

MEMORANDUM

DATE: May 15, 2019

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

May 21, 2019

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

May 21, 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- April 23, 2019

3. PUBLIC HEARING

4. OTHER BUSINESS

PAGE/MAP

ZONING TEXT AMENDMENT

A. ZTA 245-19

(400 Grant St. SE)

1-5

3. CONSENT AGENDA

CERTIFICATES

A. 3443-19

Certificate to Subdivide
(4008 Saddlehorn Bend SW)

6-11

PLAT REVIEW

A. Manor Park Phase 2

(The end of Apsley Way SW, east of South Chapel Hill and south of Vineyard RD SW)

12-17
see plat

SITE PLAN REVIEW

A. 525-19

Residence Inn
(South side of Courtyard Circle and west of the Beltline)

18-20

BOND REVIEW

A. Sidewalks on Auburn Drive

(Auburn Drive around 2726 Auburn Dr. SW)

21-22

4. NEW BUSINESS

NOTIFY COMMISSION

- | | |
|--|-------|
| A. Sewer Extensions Without Annexations
(909 McEntire Lane) | 23-24 |
| B. Parking Study – Request for support - Downtown | 25-26 |

5. OLD BUSINESS

REZONING

- | | |
|--|-------|
| A. 1328-19
(East side of I65, south of 565, west side of Belle Tower Rd. in Limestone County) | 27-30 |
| B. 1330-19
(Both sides of Point Mallard Circle – the rest of Point Mallard Park) | 31-33 |

**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**

PUBLIC HEARING

FILE NUMBER: ZTA 245-19

CONTROL NO. 7961

ACRES: 2.26

CURRENT ZONE: B5

NEW ZONE: ADD ARTS AND ENTERTAINMENT

APPLICANT: City of Decatur

PROPERTY OWNER/PROPERTY ADDRESS: 400 Grant St. SE

REQUEST: To extend the Arts and Entertainment District Boundaries to include the property at 400 Grant St. which was consolidated by 3440-19 and rezoned by Rezoning 1327-19 to B5 last month

CURRENT LANDUSE: Revitalizing building owned by Land Services to multi-purpose mixed use

PROPOSED LANDUSE: Offices and event center with other uses to come

ONE DECATUR Future Landuse: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Fourth AV is neighborhood connector and Grant and Johnston are local streets

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

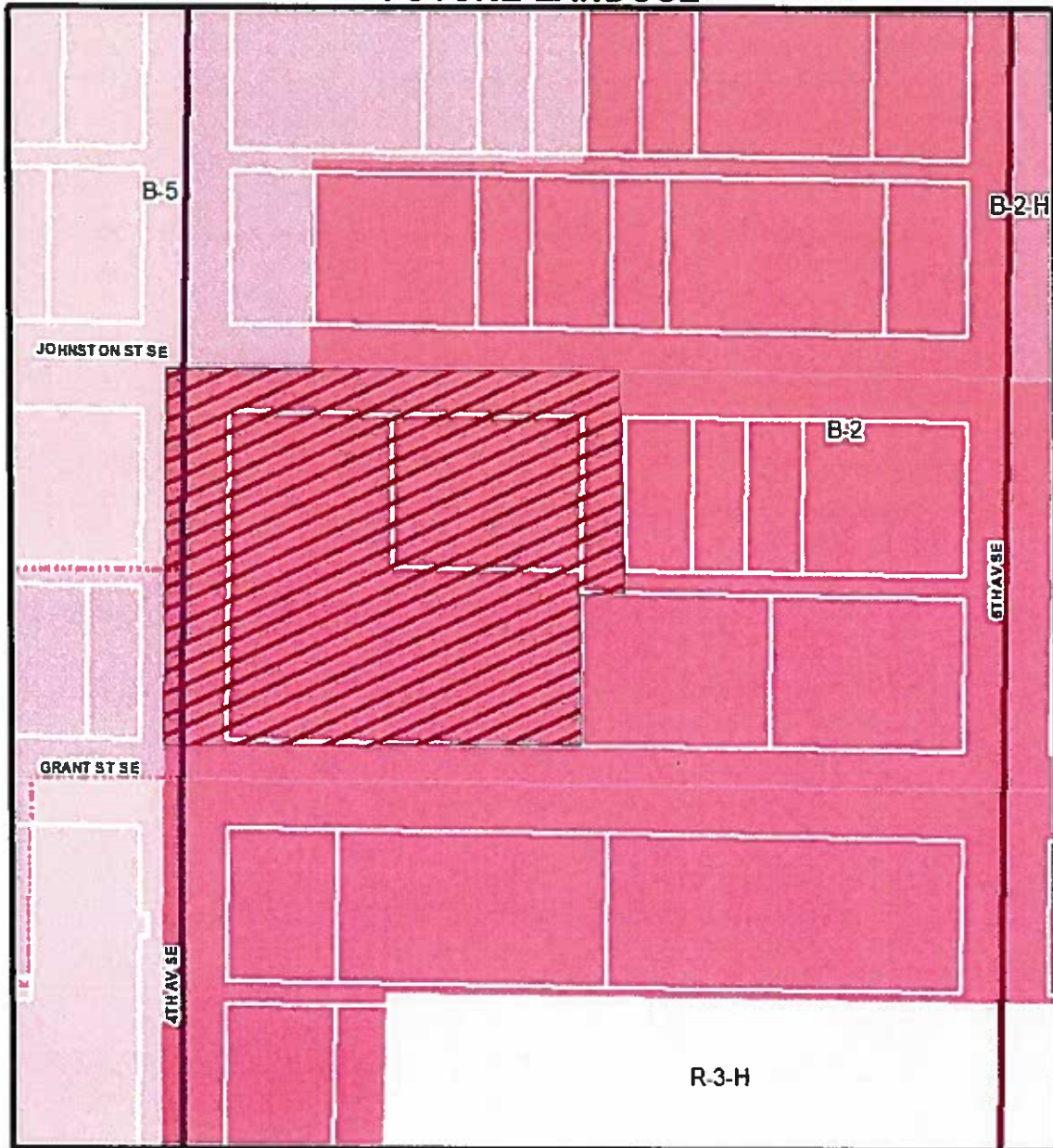
Recommend approval with the following conditions:

The Planning Department and the Zoning Committee recommend approval as this is a logical extension of the Urban Core Downtown Classification of the One Decatur Comprehensive Plan.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

ZONING TEXT AMENDMENT 245-19 TO EXTEND
THE ARTS AND ENTERTAINMENT DISTRICT BOUNDRIES
FUTURE LANDUSE



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.

Legend

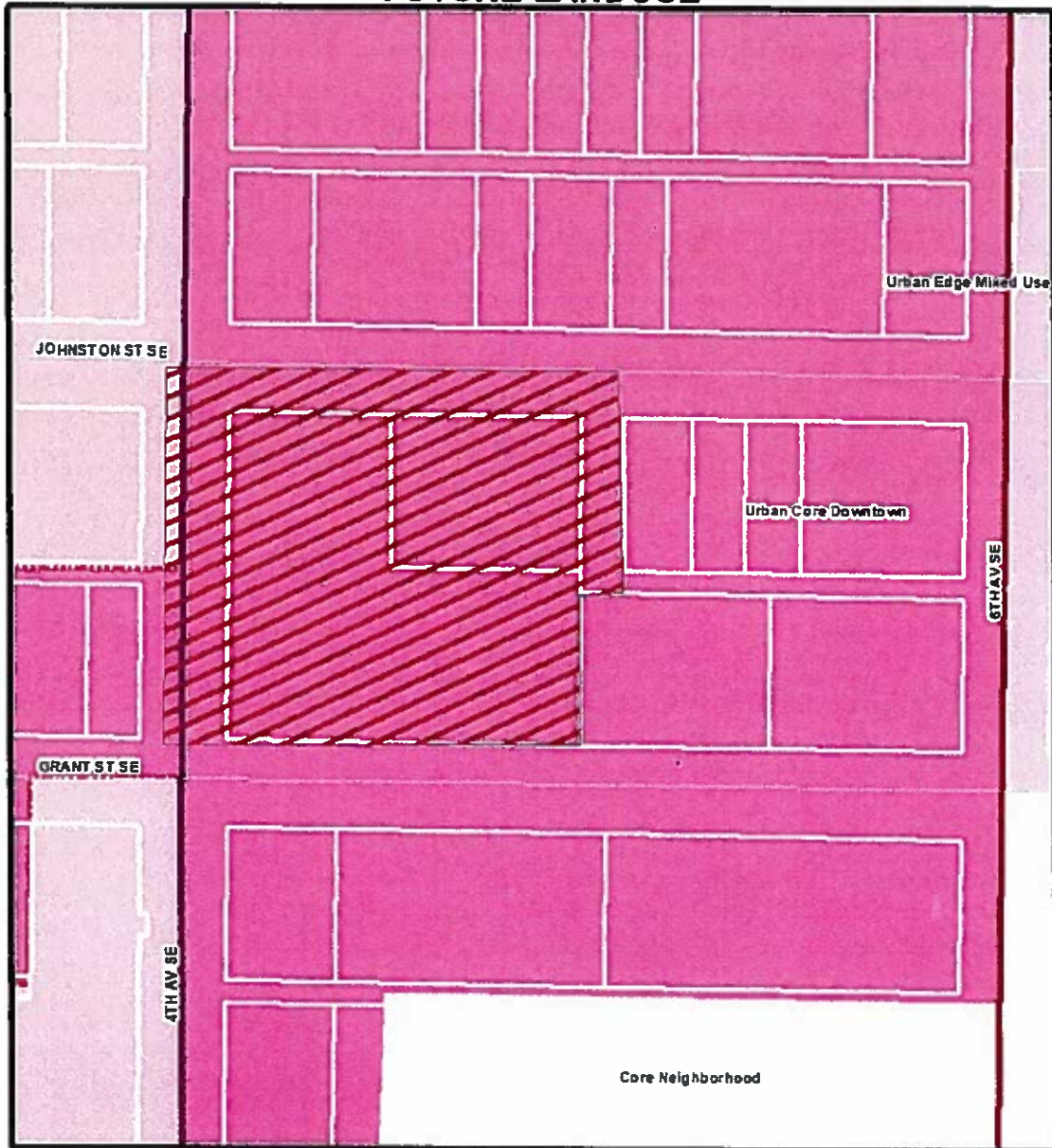
— 2011 City of Decatur
NEW PARCEL LAYER
[Hatched Box] SUBJECT PROPERTY



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

ZONING TEXT AMENDMENT 245-19 TO EXTEND
THE ARTS AND ENTERTAINMENT DISTRICT BOUNDRIES
FUTURE LANDUSE



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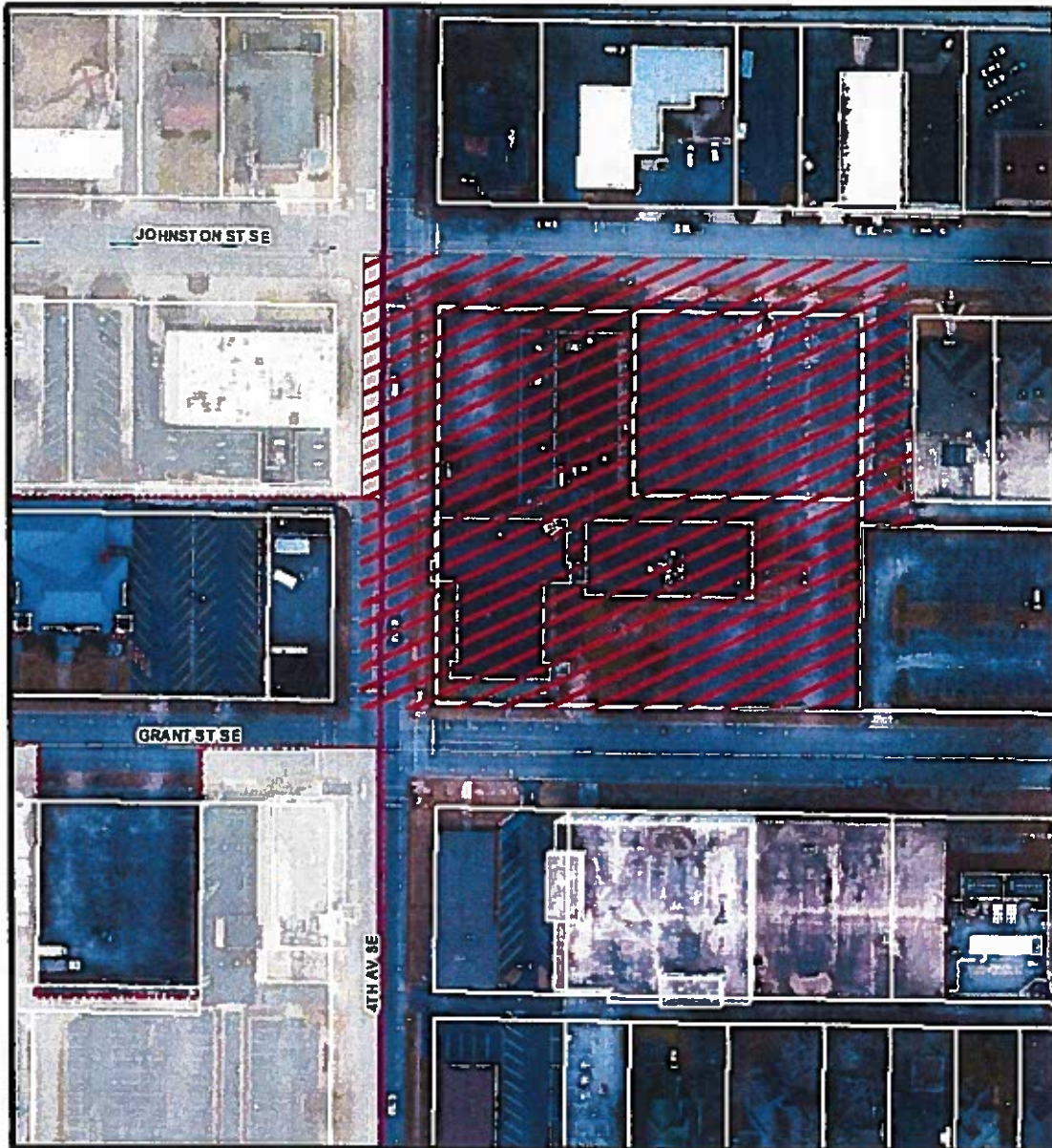
Legend	
	2013 200 Street Decatur
	NEW PARCEL LAYER
	Subject Property



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

ZONING TEXT AMENDMENT 245-19 TO EXTEND
THE ARTS AND ENTERTAINMENT DISTRICT BOUNDRIES



City of Decatur Department of Development
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Legend

city s2013 DBO Streets0 occur
NEW PARCEL LAYER

Atlanta Intermodal



SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**



END PUBLIC HEARING

**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**

CONSENT AGENDA

FILE NUMBER: CERTIFICATE TO SUBDIVIDE 3443-18

CONTROL NO. 7960

ACRES: 5.9015

CURRENT ZONE: AG1

NEW ZONE: N/A

APPLICANT: Pugh, Wright McAnally for Peek properties

PROPERTY OWNER/PROPERTY ADDRESS: 4008 Saddlehorn Bend SW

REQUEST: To subdivide a 5.9015 acre tract into two tracts of 2.90 acres and 3.43 acres

CURRENT LANDUSE: Private park and open space and on historic residential structure

PROPOSED LANDUSE:

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Spring AV is a city connector and Saddlehorn Bend is a local street

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

1. Provide a copy of the deed .
2. Provide a letter requesting the subdivision from the property owner.
3. Assign a new address on Spring AV the property does not have access to Saddlehorn bend
4. Provide verification that the field lines and septic tank that serves parcel 1 are all on parcel 1.
5. Show the 1% flood on the plat with a plat note that any disturbance shall require a Development Permit. This note should be referenced on the lots impacted.

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. This Certificate will correct an error in Certificate 3096—10.
3. The property does not have access to sewer after this subdivision.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

CERTIFICATE TO SUBDIVIDE 3443-19



Legend
— cadg 2013.080 SilesDecatur
NEW PARCEL LAYER

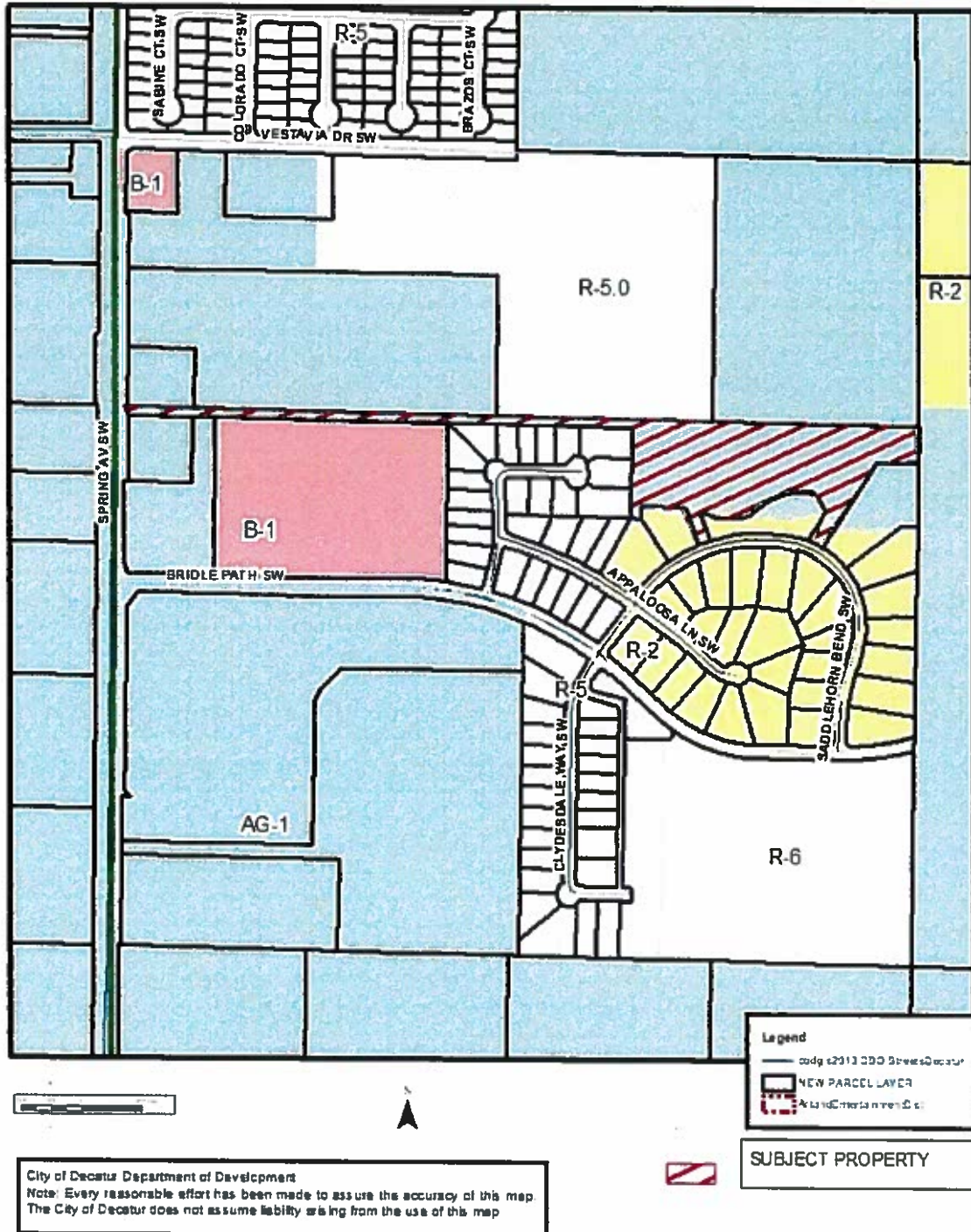


SUBJECT PROPERTY

City of Decatur Department of Development
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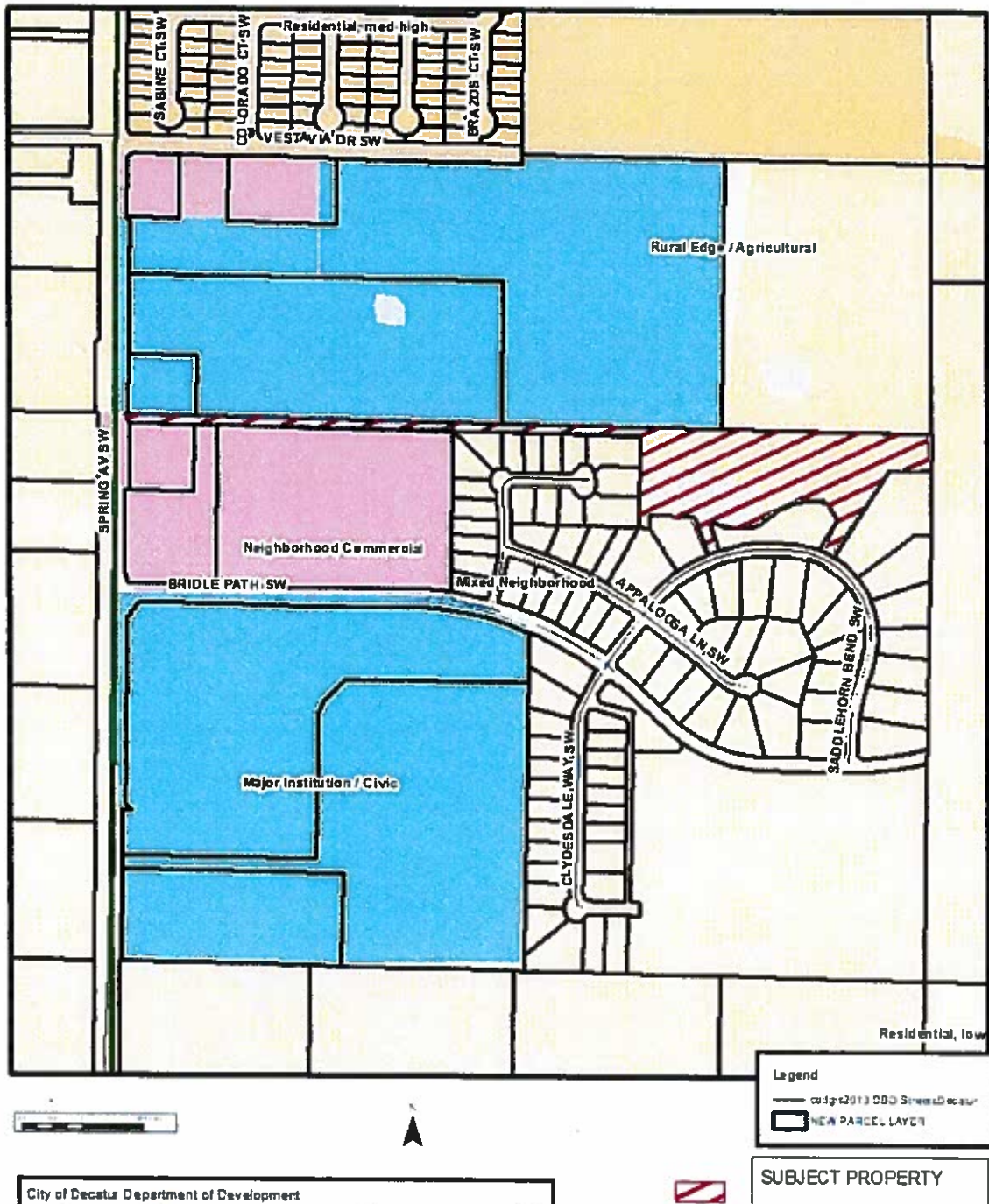
STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

CERTIFICATE TO SUBDIVIDE 3443-19 ZONING

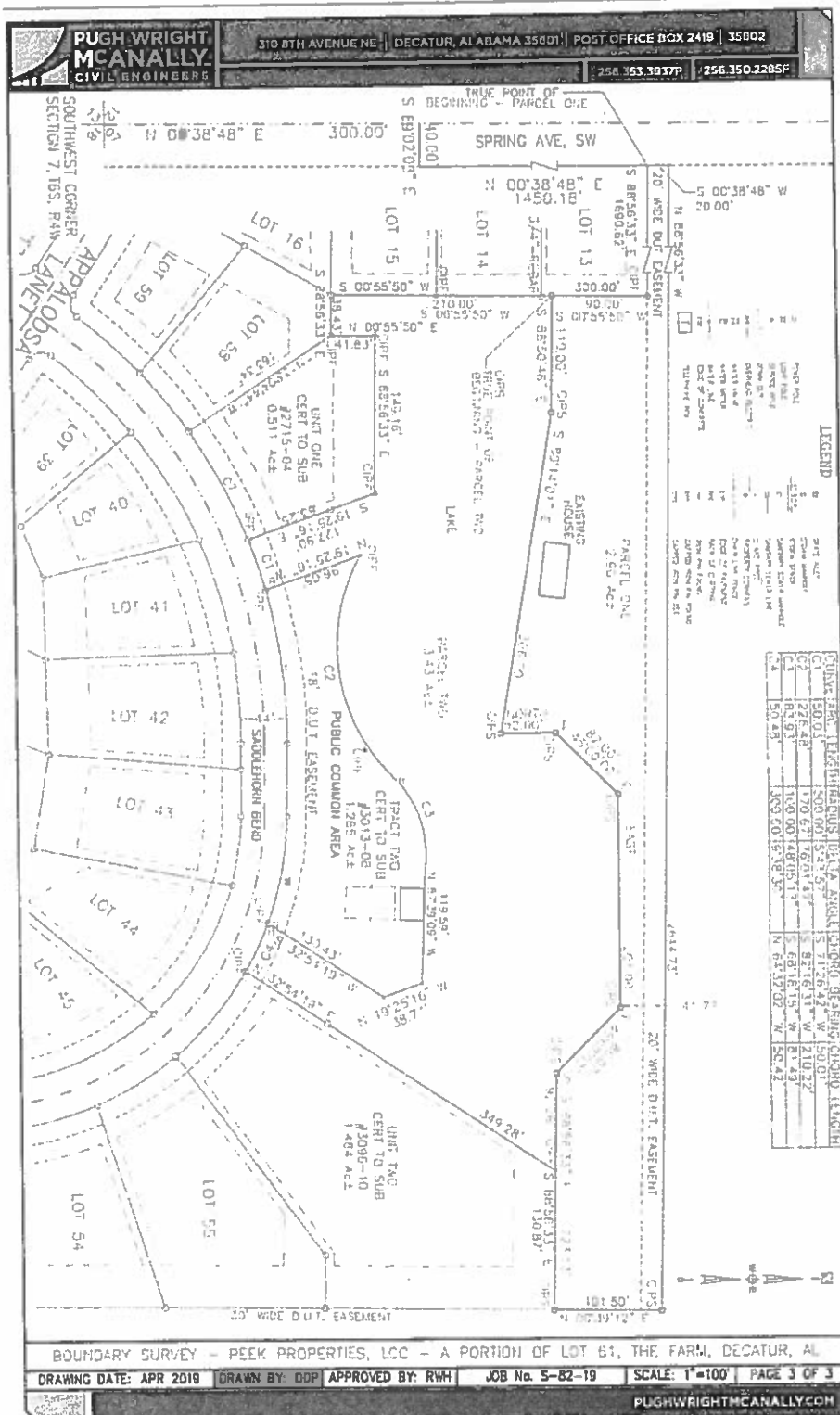


STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

CERTIFICATE TO SUBDIVIDE 3443-19 FUTURE LANDUSE



14



**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**

FILE NUMBER: MANOR PARK PHASE 2

CONTROL NO. 7962

ACRES: 4.97

CURRENT ZONE: R3

NEW ZONE: N/A

APPLICANT: Clete Blankenship for P & C Real Estate Development

PROPERTY OWNER/PROPERTY ADDRESS: The end of Apsley Way SW, east of South Chapel Hill and south of Vineyard RD SW

REQUEST: To subdivide 4.97 acres into twelve lots and an area reserved for detention

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Rural edge agricultural

ONE DECATUR STREET TYPOLOGY: Apsley Way SW is a local street

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

1. Provide 3 state plane coordinate at preliminary.
2. Provide a temporary turn around at the end of Apsley Way SW
3. Dedicate 15 foot Drainage Utility and Communication easement north of lot 36
4. Show the 1% flood on the plat with a plat note that any disturbance shall require a Development Permit. This note should be referenced on the lots impacted.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

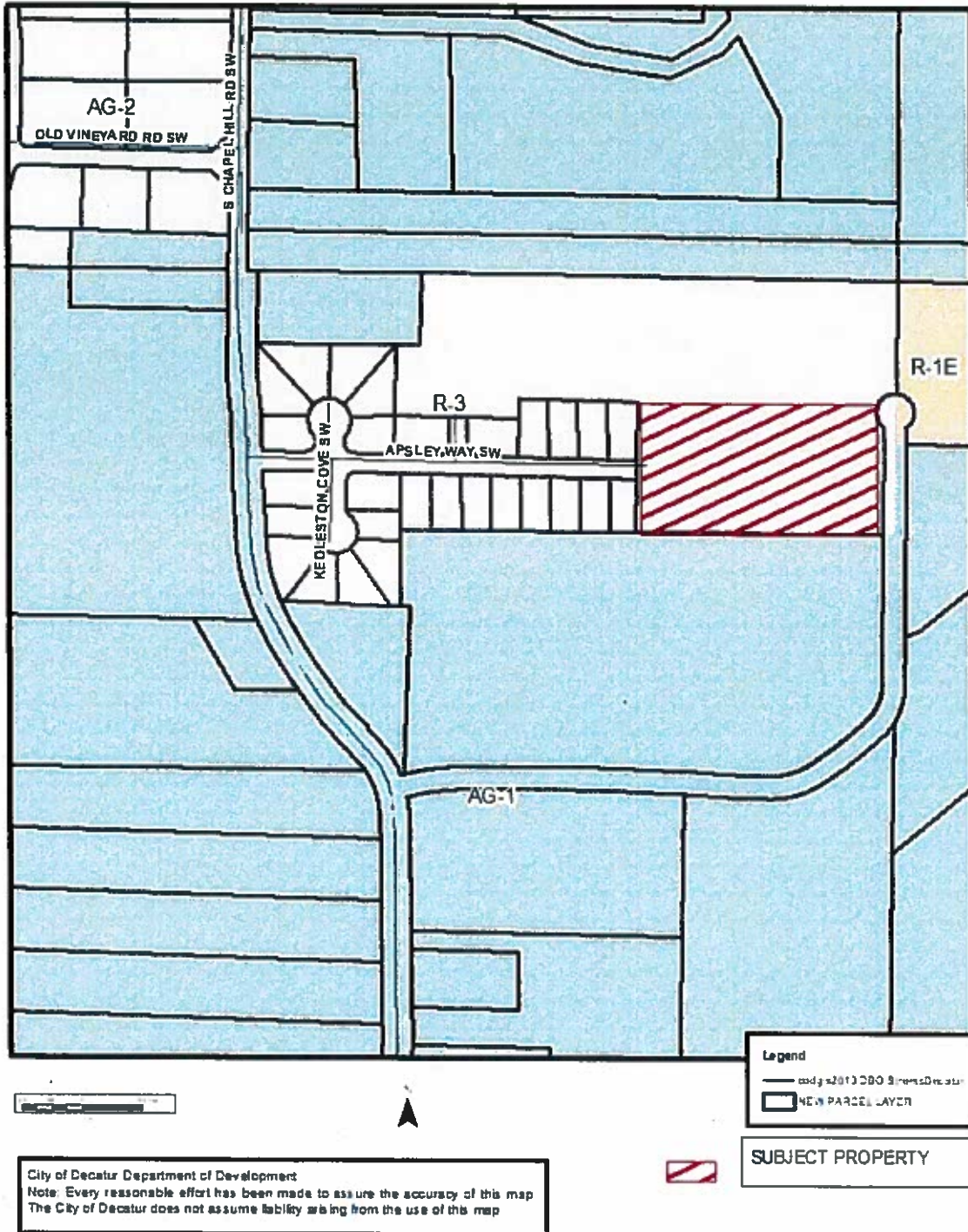
STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

MANOR PARK PHASE 2 LAYOUT



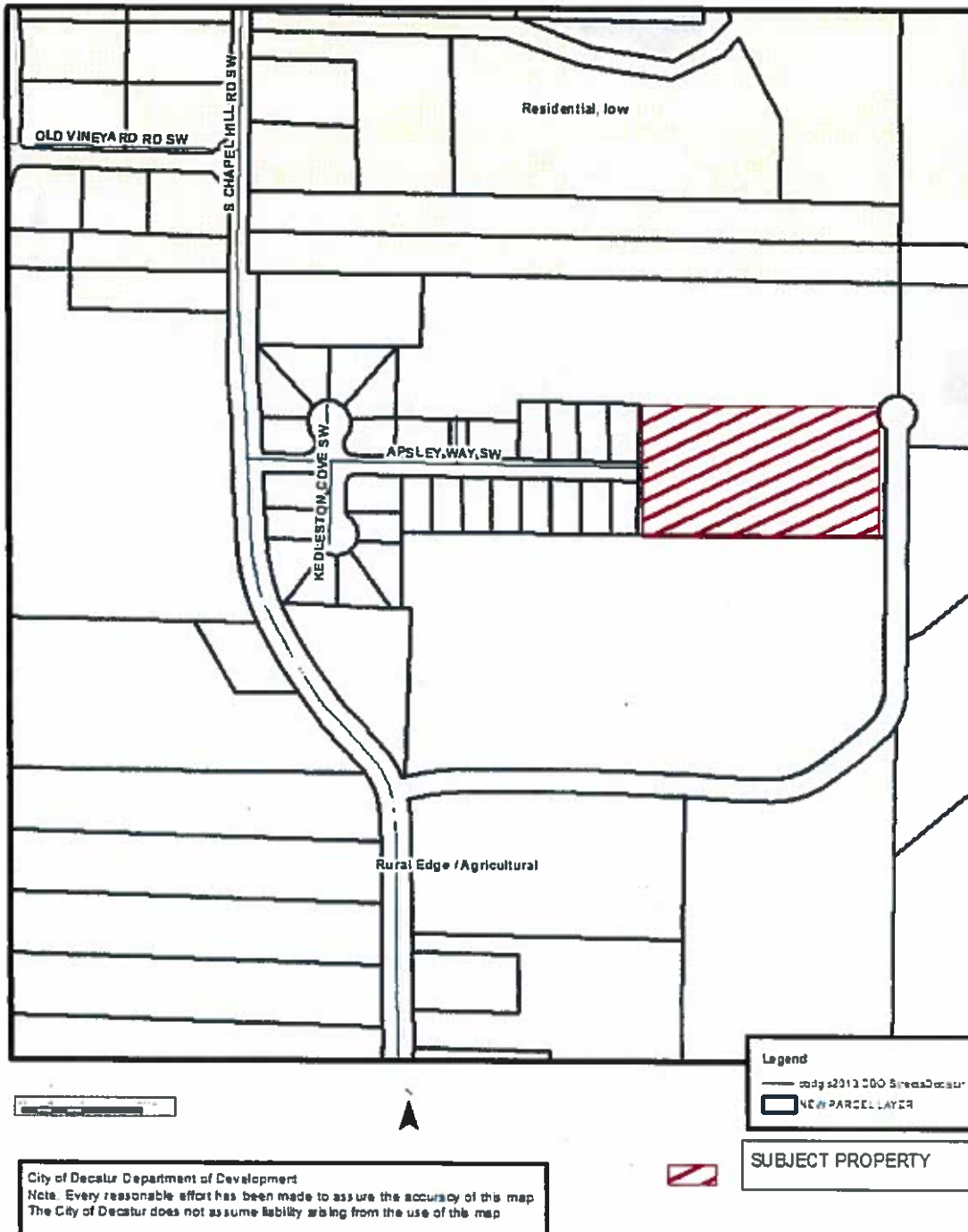
STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

MANOR PARK PHASE 2 LAYOUT ZONING

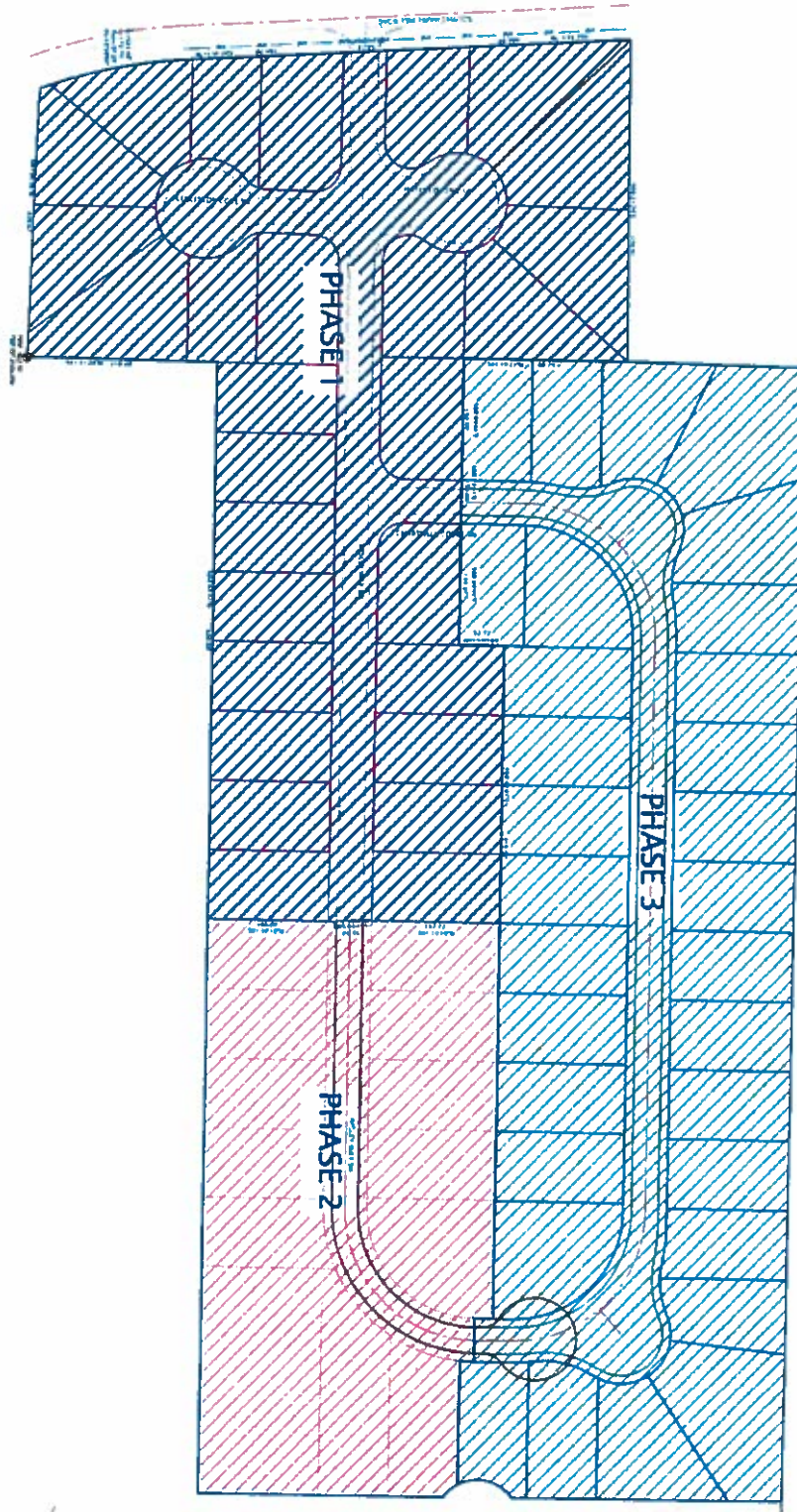


STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

MANOR PARK PHASE 2 LAYOUT FUTURE LANDUSE



**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**



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**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**

FILE NUMBER: SITE PLAN 525-15

CONTROL NO. 7599

ACRES: 2.64 ACRES

CURRENT ZONE: M1A

NEW ZONE: N/A

APPLICANT: Yedla Hospitality

PROPERTY OWNER/PROPERTY ADDRESS: 1213 Courtyard Circle south side of Courtyard Circle and west of the Beltline

REQUEST: To remove condition 4 regarding the shared parking agreement as they were able to meet the cities parking requirements.

CURRENT LANDUSE: Hotel under construction

PROPOSED LANDUSE: Hotel

ONE DECATUR Future Landuse: Community commercial

ONE DECATUR STREET TYPOLOGY: Courtyard Circle is a local street

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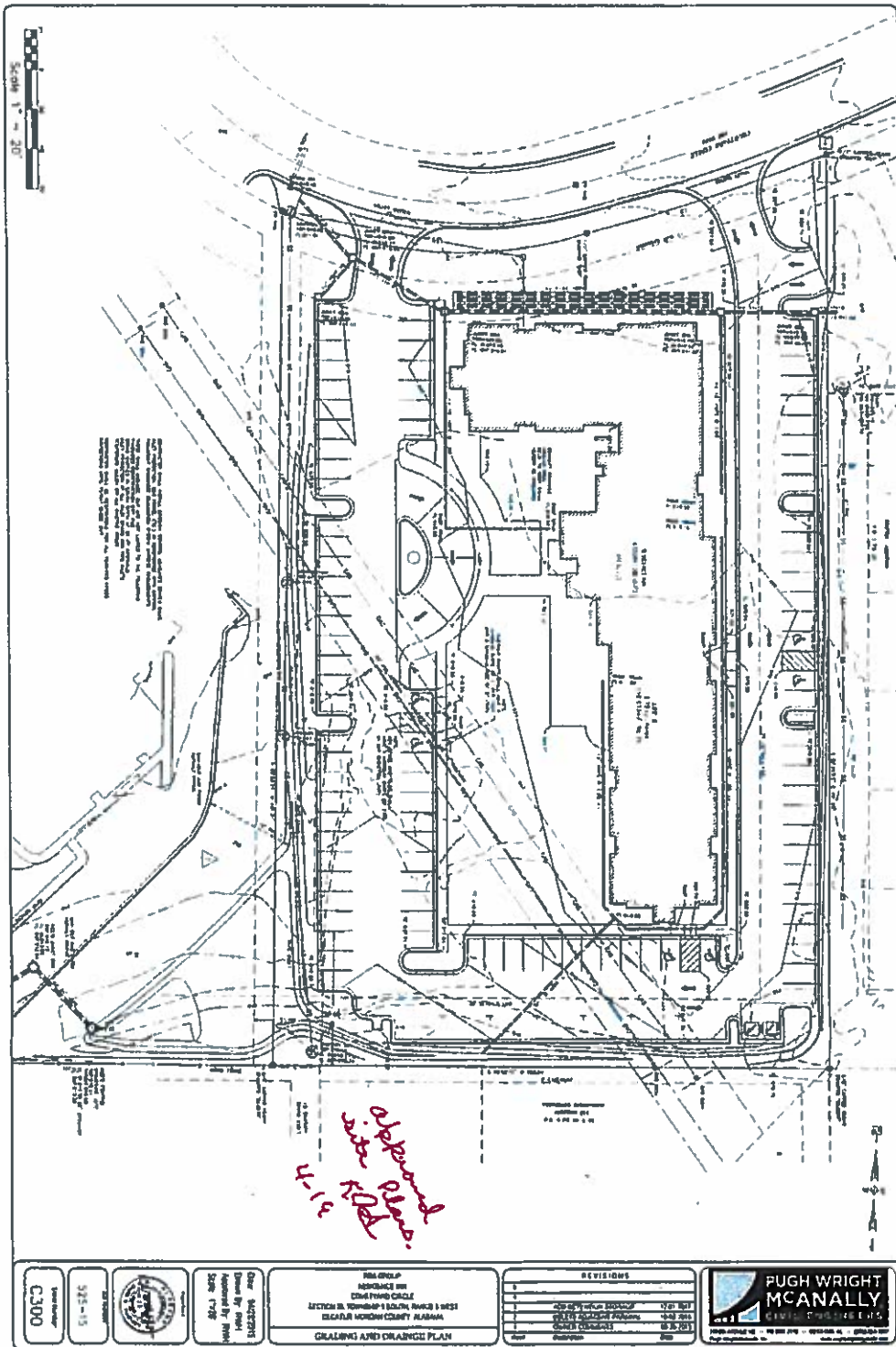
Recommend approval with the following conditions:

1. Remove the condition it has been established that the required parking can be contained on the lot.

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

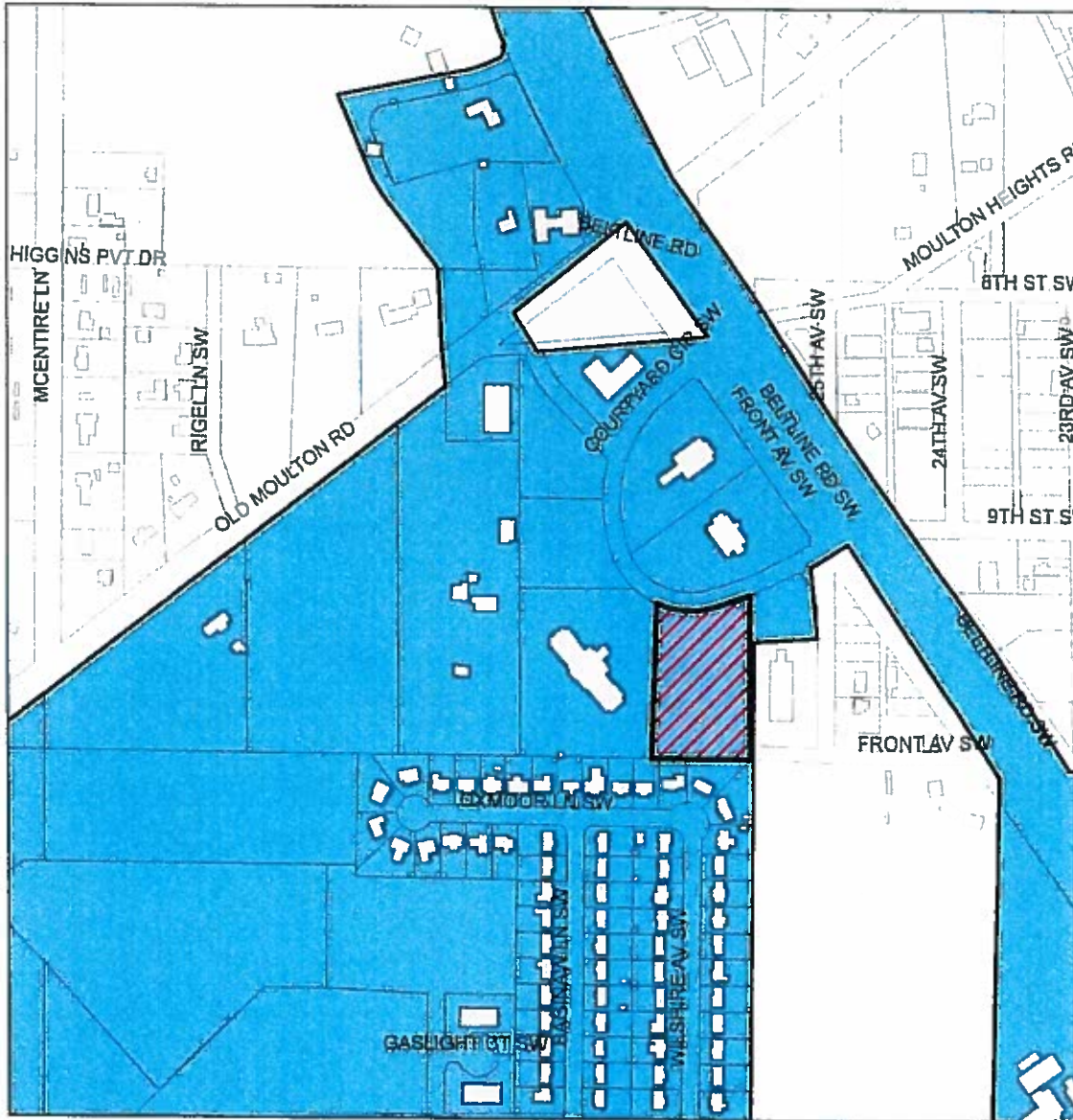
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR PLANNING COMMISSION MAY 14, 2019



STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019

SITE PLAN NO. 525-15



Legend

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

LOCATION MAP

APPLICANT: YEDLA HOSPITALITY

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**

FILE NUMBER: BOND REVIEW SIDEWALKS ON AUBURN

CONTROL NO. N/A

ACRES: N/A

CURRENT ZONE: R2

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally representing Vernon Lane

PROPERTY OWNER/PROPERTY ADDRESS: Auburn Dr around 2726 Auburn DR SW

REQUEST: To amend the bond requirements

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Residential low density

ONE DECATUR STREET TYPOLOGY: Auburn is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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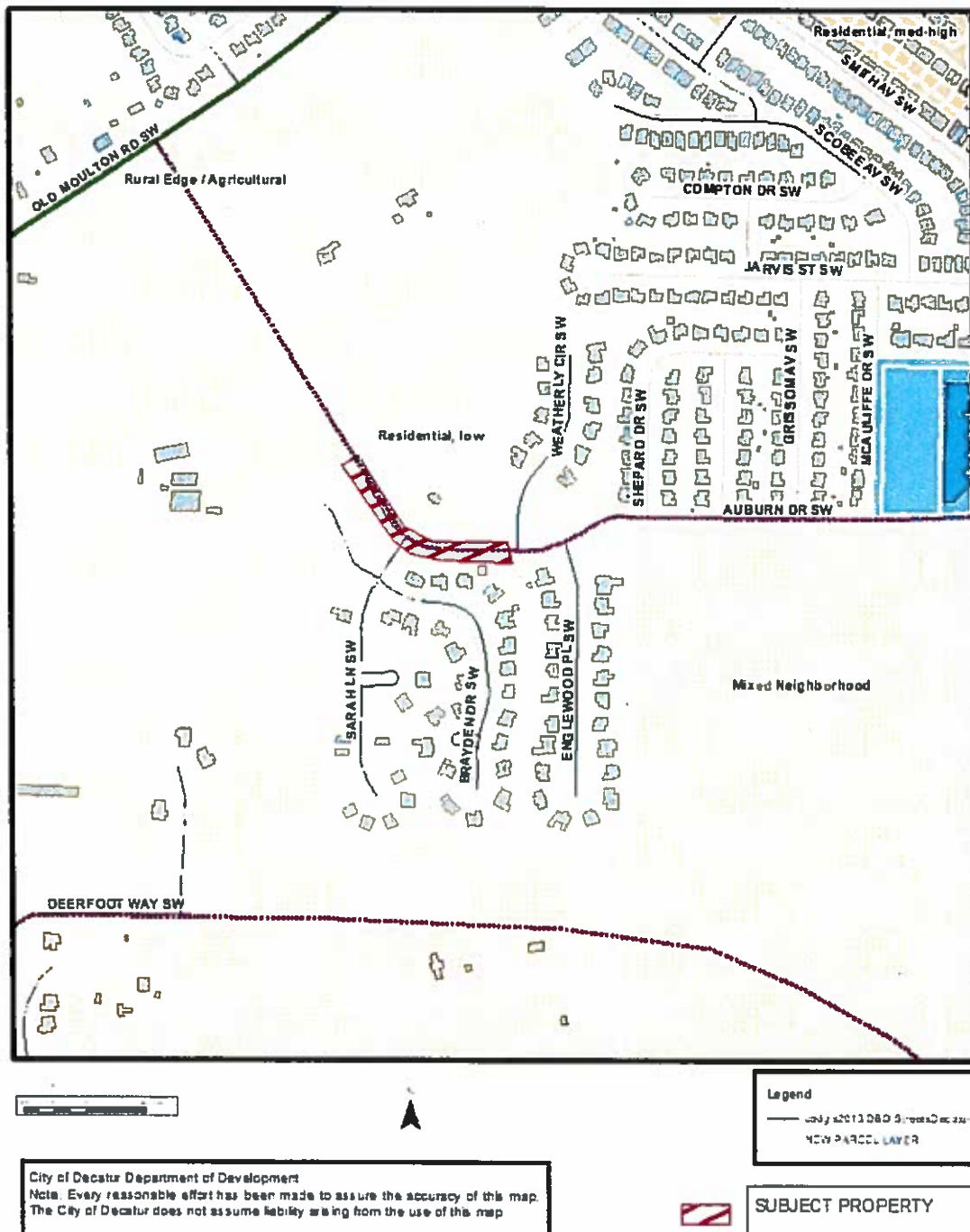
Recommends continuing this review to the June 18, 2019 meeting to allow time for a report on the sidewalk.

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
MAY 14, 2019

CITY VIEW BOND REVIEW FOR SIDEWALKS ON AUBURN



END CONSENT AGENDA

**STAFF REPORT FOR
PLANNING COMMISSION
MAY 14, 2019**

NEW BUSINESS

FILE NUMBER: SEWER EXTENSION WITHOUT ANNEXATION

CONTROL NO. N/A

ACRES: N/A

CURRENT ZONE: PJ

NEW ZONE: N/A

APPLICANT: TRUCK PRO

PROPERTY OWNER/PROPERTY ADDRESS: 909 McEntire Lane – truck pro east side of McEntire north of refreshment place

REQUEST: To make commission and others know of sewer extension without annexation

CURRENT LANDUSE: Commercial

PROPOSED LANDUSE: Commercial

ONE DECATUR Future Landuse: Flex employment center

ONE DECATUR STREET TYPOLOGY: McEntire is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Recommend approval we have worked with the property owner and exhausted all possible ways to annex this property. We will ask both the building department and Decatur Utilities to help us monitor this for annexation in the future.

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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MAY 14, 2019

909 MCENTIRE



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



**STAFF REPORT FOR
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May 15, 2019**

FILE NUMBER: N/A

CONTROL NO. N/A

ACRES: undetermined at this time

CURRENT ZONE: B5

NEW ZONE: N/A

APPLICANT: City of Decatur

PROPERTY OWNER/PROPERTY ADDRESS: Downtown Decatur particularly Gordon Dr/Lee Street/2nd Ave/4th AV area due to traffic volumes

REQUEST: To support an update of the traffic study done in to address concerns about the impacts of new developments in downtown and how to manage the parking better

CURRENT LANDUSE: Downtown commercial

PROPOSED LANDUSE: Downtown commercial

ONE DECATUR Future Landuse: Urban Core Downtown

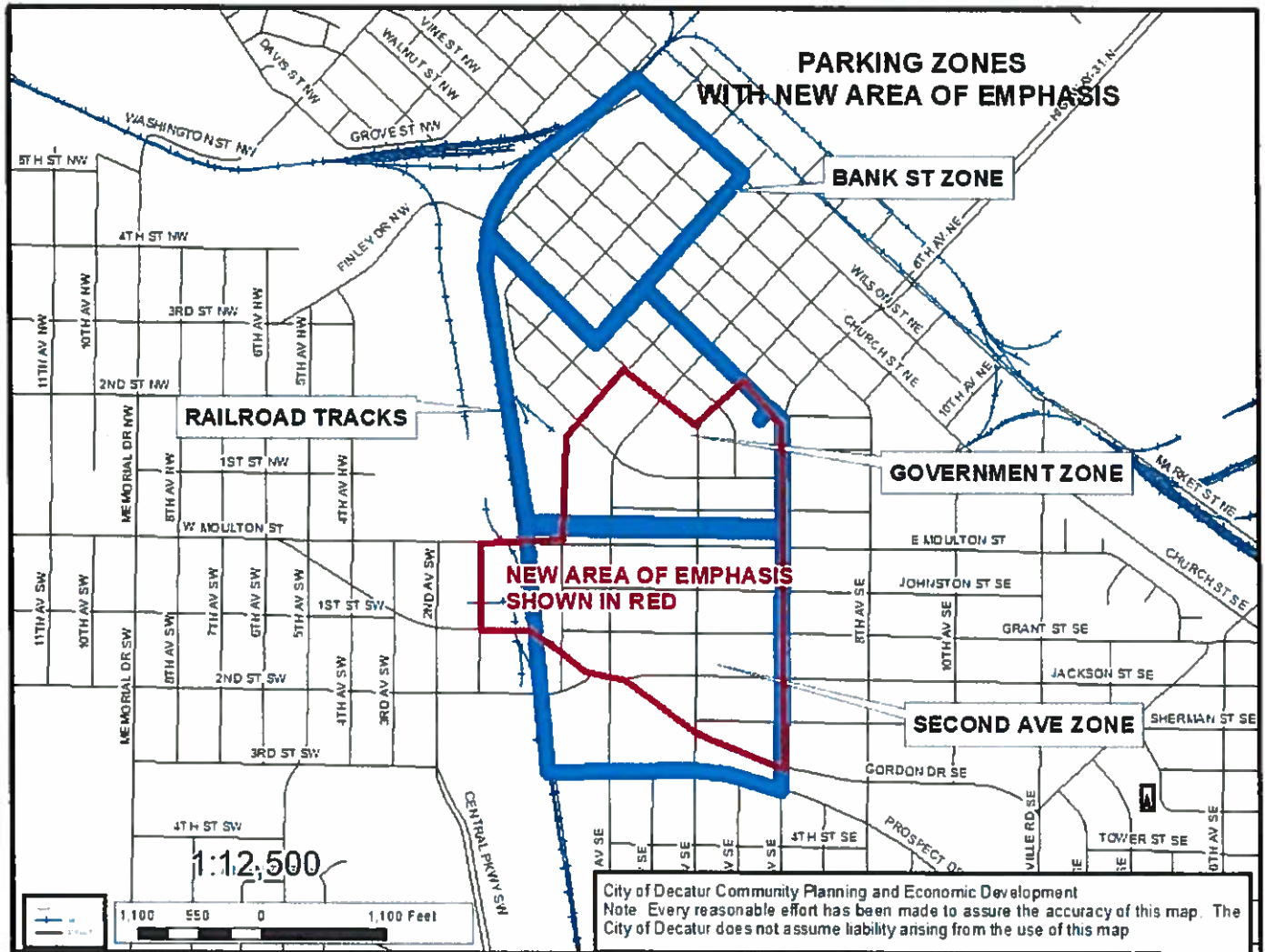
ONE DECATUR STREET TYPOLOGY: Gordon DR is a work horse, Lee St and Moulton St are city connectors, and 2nd AV, 4th AV, Bank ST and Vine ST are all neighborhood connectors.

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval Mobility 5.1 in the One Decatur Plan speaks updating our current strategy recent new additions to Downtown are impacting parking this will answer many questions and concerns.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
PLANNING COMMISSION
May 15, 2019**



**STAFF REPORT FOR
PLANNING COMMISSION
April 16, 2019**

OLD BUSINESS

Minutes from the April 23 Planning Commission Meeting

FILE NUMBER: 1328-19

CONTROL NO. 7956

ACRES: 30.48

CURRENT ZONE: AG2 Agricultural zone

NEW ZONE: M1 Light Manufacturing

APPLICANT: Pugh Wright McAnally for Barbara and Aaron Guthrie

PROPERTY OWNER/PROPERTY ADDRESS: East side of I65, south of 565 west side of Belle Tower Rd a Limestone County Rd

REQUEST: To rezone a 30.48 acre tract from AG2 (agricultural zone) to M1 (light manufacturing zone)

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Trucking and warehousing

ONE DECATUR Future Landuse: Regional Mixed Use

ONE DECATUR STREET TYPOLOGY: I65 and 565 are both interstates

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

Pt. of Info: The Zoning Committee recommends that a site plan be submitted that shows circulation plans, and other site improvements including landscaping and screening where possible.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

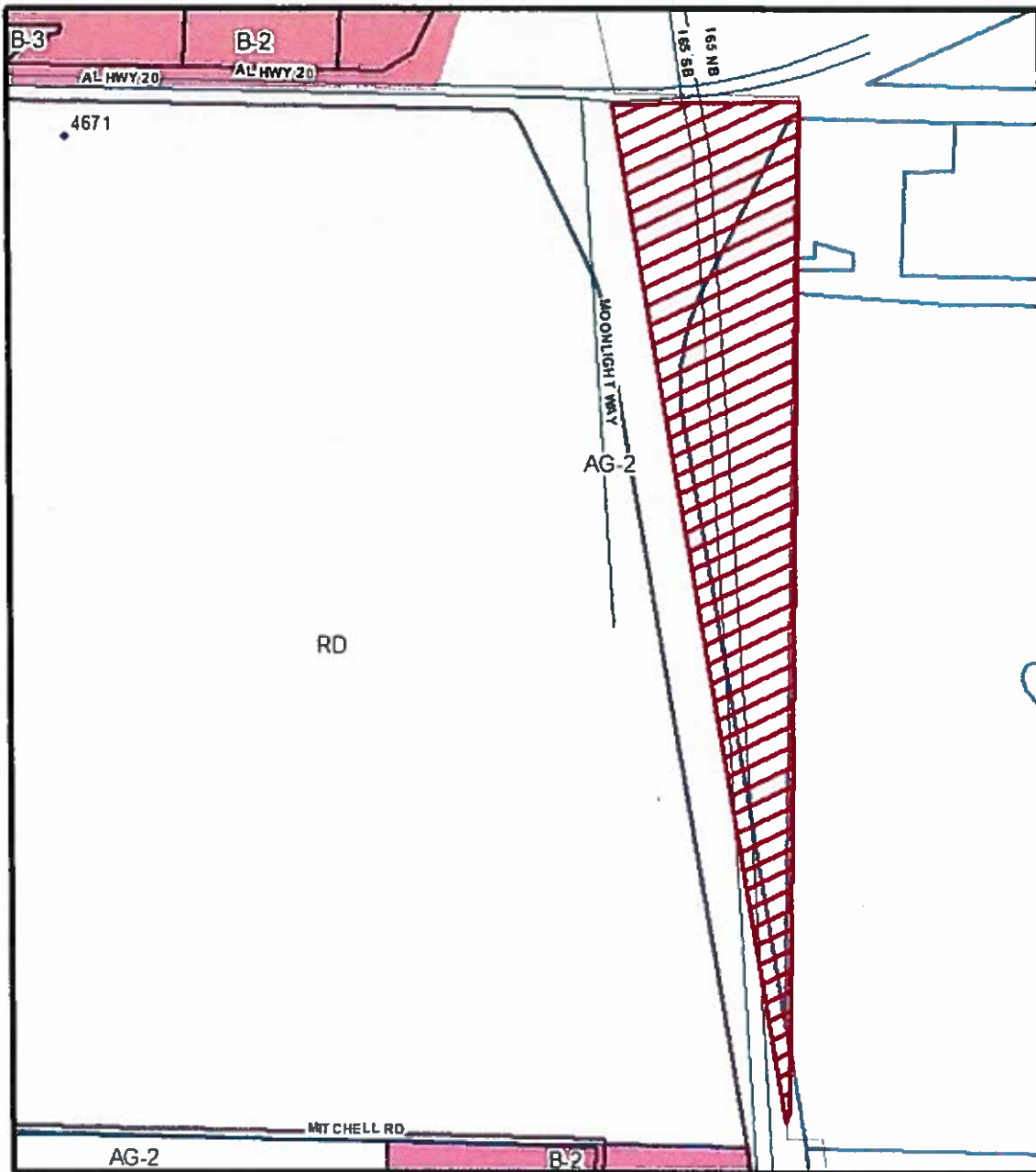
The applicant has requested that this item be tabled.

Commissioner Borden made the motion to table the rezoning until the May Planning Commission meeting. Commissioner Wynn seconded the motion. Upon roll call vote, the motion was unanimously approved.

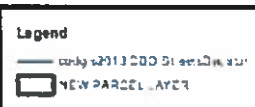
WITHDRAWN

STAFF REPORT FOR
PLANNING COMMISSION
April 16, 2019

REZONING 1328-19 AG 2 TO M1



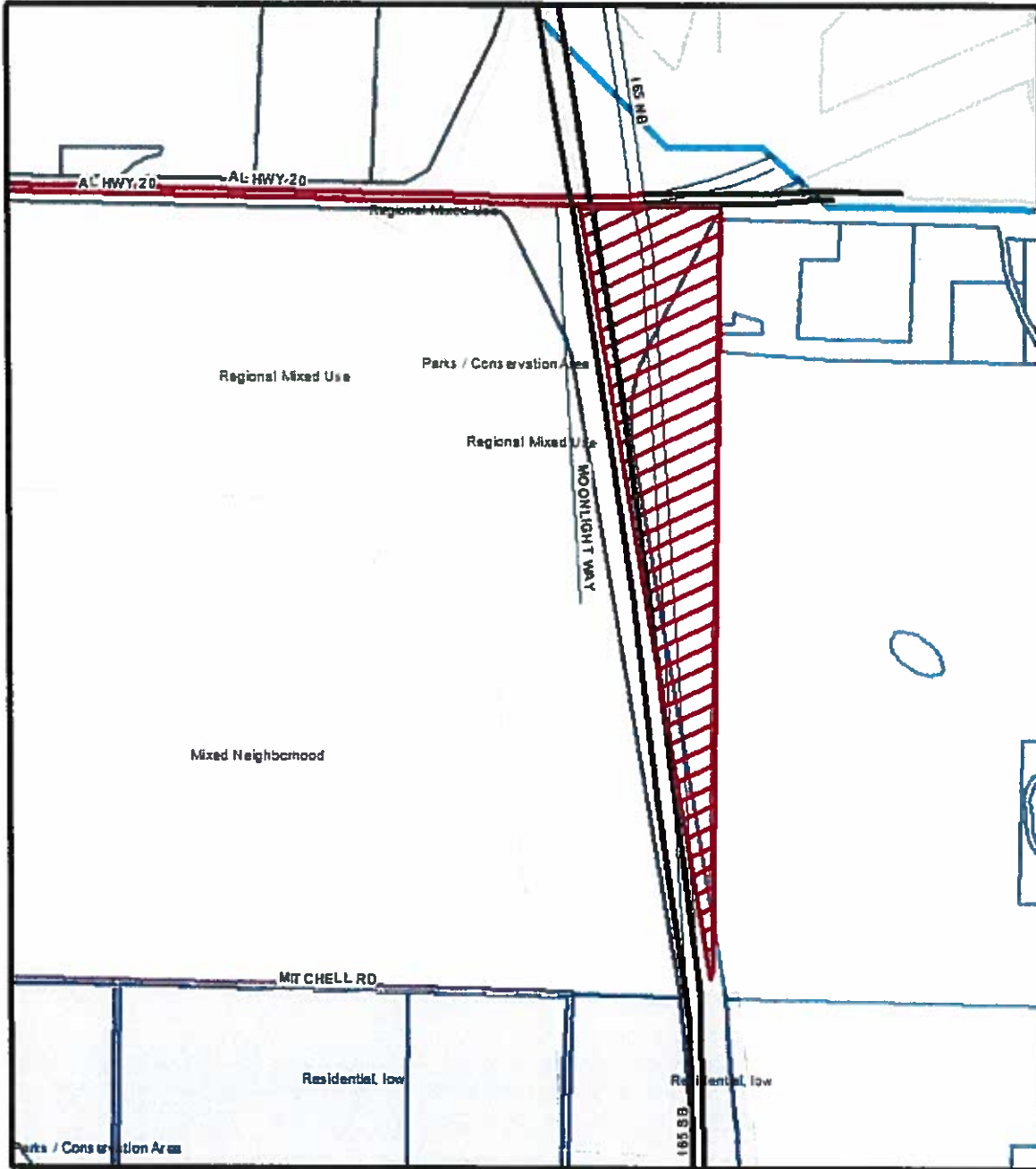
City of Decatur Department of Development
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SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 16, 2019

REZONING 1328 from AG2 to M1 FUTURE LANDUSE



City of Decatur Department of Development
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Legend
— cod g s2011090 St Dec 2019
NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 16, 2019

REZONING 1328-19 AG 2 TO M1



City of Decatur Department of Development
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Legend
— city 2013 390 Streets Overlay
NEW PARCEL LAYER

 SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
May 14-2019**

FILE NUMBER: 1330-19

CONTROL NO. 7959

ACRES: 4.3

CURRENT ZONE: AG1 Agricultural

NEW ZONE: B3R riverfront commercial

APPLICANT: City of Decatur

PROPERTY OWNER/PROPERTY ADDRESS: Both sides of Point Mallard Circle – the rest of Point Mallard Park

REQUEST: to amend this rezoning request from 194 acres to 4.3 acres

CURRENT LANDUSE: Ice Rink

PROPOSED LANDUSE: recreation

ONE DECATUR Future Landuse: Parks / conservation

ONE DECATUR STREET TYPOLOGY: Point Mallard Circle is a local street

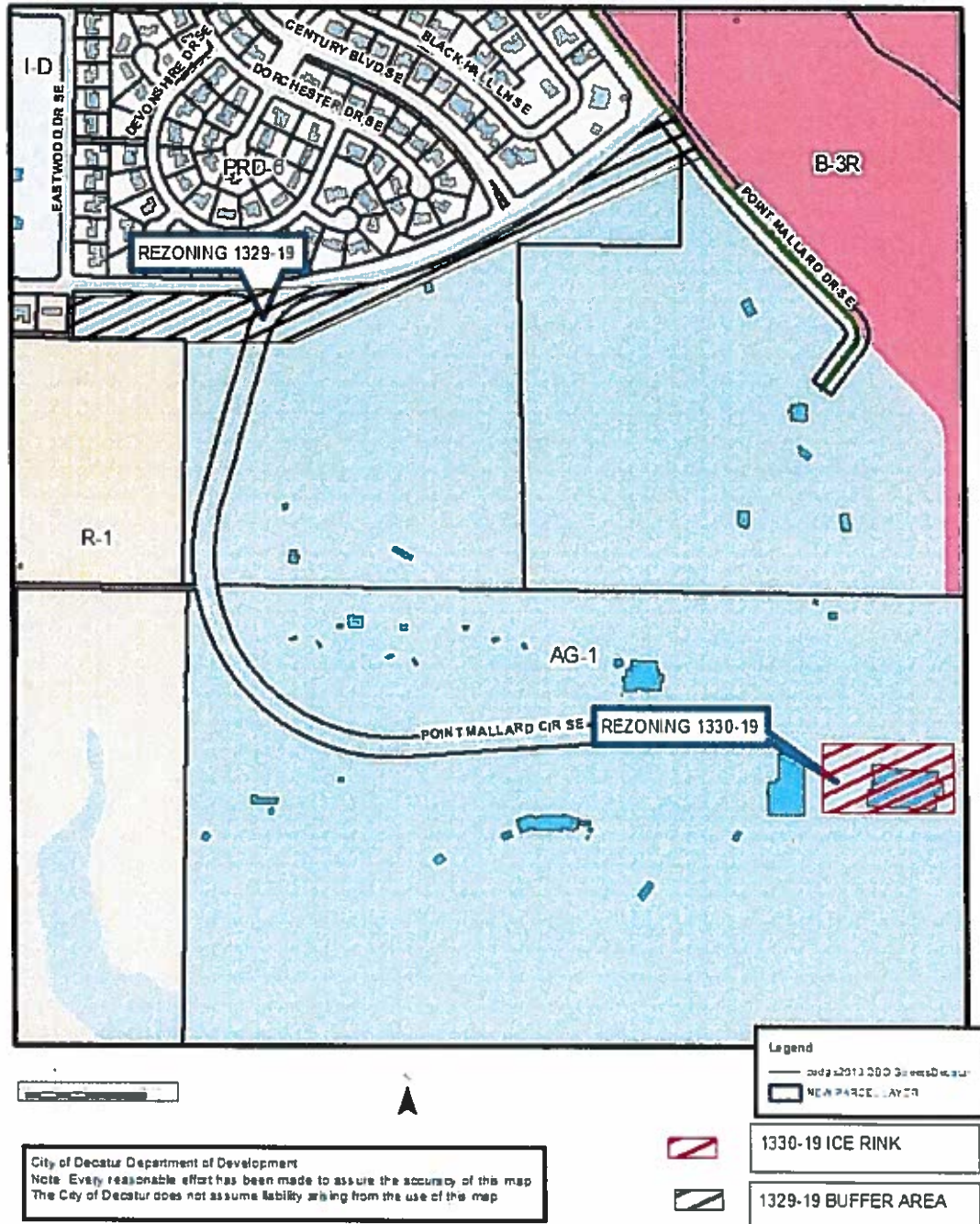
COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

After meeting with the nearby property owners and representatives from the city, we have been asked by the City Council to only Re-zone the ice rink property. The Zoning Committee and the planning department both feel that this is a good solution and meets the needs of both the users of the ice rink and the nearby property owners.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
May 14-2019

AMENDED REZONING REQUEST 1330-19
ALSO SHOWN IS 1329-19 WHICH IS UNCHANGED



**STAFF REPORT FOR
PLANNING COMMISSION
May 14-2019**

**AMENDED REZONING REQUEST 1330-19 FUTURE LANDUSE
ALSO SHOWN IS 1329-19 WHICH IS UNCHANGED**

