



Commercial INCLUDING MULTIFAMILY Development Permit Procedure

The applicant shall furnish to the Planning Department the following information twenty-one (21) days prior to review by the Planning Commission (next to the last Tuesday of each month):

Effective 11/7/22, the following fees should be remitted to the Planning Department at the time of application submission:

1. Commercial Site Plan Application Fee \$250.00 (Check made payable to the City of Decatur)
2. Provide a copy of a deed showing current land ownership.
3. A completed Commercial Development Permit Application form (attached).
4. 5-A1 bound sets of the site plan for the proposed development showing all existing and proposed:
 - a. Building foot prints
 - b. Loading and unloading areas including dumpster locations
 - c. Ingress and egress to public areas
 - d. Parking area and number of parking spaces
 - e. Internal circulation
 - f. Topographical changes or physical features present or proposed(i.e., site grading and drainage plans)
 - g. Existing and any new utilities and easements
 - h. Landscaping/ lighting and signage plans – refer to Section 25-16
5. If the development is multifamily the following additional information will be required.(section
 - (1) Show buildings
 - (a) Number of units
 - (b) Bedrooms in units
 - (c) Stories and/or height of all buildings
 - (d) Building materials (include colors and provide a plan profile and schematics)
 - (2) Shared spaces and office s (amenities)
 - (3) Recreational facilities (amenities)
 - (4) Landscaping and lights
 - (a) Including safety facilities and provisions
 - (5) Parking plans and proposals
 - (6) Dumpster location and screening from rights of way and
 - (7) Proposed covenants
 - (8) Such other items that the planning Commission shall require
 - (9) Drainage plans and documentation of impacts



- (10) A digitized submittal of the detailed Site Plan sent to planningcommissionapplications@decatur-al.gov in ".docx or .pdf." format
- (11) To aide in consideration of the project the Planning Commission may require studies that address traffic impacts, environmental impacts, and others as may be deemed necessary by the commission
- (12) Open space planned for the development and it's uses
- 6. All properties having frontage along the Beltline Rd. will be required to construct an access road to City specifications, or if approved by the City Planning Commission, may post a surety bond in the amount one and one half times (150%) the estimated cost of said road.
- 7. Conformity with the Zoning Ordinance of the City of Decatur is NOT checked by the City Planning Commission. Zoning Ordinance conformity is checked by the City Building Department when the application for a building permit is reviewed.
- 8. All plans should also be submitted electronically. Documents and applications should be in ".docx or .pdf" format and plats and drawings should be in ".jpeg or .tiff" format. Submit to planningcommissionapplications@decatur-al.gov.



Application for Commercial Site Plan Review

Date: _____

Planning Commission for the
City of Decatur, Alabama

Gentlemen:

I hereby request permission to develop property located in a _____ district as
hereinafter shown:

DESCRIPTION OF PROPERTY

Street Address: _____

Lot _____ Block _____ Plat _____

SUPPORTING DATA

Proposed Use of Land: _____

OTHER INFORMATION

Name, title, full address and phone number of:

Property Owner(s) as shown on deed provided:

Phone: _____

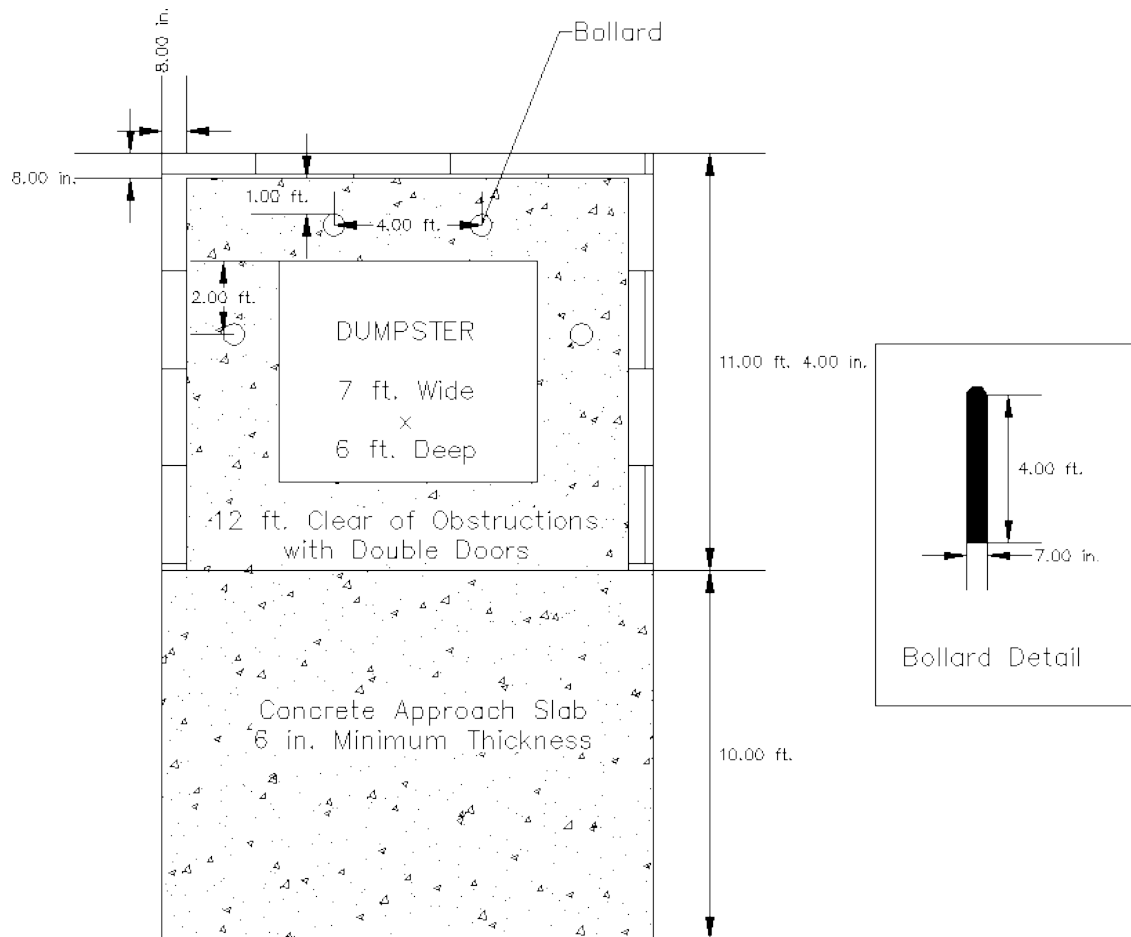
Developer: _____

Phone: _____

I certify the above information is true.

Signature: _____

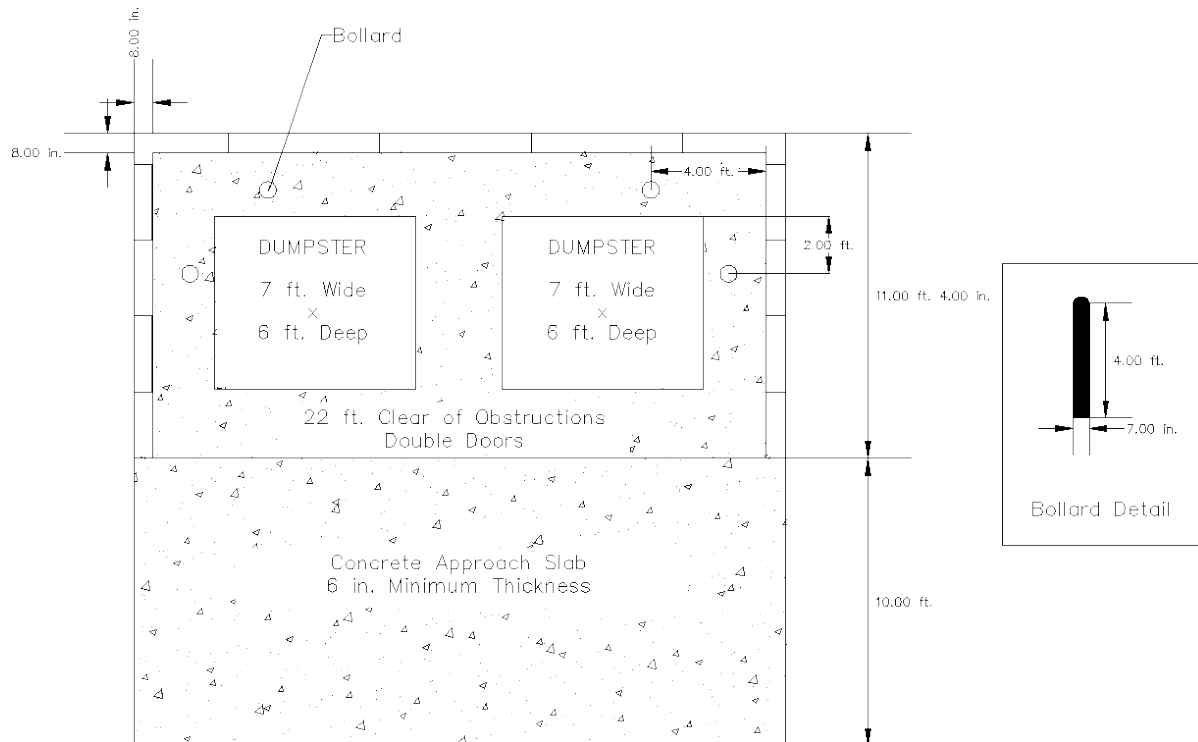
Single Dumpster Pad



Notes

- Floor Slab 6 in. minimum with 2 in. slope back to front
- #5 rebar turned 12 in. into slab shall be placed in each corner and spaced 24" O.C. extending 2" below top of finished wall height
- 6 in. I.D. Steel Pipe filled with concrete installed 24 in. into ground
- Wall should be constructed of concrete block
- Wall height shall be the max of: 7 ft. 4 in. from top of finished slab OR 8" taller than dumpster height
- Cells should be filled with 3000 psi concrete
- Concrete approach Slab should be a minimum of 6 in. thick
- Gates must be able to be secured to maintain 12 ft. clear opening
- Finishes must match the enclosure and painting must be congruent with main building
- Enclosure must meet the standards described in the Decatur City Solid Waste Ordinance Section 19-12

*Any deviations from these specifications must be approved by the Sanitation Director

Double Dumpster Pad**Notes**

- Floor Slab 6 in. minimum with 2 in. slope back to front
- #5 rebar turned 12 in. into slab shall be placed in each corner and spaced 24" O.C. extending 2" below top of finished wall height
- 6 in. I.D. Steel Pipe filled with concrete installed 24 in. into ground
- Wall should be constructed of concrete block
- Wall height shall be the max of: 7 ft. 4 in. from top of finished slab OR 8" taller than dumpster height
- Cells should be filled with 3000 psi concrete
- Concrete approach Slab should be a minimum of 6 in. thick
- Gates must be able to be secured to maintain 22 ft. clear opening
- Finishes must match the enclosure and painting must be congruent with main building
- Enclosure must meet the standards described in the Decatur City Solid Waste Ordinance Section 19-12

* Any deviations from these specifications must be approved by the Sanitation Director