

MEMORANDUM

DATE: June 12, 2019

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

June 18, 2019

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

June 18, 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- May 21, 2019

3. CONSENT AGENDA

		PAGE/MAP
CERTIFICATES		
A. 3444-19	Certificate (Southwest corner of the intersection of Highway 20 and Woodall RD)	1-5
B. 3445-19	Certificate (219 2nd. Ave. S.E.)	6-10
C. 3446-19	Certificate (205 Gordon DR SE)	11-15
D. 3447-19	Certificate (West side of Old Highway 31 and east side of Joe Davis Dr.)	16-20
E. 3448-19	Certificate (East side of Lyons Rd south of Red Bank RD)	21-24
F. 3449-19	Certificate (west side of Shady Grove south of Bunny LN)	25-29
PLAT REVIEW		
A. Resubdivision of Morris Brothers Subdivision (East side of Old River RD north of Upper River RD)		30-33 see plat

ANNEXATIONS

A. 356-19	(3100 OLD RIVER ROAD SE)	34-36
A. 357-19	(Southwest corner of Highway 20 and Woodall RD)	37-40

4. OTHER BUSINESS

BOND REVIEW

A. Sidewalks on Auburn Drive	(Auburn Drive around 2726 Auburn Dr. SW)	41-43
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**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

CONSENT AGENDA

FILE NUMBER: Certificate 3444-19

CONTROL NO. 7963

ACRES: 3.08

CURRENT ZONE: N/A

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Speedway

PROPERTY OWNER/PROPERTY ADDRESS: Southwest corner of the intersection of Highway 20 and Woodall RD

REQUEST: To consolidate a 2.08 acre tract with a 1 acre tract to create a 3.08 acre tract

CURRENT LANDUSE: Vacant and a single residential structure that is vacant

PROPOSED LANDUSE: Commercial

ONE DECATUR Future Landuse: Flex Employment

ONE DECATUR STREET TYPOLOGY: Highway 20 is a workhorse and a functionally classified state highway and Woodall RD is local

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Recommend approval with the following conditions:

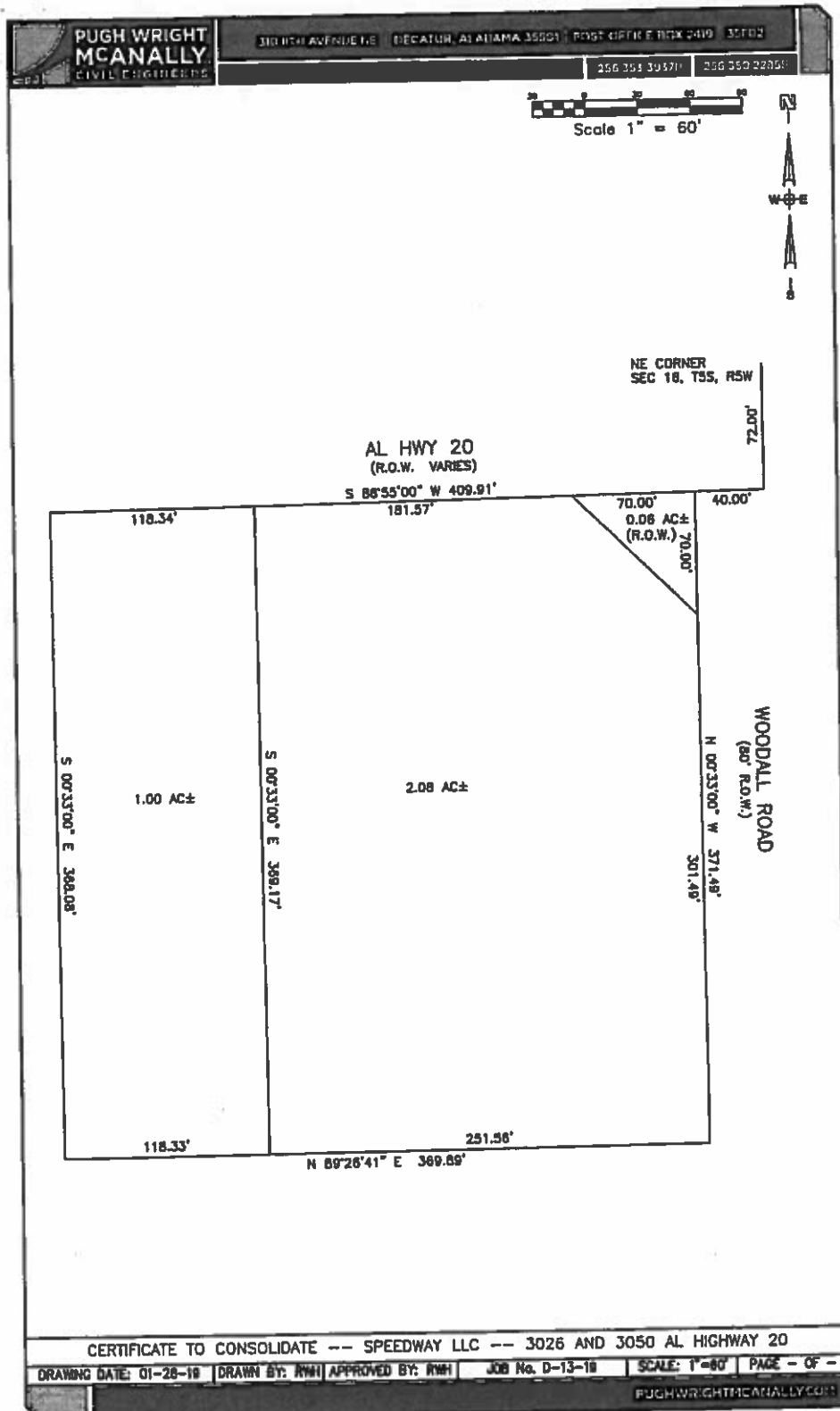
1. Recording fees
2. Sealed survey for recording
3. 3 state plane coordinates
4. Subject to ALDOT approval
5. Joe Wheeler Electric (JWEMC) to approve the location of the power poles. This to be shown on the survey with an easement as determined by JWEMC.
6. Confirm that we have adequate Right of Way at the intersection of Woodall RD and Highway 20 to allow for safe Semi truck movements. (Between 40 feet and 70 feet) This is to be approved by the city engineer.

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. This property is also being annexed with Annexation 357-19
3. Site approval will be required prior to the building permit being requested

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**



PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

313 BOW AVE. JEFFERSON, ALABAMA 35601 | POST OFFICE BOX 2419 35602

256.351.10370 256.356.22937

AL HWY 20
(R.O.W. VARIES)

Scale 1" = 60'

NE CORNER SEC 16, T5S, R5W

72.00'

40.00'

70.00' 0.08 AC± (R.O.W.)

N 89°14'20" W 409.57'

N 89°14'20" W 299.57'

1 1/2" IRON PIN

BILLBOARD

3.08 AC±

WOODALL ROAD (60' R.O.W.)

301.61'

371.61'

301.61'

1 1/2" IRON PIN

BILLBOARD

S 88°42'37" E 370.02'

1 1/2" IRON PIN

368.20' W 368.10' S

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1731, PG 40; D.B. 2018, PG 1659
4. PROPERTY ADDRESS IS ALABAMA HIGHWAY 20
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. 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.
9. FIELD WORK WAS COMPLETED JANUARY, 2019.

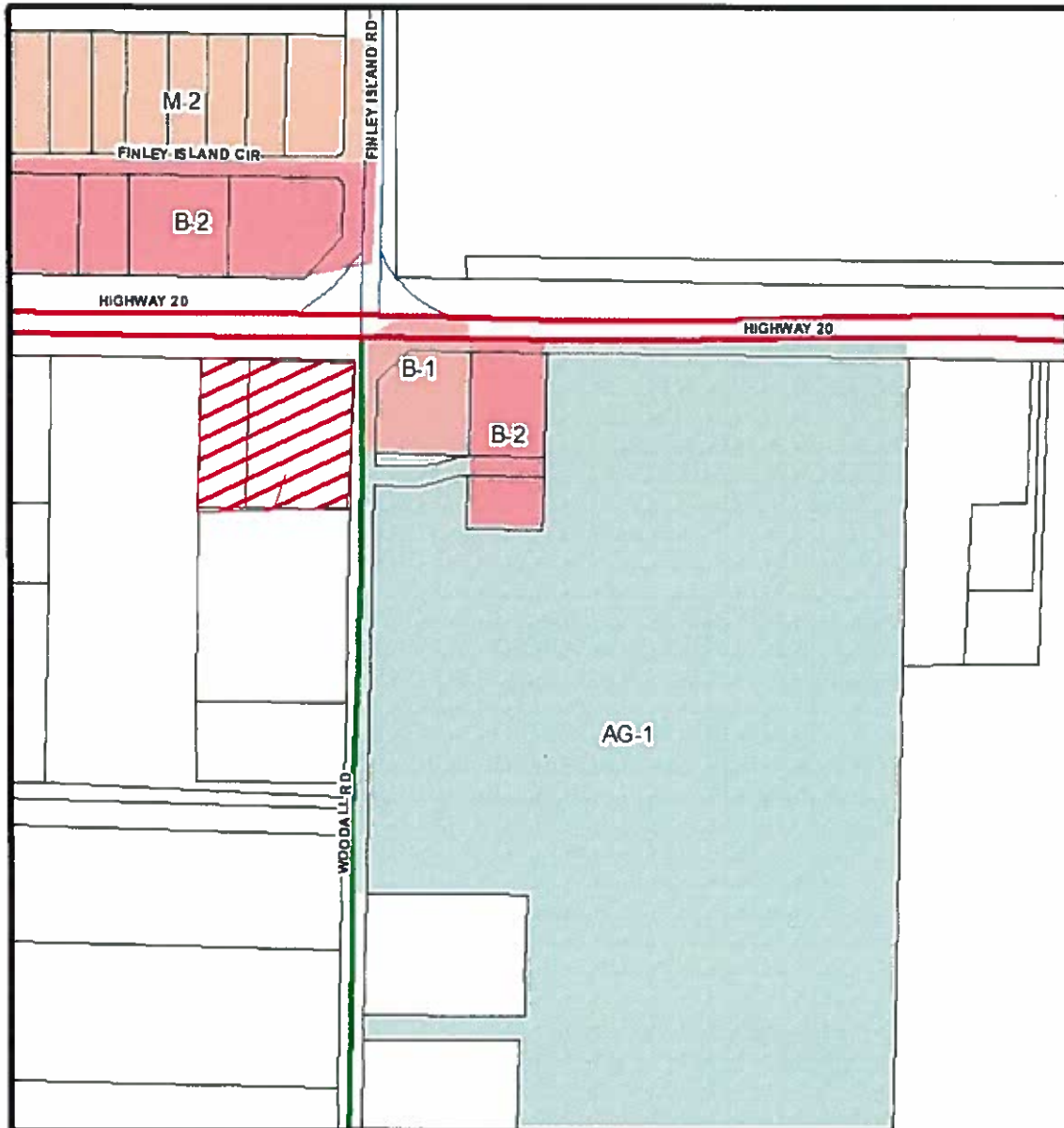
CERTIFICATE TO CONSOLIDATE -- SPEEDWAY LLC -- 3026 AL HIGHWAY 20

DRAWING DATE: 01-28-19 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. 0-13-19 | SCALE: 1"=60' | PAGE - OF -

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STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3444-19 ZONING



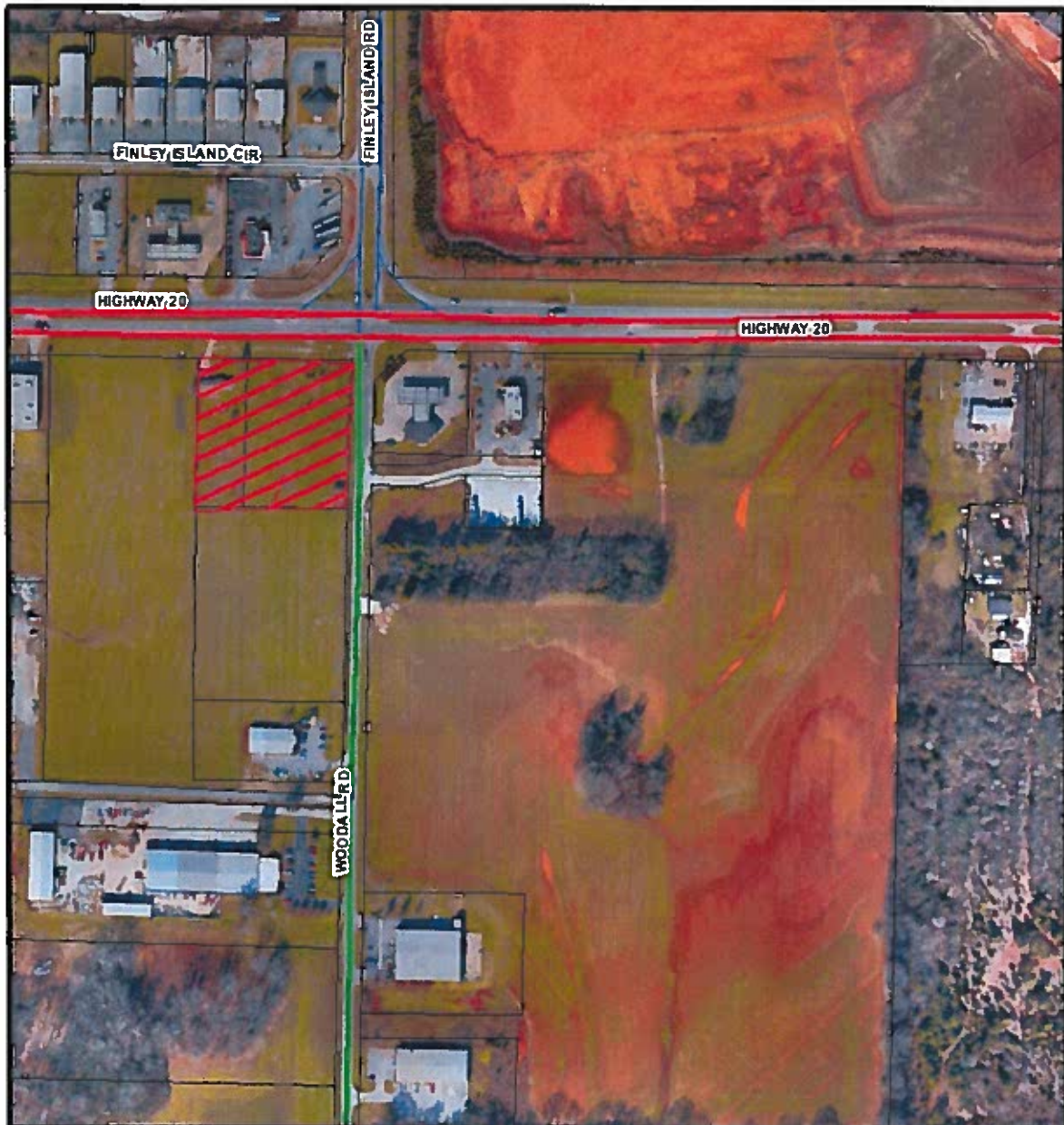
City of Decatur Department of Development
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SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3444-19



City of Decatur Department of Development
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SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: 3445-19

CONTROL NO. 7964

ACRES: .25

CURRENT ZONE: B-5

NEW ZONE: B-5

APPLICANT: Pugh Wright McAnally for Early Services

PROPERTY OWNER/PROPERTY ADDRESS: 219 2nd. Ave. S.E.

REQUEST: To consolidate 4 .06 acres lots into a 9.24 acre tract

CURRENT LANDUSE: Business

PROPOSED LANDUSE: Business

ONE DECATUR Future Landuse: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Neighborhood Connector

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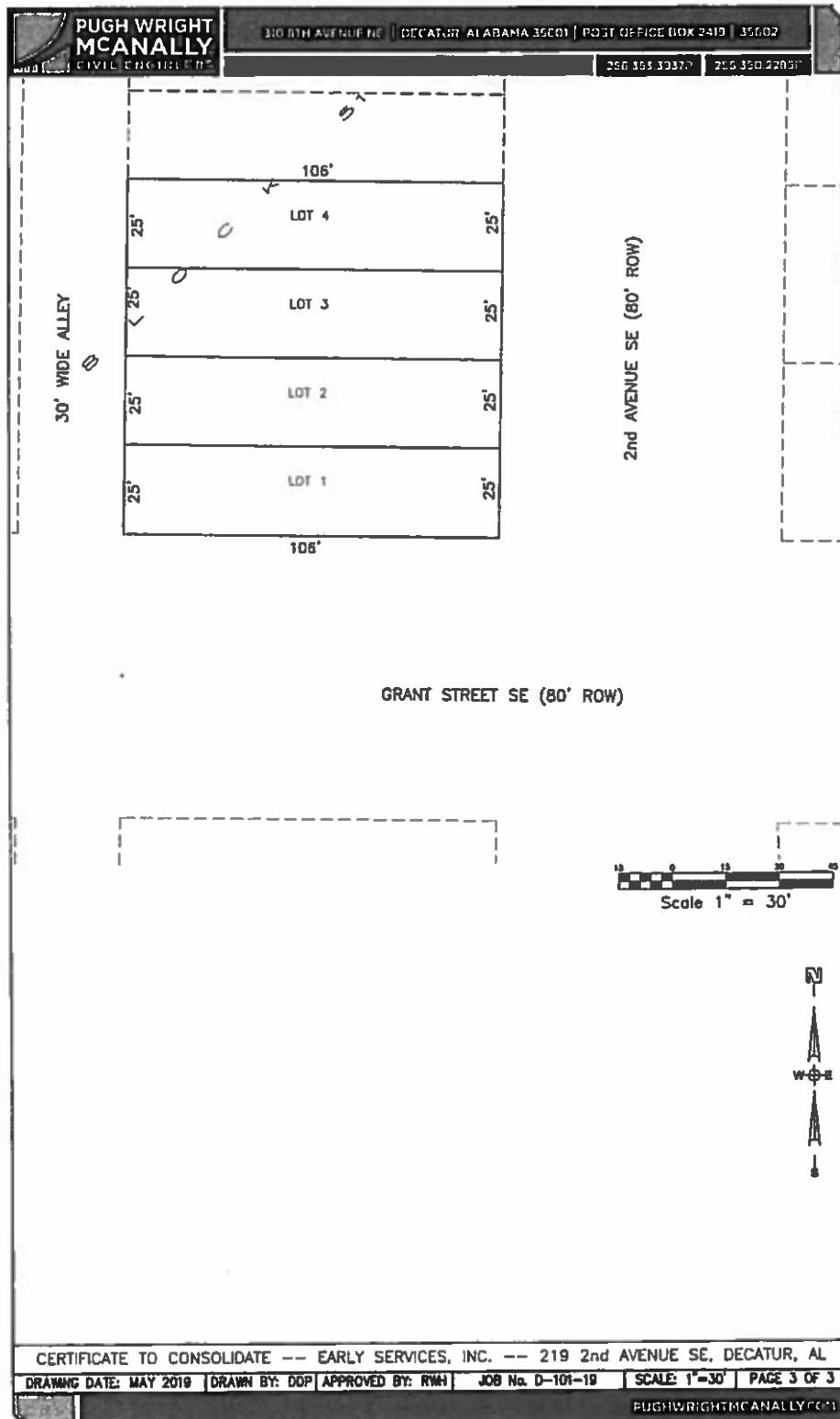
Recommend approval with the following conditions:

1. Provide a copy of the deed needed
2. Recording fees to be provided.
3. Provide a sealed survey for recording

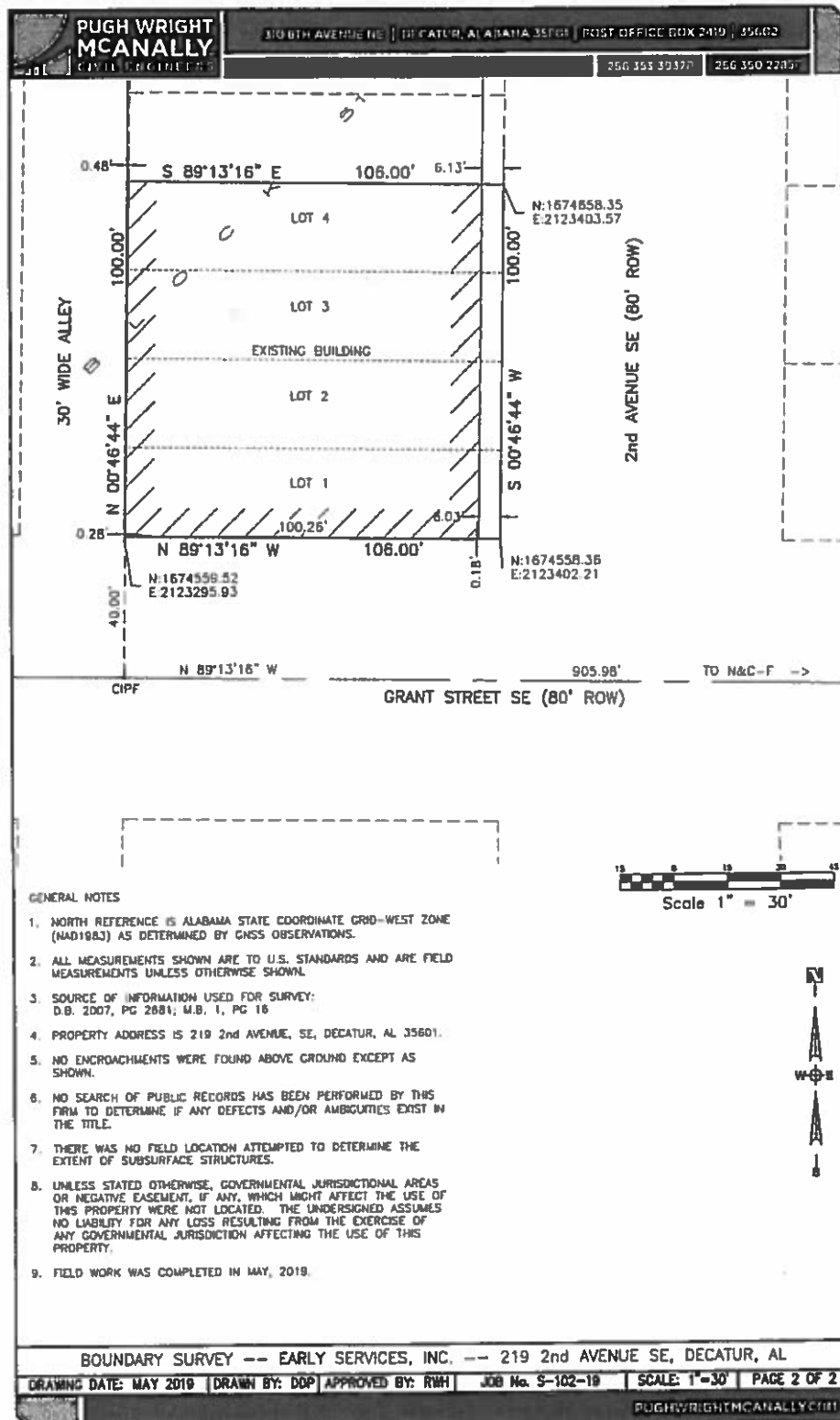
Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR PLANNING COMMISSION June 11, 2019

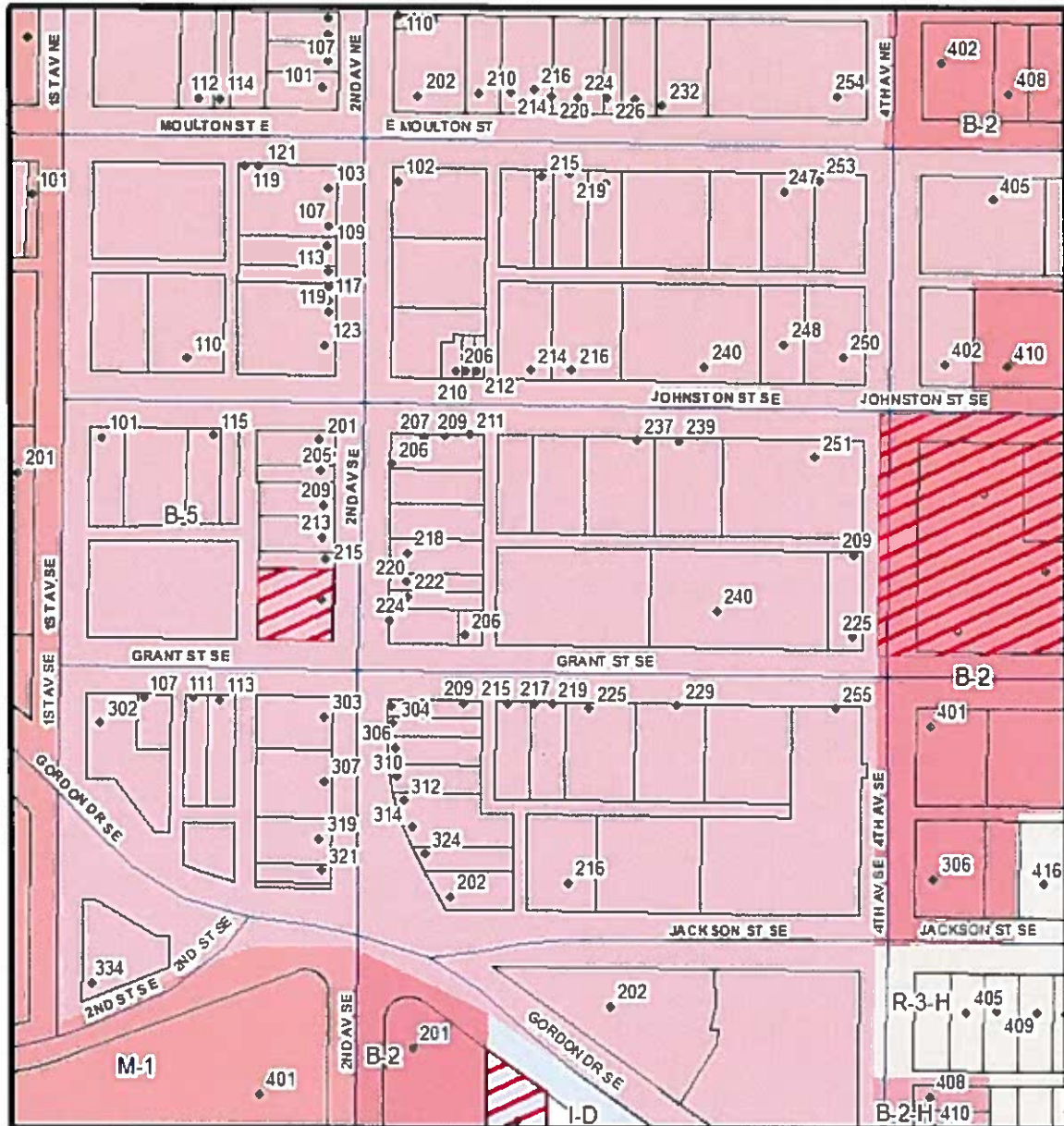


STAFF REPORT FOR PLANNING COMMISSION June 11, 2019



**STAFF REPORT FOR
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June 11, 2019**

Certificate 3445-19 Zoning



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Legend
 — BOUNDARY
 ■ NEW PARCELLARY

SUBJECT PROPERTY

Certificate 3445-19 Aerial



▲



SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: 3446-19

CONTROL NO. 7965

ACRES: .30

CURRENT ZONE: ID

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Megan Morrow

PROPERTY OWNER/PROPERTY ADDRESS: 205 Gordon DR SE

REQUEST: Creating a .30 acre lot from an approximately 8 acre tract

CURRENT LANDUSE: Former public service building

PROPOSED LANDUSE: Convert to residential

ONE DECATUR Future Landuse: Major institution/civic

ONE DECATUR STREET TYPOLOGY: Gordon Drive is a workhorse

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

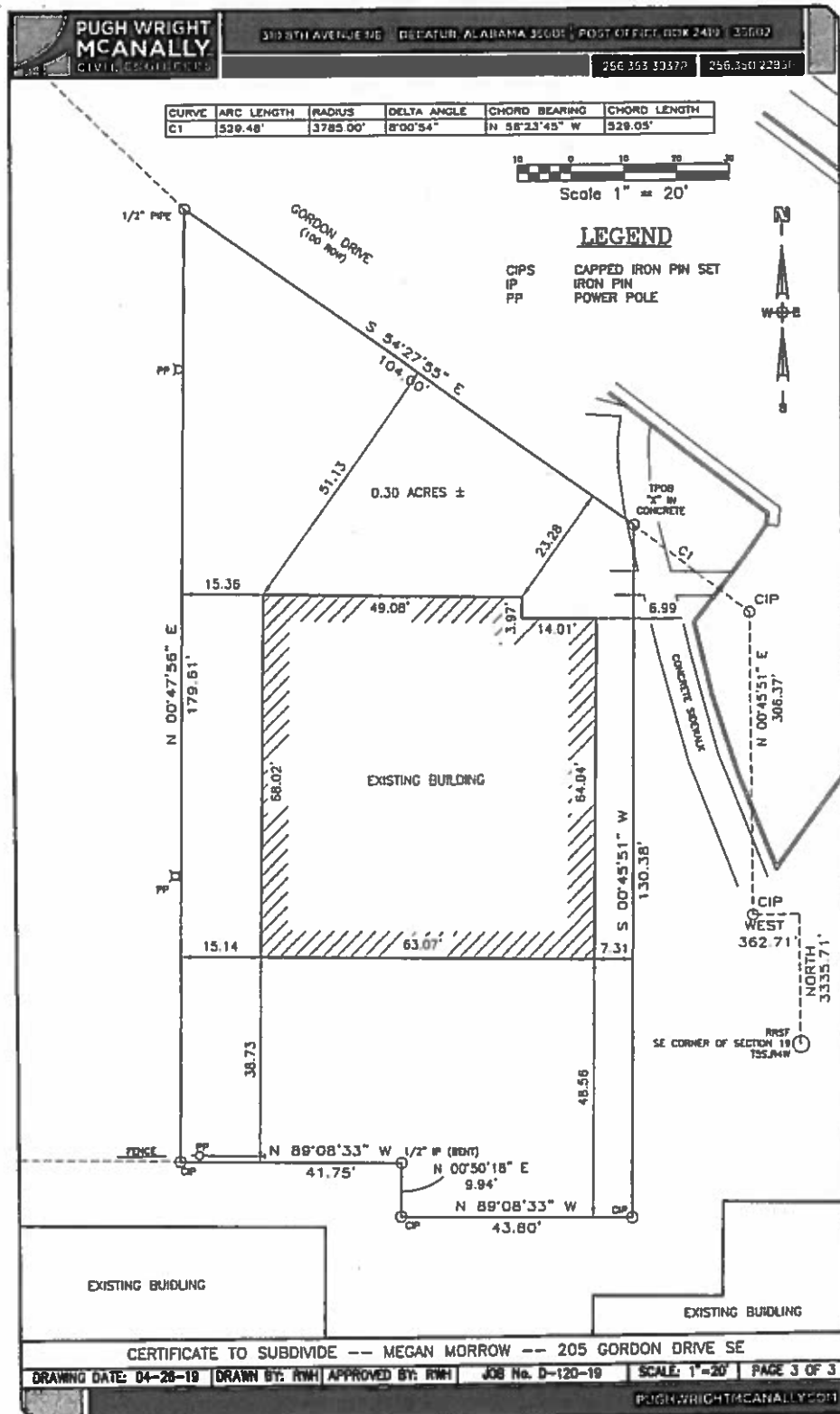
1. Recording fees to be provided.
2. Provide a sealed survey for recording
3. Dedicate a Drainage Utility and Telecommunications (DUT) easement along the South boundary of the lot subject to approval of Decatur Utilities.

Pt. of Info:

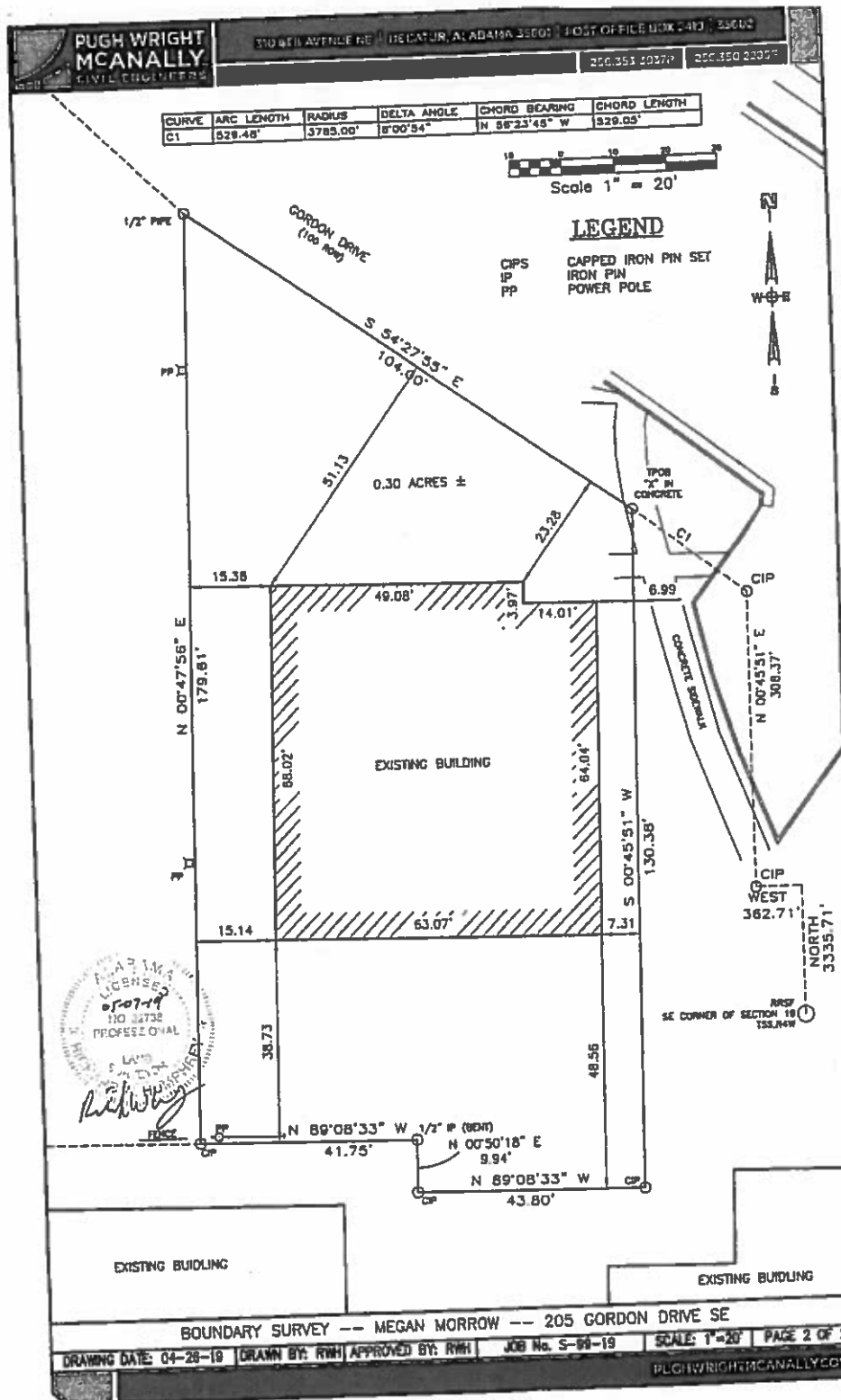
1. Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR PLANNING COMMISSION June 11, 2019

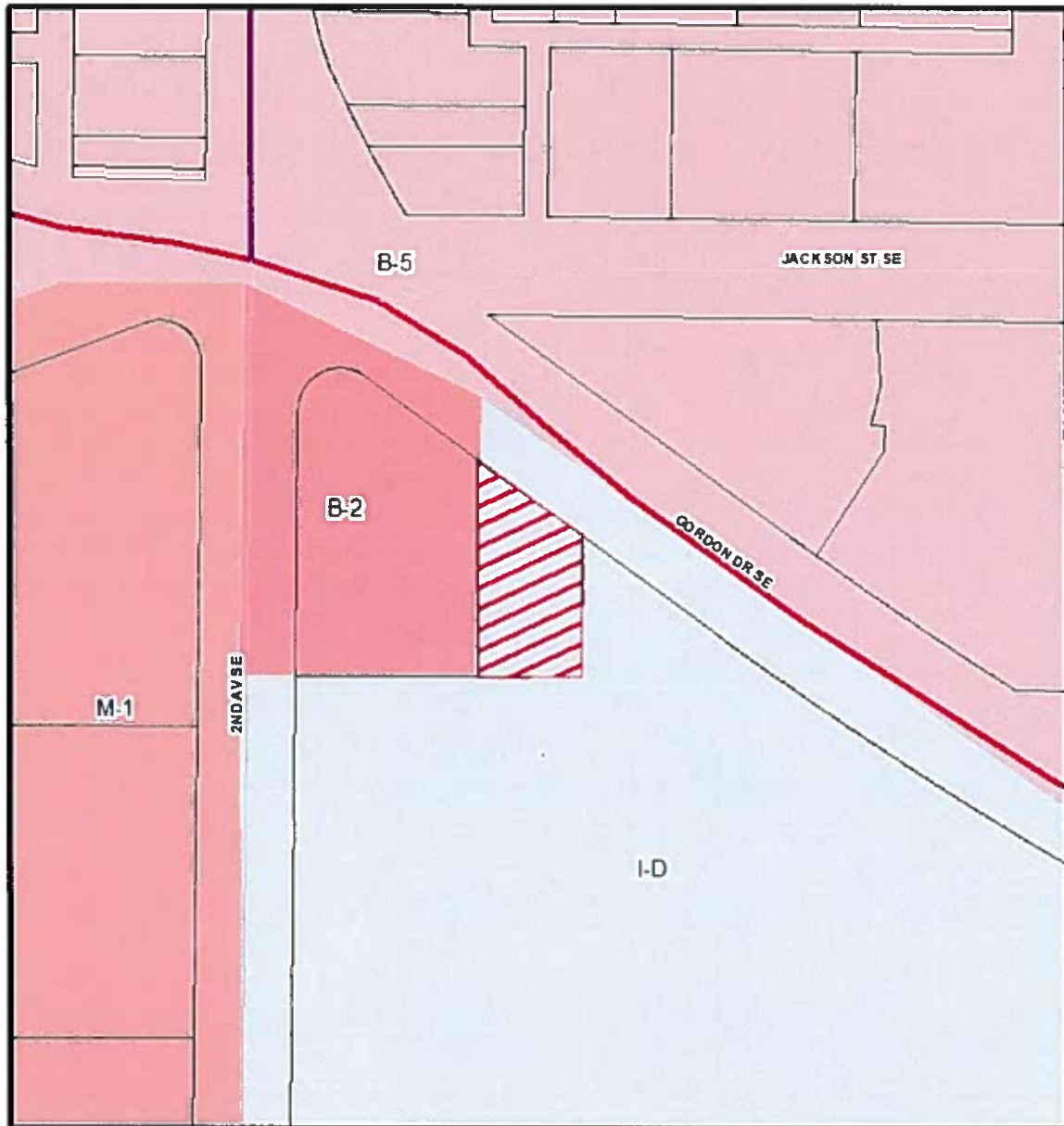


STAFF REPORT FOR PLANNING COMMISSION June 11, 2019



STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3446-19 ZONING



City of Decatur Department of Development
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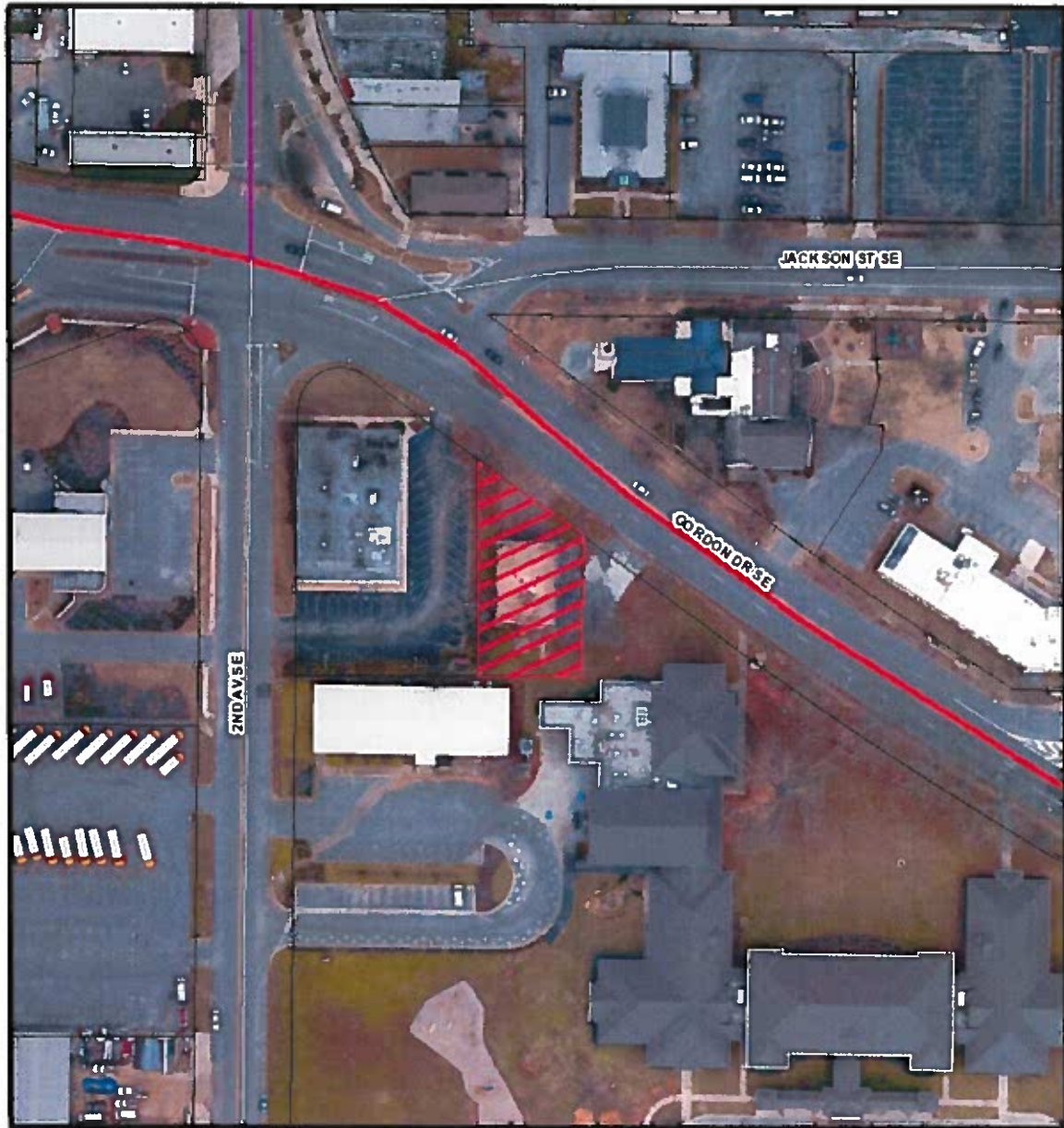


Legend
— ZONED
— NEW PARCEL LAYER

SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3446-19 AERIAL



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SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: 3447-19

CONTROL NO. 7966

ACRES: 3.78

CURRENT ZONE: AG1

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Spillman and Williams

PROPERTY OWNER/PROPERTY ADDRESS: 4709 Old Highway 31 South – west side of Old Highway 31 and east side of Joe Davis Dr.

REQUEST: to adjust the lot line in certificate 3441-19 and create two lots of 1.82 acres and 1.96 acres

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Rural Edge / Agricultural

ONE DECATUR STREET TYPOLOGY: both Old Highway 31 south and Joe Davis DR are local streets

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

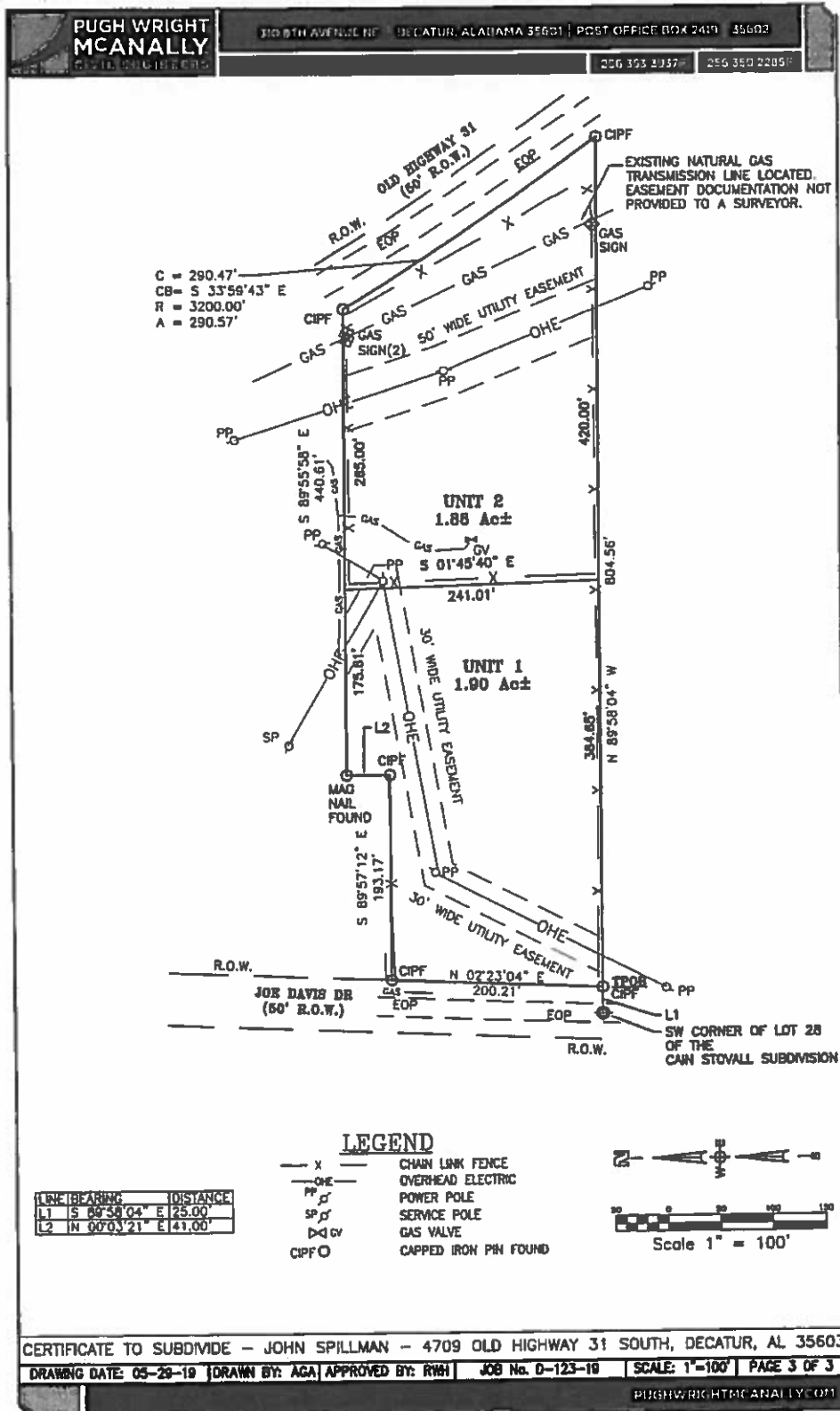
1. Recording fees
2. Sealed survey for recording

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. These lots were created in April Certificate 3441-19. The lot lines are being adjusted.
3. The power line easements as shown on the certificate are acceptable to JWEMC.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR PLANNING COMMISSION June 11, 2019



PUGH WRIGHT
MCANALLY
SURVEYORS

310 BTH AVENUE NW, DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 35602

256.353.3037P 256.350.2285P

LEGEND

- X — CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC
- PP — POWER POLE
- SP — SERVICE POLE
- CIPF — CAPPED IRON PIN FOUND
- CIPS — CAPPED IRON PIN SET
- GV — GAS VALVE

LINE BEARING	DISTANCE
L1 S 89°58'04" E	23.00'
L2 N 00°03'21" E	41.00'

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 638, PG 122; D.B. 674 PG 298; MISC.B. 2009 PG 12849
4. PROPERTY ADDRESS IS 4709 OLD HIGHWAY 31 SOUTH
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. 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.
9. FIELD WORK WAS COMPLETED ON MARCH 22, 2019.

BOUNDARY SURVEY — JOHN SPILLMAN — 4709 OLD HIGHWAY 31 SOUTH, DECATUR, AL 35603

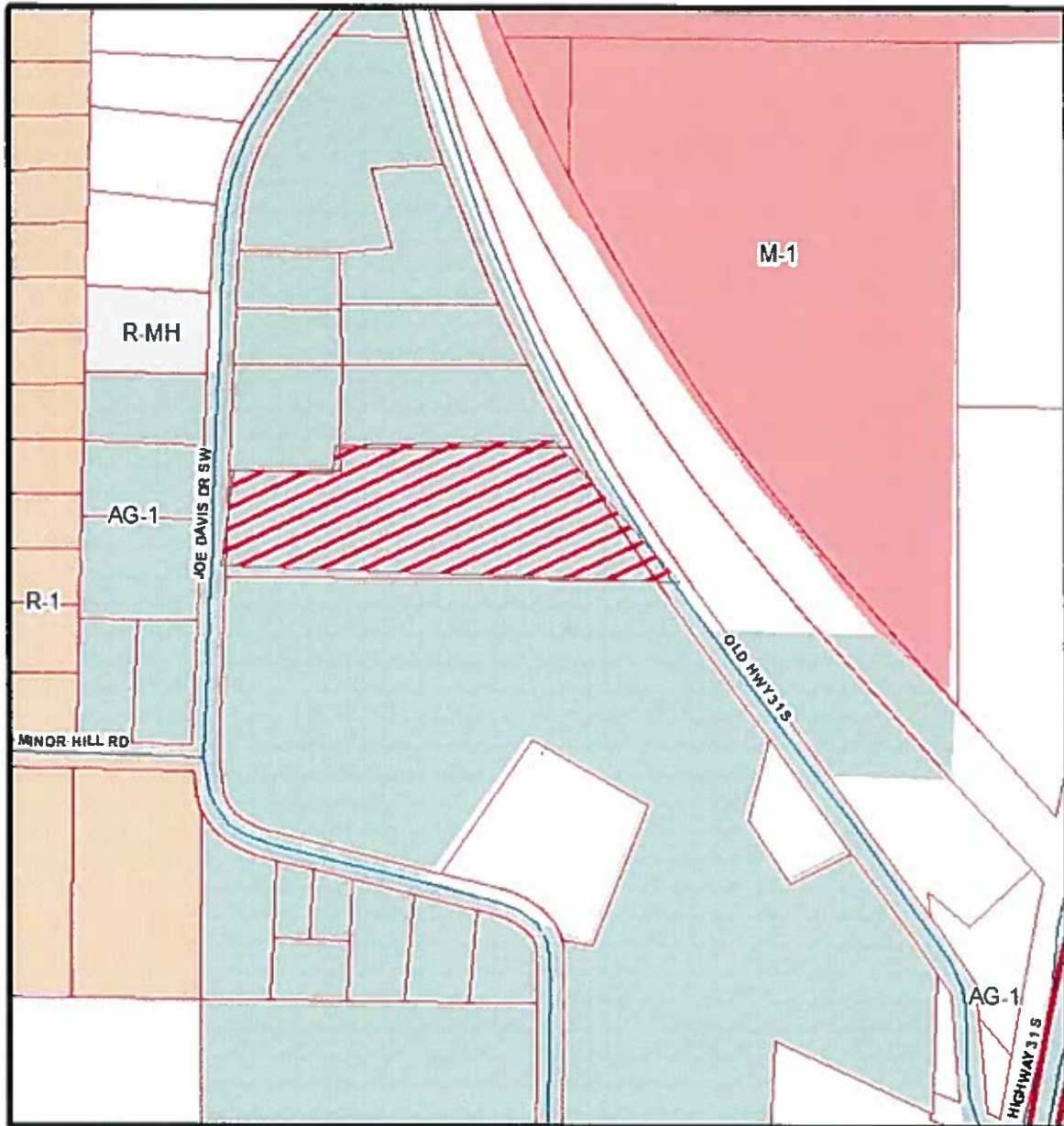
DRAWING DATE: 05-29-19 | DRAWN BY: AGA | APPROVED BY: RWH | JOB No. S-124-19

SCALE: 1"=100' | PAGE 3 OF 3

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STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3447-19 ZONING



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SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3447-19 ZONING



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SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: Certificate 3448-19

CONTROL NO. 7967

ACRES: 25.51 acres

CURRENT ZONE: Planning Jurisdiction

NEW ZONE: N/A

APPLICANT: Lee Greene for Bryan and Anna Hunt

PROPERTY OWNER/PROPERTY ADDRESS: East side of Lyons Rd south of Red Bank RD

REQUEST: To adjust the lot lines between two tracts of 21.51 acres and 4 acres and create two tracts of 19.51 acres and 6 acres

CURRENT LANDUSE: vacant

PROPOSED LANDUSE: low density residential

ONE DECATUR Future Landuse: Rural edge agricultural

ONE DECATUR STREET TYPOLOGY: Red Bank Rd is a neighborhood connector and Lyons Rd is a local ST

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

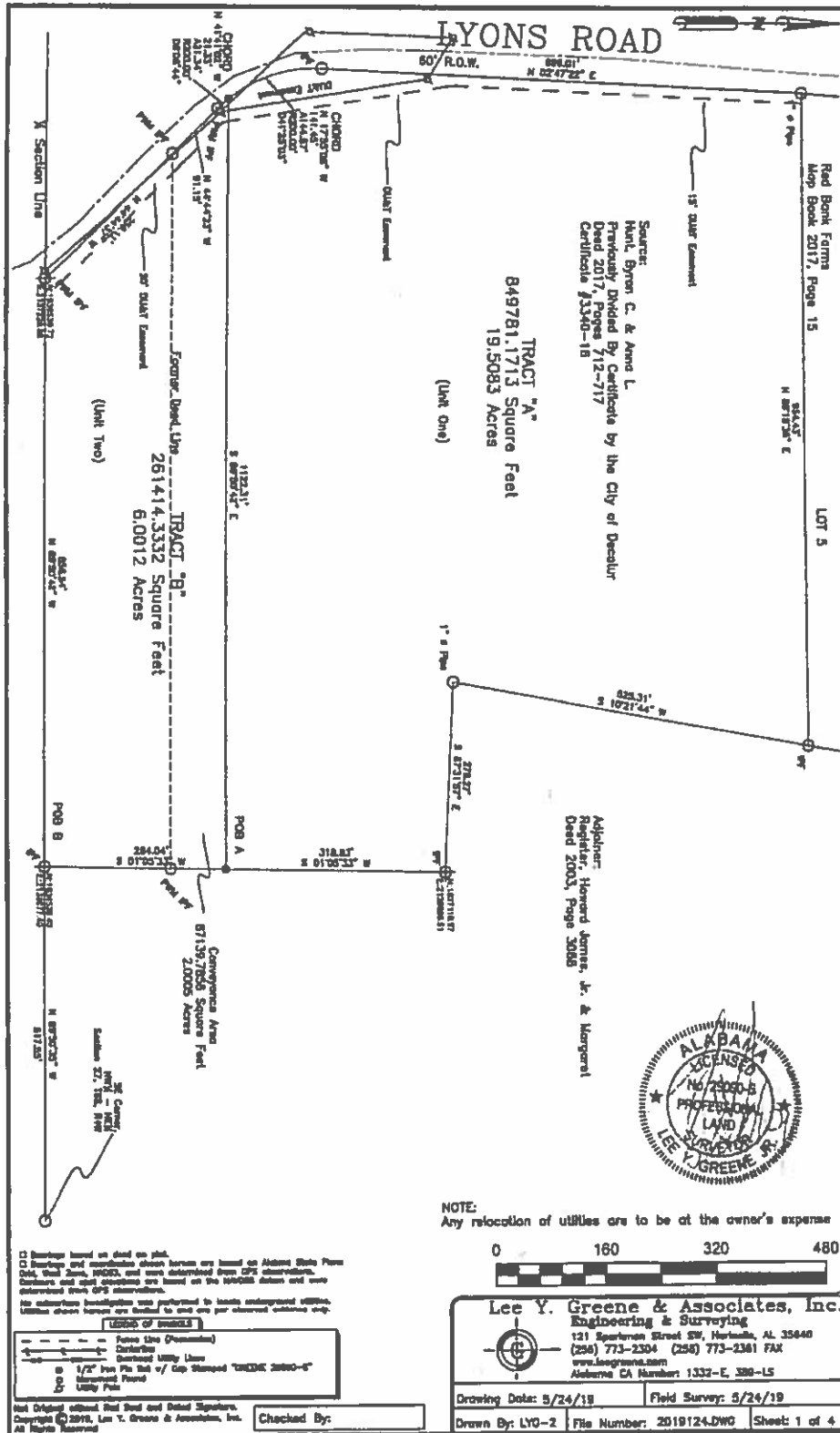
1. Recording fees

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Certificate 3340-16 created two tracts of 21.51 acres and 4.00 acres this will adjust those lot lines.
3. The power line easements as shown on the certificate are acceptable to JWEMC.

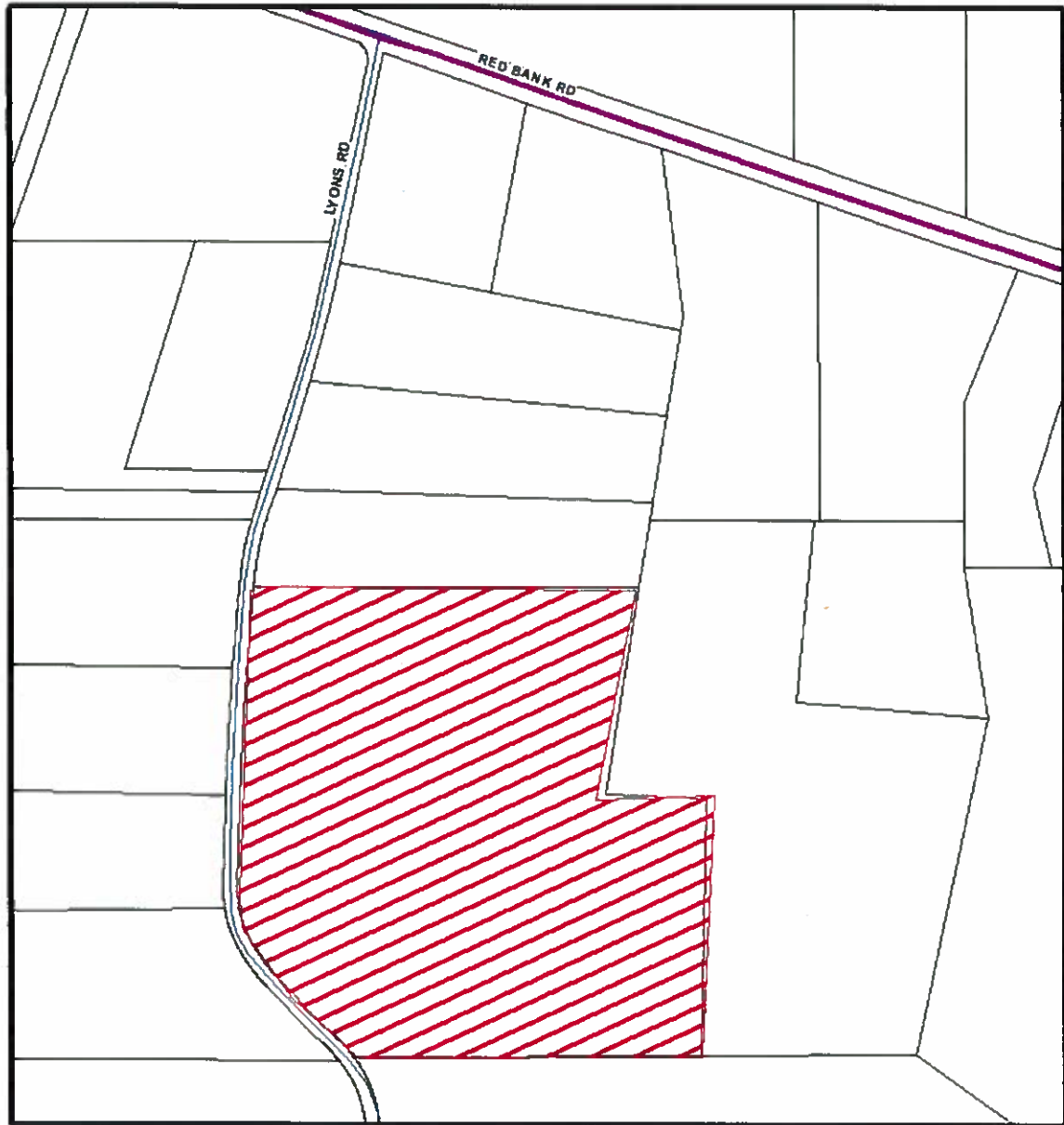
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**



**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

CERTIFICATE 3448-19 ZONING



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SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3448-19



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SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: 3449-19

CONTROL NO. 7968

ACRES: 30.53

CURRENT ZONE: AG1

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Prater Estate

PROPERTY OWNER/PROPERTY ADDRESS: 2319 Shady Grove LN west side of Shady Grove south of Bunny LN

REQUEST: To subdivide a 30.53 acre tract into four tract of 9.39 acres, 6.32 acres, 6.32 acres and 8.5 acres

CURRENT LANDUSE: Agricultural with single structure and barns

PROPOSED LANDUSE: low density residential

ONE DECATUR Future Landuse: mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Shady Grove is a city connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

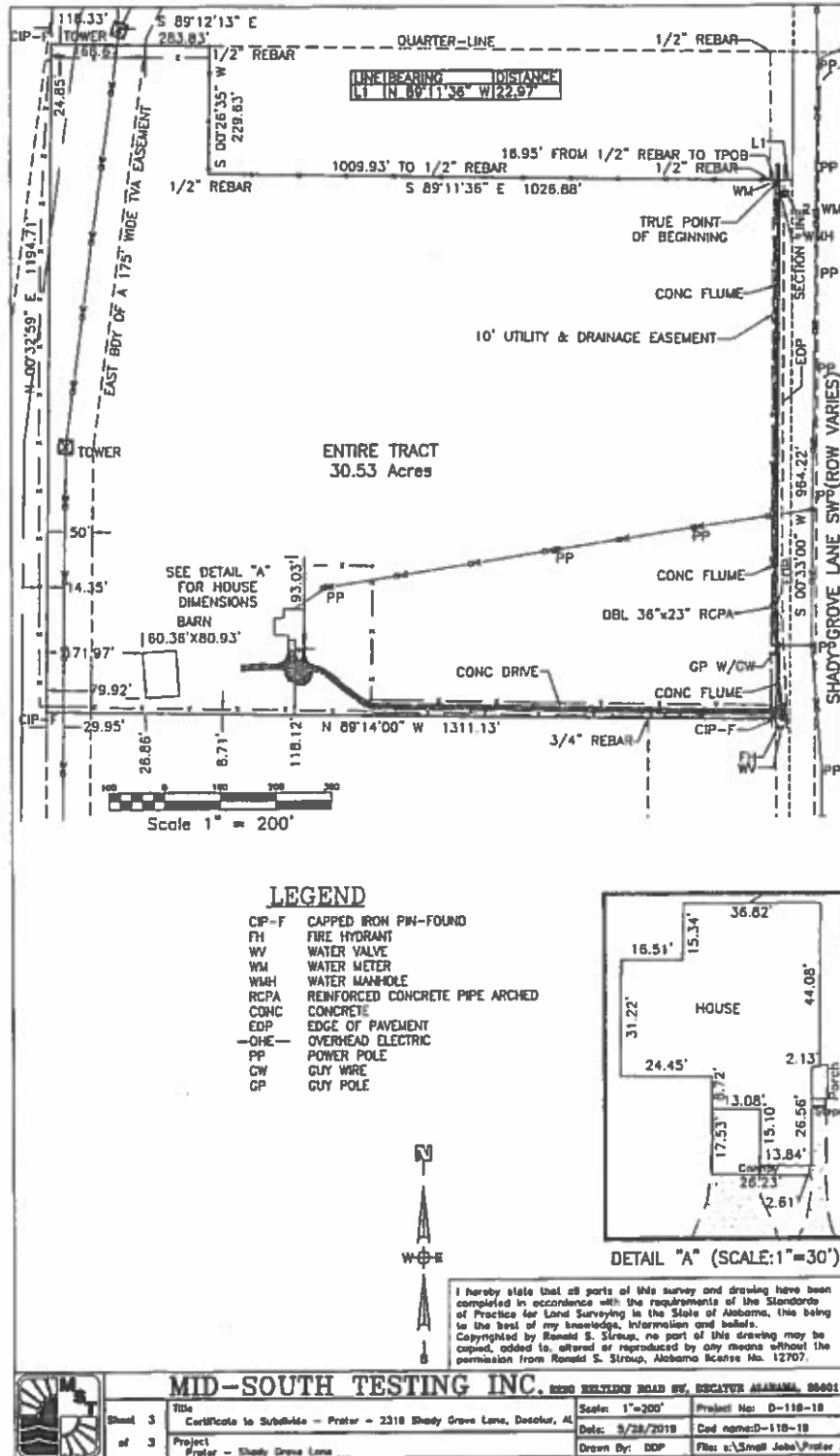
Recommend approval with the following conditions:

1. Reduce the number of lots or submit a minor plat (Lots 1 and 2 will be combined per Richard)
2. Change the documents to reflect the Prater Estate.
3. Payment of the recording fees
4. Provide a sealed survey for recording
5. Provide state plane coordinates
6. DU Easements for Electric and Gas as approved by Decatur Utilities (15 feet between new lots 1 and 2 and as needed between lots 3 and 4)

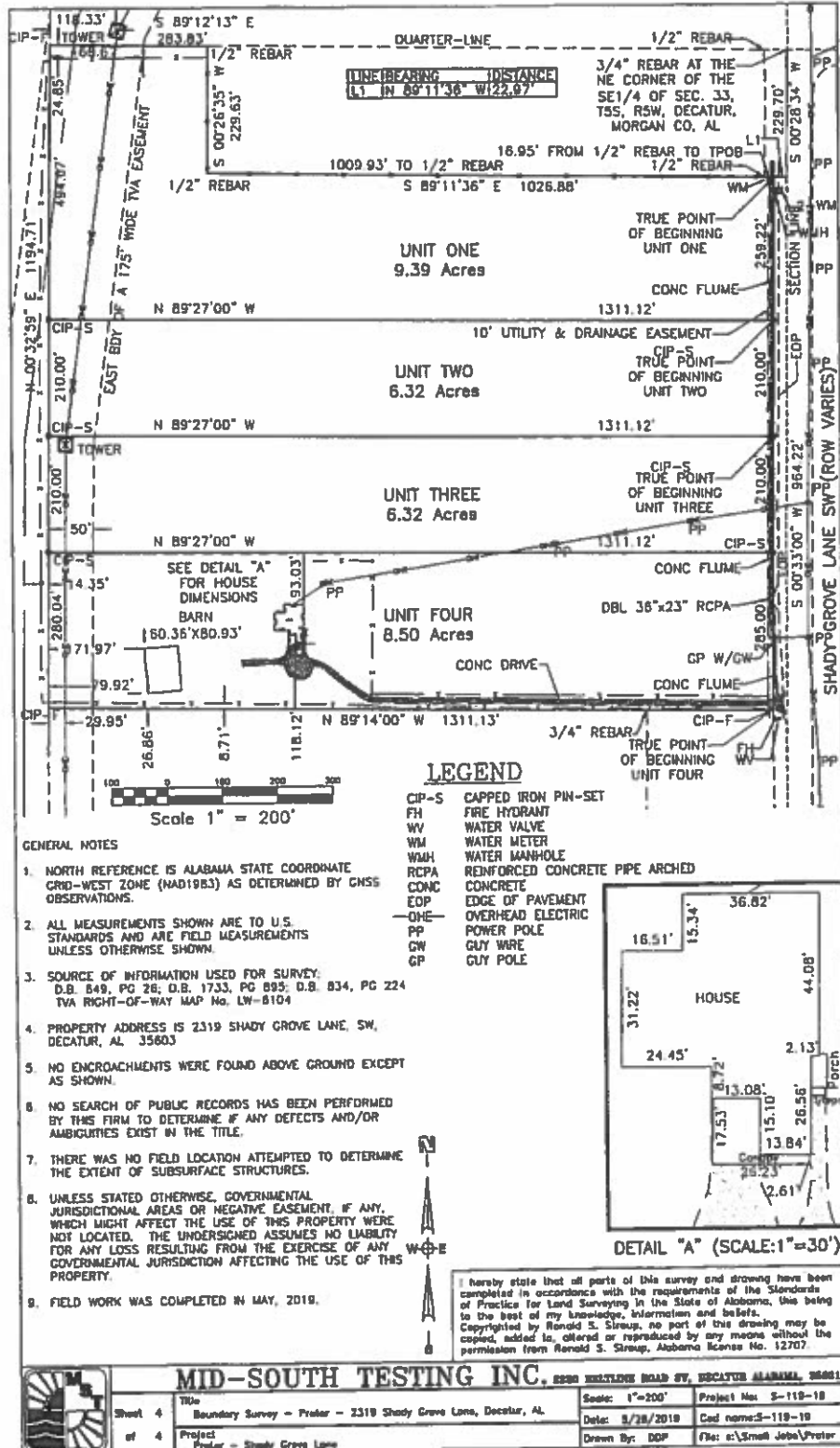
Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR PLANNING COMMISSION June 11, 2019

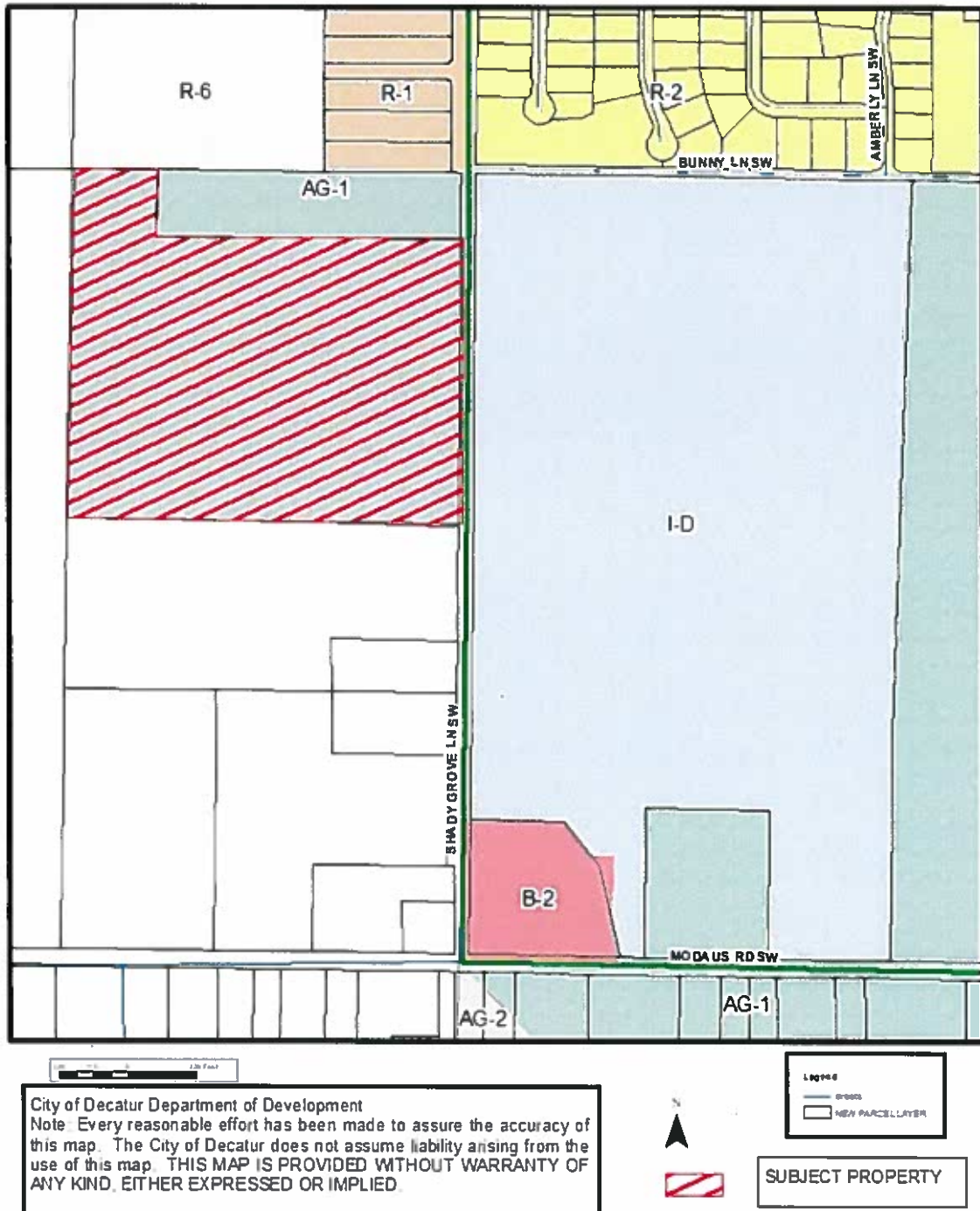


STAFF REPORT FOR PLANNING COMMISSION June 11, 2019



STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3449-19 ZONING



STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

CERTIFICATE 3449-19



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Legend
— BORD
□ NEW PARCEL LAYER

SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: Resubdivision of lot 1 of Morris Brothers Subdivision

CONTROL NO. 7969

ACRES: 19.75

CURRENT ZONE: PJ

NEW ZONE: N/A

APPLICANT: Pugh Wright Mcanally for Morris Development

PROPERTY OWNER/PROPERTY ADDRESS: 3100 Old River RD east side of Old River RD north of Upper River RD

REQUEST: To subdivide 19.75 acres into 55 residential lots

CURRENT LANDUSE: Agricultural/vacant

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Neighborhood collector

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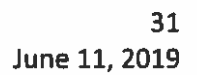
Recommend approval with the following conditions:

1. Provide a name for the subdivision name? (Morris Brothers Minor Plat)
2. Interior sidewalks
3. Provide street names when preliminary application is submitted

Pt. of Info:

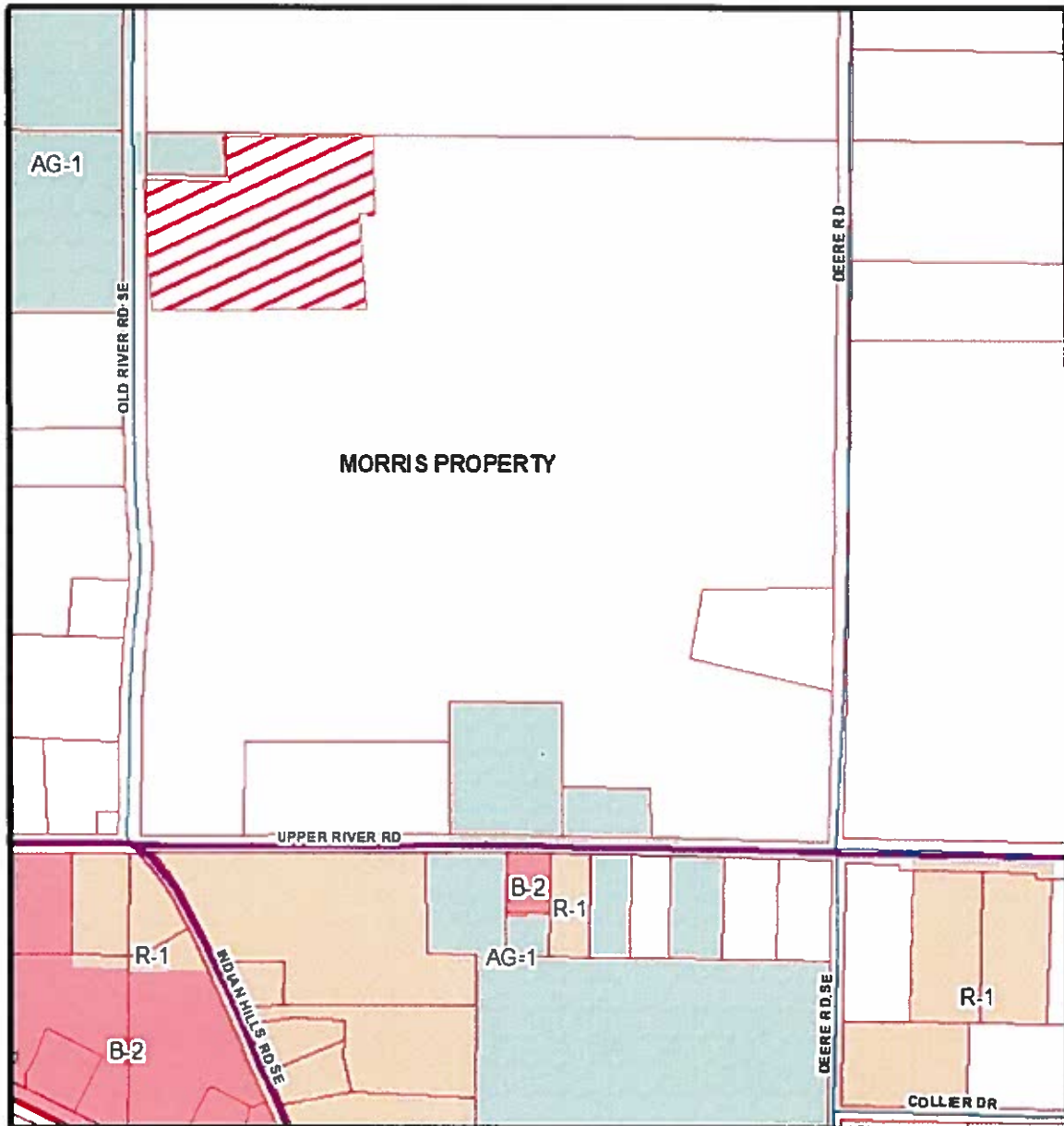
1. Any relocation of utilities will be at the owner's expense.
2. Discuss exterior pedestrian and or bike access around perimeter
3. This property is also being submitted for Annexation 356-19 - this will need to be approved and a zoning district applied.
4. JWEMC has No issues with the proposed plat.
5. DU will need to see where easements will go (DUT 15' on both sides of all streets) - this will be shown on the preliminary plat.
6. Street improvements to Old River and Upper River / intersection improvements to be determined by engineering and the Metropolitan Planning Organization
7. Should have plat note that parcels along Old River don't have curb cuts / access to Old River RD
8. Provide plat note: no access to Old River Road

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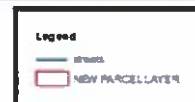


STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

RESUBDIVISION MORRIS BROTHER
SUBDIVISION LOT 1 ZONING



City of Decatur Department of Development
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SUBJECT PROPERTY

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June 11, 2019

RESUBDIVISION MORRIS BROTHER
SUBDIVISION LOT 1



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SUBJECT PROPERTY

END CONSENT AGENDA

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

OTHER BUSINESS

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

FILE NUMBER: ANNEXATION 356-19

CONTROL NO. 7970

ACRES: 19.75

CURRENT ZONE: Planning Jurisdiction

NEW ZONE: N/A

APPLICANT: Pugh Wright Mcanally for Morris Brothers

PROPERTY OWNER/PROPERTY ADDRESS: 3100 Old River Road SE

REQUEST: Request to annex 19.75 acres

CURRENT LANDUSE: Agricultural/vacant

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Neighborhood collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Recommend approval with the following conditions:

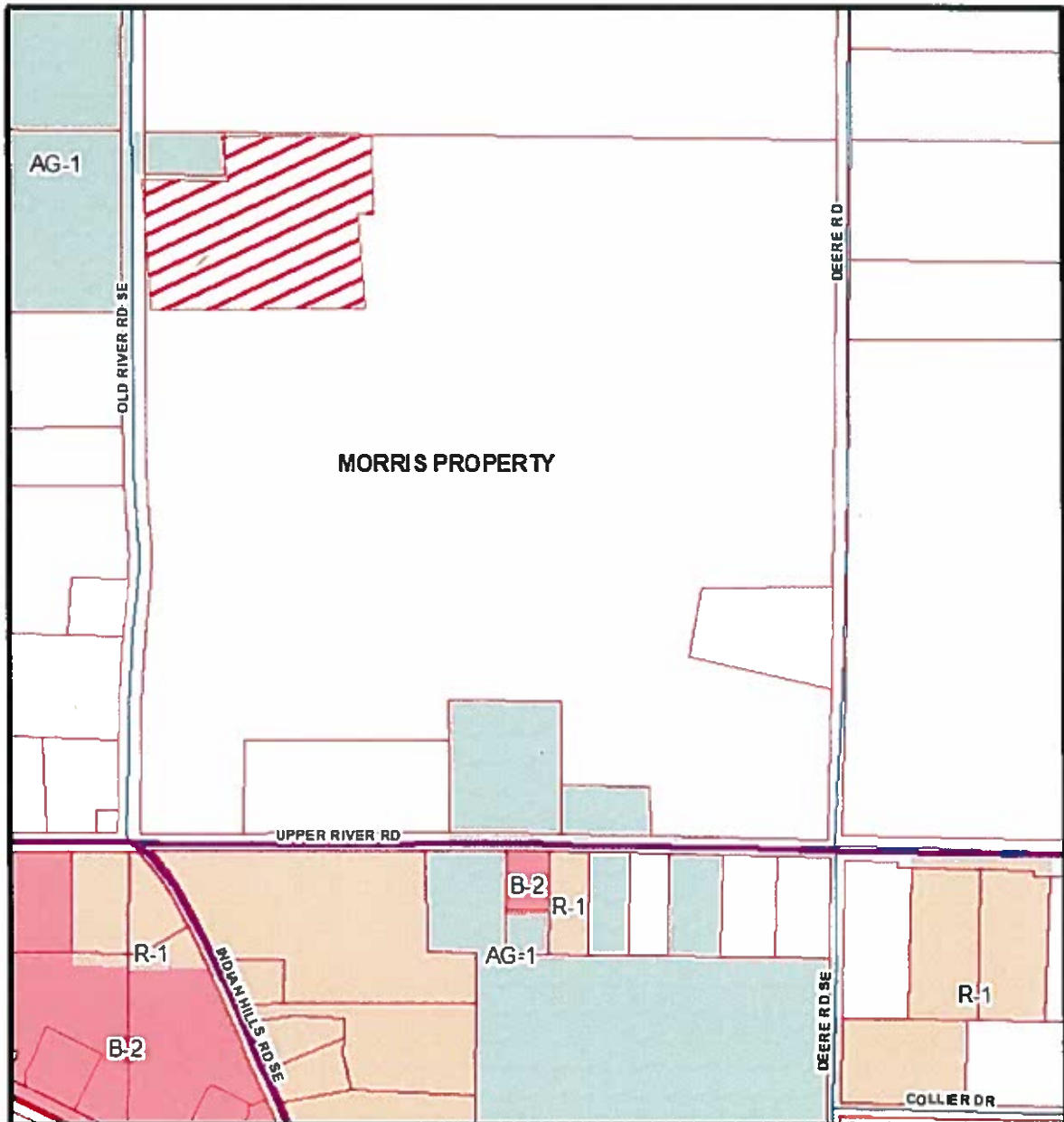
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. There are no residents on this property at this time so no petition has been provided

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

ANNEXATION 356-19 NEARBY ZONING



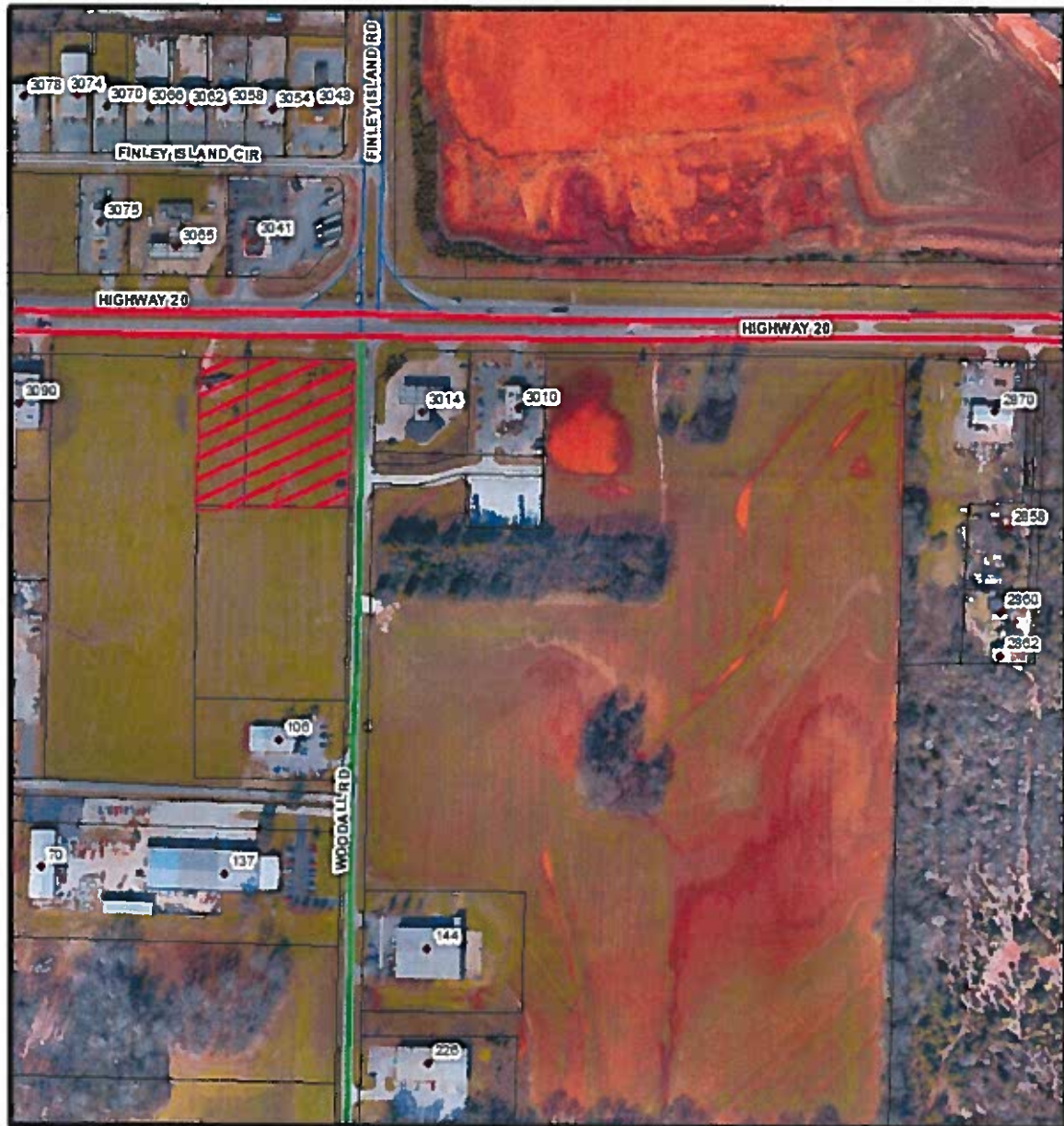
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SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019

ANNEXATION 357-19



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.



Legend

- EXISTING
- NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
June 11, 2019**

FILE NUMBER: Annexation 357-19

CONTROL NO. 7971

ACRES: 3.08

CURRENT ZONE: N/A

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Speedway

PROPERTY OWNER/PROPERTY ADDRESS: Southwest corner of Highway 20 and Woodall RD

REQUEST: To annex at 3.08 acre tract

CURRENT LANDUSE: Vacant and a single residential structure that is vacant

PROPOSED LANDUSE: Commercial

ONE DECATUR Future Landuse: Flex Employment

ONE DECATUR STREET TYPOLOGY: Highway 20 is a workhorse and a functionally classified state highway and Woodall RD is local

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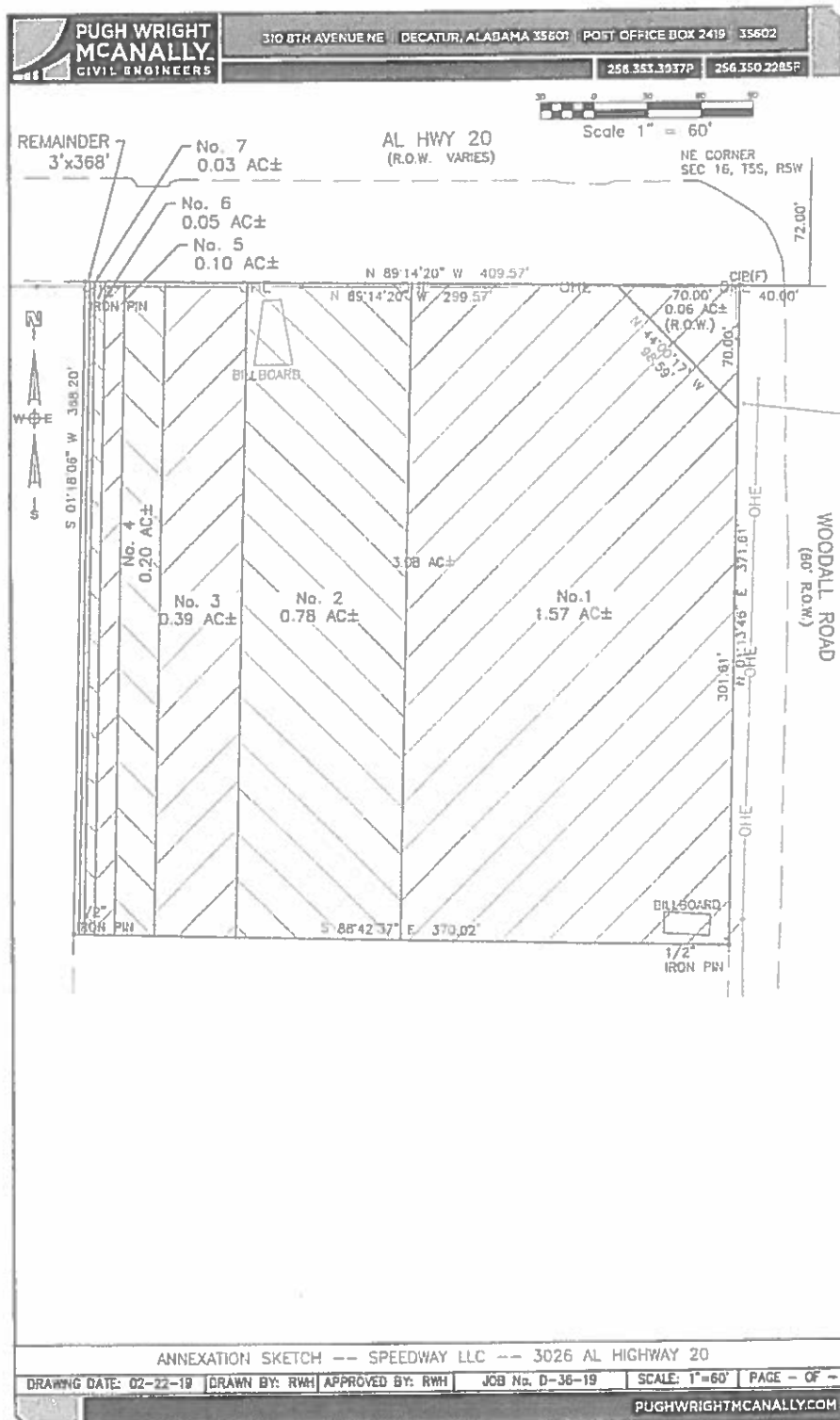
Recommend approval with the following conditions:

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. This property is being consolidated by Certificate 3444-19
3. This annexation will be done in separate steps when it gets to the Council because it is partially in Trinity's PJ. The planning commission will be looking at the whole piece of property. This will take 7 steps the last step will be .03 acres
4. Zoning of this property will occur when all the property has been annexed.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

June 11, 2019



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ANNEXATION 357-19 ZONING



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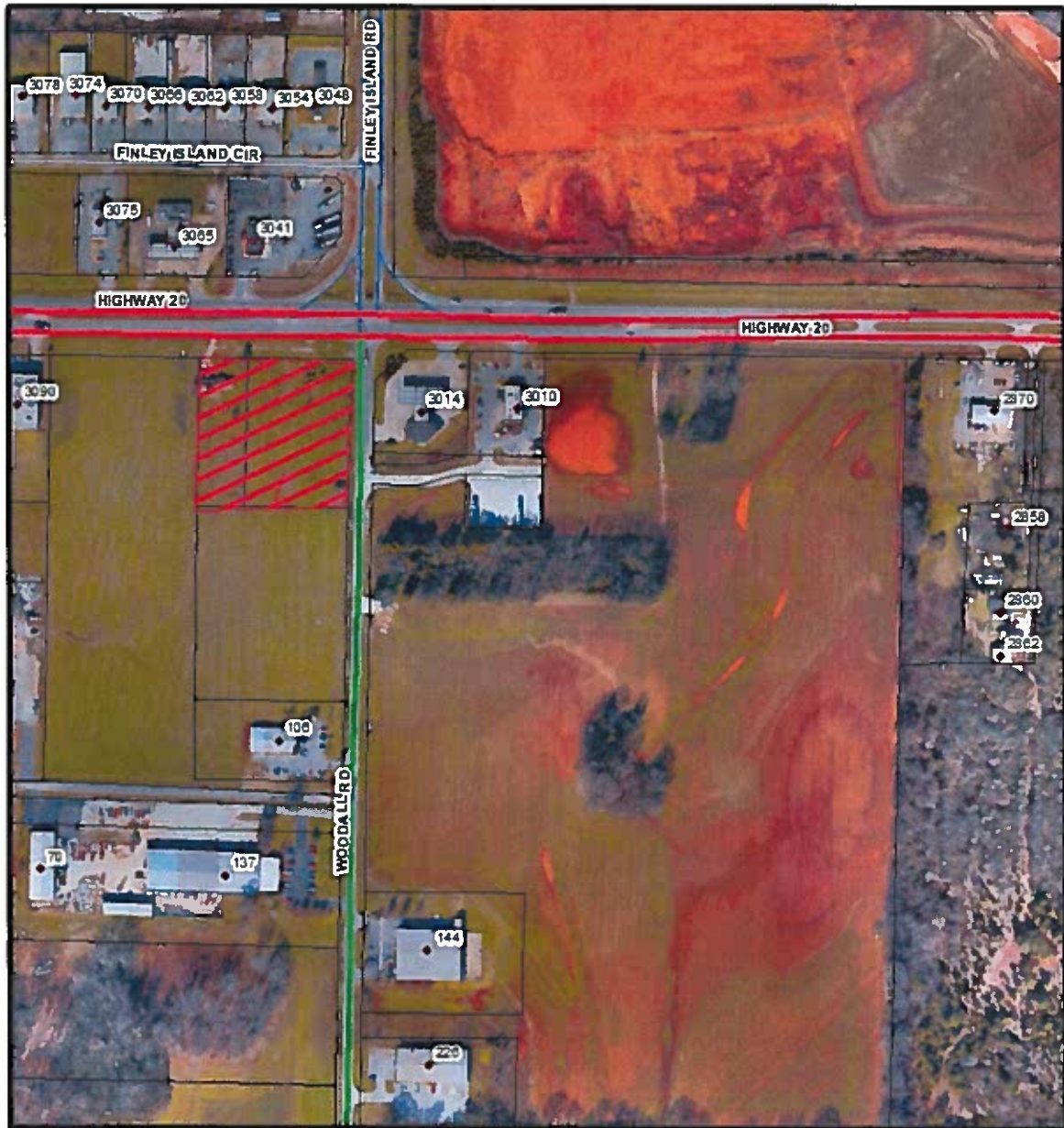


Legend
— BOUNDARY
□ NEW PARCEL/LATER

SUBJECT PROPERTY

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Legend
— 30405
□ NEW PARCELS

SUBJECT PROPERTY

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June 11, 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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Recommend approval with no conditions:

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

1. Recommend using thermoplastic paint for all crosswalks
2. Recommend making provision for a temporary turnaround where Auburn DR ends today.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

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MANOR PARK PHASE 2 LAYOUT



