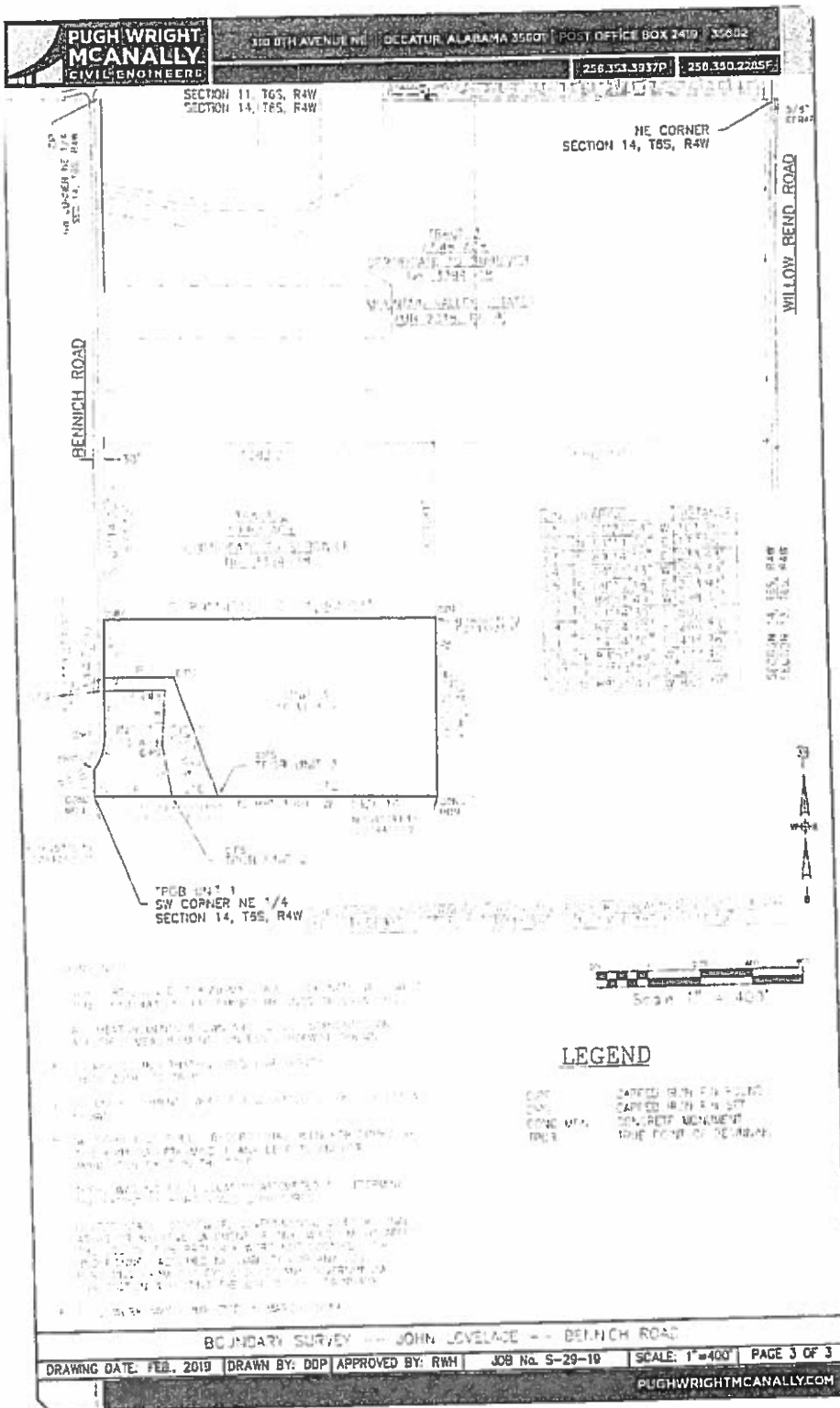


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**STAFF REPORT FOR
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MARCH 12, 2019**



STAFF REPORT FOR PLANNING COMMISSION MARCH 12, 2019



Wednesday, March 13, 2019

**STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019**

FILE NUMBER: 3437-19

CONTROL NO. 7950

ACRES: 15.38

CURRENT ZONE: AG1

NEW ZONE: N/A

APPLICANT: Christy Jacob representing herself and Brian and Leslie Cook

PROPERTY OWNER/PROPERTY ADDRESS: 4116, 4120 and 4124 Bennich Rd West of Bennich Rd. south of Indian Hills Rd. in Mountain Valley Estates

REQUEST: To consolidate three tracts of 5.09 acre, 5.14 acre and a 5.15 acre into one tract of 15.38 acres and to subdivide that into two tracts of 8.31 acres and 7.07 acres.

CURRENT LANDUSE: vacant

PROPOSED LANDUSE: developed low density residential

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

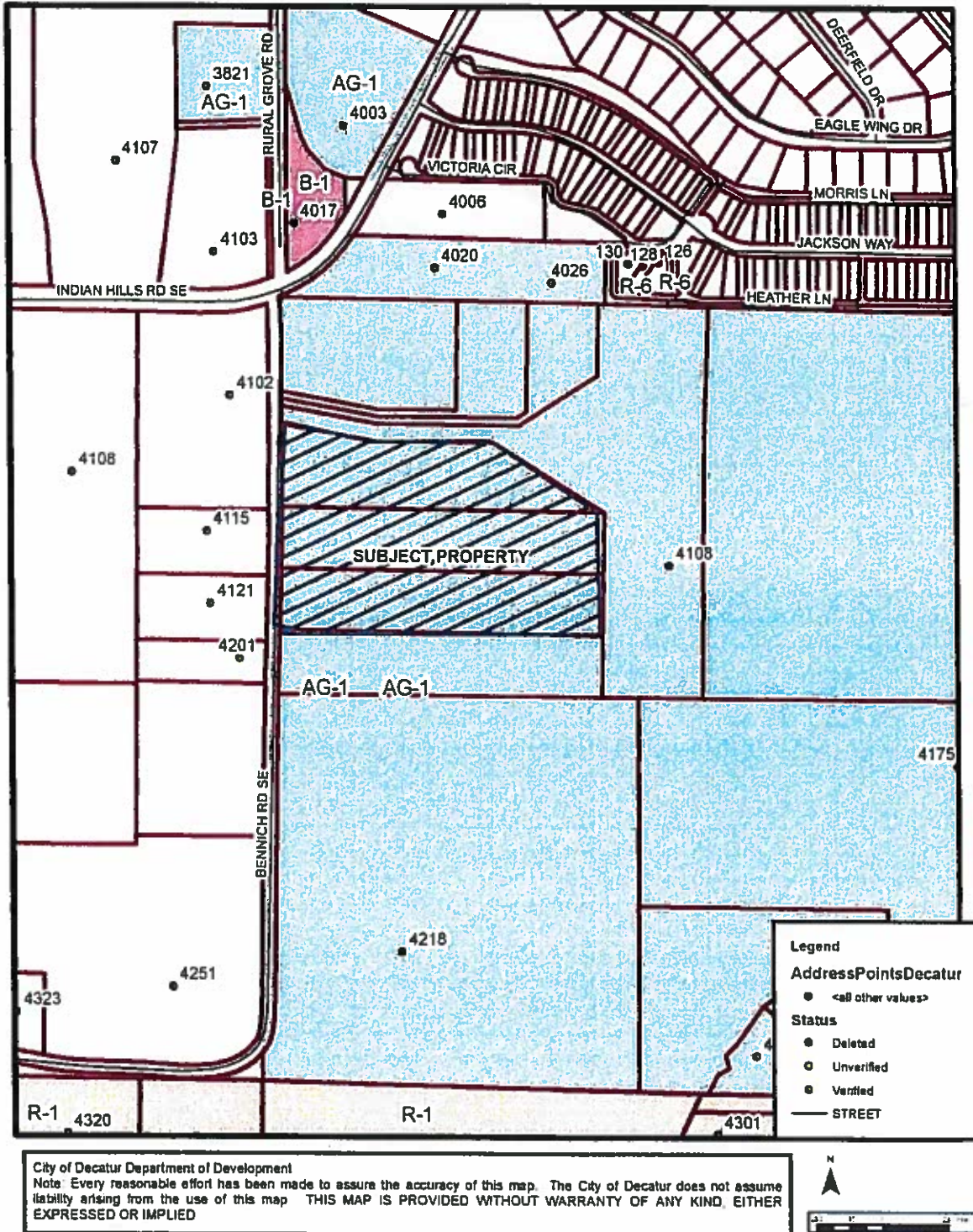
1. Check for recording fees
2. Signed letter from both property owners requesting the subdivision
3. Copies of deeds for all property owners
4. Verify 30 feet of Right of Way for Bennich RD SE.

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

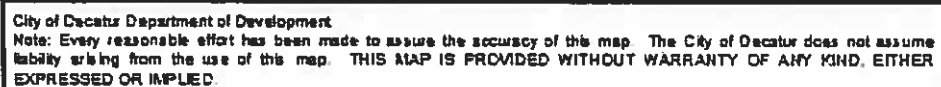
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019**

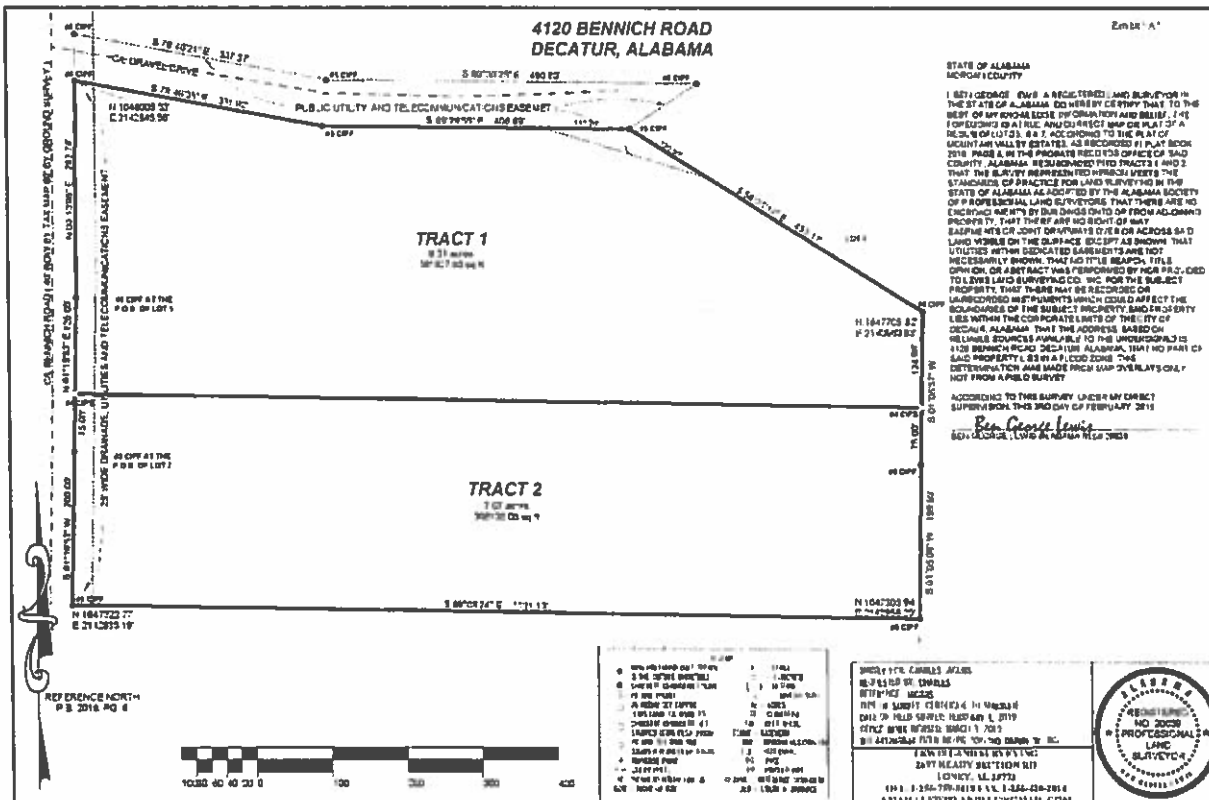
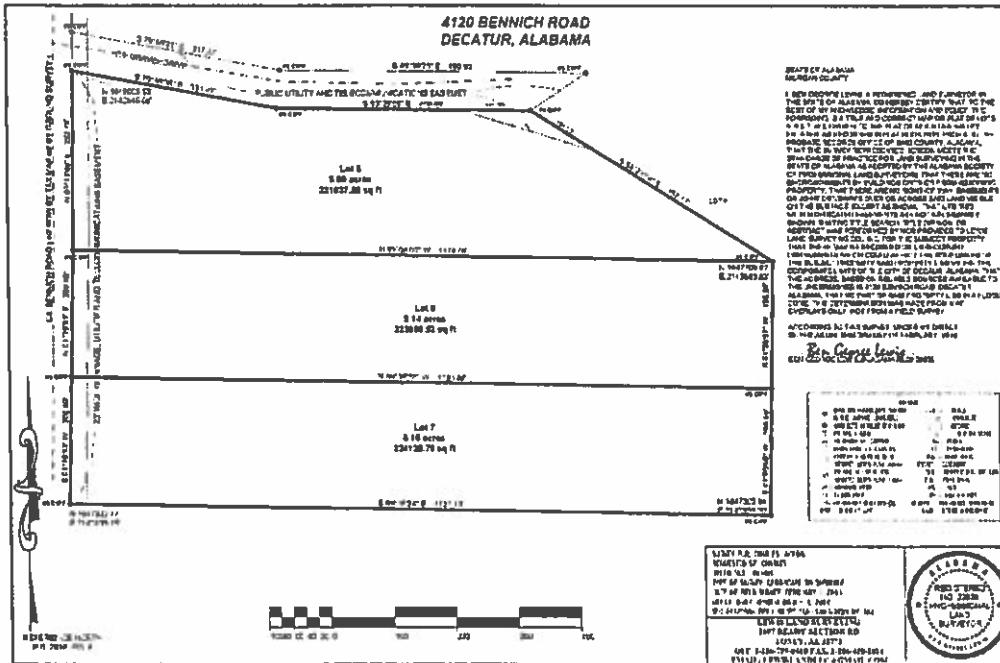
CERTIFICATE 3437-19



Wednesday, March 13, 2019

CERTIFICATE 3437-19

STAFF REPORT FOR PLANNING COMMISSION MARCH 12, 2019



Wednesday, March 13, 2019

**STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019**

FILE NUMBER: 3438-19

CONTROL NO. 7951

ACRES: 7.41 acres

CURRENT ZONE: R2

NEW ZONE: N/A

APPLICANT: Lee Greene for Jerry Baker

PROPERTY OWNER/PROPERTY ADDRESS: 2037 and 2041 Old Moulton rd. SW southeast corner of the intersection of Old Moulton Rd. and Montgomery ST.

REQUEST: To subdivide a 7.41 acre tract into three lots of 5.41 acres, 1 acre and 1 acre

CURRENT LANDUSE: residential and undeveloped

PROPOSED LANDUSE: the same

ONE DECATUR Future Landuse: residential low density

ONE DECATUR STREET TYPOLOGY: city connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Recommend approval with the following conditions:

1. The survey needs three state plane coordinates
2. Provide a letter from the property owner requesting the subdivision
3. Provide a copy of the deed to the property
4. Verify the location of the utility lines that serve tract B. If they are on tract C Drainage Utility Telecommunications easements will be needed. Decatur Utilities will approve prior to recording the Certificate.
5. Perc tests for tracts A and B.

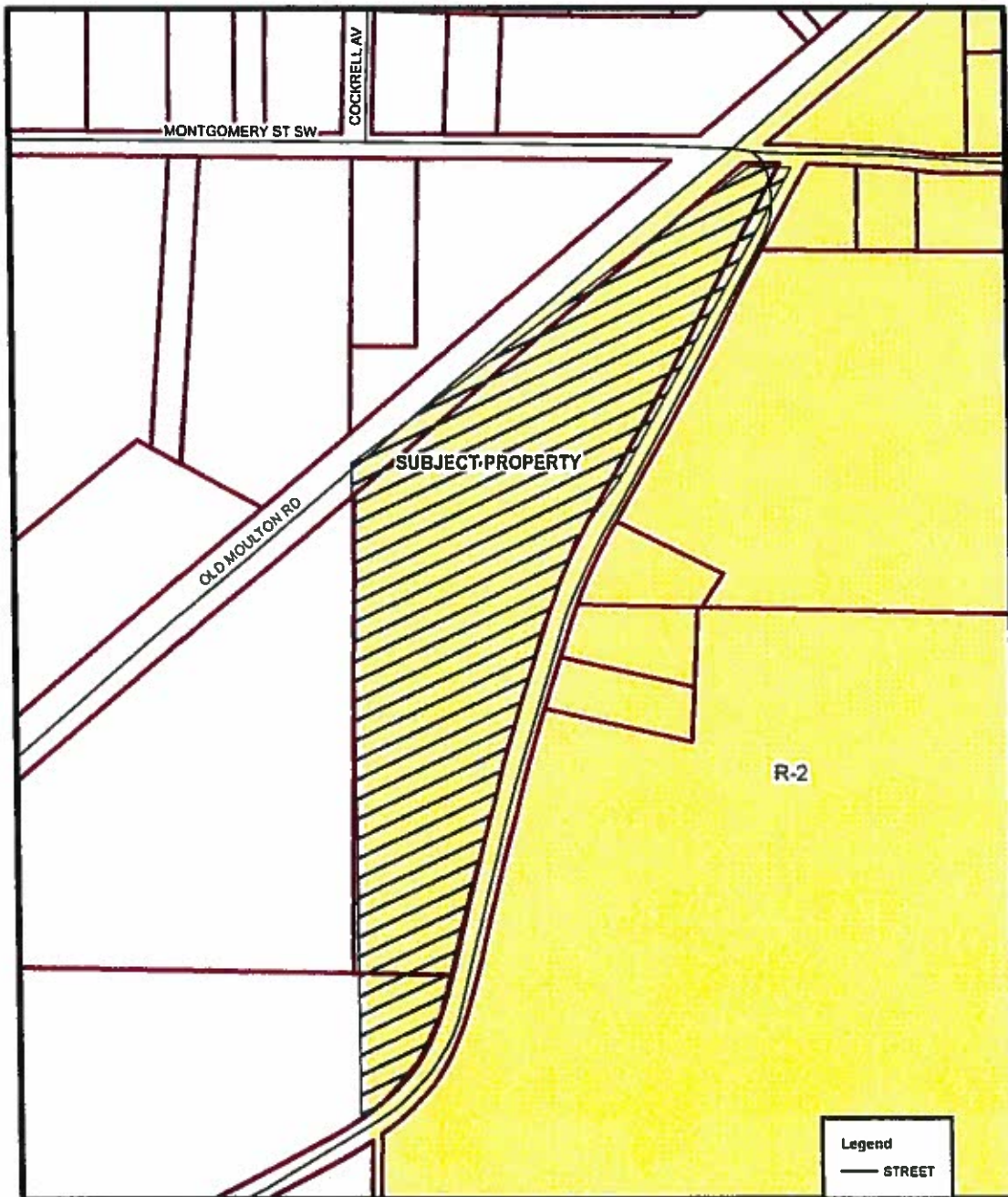
Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

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STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

CERTIFICATE 3438-19



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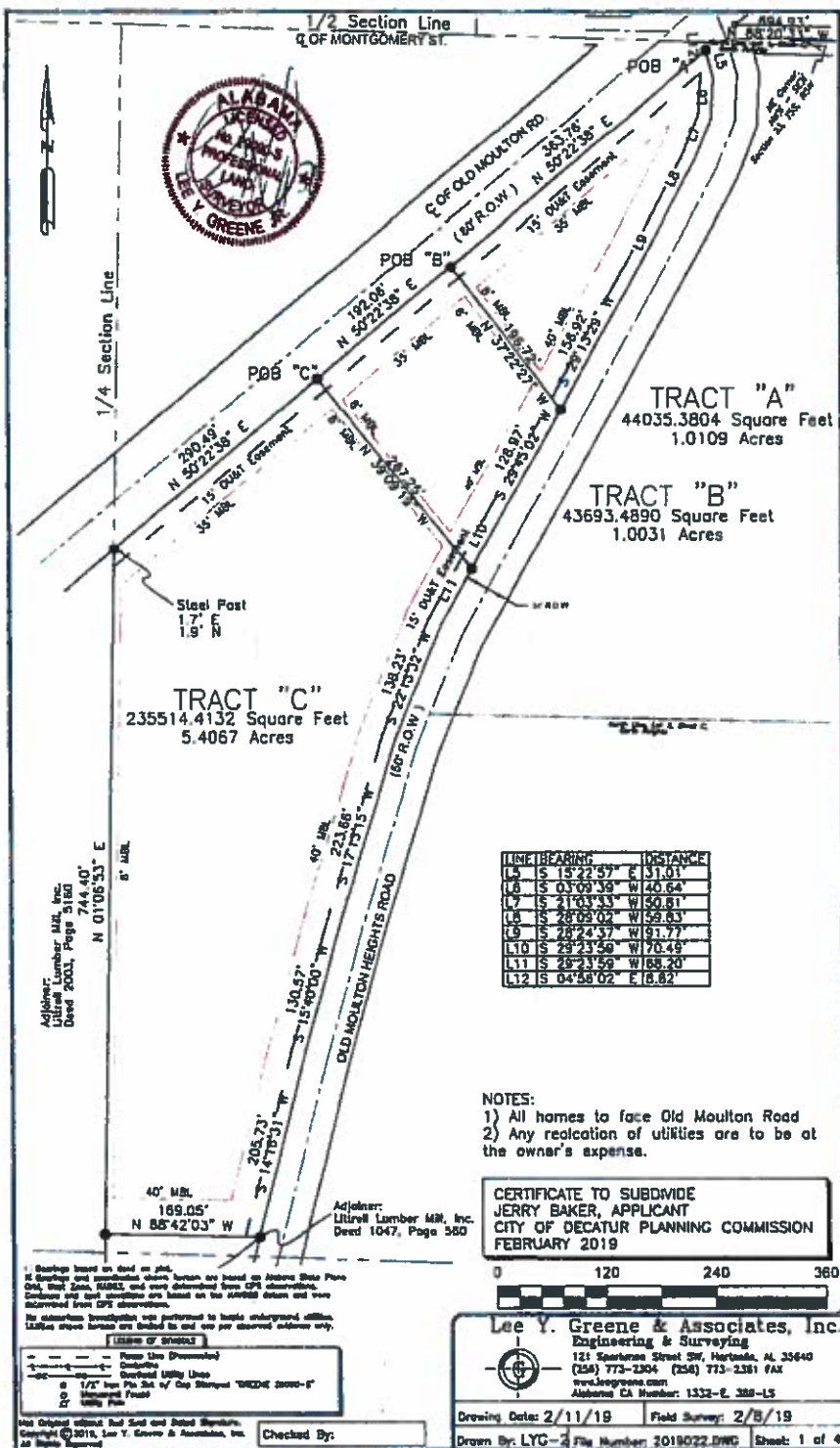
CERTIFICATE 3438-19



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STAFF REPORT FOR PLANNING COMMISSION MARCH 12, 2019



**STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019**

FILE NUMBER: 3439-19

CONTROL NO. 7952

ACRES: .32 acres

CURRENT ZONE: R3

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Monica Gonzalez

PROPERTY OWNER/PROPERTY ADDRESS: 1011, 1013, 1015 AND 1017 East Moulton - South side of East Moulton between Somerville and 10th AV

REQUEST: to consolidate four lots of .08 acres into one lot of .32 acres

CURRENT LANDUSE: medium density residential

PROPOSED LANDUSE: medium density residential

ONE DECATUR Future Landuse: core neighborhood

ONE DECATUR STREET TYPOLOGY: city connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

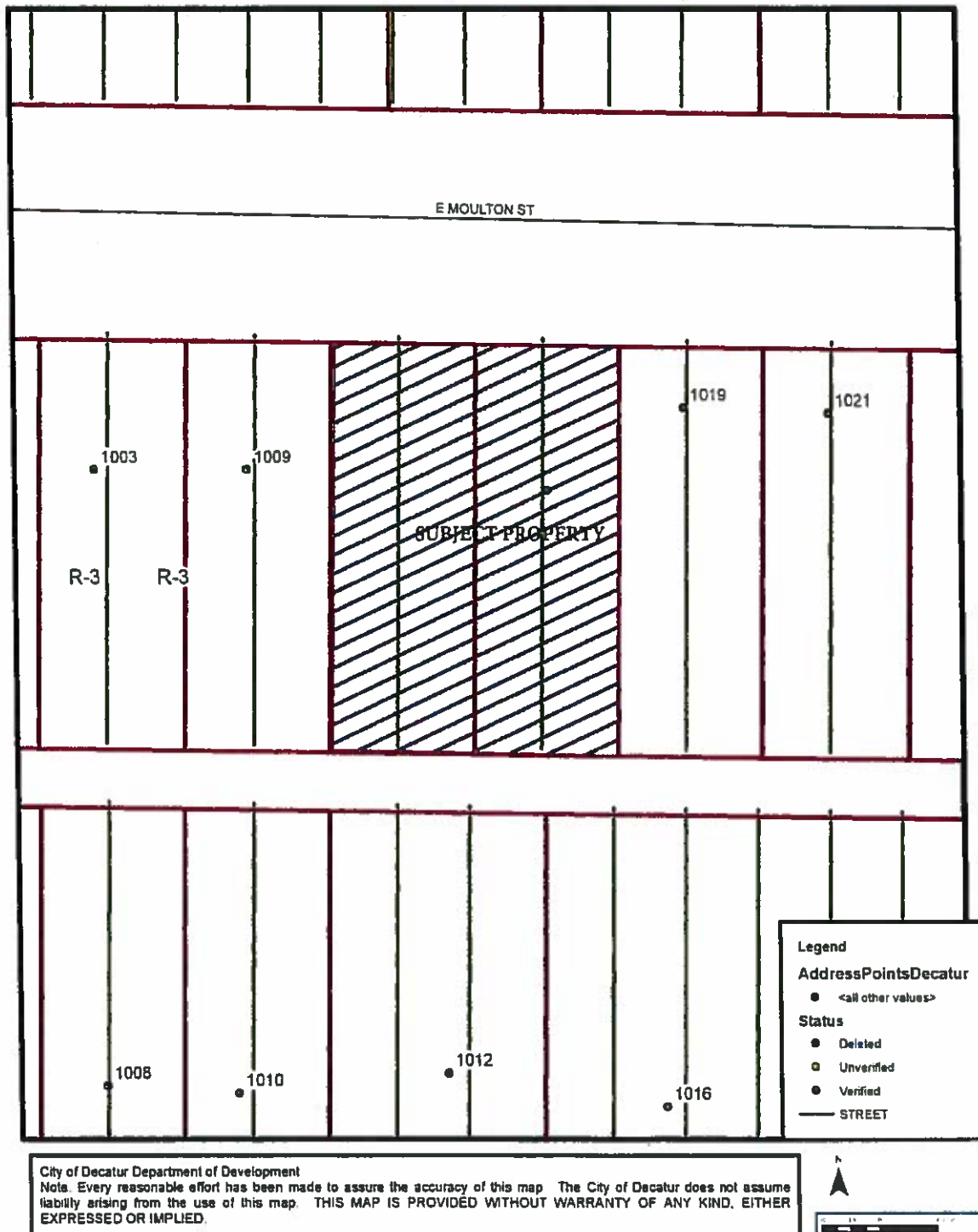
1. Payment of \$21.00 recording fees.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

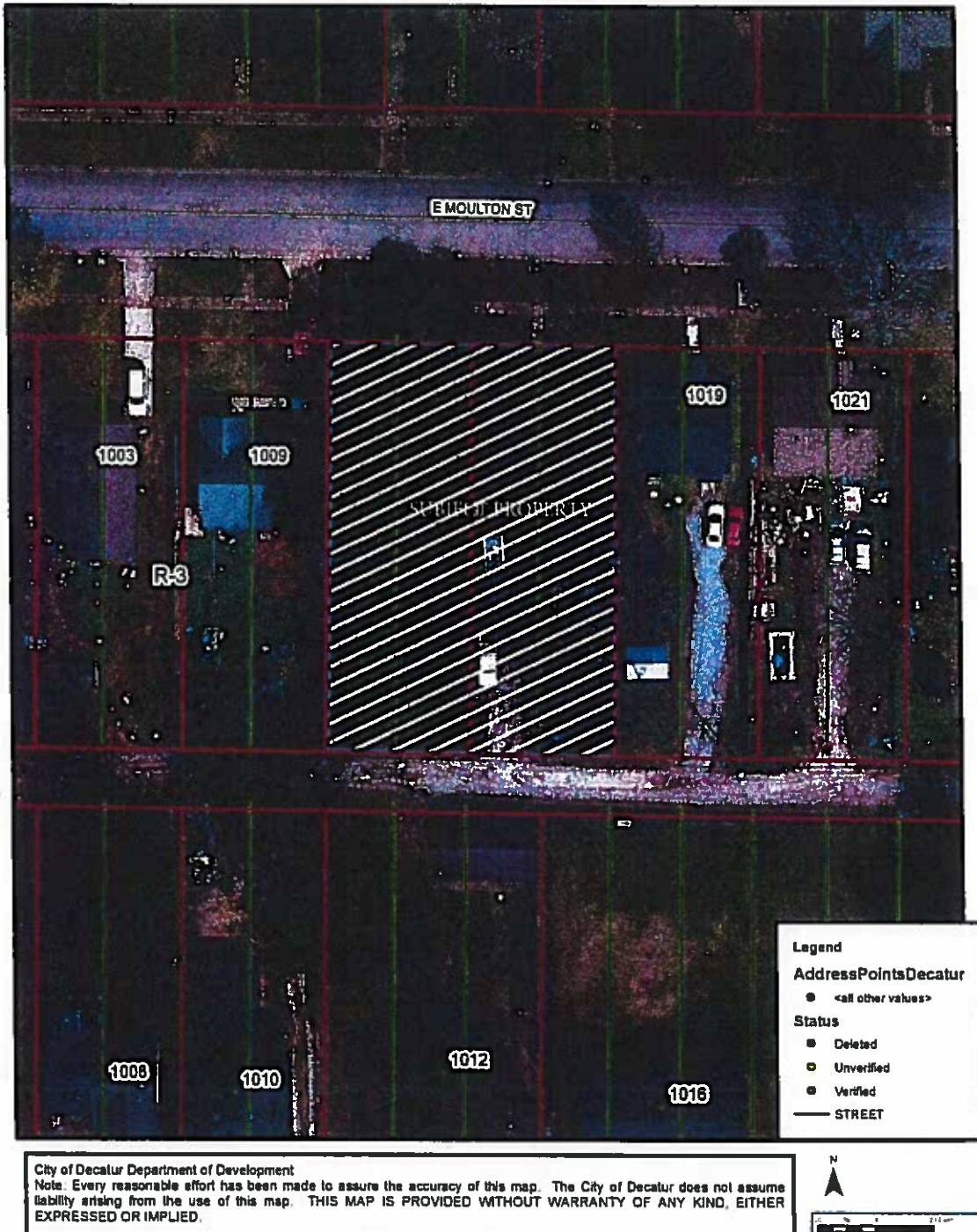
STAFF REPORT FOR
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CERTIFICATE 3439-19

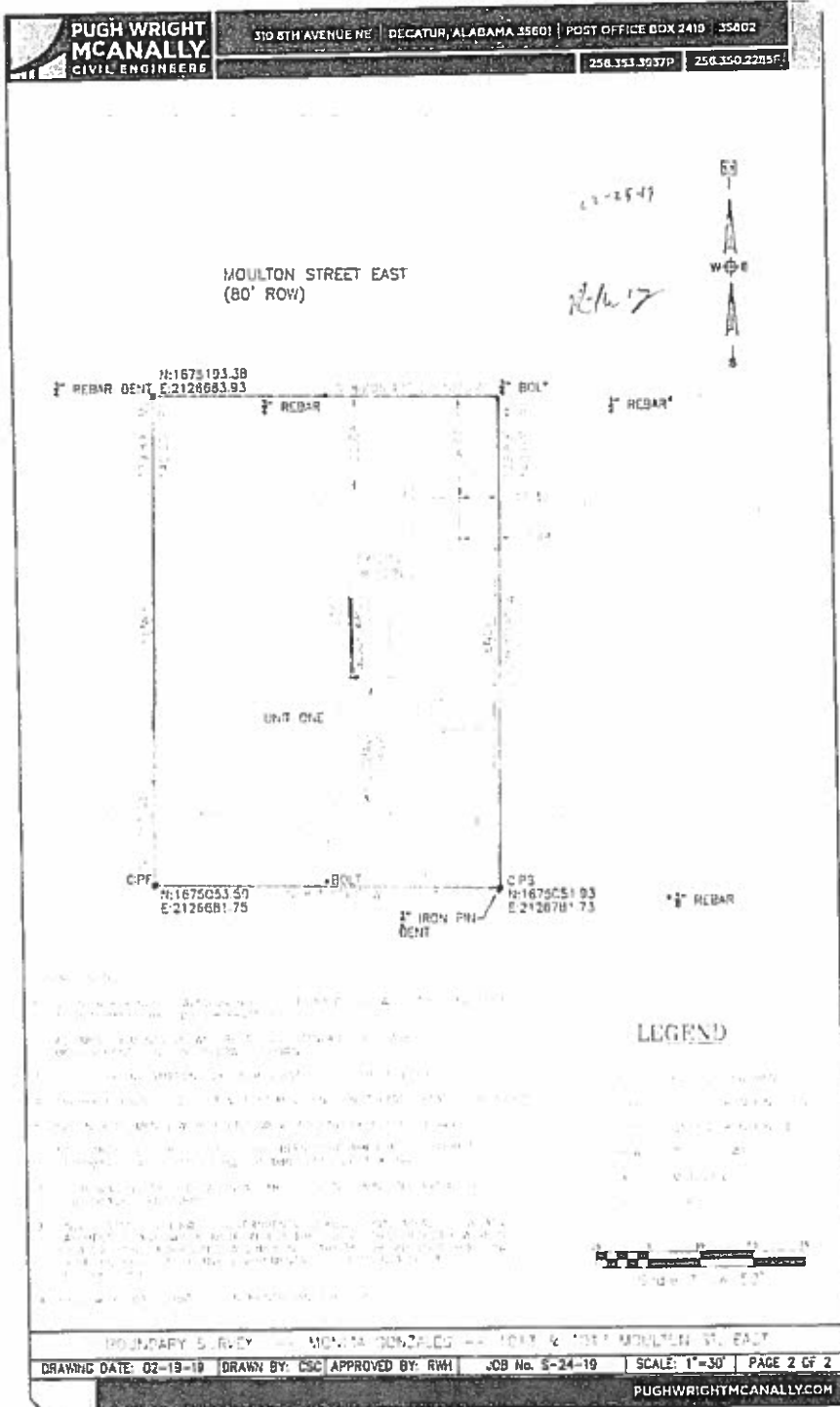


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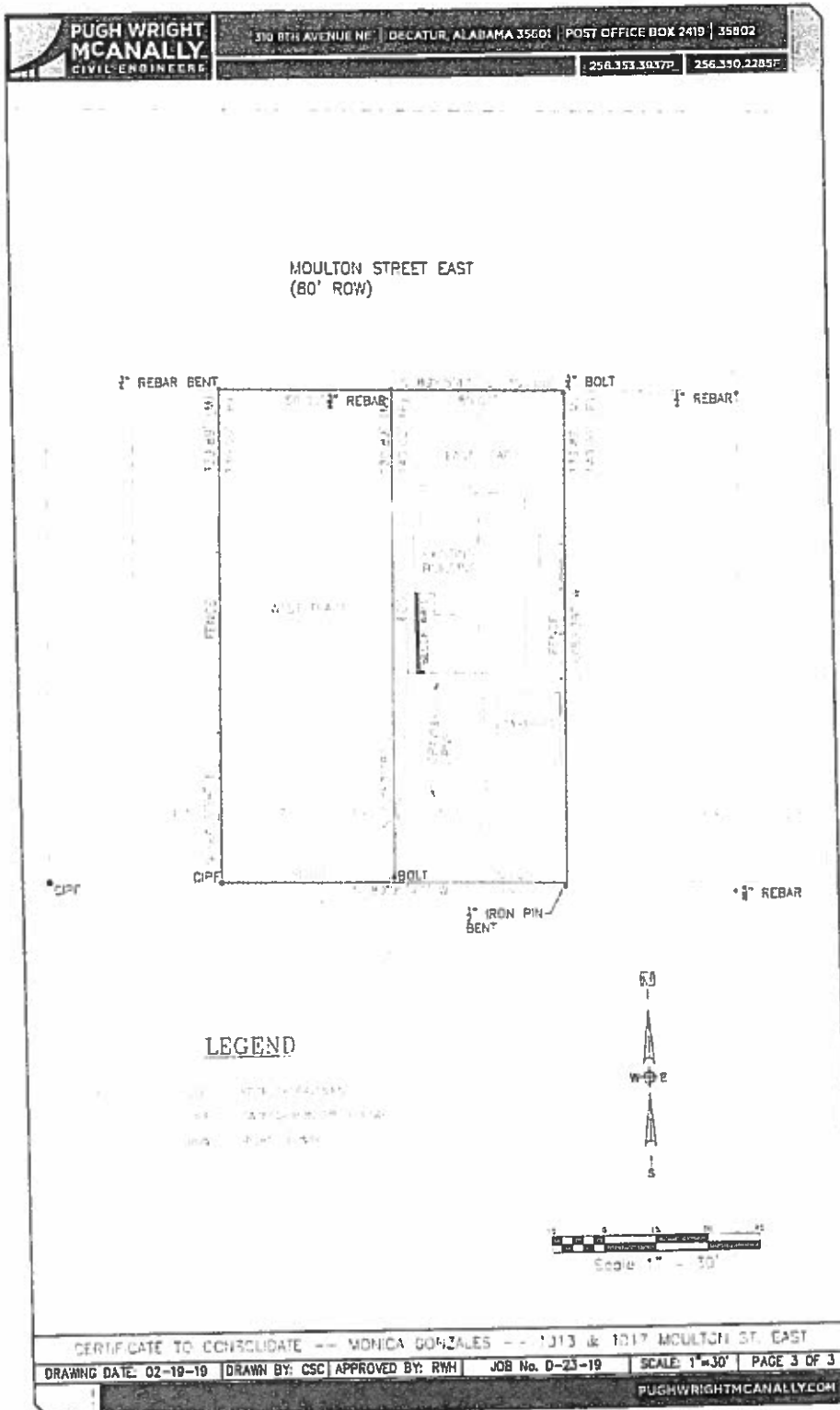
CERTIFICATE 3439-19



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**STAFF REPORT FOR
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**STAFF REPORT FOR
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FILE NUMBER: 3440-19

CONTROL NO. 7953

ACRES: 2.24

CURRENT ZONE: B2 General Business District

NEW ZONE: See rezoning 1327-19 B5 Central Business District is being proposed

APPLICANT: Pugh Wright McAnally for Land services

PROPERTY OWNER/PROPERTY ADDRESS: Land services

REQUEST: To consolidate a two tracts of .56 acres and 1.68 acres into one tract of 2.24 acres.

CURRENT LANDUSE: commercial building

PROPOSED LANDUSE: commercial building possible restaurant or event space

ONE DECATUR Future Landuse: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: 4th is a neighborhood connector and Grant and Johnston are local streets.

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Language be added to the certificate that requires Planning Commission approval prior to any change reduction in the number of parking spaces on the site.
2. Recording fees
3. A signed, sealed survey with three state plane coordinates prior to recording of the document.

Pt. of Info:

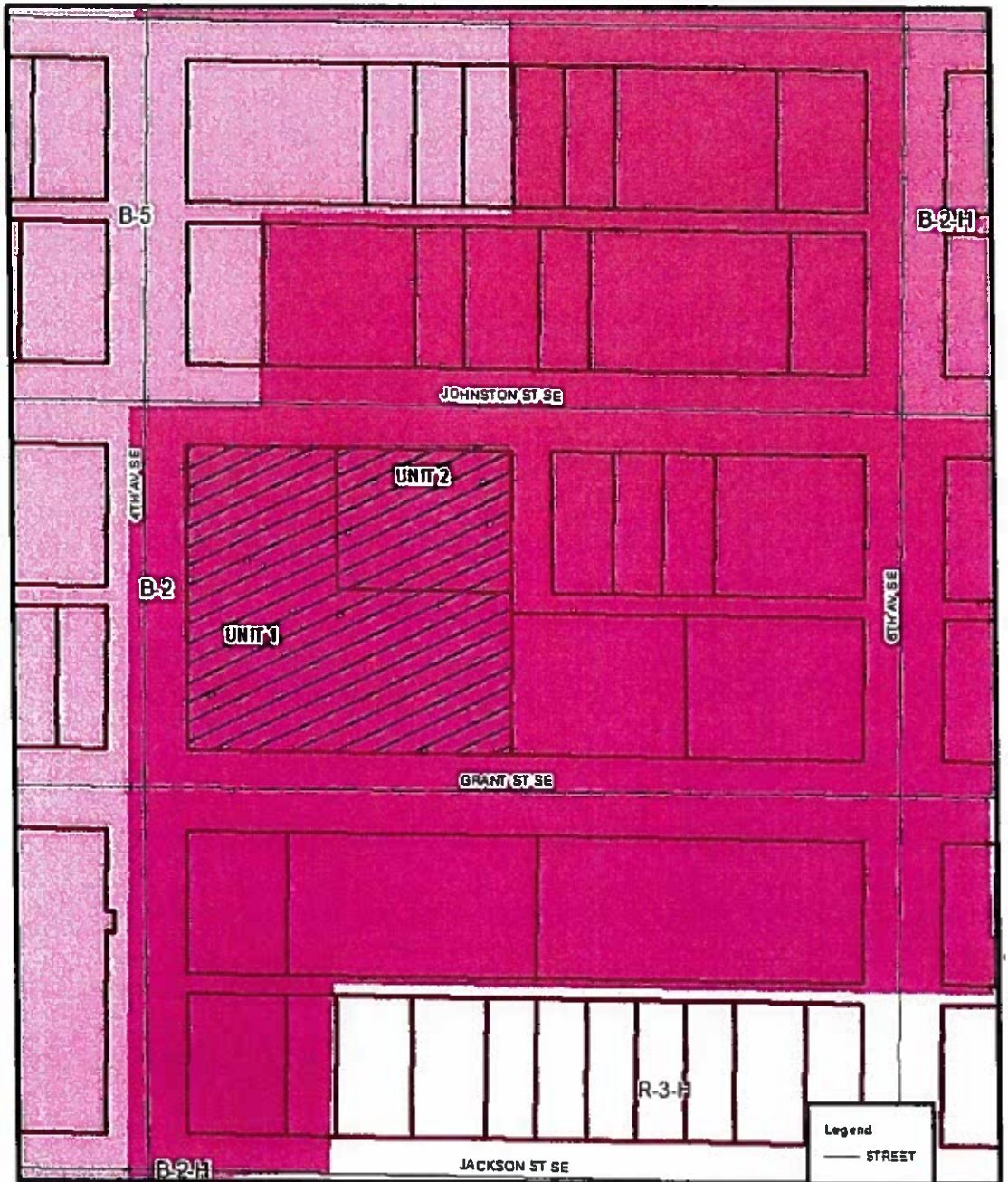
1. Any relocation of utilities will be at the owner's expense.
2. A recommendation from the Parking Authority about any changes in the parking is desirable.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Wednesday, March 13, 2019

STAFF REPORT FOR
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Certificate 3440-19

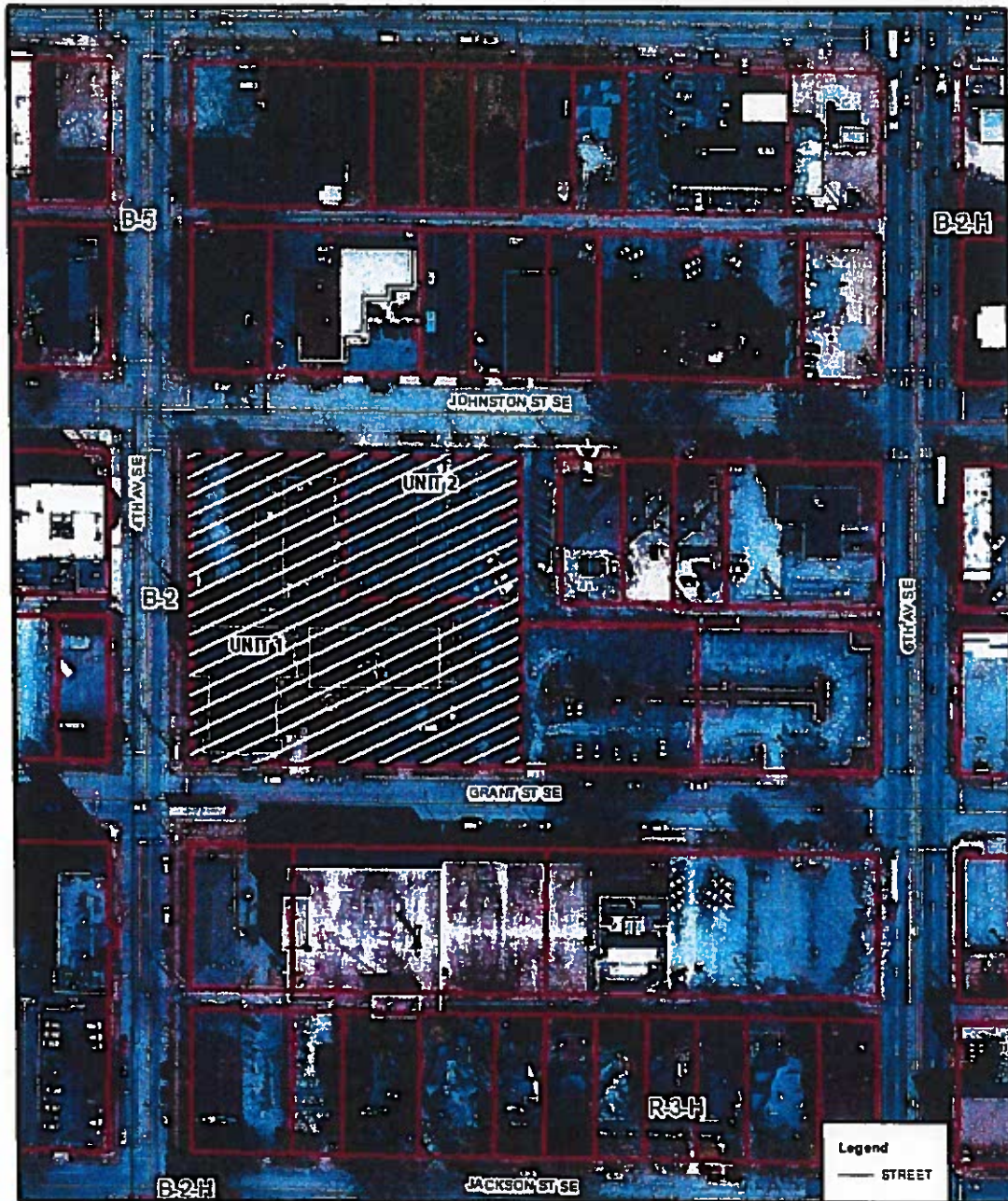


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Certificate 3440-19



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PLANNING COMMISSION
MARCH 12, 2019**

FILE NUMBER: City View Estates Add 3

CONTROL NO. [Click or tap here to enter text.](#)

ACRES: 11.53

CURRENT ZONE: R2 and R5

NEW ZONE: N/A

APPLICANT: Vernon Lane

PROPERTY OWNER/PROPERTY ADDRESS: South of Auburn Drive SW and west of Englewood Drive SW

REQUEST: to review the bond for the completion of the sidewalks along Auburn Drive SW

CURRENT LANDUSE: Residential low density

PROPOSED LANDUSE: same

ONE DECATUR Future Landuse: residential low density

ONE DECATUR STREET TYPOLOGY: Auburn Dr is a Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. The city engineer is going to inspect the area and make a recommendation to the commission.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

BOND REVIEW CITY VIEW 3



City of Decatur Department of Development
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.



STAFF REPORT FOR
PLANNING COMMISSION
MARCH 12, 2019

BOND REVIEW CITY VIEW 3

