

MEMORANDUM

DATE: January 24th, 2022

TO: Planning Commissioners

CC: Mayor Tab Bowling; Ruth Priest; Herman Marks;
Tom Polk; Dane Shaw, Carl Prewitt; Planning
Staff

PLANNING COMMISSION MEETING

January 24th, 2022

Pre-meeting – 2:45 p.m. (Council
Chambers)

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

Agenda Planning Commission

City of Decatur, AL

January 24th, 2022

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Waye**, *Secretary*; **Hunter Pepper**, **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myna Burroughs**; **Forrest Temple**

CALL MEETING TO ORDER

PUBLIC HEARING

Zoning

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CONSENT AGENDA

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PUBLIC HEARING**ZONING**

FILE NAME OR NUMBER: Rezoning 1412-23

ACRES: 26.54

CURRENT ZONE: R-5 (Single-family Patio Home District)

APPLICANT: Pugh Wright McAnally for Huntsville LD, LLC

LOCATION AND OR PROPERTY ADDRESS: App 4100 Central Ave SW

REQUEST: Rezone 26.54 acres from R-5 to R-6

NEW ZONE: R-6 (Single-family Semi-attached Townhome District)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central Ave SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:**Comments from Zoning Committee:**

The committee was in favor of this rezoning.

Zoning committee

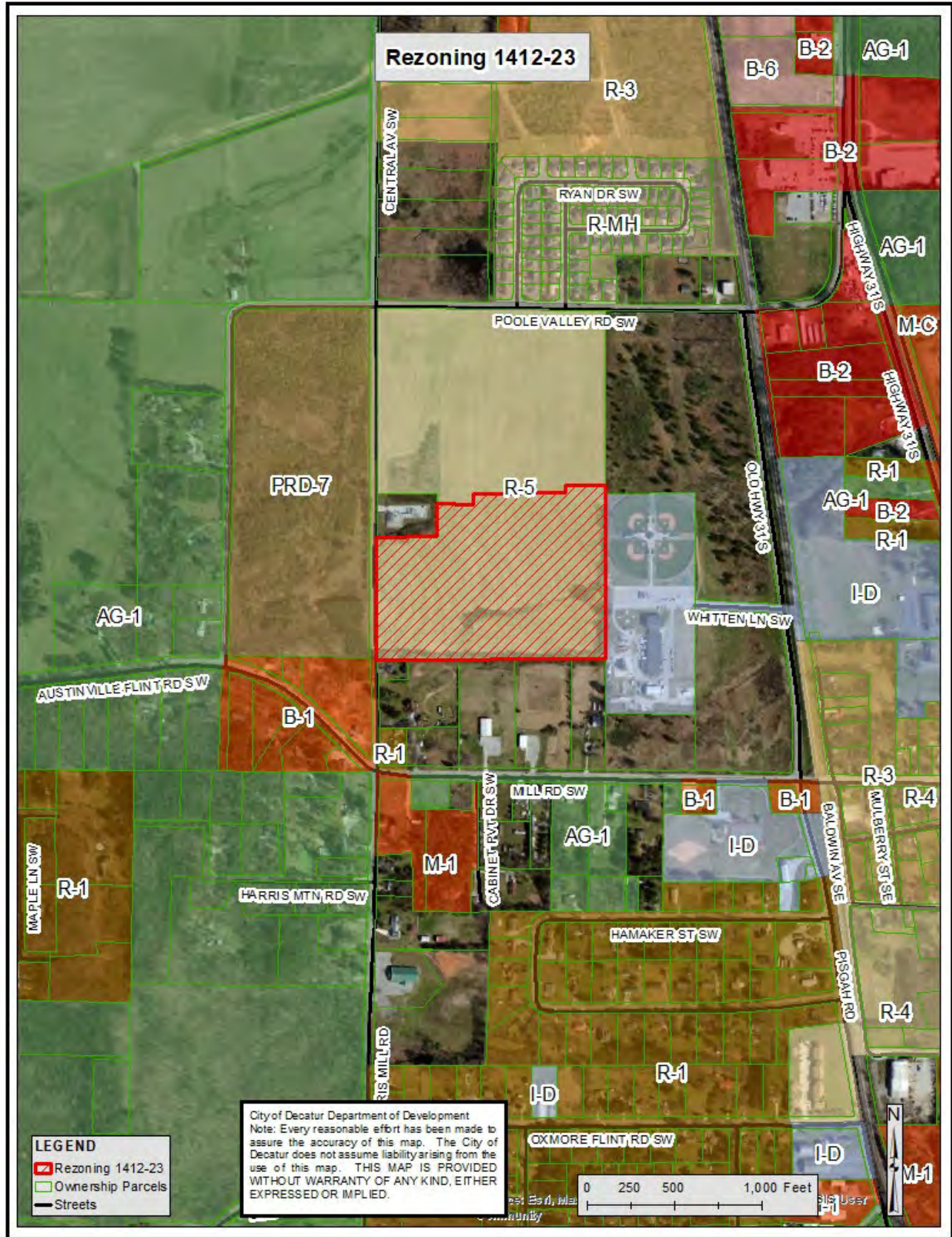
1. None

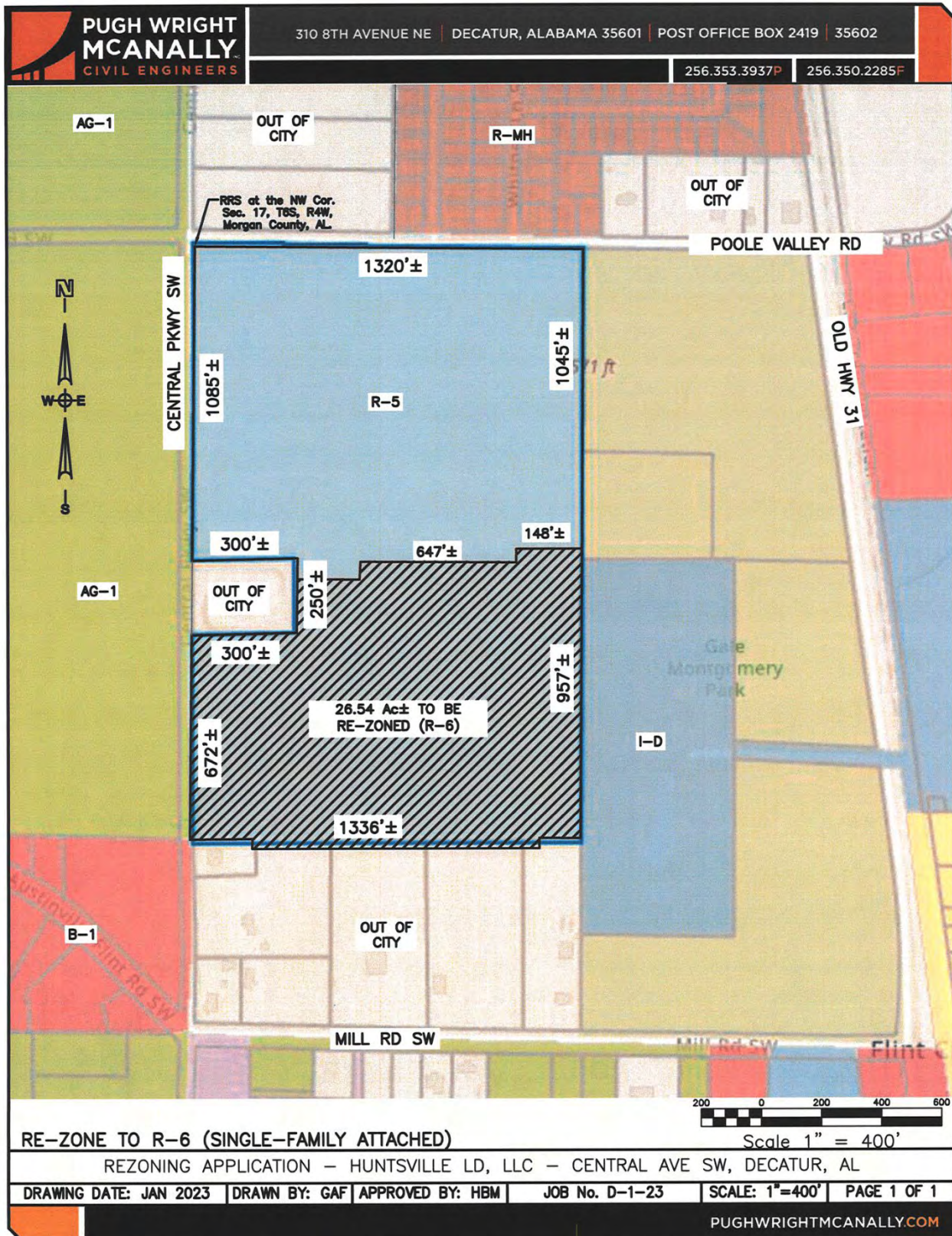
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







ZONING DISTRICT COMPARISON R-5 TO R-6		January 24th, 2023
SECTION	R-5	R-6
USES PERMITTED	<p>There is hereby created an R-5 Residential District (single-family patio home) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-5 Districts 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:</p> <p>(1) General requirements:</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 adopted by the planning commission of the city.</p> <p>c.) There shall be a minimum separation of thirteen (13) feet between structures on separate lots.</p> <p>d.) All building setback lines shall be indicated on the preliminary and final plats.</p> <p>e.) 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</p>	<p>There is hereby created an R-6 Residential District (single-family semi-attached) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:</p> <p>(1) General requirements:</p> <p>(A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed. (B) Each single-family semi-attached dwelling unit shall be constructed on its own lot. (C) No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district. (D) Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development. (E) No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be defined by future plans adopted by the planning commission of the City of Decatur.</p>

ZONING DISTRICT COMPARISON R-5 TO R-6		January 24th, 2023
SECTION	R-5	R-6
	<p>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.</p>	
USES PERMITTED ON APPEAL	<p>There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. 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 (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.</p>	<p>There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. 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 (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. Beverage Licensing Code.</p>
USES PROHIBITED	<p>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</p>	<p>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</p>

ZONING DISTRICT COMPARISON R-5 TO R-6		January 24th, 2023
SECTION	R-5	R-6
	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.	compliance with state or federal 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.
MINIMUM LOT AREA	Minimum lot area: Five thousand (5,000) square feet.	Minimum lot size: 2,000 square feet.
MAXIMUM BUILDING AREA	Maximum building area: None specified.	Maximum building area: None specified.
MINIMUM FRONT YARD	Minimum front yard setback (also see perimeter setbacks) (1) e: Twenty (20) feet.	Minimum front yard setback: 25 feet.
MINIMUM REAR YARD SETBACK	Minimum rear yard setback (also see perimeter setbacks) (1)e: Twenty (20) feet.	Minimum rear yard setback: 20 feet.
MINIMUM SIDE YARD SETBACK	Minimum side yard setbacks (also see perimeter setbacks) (1)e: Five (5) feet one side, eight (8) feet the other.	Minimum side yard setbacks applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story).
MINIMUM LOT WIDTH	Minimum lot width at building line: Forty (40) feet.	Minimum lot size at building line: 20 feet.
MAXIMUM BUILDING HEIGHT	Maximum building height: 35 feet.	Maximum building height: Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	None specified.	Maximum height in stories: Two and one-half (2½)..
OFF STREET PARKING	Off-street parking: Two (2) spaces per dwelling unit	(1) Residential. In all cases of new structures, provision for the Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. Parking of two (2) vehicles shall be provided for the use of the occupants of each dwelling unit.

FILE NAME OR NUMBER: Rezoning 1413-23

ACRES: 1.54

CURRENT ZONE: M-1 (Light Industry District)

APPLICANT: Pugh Wright McAnally for Decatur Urban Ventures, LLC

LOCATION AND OR PROPERTY ADDRESS: App 400 & 500 Block of Bank St NE

REQUEST: Rezone 1.54 acres from M-1 to B-5

NEW ZONE: B-5 (Central Business District)

PROPOSED LAND USE: Mixed Use

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Bank St NE is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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Comments from Zoning Committee

The committee was in favor of this rezoning.

Zoning committee

1. Need deed

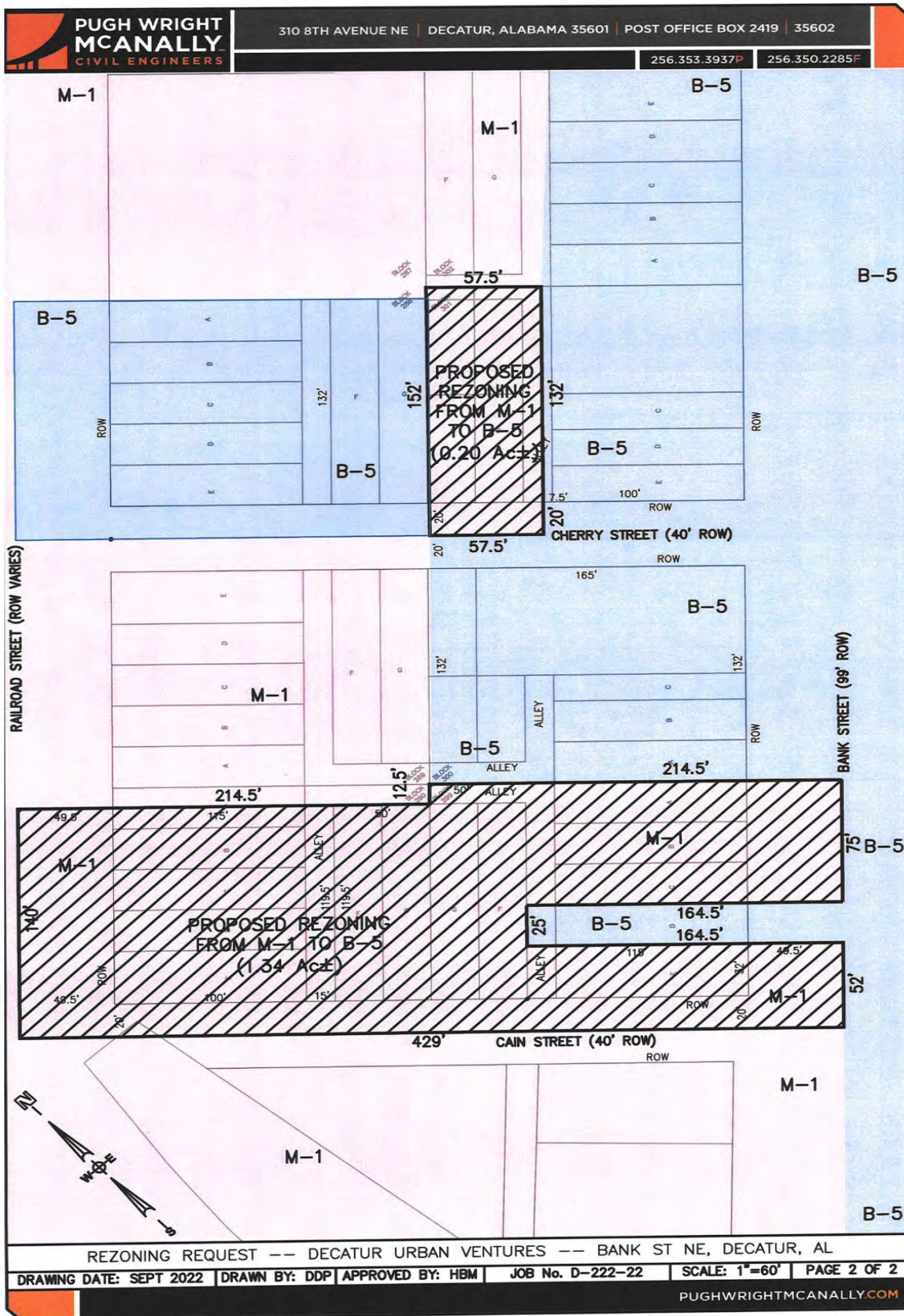
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







ZONING DISTRICT COMPARISON M-1 to B-5		January 24 th , 2023
SECTION	M-1	B-5
USES PERMITTED	Off premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code, light industrial operations, not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance (i.e. ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; warehouses; dry cleaners and laundries). Any retail or wholesale business or service not specifically restricted or prohibited.	Off premises sale of alcoholic beverages; On premises sale of table wine; On premises sale of alcoholic beverages by the Princess Theatre Center for the Performing Arts and any other valid responsible organization of good reputation, if duly licensed as a special retail licensee; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant; and on premises sale by a lounge located in, and constituting an integral part of a hotel or motel having fifty (50) or more rooms for rent to the public; residential dwellings (multiple family or single family); provided that such dwellings conform to all requirements set forth in the residential zoning requirements (section 25-10) other than the maximum height provision, setback requirements, lot size, and parking set forth therein, which shall not be applicable. Retail stores and markets, including the following types: food, general merchandise; apparel; furniture; household and hardware; radio and T.V.; drugs and sundries; jewelry and gifts; florists; sporting goods; and similar types. Services including the following types: dry cleaning and laundry pickup stations; event venues, filling stations, provided however that gasoline storage above ground is prohibited; barber shops and beauty shops; shoe repair; offices; hotels; motels; post offices; banks; theaters and similar services. Public buildings, including public schools and libraries; public utilities; semi-public buildings; municipal, county, state and federal

ZONING DISTRICT COMPARISON M-1 to B-5		January 24th, 2023
SECTION	M-1	B-5
		buildings; gardens; playgrounds and parks.
USES PERMITTED ON APPEAL	Mobile home parks; brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; sale of alcoholic beverages by a manufacturers licensee when duly licensed by the City of Decatur and the Alabama Alcoholic Control Board under and pursuant to the Alcoholic Beverage Licensing Code, as last amended. 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.	Restaurants; class 1 restaurants with the intent that possible impacts on nearby citizens who live or have businesses should be addressed during the board of zoning adjustment hearing process; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; and on premises and off premises sale of beer and table wine by food establishments other than any classification of restaurant which have monthly gross receipts from the serving of meals and food that constitute at least sixty (60) percent of the monthly gross receipts of the business; architecturally compatible accessory structures may be permitted as a use permitted on appeal for a residential use; brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that chapter, as last amended; dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, for only those uses specifically permitted. .
USES PROHIBITED	Slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plaster and painting materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forage plants; gasoline storage above ground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol for non-consumption,	Major auto repair, except as may be a part of a new car sales, and Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act. Any use not permitted or permitted on appeal.

ZONING DISTRICT COMPARISON M-1 to B-5		January 24th, 2023
SECTION	M-1	B-5
	ammonia, bleaching powder, brick, pottery, terra cotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas, including storage of same, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and similar types of plants or operations; Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act.	
MINIMUM LOT AREA	It is the intent of the section that lots of sufficient size be used for any industrial, service or business use for any industrial, service or business use space in addition to the space required for the other normal operation of the enterprise	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 space required for the other normal operations of the business or service.
MAXIMUM BUILDING AREA	None specified	None specified.
MINIMUM FRONT YARD	None specified, except where existing establishments (other than residential) are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof.	None specified.
MINIMUM REAR YARD SETBACK	None specified.	None specified.
MINIMUM SIDE YARD SETBACK	None specified, excepting a lot, adjoining its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide	None specified.
MINIMUM FEET AT BUILDING LINE	None specified	None specified.
MAXIMUM BUILDING HEIGHT	None specified	None specified.
MAXIMUM HEIGHT IN STORIES	None specified	None specified.

ZONING DISTRICT COMPARISON M-1 to B-5		January 24th, 2023
SECTION	M-1	B-5
OFF STREET PARKING	Off-street parking: See § 25-16.	None specified.
OFF-STREET UNLOADING	Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.	Shall provide space for loading and unloading for structures hereafter erected or altered when same is not on lot adjoining a public or private alley.

Plats

FILE NAME OR NUMBER: Foxwood Subdivision-Addition 4-Preliminary Plat

ACRES: 16.84

CURRENT ZONE: R-3 (Residential District)

APPLICANT: Pugh Wright McAnally for Arthur Steber

LOCATION AND OR PROPERTY ADDRESS: App 2300 Emma Drive SE (formerly McClellan Dr SE)

REQUEST: Approve Preliminary Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low (density)

ONE DECATUR STREET TYPOLOGY: Emma Drive SE is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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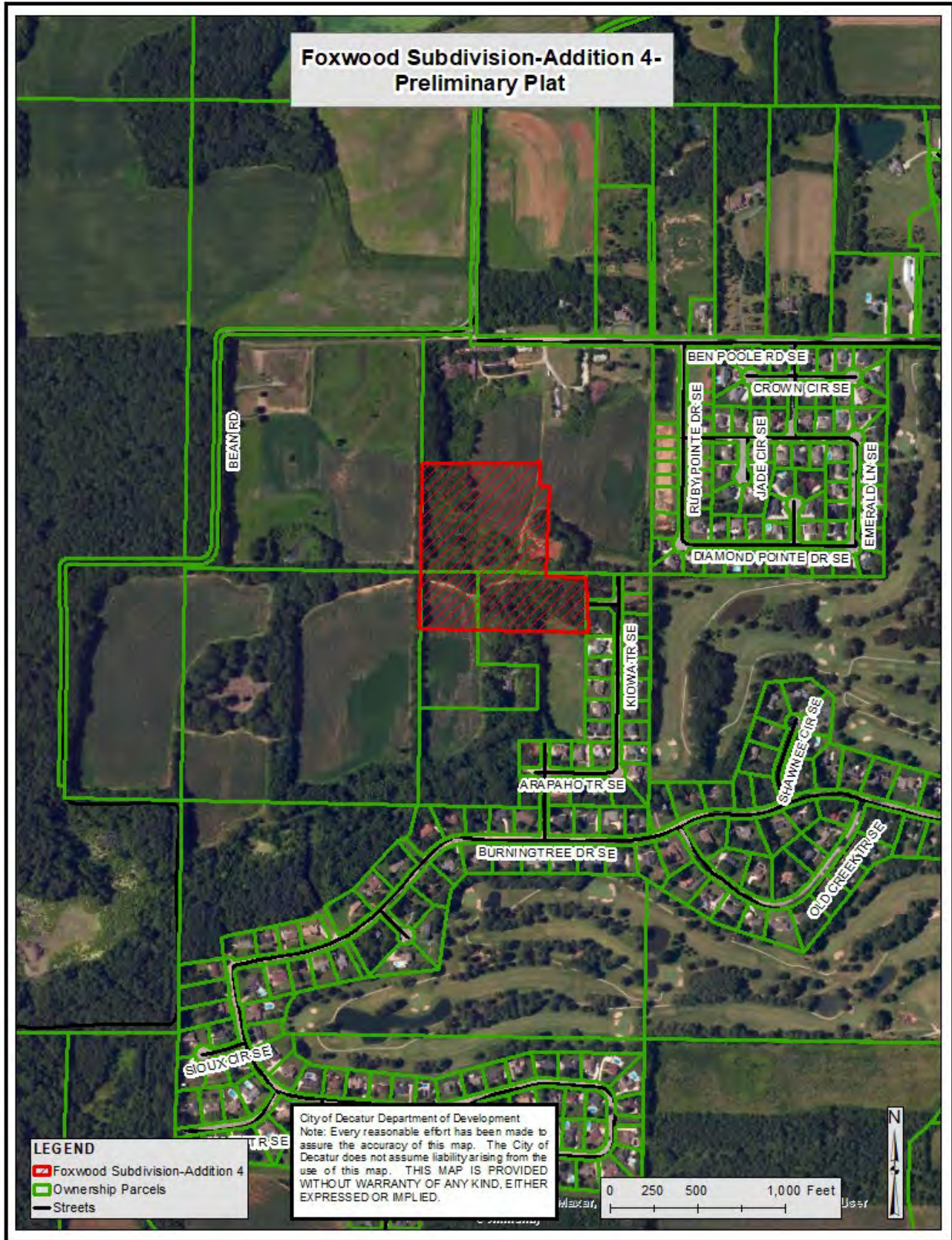
Conditions to be met:

1. Need application fees and certified letter fees
2. Bearings and distances needed for perimeter

Pt. of Info:

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

Approval from City Council needed to show change of name from McClellan Drive to Emma Drive







FILE NAME OR NUMBER: Ferguson Estates-Preliminary Plat

ACRES: 8.71

CURRENT ZONE: R-2 (Residential District)

APPLICANT: Pugh Wright McAnally for Ferguson Homes

LOCATION AND OR PROPERTY ADDRESS: 2820 Bunny Lane SW

REQUEST: Approve Preliminary Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Bunny Lane SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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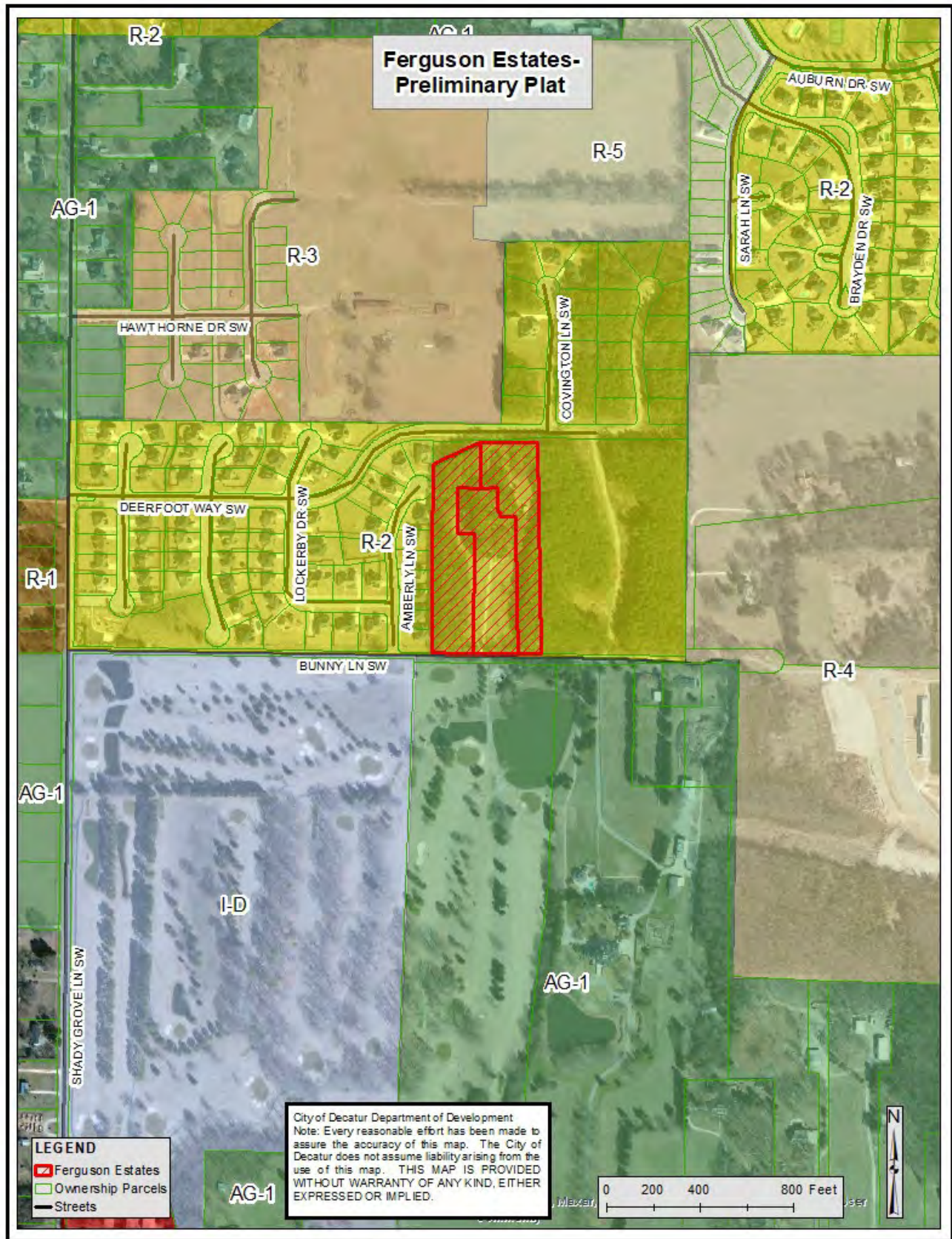
Conditions to be met:

1. Need application fees and certified letter fees
2. Approval to place detention pond in Deerfoot Way SW ROW will be required
3. Bearings and distances needed for perimeter

Pt. of Info:

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







FILE NAME OR NUMBER: Bank Street Station-Minor Plat

ACRES: 1.94

CURRENT ZONE: B-5 (General Business District) and M-1 (Light Industry District)

APPLICANT: Pugh Wright McAnally for Decatur Urban Ventures, LLC

LOCATION AND OR PROPERTY ADDRESS: 423 Bank St NE

REQUEST: Approve Minor Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Bank St NE is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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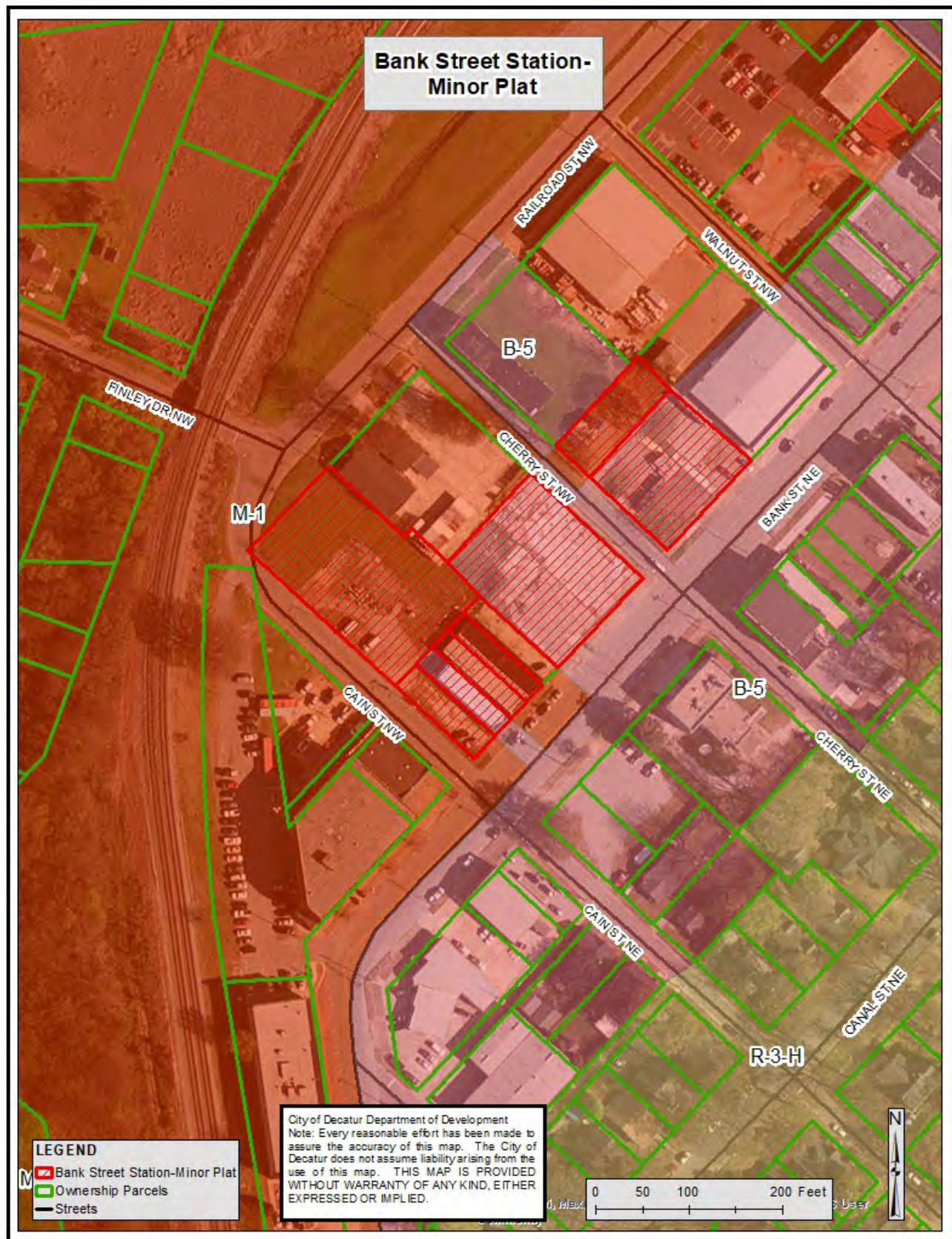
Conditions to be met:

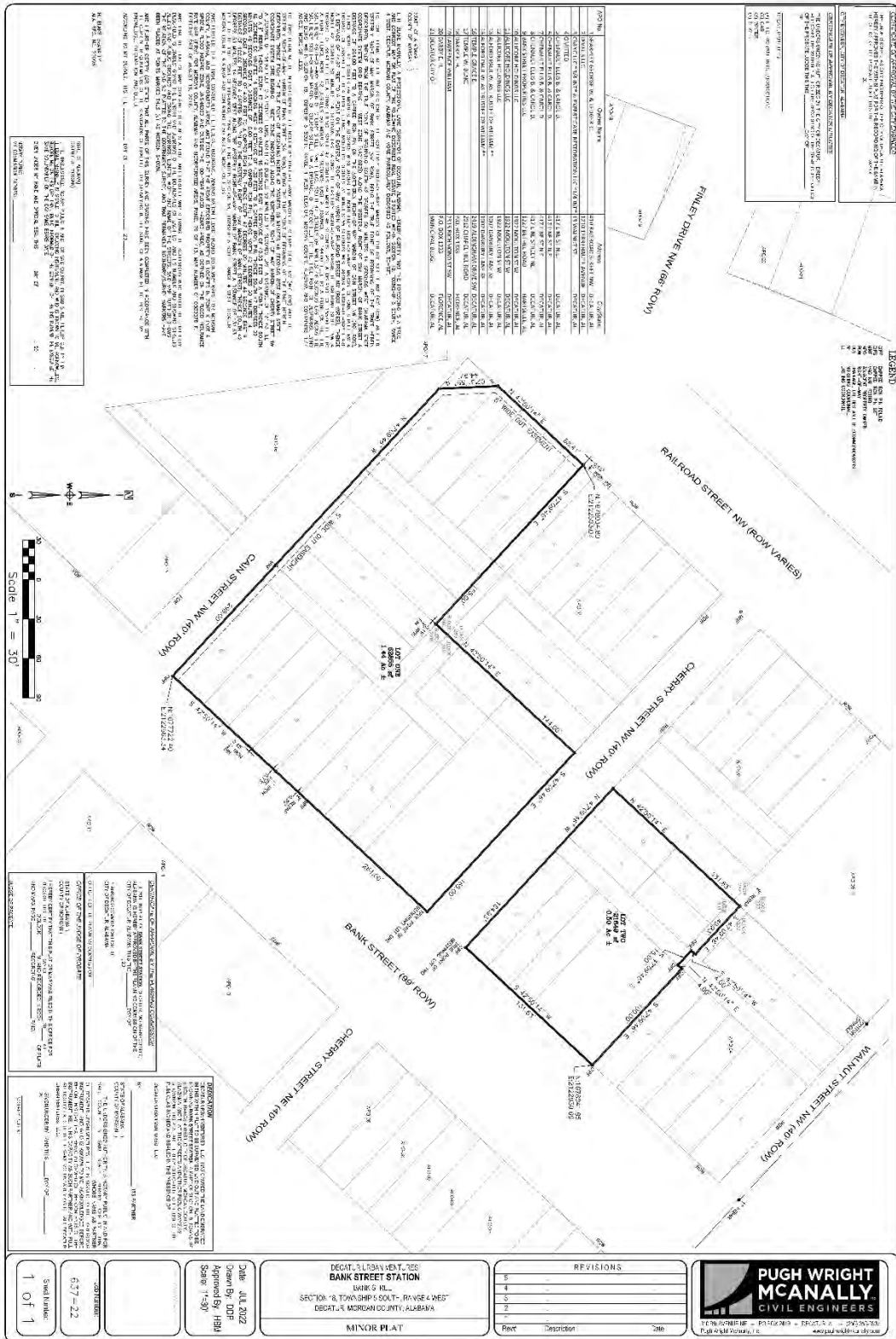
1. Need application fees, APO letter fees, and recording fees
2. Need deeds for all properties
3. Need signed and sealed plat

Pt. of Info:

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







CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3589-23

ACRES: 1.04

CURRENT ZONE: M-1 (Light Industry District)

APPLICANT: Pugh Wright McAnally for AP, LLC & A&K Heavenly Homes, Inc.

LOCATION AND OR PROPERTY ADDRESS: 1702 Creighton Ave SE

REQUEST: Move lot lines of two parcels totaling 1.04 acres to create two lots of 0.23 & 0.81 acres

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

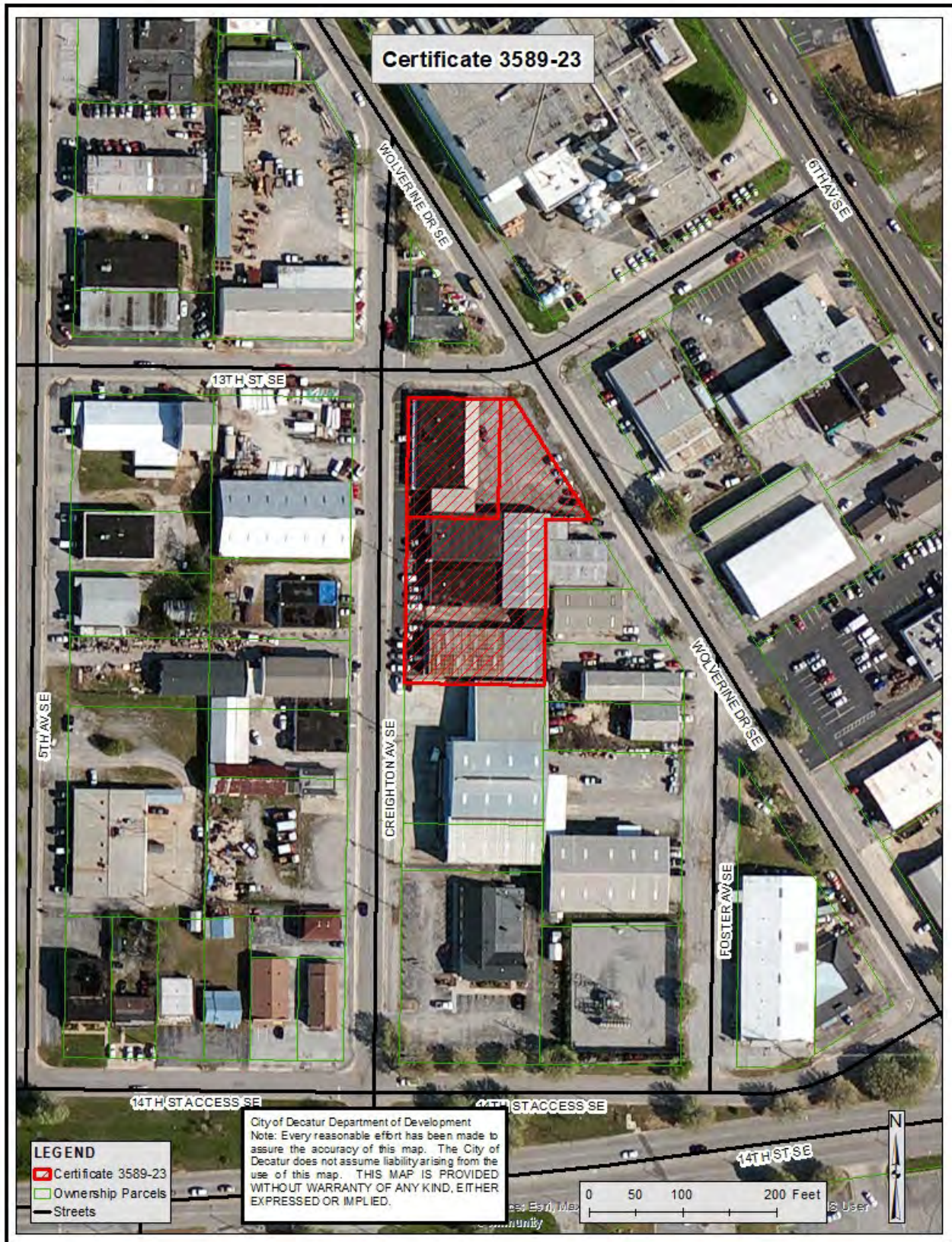
ONE DECATUR STREET TYPOLOGY: Creighton Ave SE is a Local Street

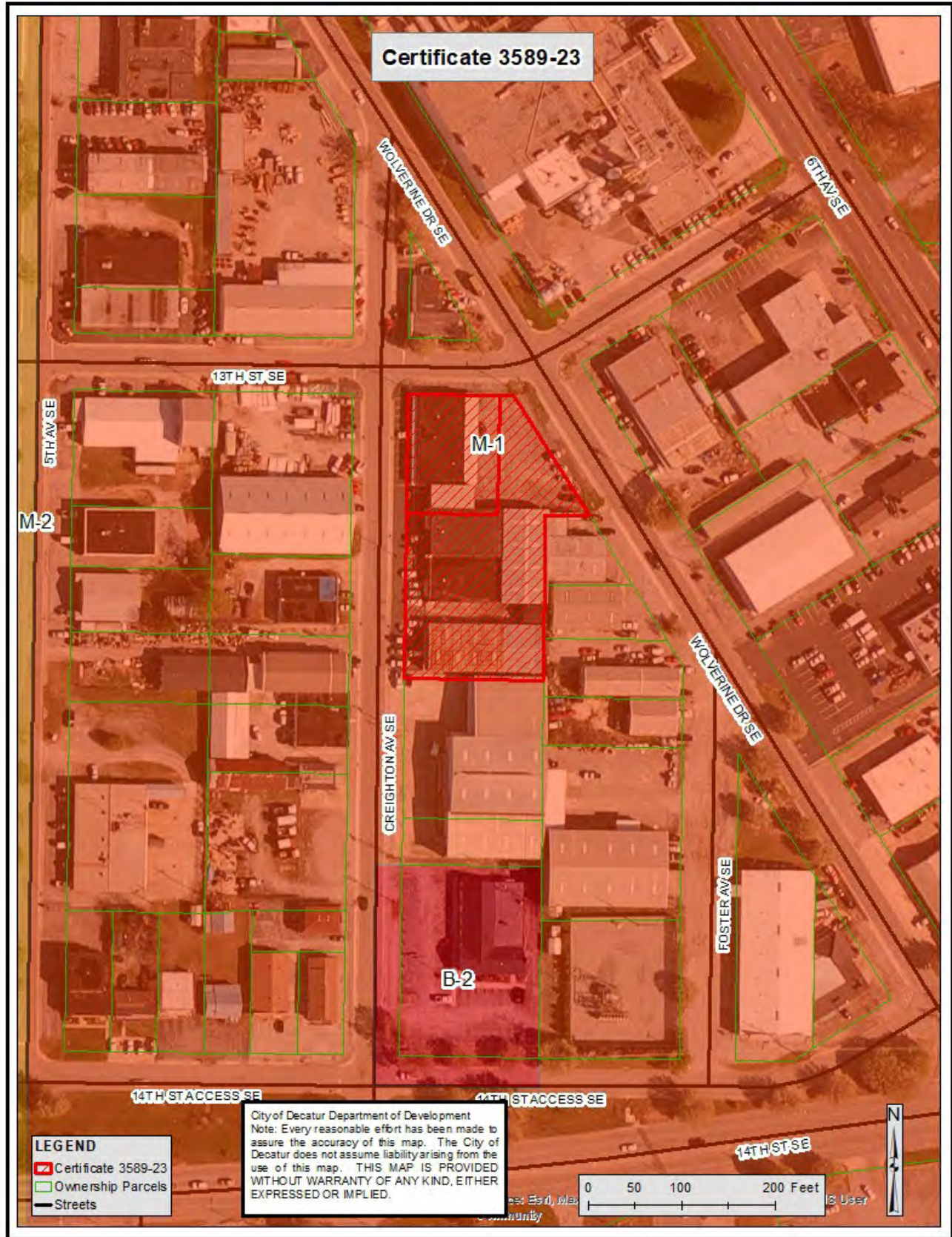
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

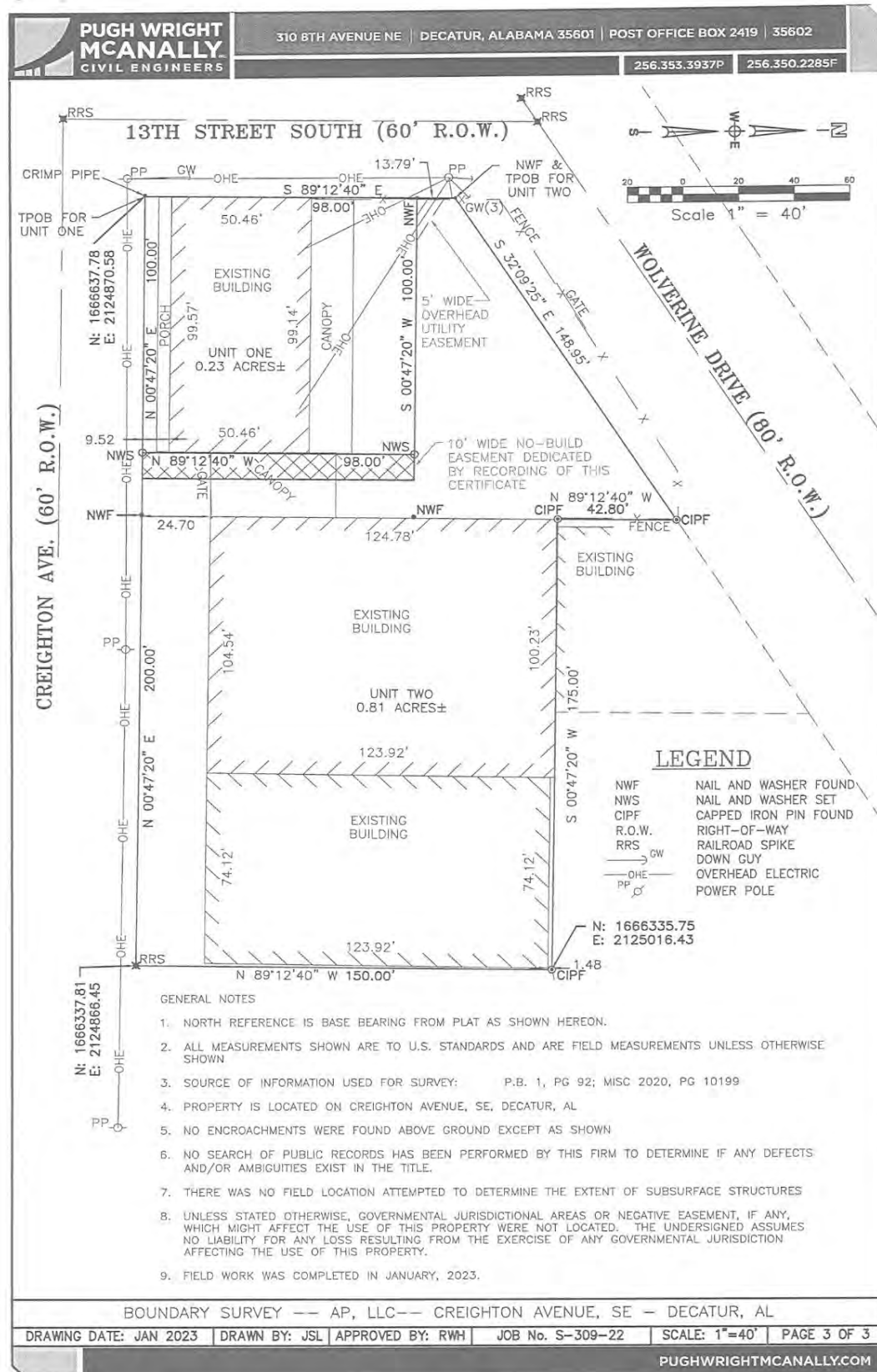
1. Need application fees and recording fees
2. Show existing no build easement on final certificate
3. Correct north arrow on final certificate
4. Need signed request letter
5. Need signed and sealed certificate

Pt. of Info:

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







FILE NAME OR NUMBER: Certificate 3590-23

ACRES: 7.85

CURRENT ZONE: R-1 (Residential District)

APPLICANT: Pugh Wright McAnally for Barry & Kim Hill

LOCATION AND OR PROPERTY ADDRESS: 3057 Lower River Rd SE

REQUEST: Consolidate two parcels into one lot of 7.85 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low (density)

ONE DECATUR STREET TYPOLOGY: Lower River Rd SE is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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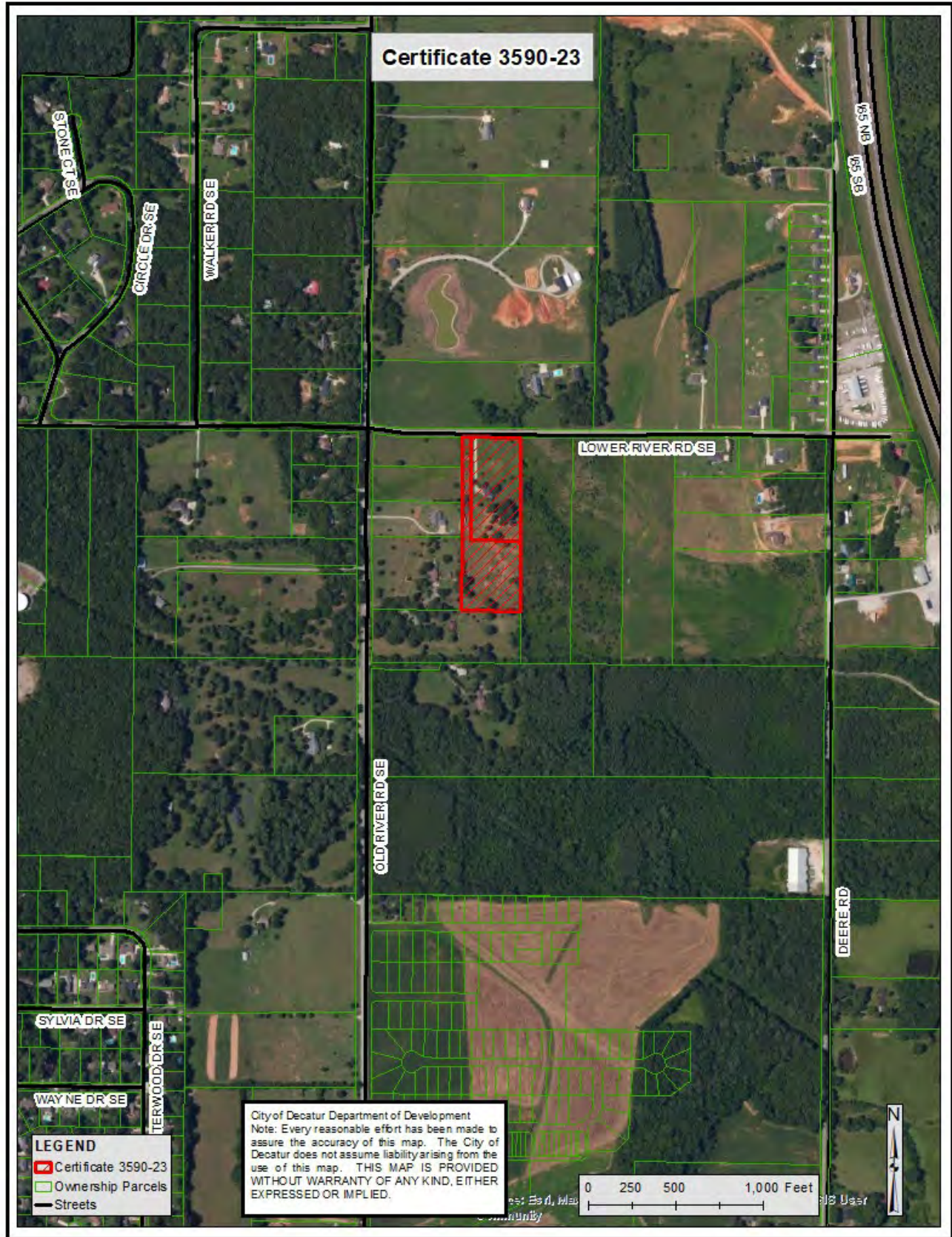
Conditions to be met

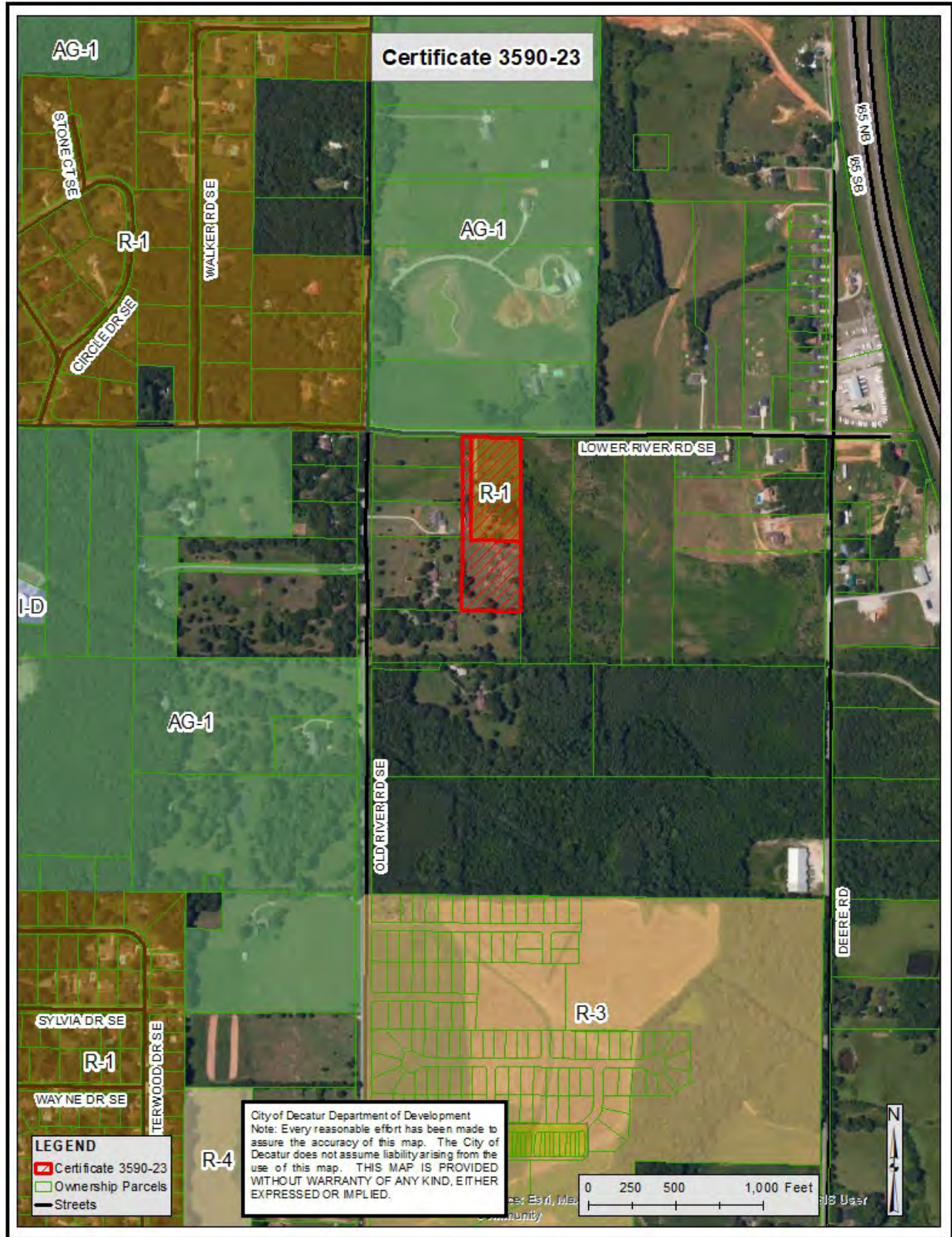
1. Need application fees and recording fees
2. Need signed request letter
3. Need signed and sealed certificate

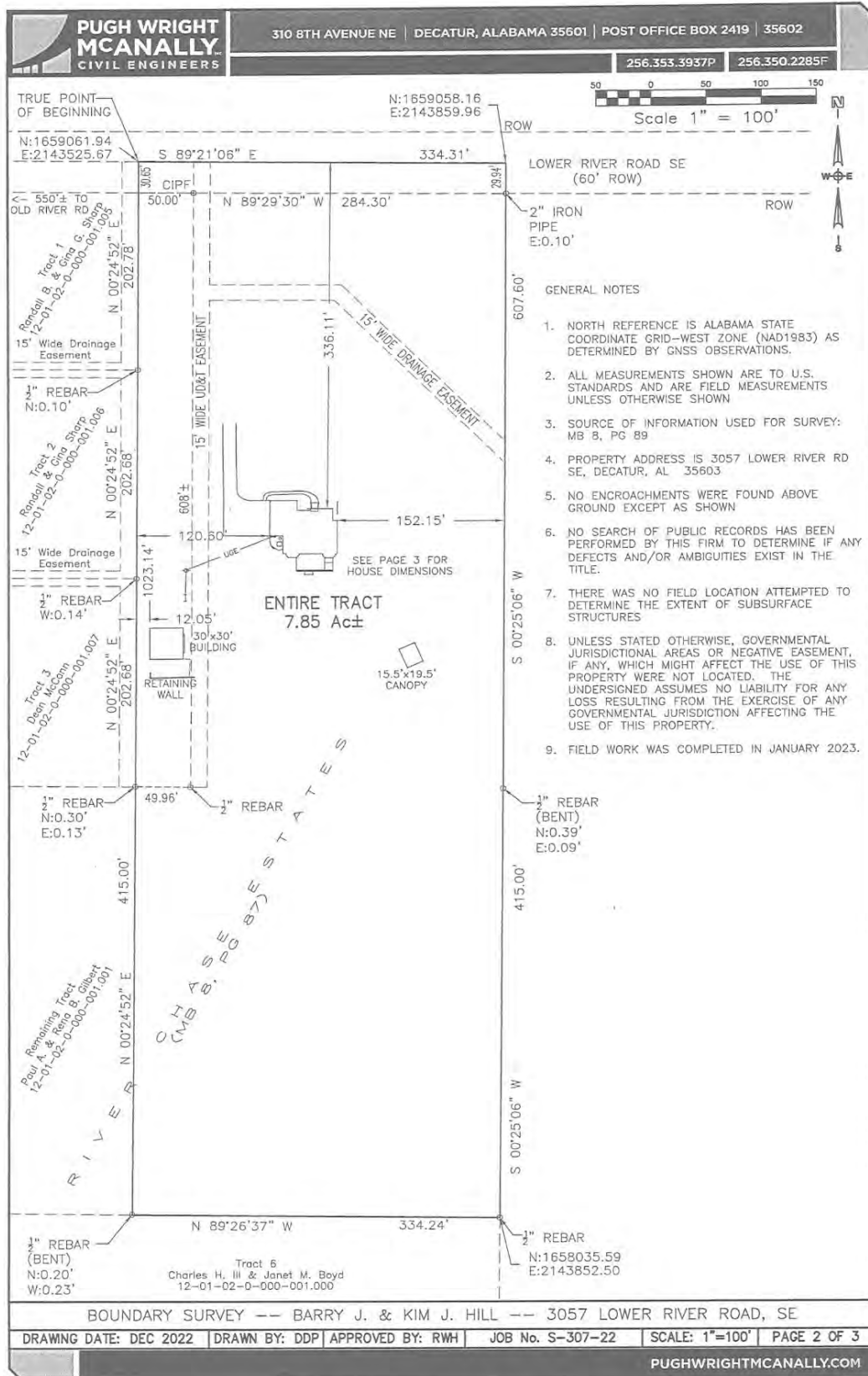
Pt. of Info:

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

Will also require Morgan County subdivision approval







FILE NAME OR NUMBER: Certificate 3591-23

ACRES: 1.01

CURRENT ZONE: B-2 (General Business District)

APPLICANT: Pugh Wright McAnally for Mark McWhorter

LOCATION AND OR PROPERTY ADDRESS: 2346 Danville Rd SW

REQUEST: Consolidate two parcels into one lot of 1.01 acres

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Neighborhood Commercial

ONE DECATUR STREET TYPOLOGY: Danville Rd SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

1. Need recording fees
2. Need signed request letter
3. Need three state plane coordinates
- 4, Need signed and sealed certificate

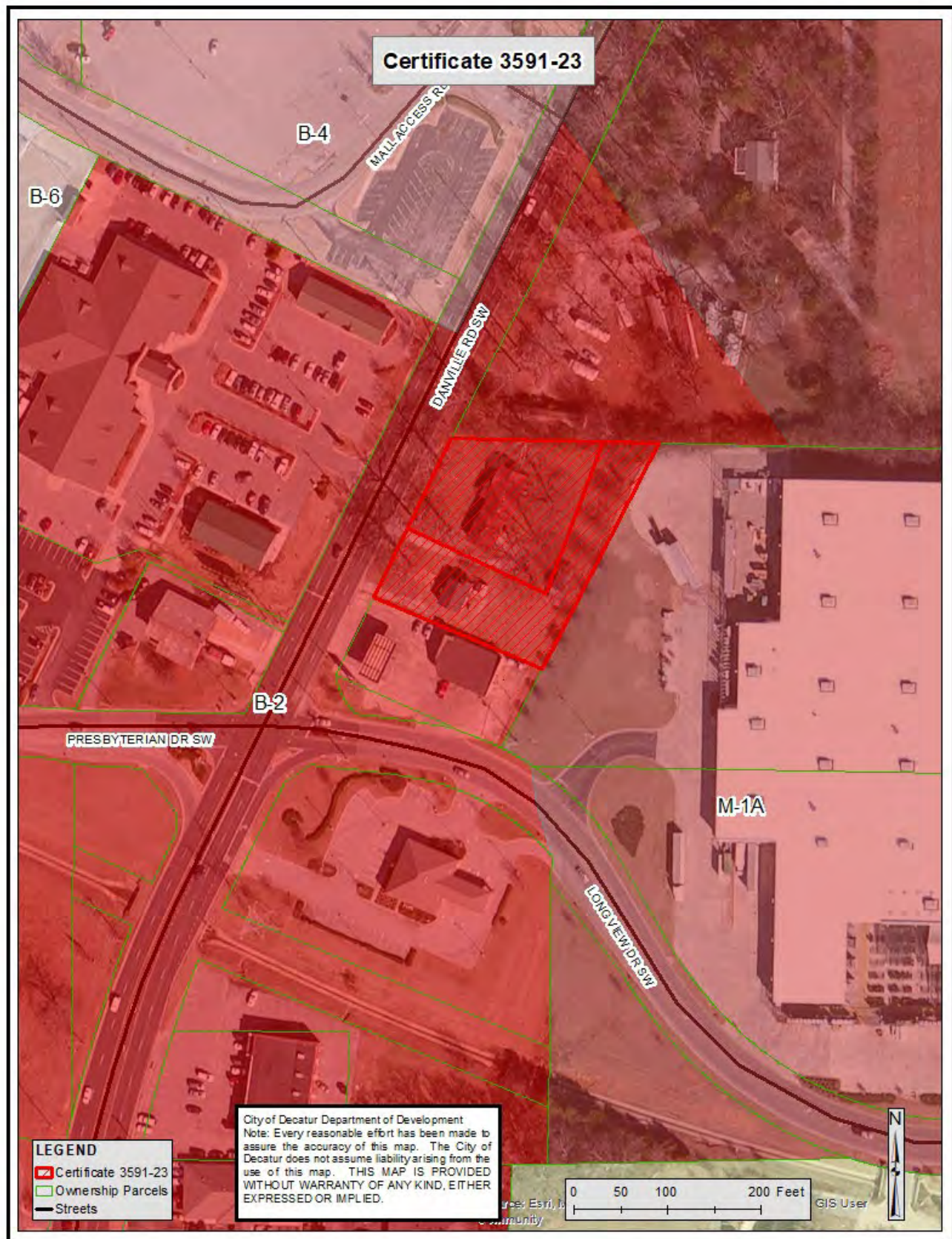
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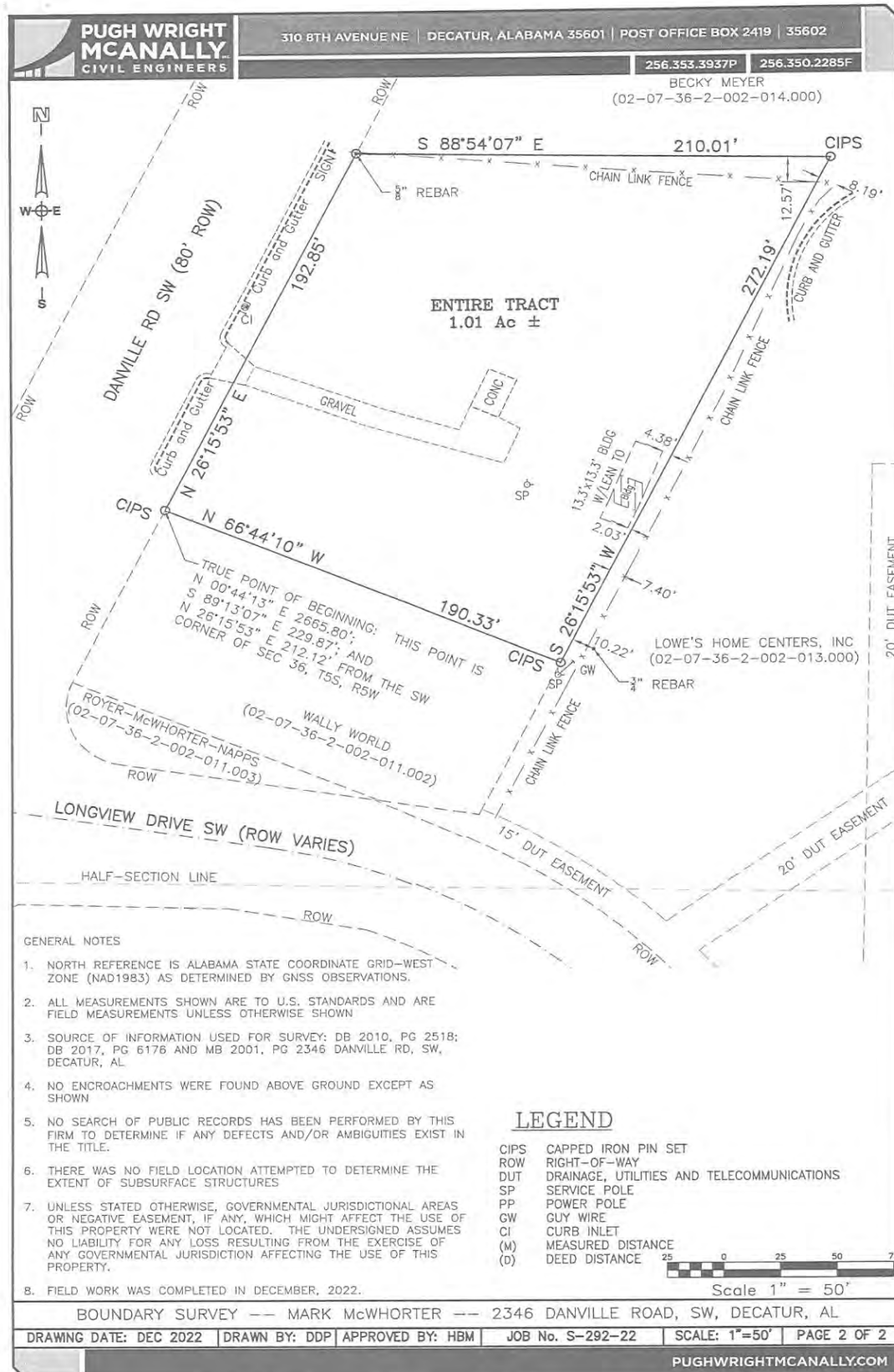
Any relocation of utilities will be at the owner's expense

Does not currently have sewer connection, extension will be required for future service

No permits can be issued until sewer extension is addressed







FILE NAME OR NUMBER: Site Plan 649-23

ACRES: 3.77

CURRENT ZONE: B-2 (General Business District)

APPLICANT: Pugh Wright McAnally for Bell Elliott Holdings, LLC

LOCATION AND OR PROPERTY ADDRESS: 103 13th Ave NW

REQUEST: Approve Site Plan

PROPOSED LAND USE: Commercial (Reynolds Funeral Home)

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 13th Ave NW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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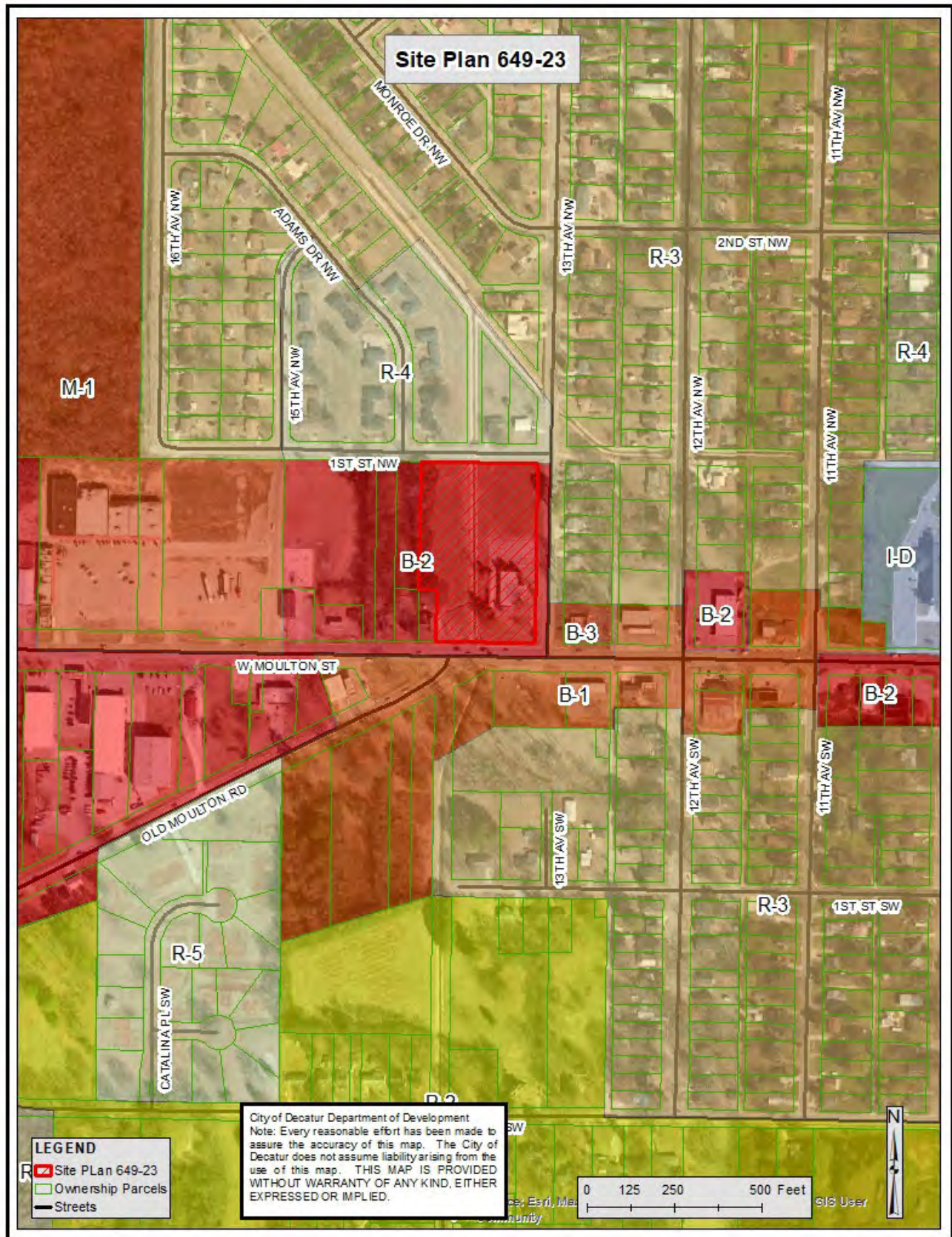
Conditions to be met:

1. Need recording fees
2. Show parking calculations
3. Need signed and sealed plans

Pt. of Info:

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







FILE NAME OR NUMBER: Site Plan 650-23

ACRES: 2.5

CURRENT ZONE: None (R-4 Multi-Family Residential Zoning in Process)

APPLICANT: Pugh Wright McAnally for David Smith

LOCATION AND OR PROPERTY ADDRESS: App 2210 8th St SW

REQUEST: Approve R-4 Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline Rd SW is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

1. Completion of zoning process required (Zoning 1411-22)
2. Need dumpster pad details
3. Need signed and sealed plans

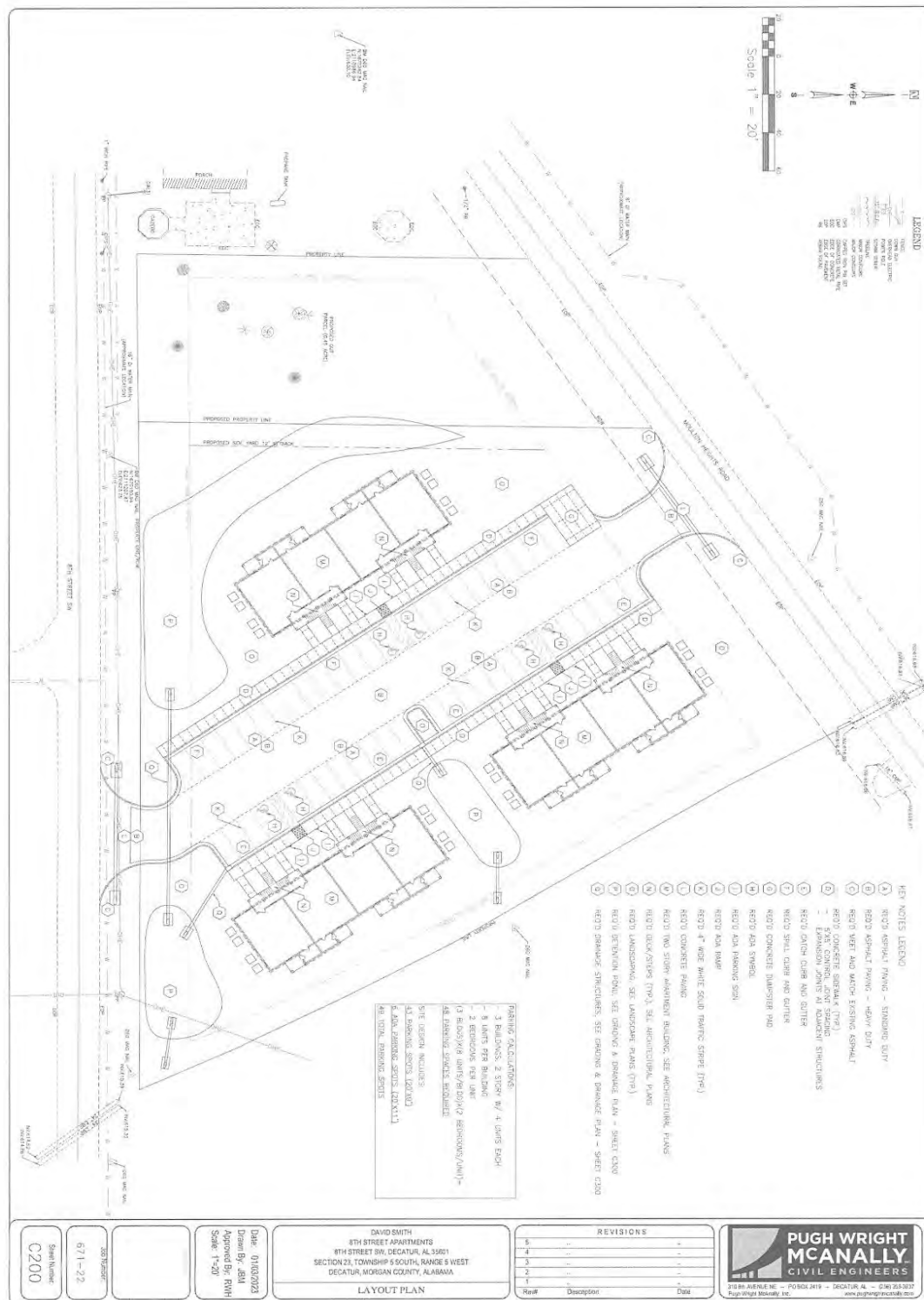
Pt. of Info:

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

Frontage landscaping required before Certificate of Occupancy (CO) can be issued







END CONSENT AGENDA**Other Business**

FILE NAME OR NUMBER: River Road Estates Phase 1 Maintenance Bond

ACRES: Approx. 12.26

CURRENT ZONE: R-3 (Single Family Residential) and R-6 (Single Family Townhomes)

APPLICANT: Old House, LLC

LOCATION AND OR PROPERTY ADDRESS: East of Old River Rd

REQUEST: Planning Commission Approval of Irrevocable Letter of Credit, in the amount of \$43,800.00 for a maintenance bond for River Road Estates Phase 1, for a period of 1 year.

PROPOSED LAND USE: Single Family Residential

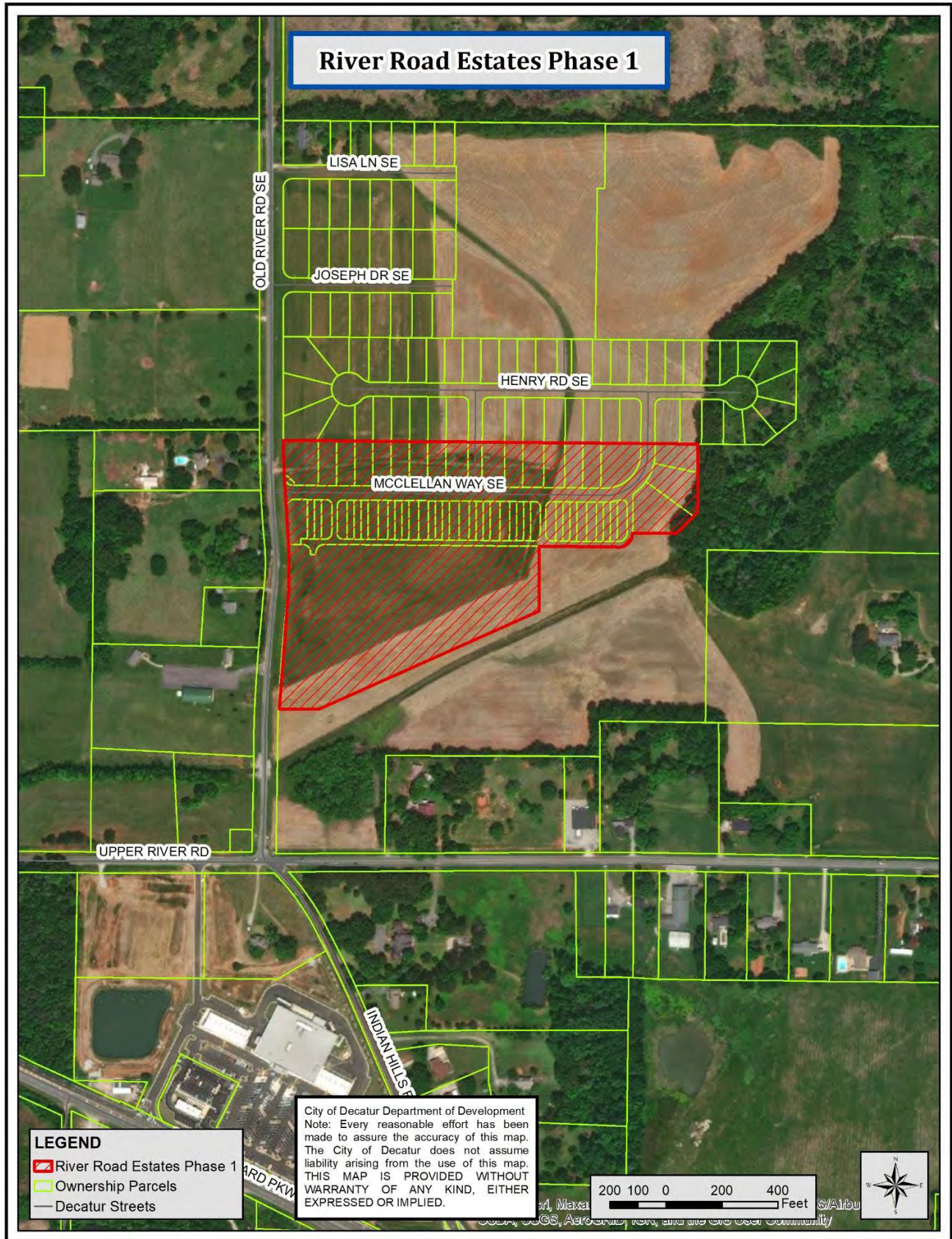
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

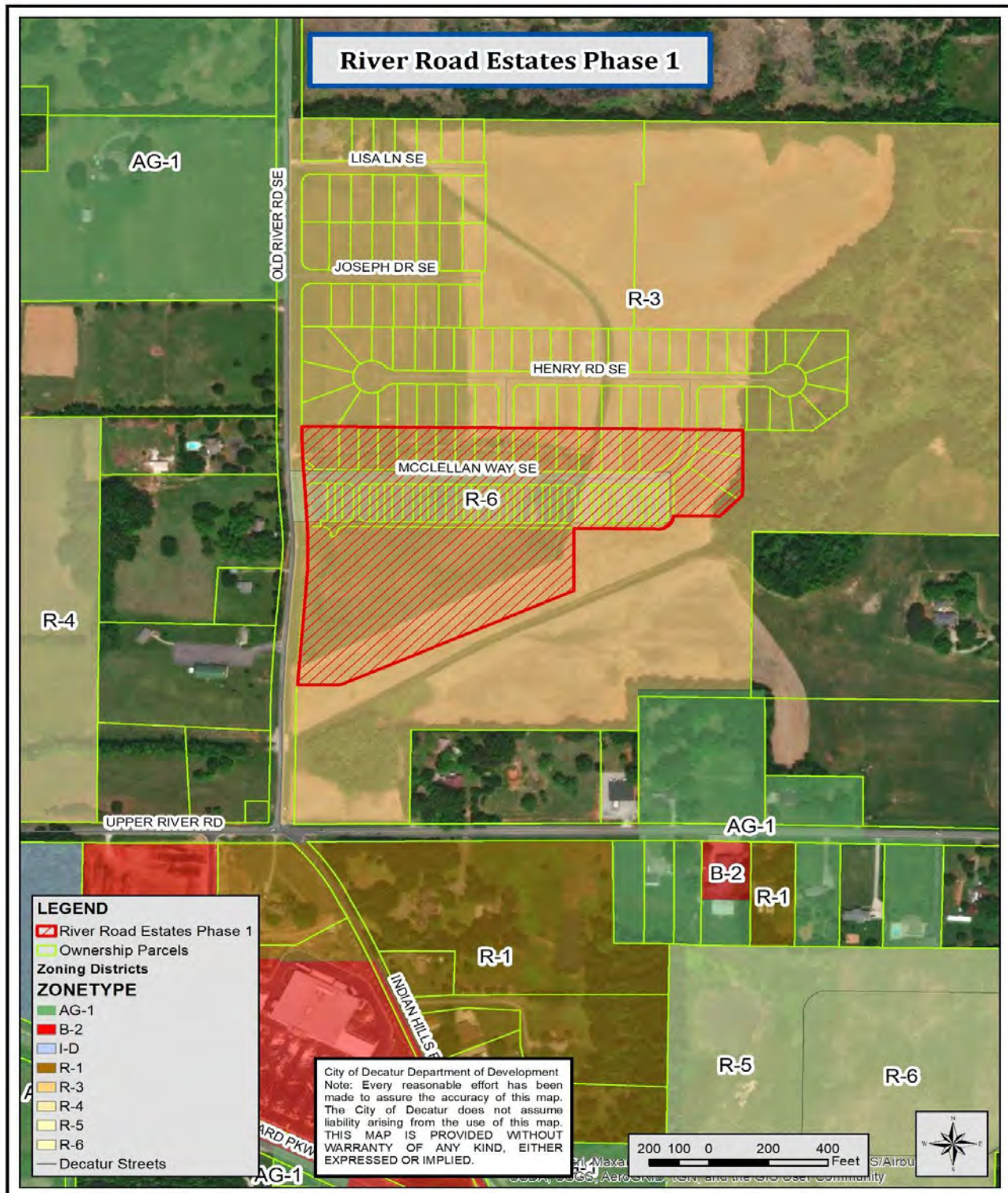
ONE DECATUR STREET TYPOLOGY: Old River Rd SE is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Pt. of Info:





FILE NAME OR NUMBER: River Road Estates Phase 2 Maintenance Bond

ACRES: 15.37

CURRENT ZONE: R-3

APPLICANT: Old House, LLC

LOCATION AND OR PROPERTY ADDRESS: Approx. 3200 Old River Rd SE

REQUEST: Approval of Irrevocable Letter of Credit, in the amount of \$18,900.00 for a maintenance bond for River Road Estates Phase 2, for a period of 1 year.

PROPOSED LAND USE: Single Family Residential

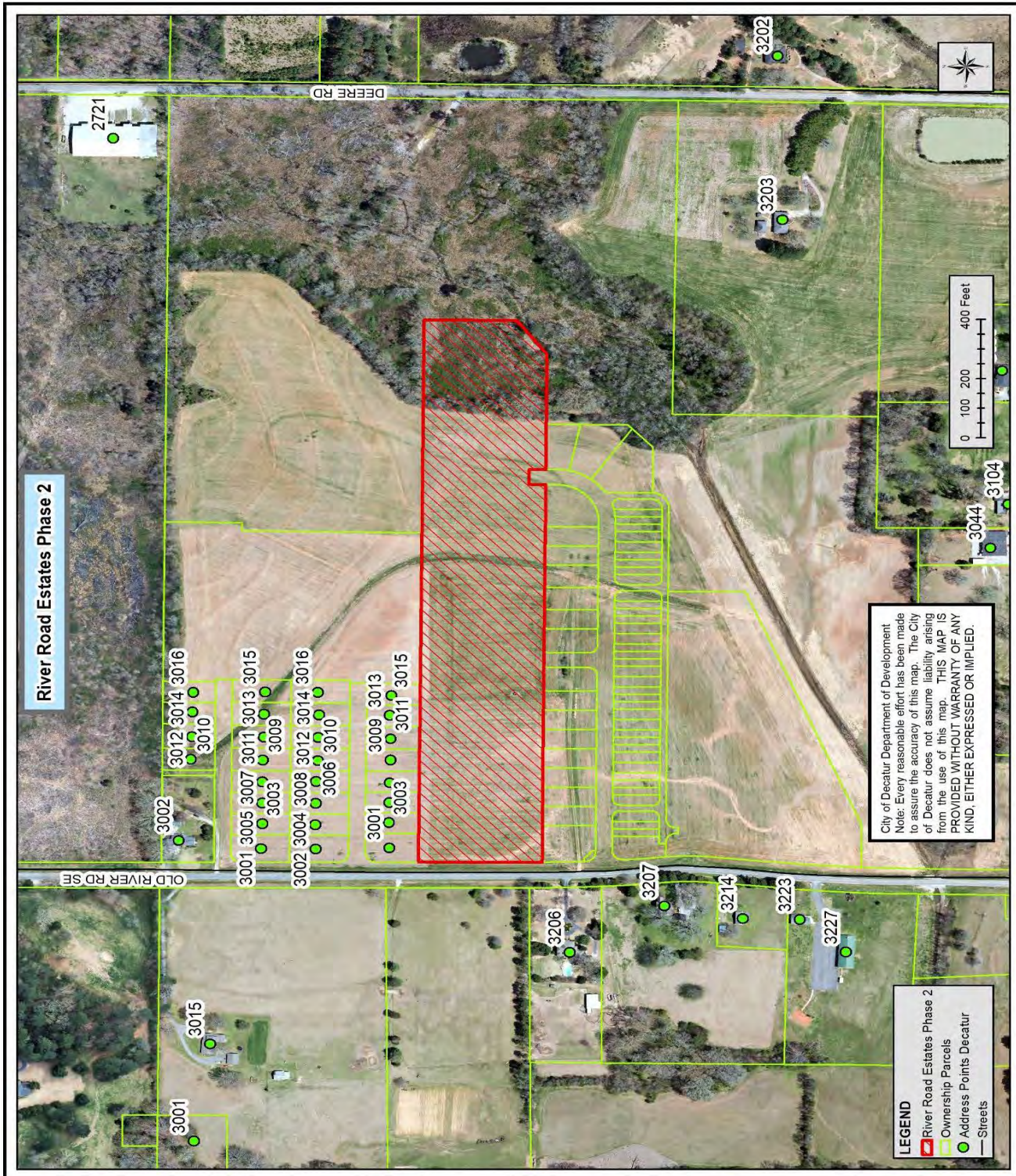
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

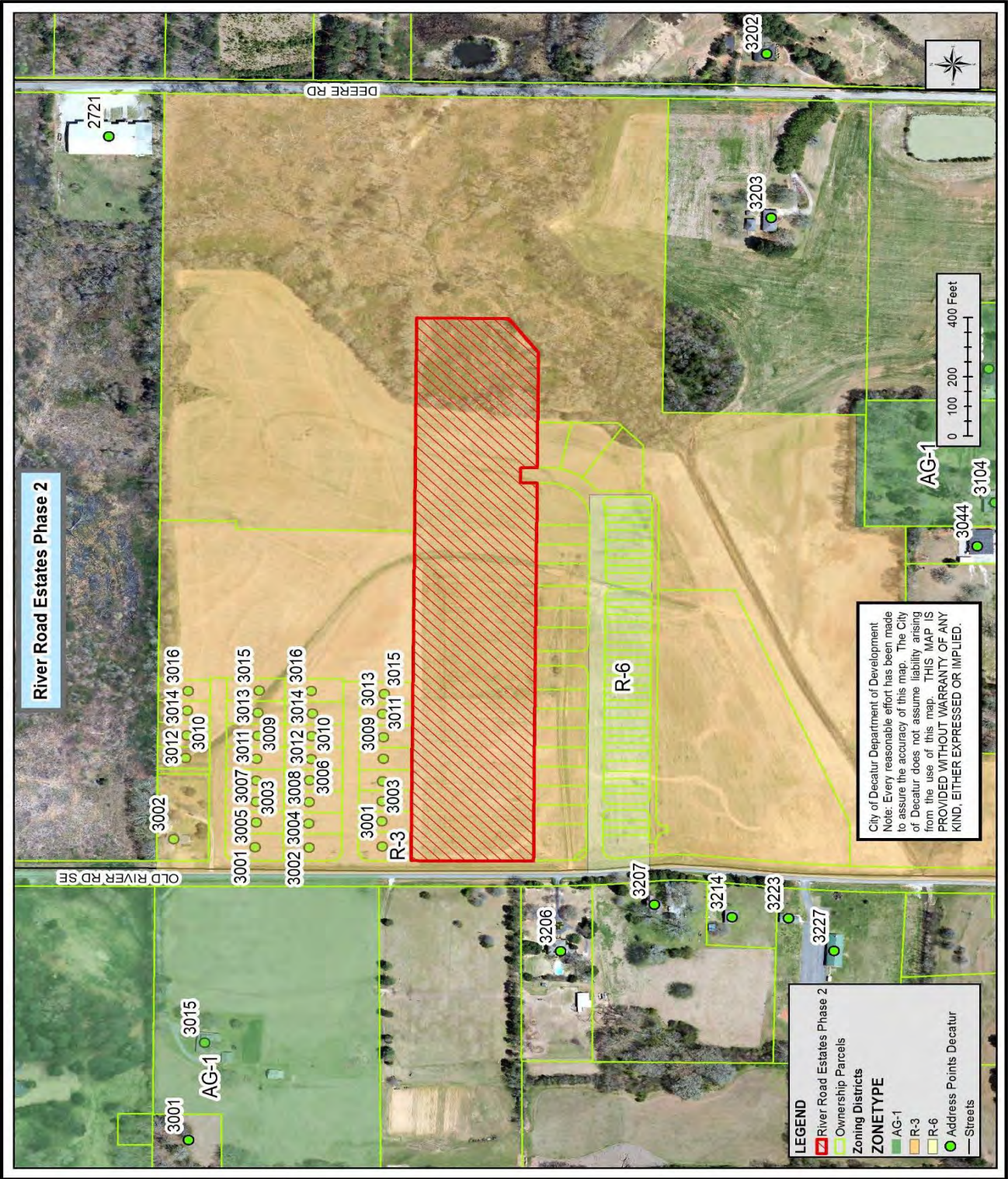
ONE DECATUR STREET TYPOLOGY: Old River Rd SE is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

Pt. of Info:





FILE NAME OR NUMBER: Old River Manor Phase 1 – Bond Review

ACRES: 19.75

CURRENT ZONE: R-3

APPLICANT: River Road Manor, LLC

LOCATION AND OR PROPERTY ADDRESS: 3001 Lisa Ln SE

REQUEST: Renew current Subdivision Bond (No BND77300035) in the amount of \$43,215.00, for a period of 1 year.

PROPOSED LAND USE: Single Family Residential

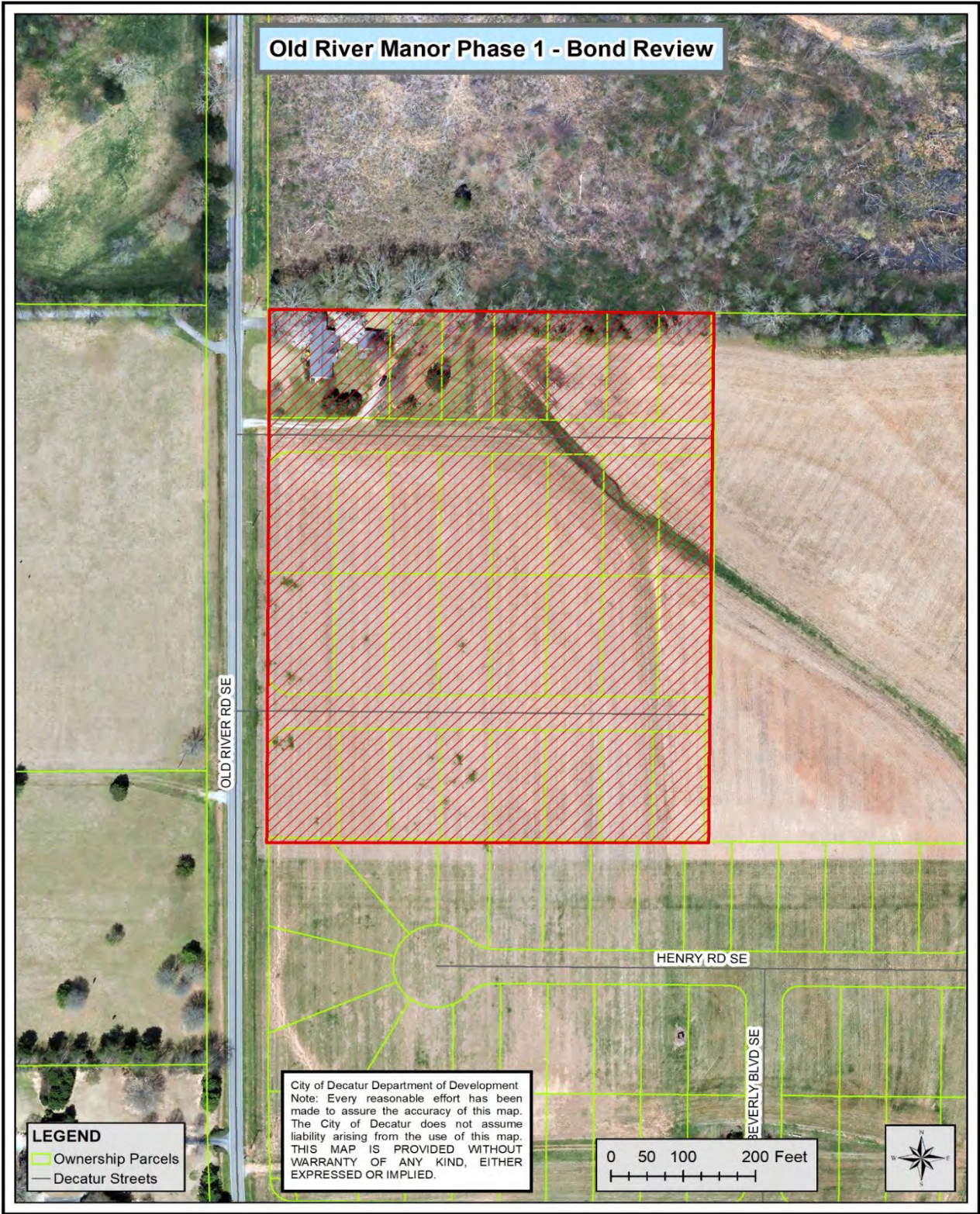
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

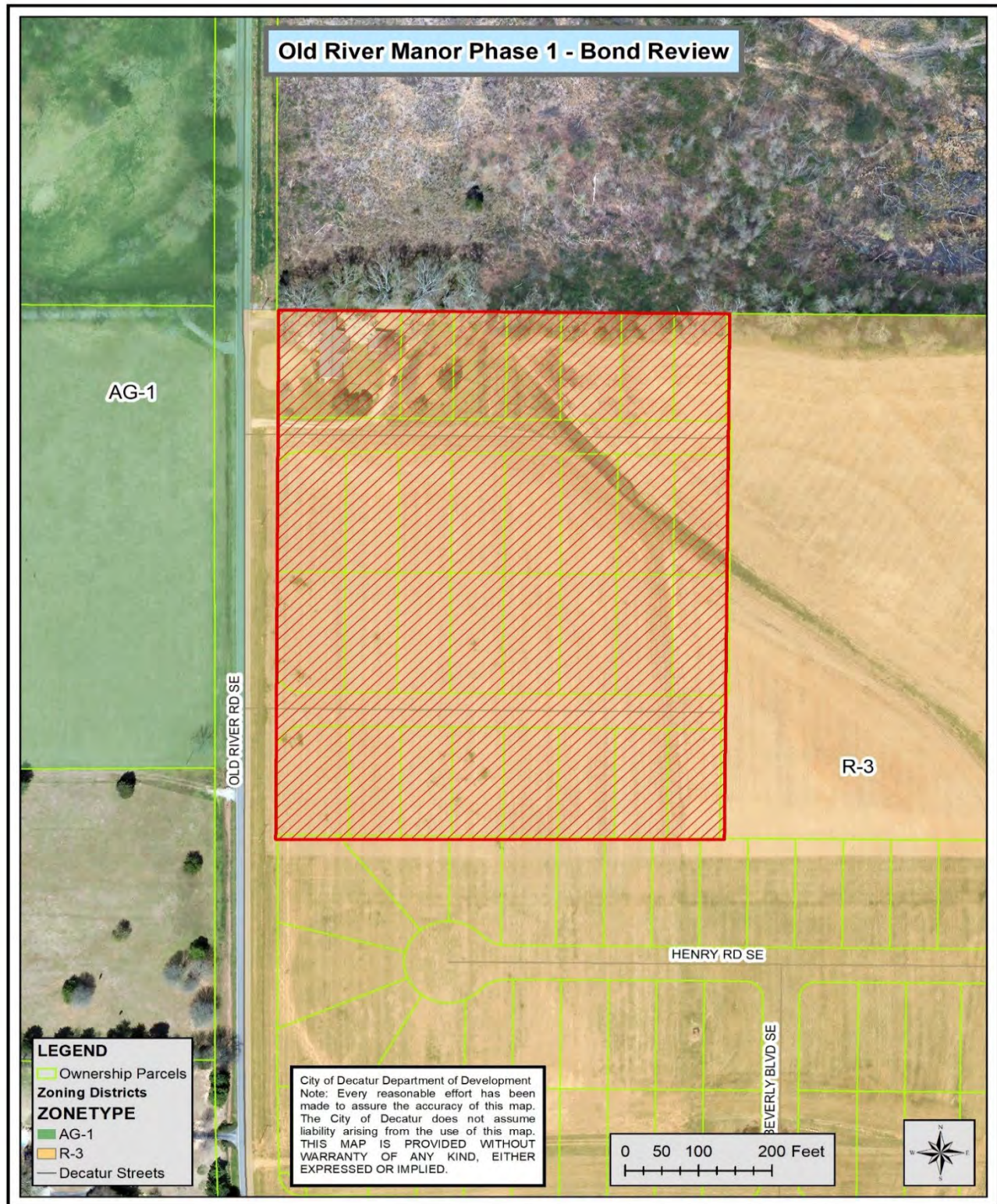
ONE DECATUR STREET TYPOLOGY: Lisa Lane SE is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





FILE NAME OR NUMBER: McGhee Square Subdivision – Bond Review

ACRES: 0.61

CURRENT ZONE: B-5

APPLICANT: Decatur Urban Ventures

LOCATION AND OR PROPERTY ADDRESS: 17 Walnut St NE

REQUEST: Review \$207,288.00 Cash Bond in place for McGhee Square Subdivision improvements. Approve reduction of \$105,288.00 for improvements completed, leaving bond in place for \$102,000.00, to cover remaining improvements.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core/Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Walnut St is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

