

MEMORANDUM

DATE: April 16, 2014

TO: Planning Commissioners

CC: Mayor Don Kyle; Wally Terry; Herman Marks; Tony Powell; Tom Polk; Mark Petersohn; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

April 22, 2014

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:15 p.m. (Council Chambers)

Agenda Planning Commission

City of Decatur, AL

April 22, 2014

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Kent Lawrence**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- March 18, 2014

3. CONSENT AGENDA

CERTIFICATES

- | | | |
|------------|---|-------|
| A. 3238-14 | Certificate to Consolidate & Subdivide
(South of Beltline Rd. (Hwy 67) and west of Setter Avenue SW) | 1/3-5 |
|------------|---|-------|

BOND REVIEW

- | | | |
|---|--|-------|
| A. The Farm and The Farm Addition No. 1 | (South of Vestavia Drive SW and east side of Spring Avenue SW) | 1/6-7 |
|---|--|-------|

4. NEW BUSINESS

- | | | |
|---|--|-------|
| A. Cedar Grove Subdivision Addition No. 3 | (West of Kensington Way SW and south of Modaus Rd. SW) | 2/8-9 |
|---|--|-------|

Minutes
Subdivision Committee
April 22, 2014

CONSENT AGENDA

CERTIFICATE

3238-14 Certificate to Consolidate and Subdivide

Applicant: North Central Properties AL, LLC
Owner: Same

Zoning: M-1A & AG-1
Acreage: 8.36 acres

Request: Consolidate a 7.84 acre tract and a .52 acre tract into one tract of 8.36 acres and subdivide into two tracts of 7.21 acres and 1.15 acres

Location: South of Beltline Rd. (Hwy 67) and west of Setter Avenue SW

Conds:

1. Payment of recording fees
2. Provide copy of deed showing ownership of property
3. Show correct ownership in body of certificate
4. Verify/obtain septic tank approval for Unit 2 or extend sewer
5. Provide copy of letter from owner requesting subdivision

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

Recomm: Approval with stated conditions

BOND REVIEW

The Farm and The Farm Addition No. 1

Applicant: Peek Properties LLC
Owner: Same

Zoning: R-5, R-2
Acreage: 8.5 acres

Request: Bond review for the completion of public improvements – (sidewalks and the extension of Bridle Path). LOC's expire June 19, 2014. Sidewalk Amount - \$25,000. Extension of Bridle Path Amount - \$80,000.

Location: South of Vestavia Drive SW and east side of Spring Avenue SW

Recomm: The Subdivision Committee recommends that the sidewalk on Bridle Path be constructed and The LOC released upon completion of the work. The LOC for the extension of Bridle Path would need to be continued until such time as future development requires the extension of the collector.

END CONSENT AGENDA

NEW BUSINESS

CEDAR GROVE, ADDITION #3

Applicant: Robert Compton Estate
Owner: Same

Zoning: R-5 Patio Homes
Acreage: 3.16 acres

Request: Consideration for release of Letter of Credit for the completion of sidewalks in Cedar Grove, Addition No. 3






Location: West of Kensington Way SW and south of Modaus Rd. SW

Recomm: The Planning Department recommends releasing the Letter of Credit. The recent revision of our Subdivision Regulations now places the responsibility for sidewalk construction with the home builder. (See Section VII.K.8 City of Decatur Subdivision Regulations).

Certificate to Subdivide and Consolidate 3238-14



Legend

	Parcels
	bldg
	Ownership
	corplm
	SUBJECT PROPERTY

LOCATION MAP

APPLICANT: NORTH CENTRAL AL
PROPERTIES LLC



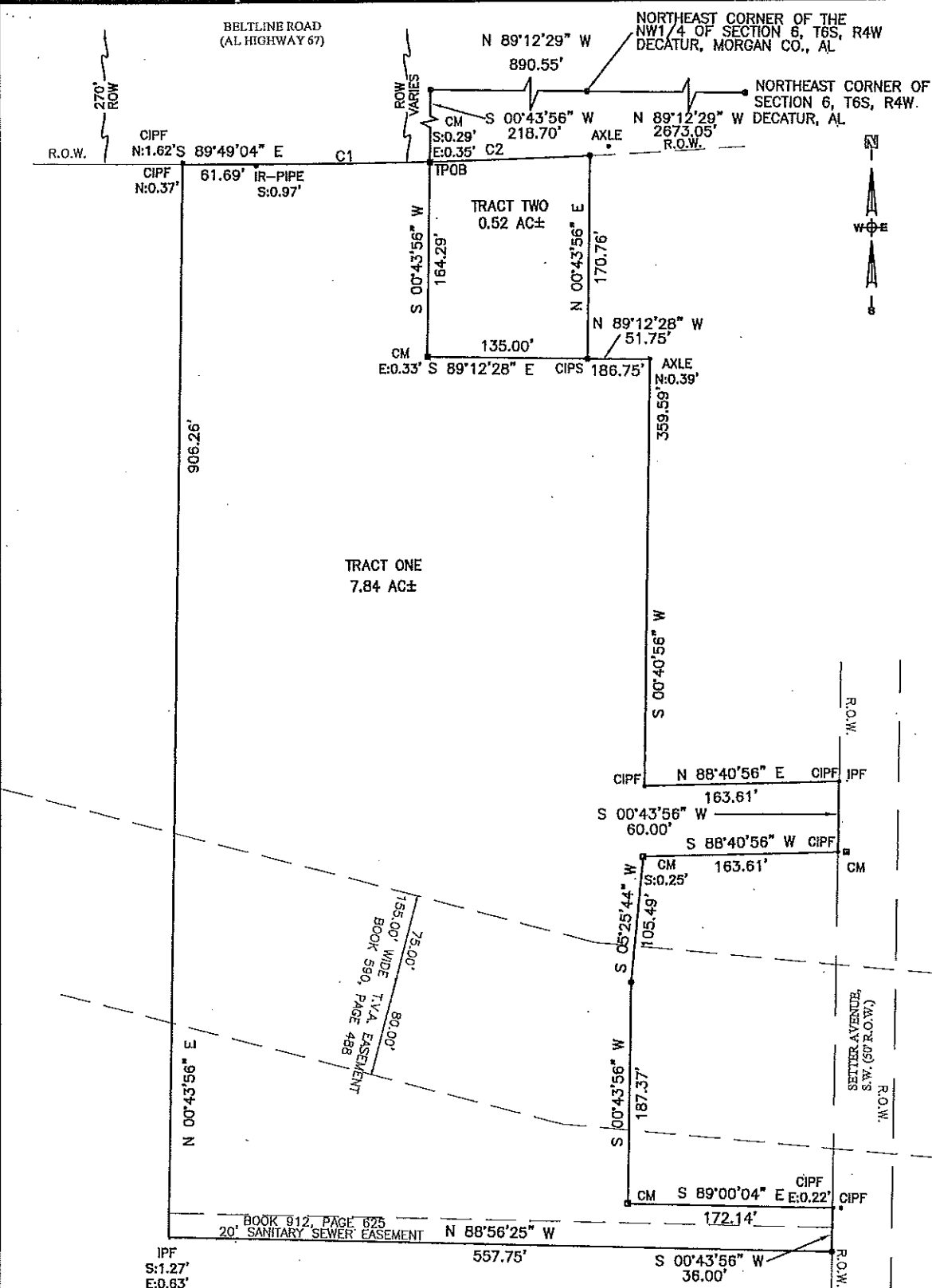
DRAWING NOT TO SCAL

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE 3238-14

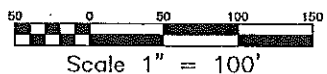
PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	145.53'	5852.58'	1°25'29"	N 89°25'12" E	145.53'
C2	135.15'	5852.58'	1°19'23"	S 88°02'46" W	135.15'



PUGH WRIGHT MCANALLY

CIVIL ENGINEERS

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GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983).
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. 2012, PG 4411
4. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
6. 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.
7. FIELD WORK WAS COMPLETED ON 04-02-2014.

LEGEND

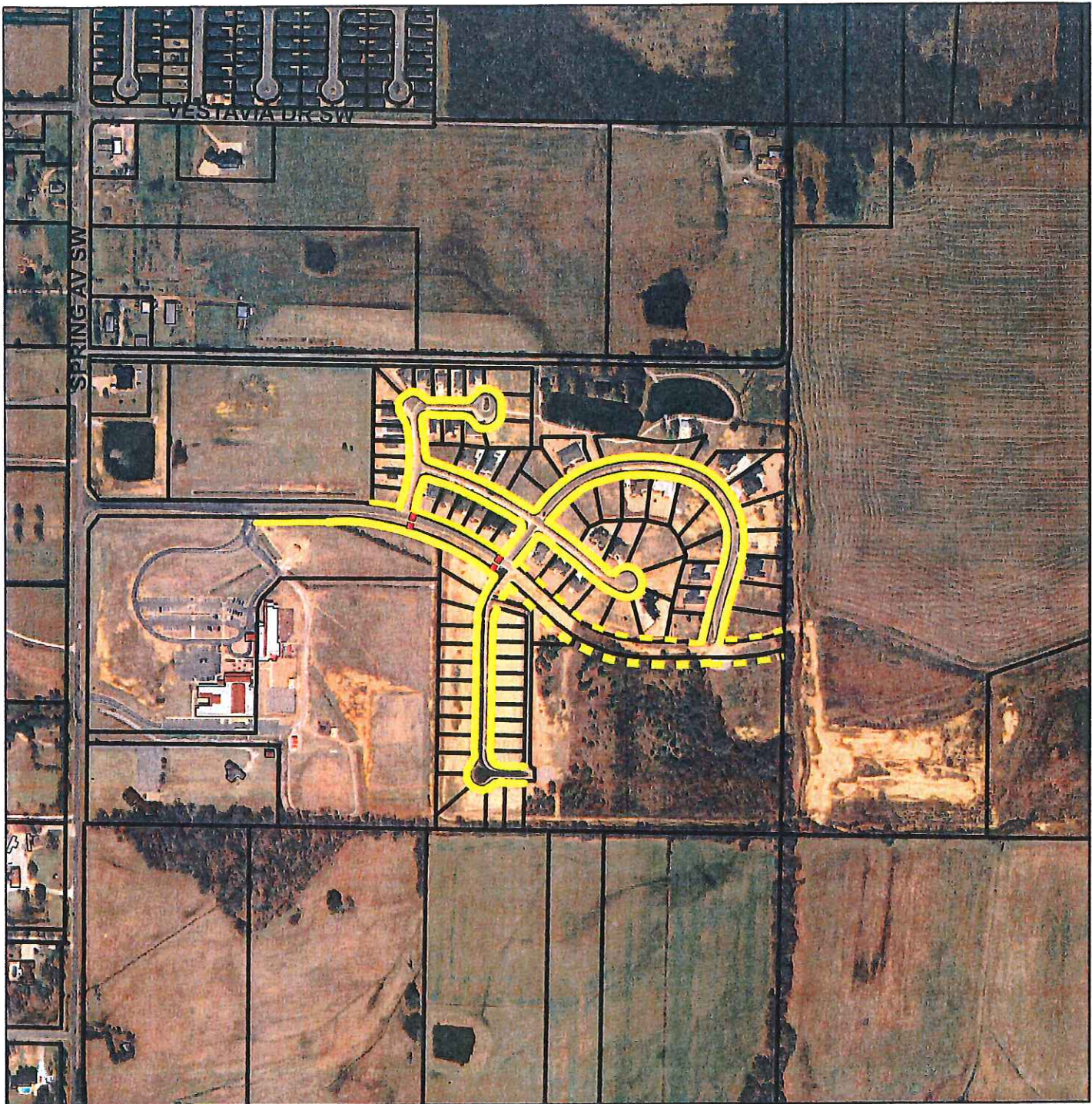
- CIPF CAPPED IRON PIN FOUND
- CM CONCRETE MONUMENT
- IR-PIPE IRON PIPE FOUND

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C3	20.15'	5852.58'	0°11'50"	S 88°36'33" W	20.15'
C4	115.00'	5852.58'	1°07'33"	S 87°56'51" W	115.00'

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
THE FARM SIDEWALK CONSTRUCTION PLAN
APPROVED BY PLANNING COMMISSION MAY 09






LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

Legend

 bldg

-  SIDEWALK CONSTRUCTED
-  SIDEWALK BUILT WHEN STREET COMPLETED
-  CROSSWALK

ZONED R-2 AND R-5

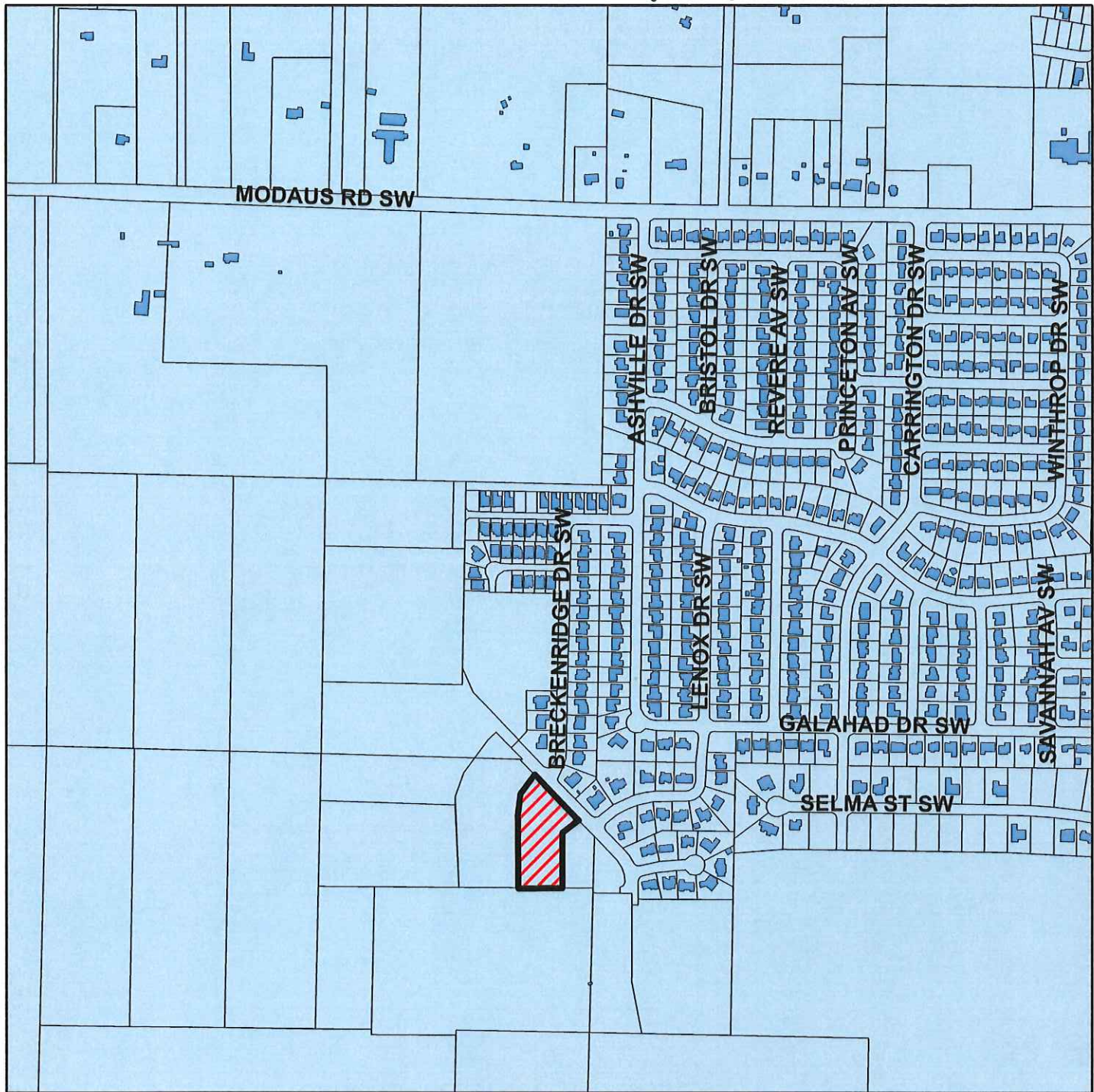
APPLICANT: DAVID PEEK



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Note: Every reasonable efforts 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.

CEDAR GROVE SUBDIVISION ADD. NO. 3 BOND REVIEW






LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: ROBERT COMPTON

Legend

-  bldg
-  corplim
-  SUBJECT PROPERTY

ZONED R-5



DRAWING NOT TO SCALE

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4. Where sidewalks are replaced or adjoin an existing sidewalk, they shall be of similar color and texture.
5. Where sidewalks are replaced due to breakage, utility cuts, or age, they shall be upgraded or replaced with similar material and brought into compliance with ADA requirements.
6. Sidewalks shall be four (4) inches in depth except at vehicular crossings which should be six (6) inches in depth and at vehicular crossings sidewalks should be reinforced with wire mesh or equivalent and be handicapped accessible. Concrete should be 3000-psi minimum compressive strength at 28 days. (See Appendix II)
7. Where unique site characteristics make it necessary or desirable to deviate from these regulations alternate proposals for biking and pedestrian access shall be presented to the Planning Commission for approval.
8. Sidewalks for individual lots shall be constructed and completed before any Certificate of Occupancy (CO) will be issued and are the responsibility of the home builder. This statement to be shown as a "plat note" on all final plats. Sidewalks shall be required on both sides of all collector streets and must be completed by the Developer during the first phase of development OR within two (2) years from recording of the final plat, whichever comes first.²⁹

SECTION VIII

VIII. Plats and Data

A. *Layout Plat*

The Applicant's Engineer shall submit the following required information to the Planning Department prior to the review by the Planning Commission of such layout, plan or plat for approval action (See Section IV).

General

The following information is required for general subdivision layouts:

1. Existing Covenants
2. Land characteristics
3. Available community facilities and utilities
4. Number of residential lots
5. Typical lot width, depth, and area
6. Price range of lots
7. Price range of dwellings (if known)
8. Proximity to business areas, playgrounds, parks, schools, and other public areas
9. Proposed utilities and street improvements

²⁹ Amended by Planning Commission Resolution #004-13, dated May 21, 2013