

MEMORANDUM

DATE: April 11, 2018

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

April 17, 2018

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

April 17, 2018

Time: 3:15 PM

City Council Chambers

Commissioners: Kent Lawrence, *Chairman*; Gary Borden, *Vice Chairman*; Daniel Culpepper, *Secretary*; Chuck Ard; Frances Tate; Joseph Wynn; Nell Standridge; Eddie Pike; Myna Burroughs

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- March 20, 2018

3. CONSENT AGENDA

CERTIFICATES

| | | |
|------------|--|-------|
| A. 3390-18 | Certificate to Subdivide | 1-4 |
| B. 3391-18 | Certificate to Subdivide & Consolidate | 5-8 |
| C. 3392-18 | Certificate to Consolidate & Subdivide | 9-12 |
| D. 3393-18 | Certificate to Consolidate | 13-16 |
| E. 3394-18 | Certificate to Subdivide | 17-20 |
| F. 3396-18 | Certificate to Consolidate & Subdivide | 21-24 |
| G. 3397-18 | Certificate to Subdivide | 25-28 |

SITE PLAN REVIEWS

| | |
|-----------|-------------------|
| A. 572-18 | 29-31 |
| B. 573-18 | 32-33 see plat |
| B. 574-18 | 34-36 see plat |

4. OTHER BUSINESS

CERTIFICATES

| | | |
|------------|--------------------------|-------|
| A. 3398-18 | Certificate to Subdivide | 37-40 |
|------------|--------------------------|-------|

**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

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| CONSENT AGENDA |
|-----------------------|

FILE NUMBER: 3390-18

CONTROL NO. 7854

ACRES: 6.26

CURRENT ZONE: AG-1, Agricultural

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *John & Kimberly Atkinson also Tara Conway, Trustee of Aslans Country Trust*

REQUEST: *Consolidate one tract of 3.06 acres and one tract of 3.20 acres into one tract and resubdivide into one tract of 4.00 acres and one tract of 2.26 acres*

CURRENT LANDUSE: *Single Family Residential*

PROPOSED LANDUSE: *Low Density Residential*

ONE DECATUR Future Landuse: *Low Density Residential*

ONE DECATUR STREET TYPOLOGY: *Neighborhood Collector*

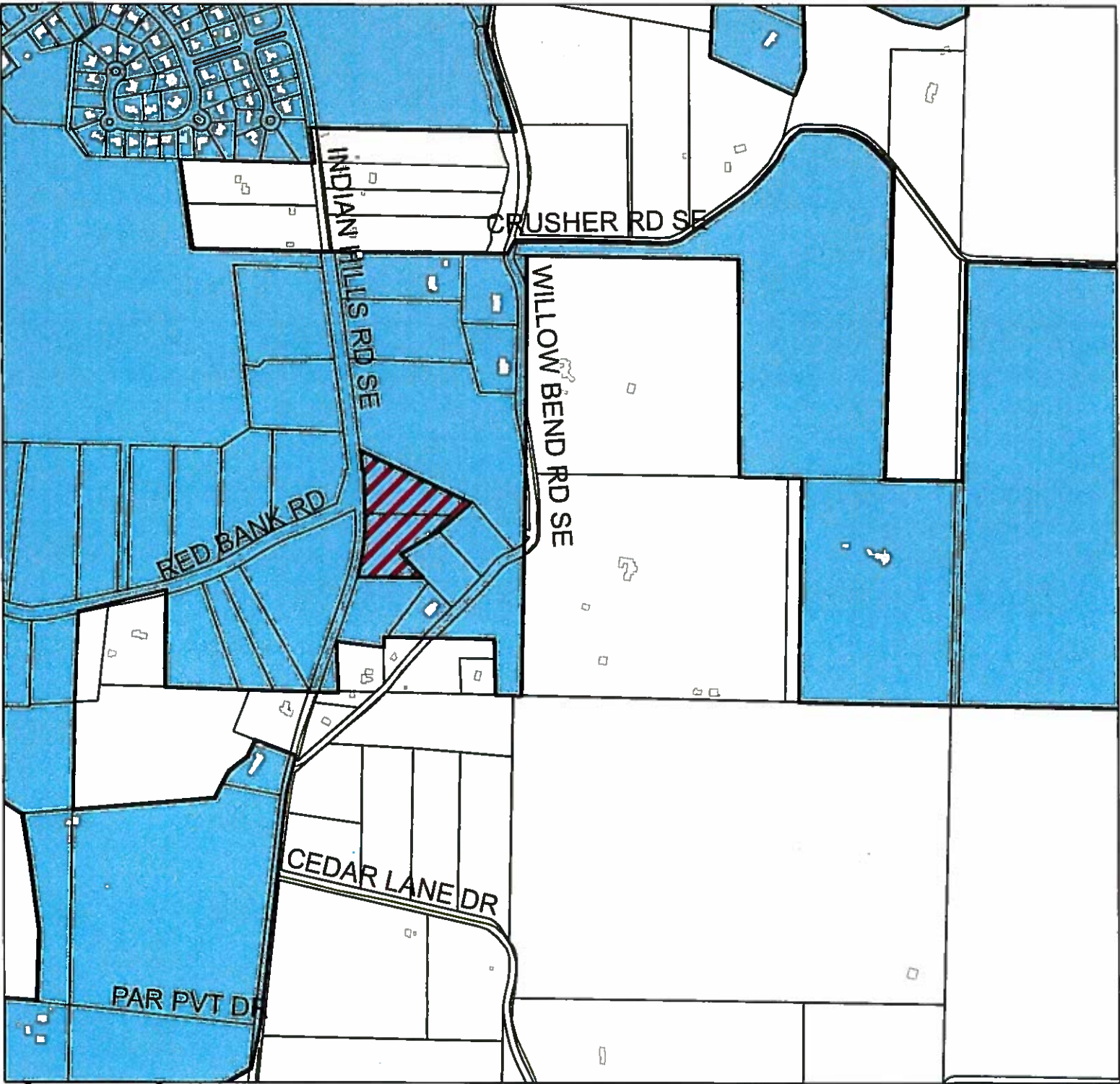
| |
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| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions. |
|--|

1. Payment of recording fees
2. Verify septic tank approval for Tract 2
3. Provide a stamped and sealed survey for recording
4. Applicant(s) to sign letter requesting subdivision

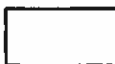



Pt. of Info: Any relocation of utilities will be at the owner's expense.

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| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
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CERTIFICATE TO SUBDIVIDE NO. 3390-18



Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

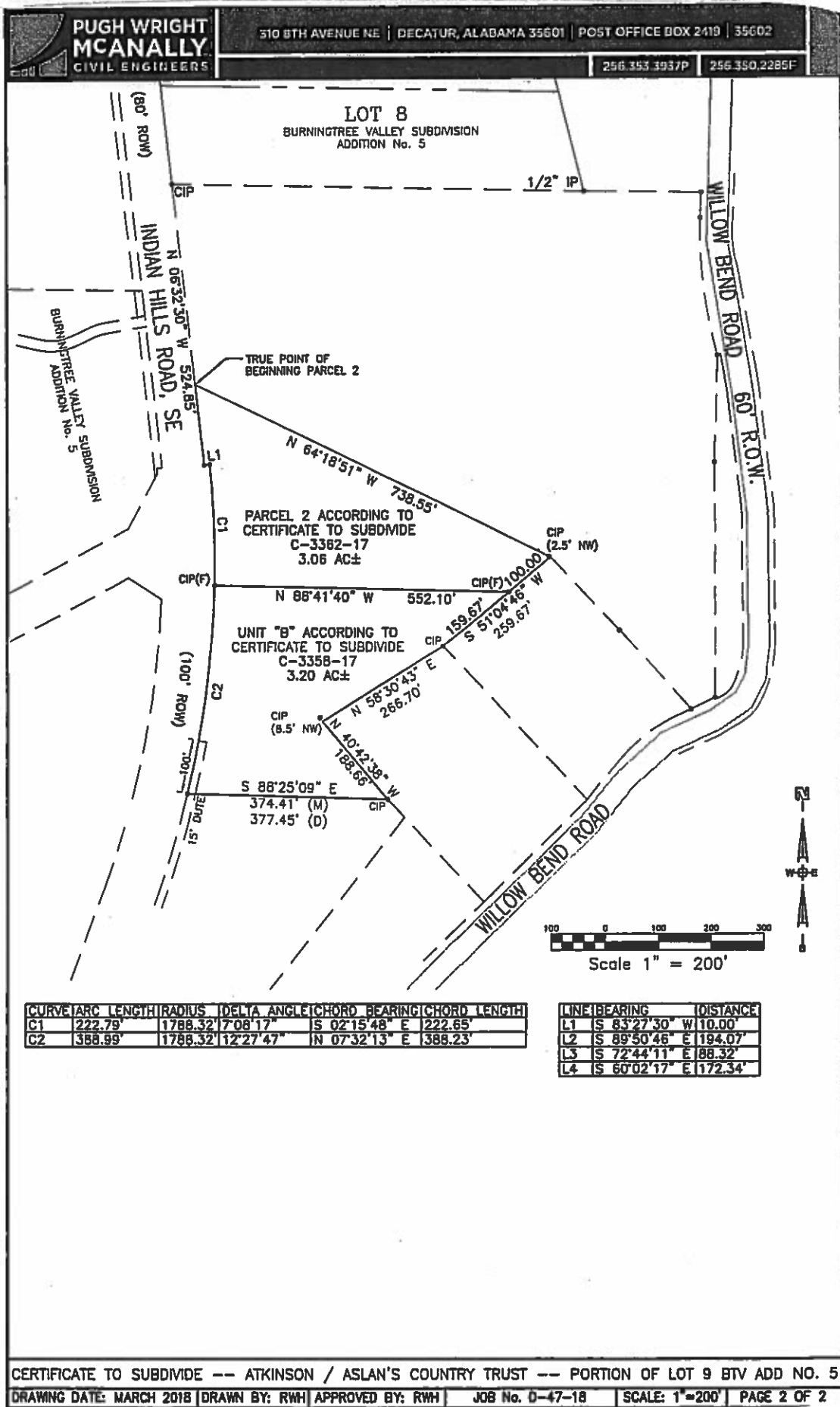
LOCATION MAP

APPLICANT: JOHN WESLEY ATKINSON AND KIMBERLY WELDON ATKINSON
ALSO ASLANS COUNTRY TRUST
BY TARA MICHELLE CONWAY, TRUSTEE

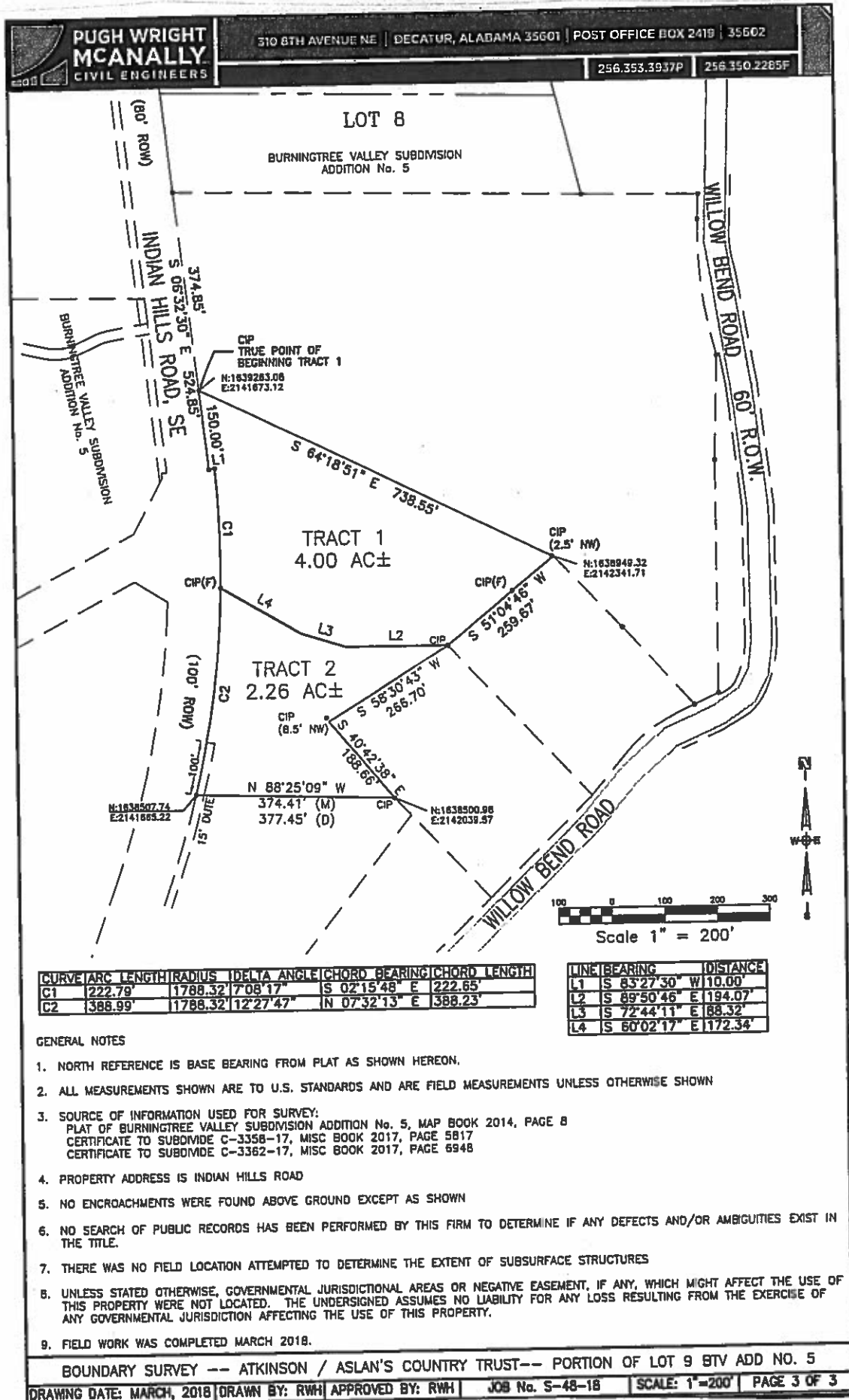
PROPERTY ZONED AG-1



CERTIFICATE TO SUBDIVIDE NO. 3390-18



CERTIFICATE TO SUBDIVIDE NO. 3390-18



**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3391-18

CONTROL NO. 7855

ACRES: 12.97

CURRENT ZONE: M-2, Heavy Industry

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *Municipal Utilities Board of Decatur and Bunge North America, Inc.*

REQUEST: *Consolidate four tracts of 11.76 acres, .44 acres, .30 acres and .45 acres and subdivide into two tracts of 12.29 acres and .68 acres*

CURRENT LANDUSE: *Industrial*

PROPOSED LANDUSE: *Industrial*

ONE DECATUR Future Landuse: *Urban Edge Mixed Use*

ONE DECATUR STREET TYPOLOGY: *City Connector*

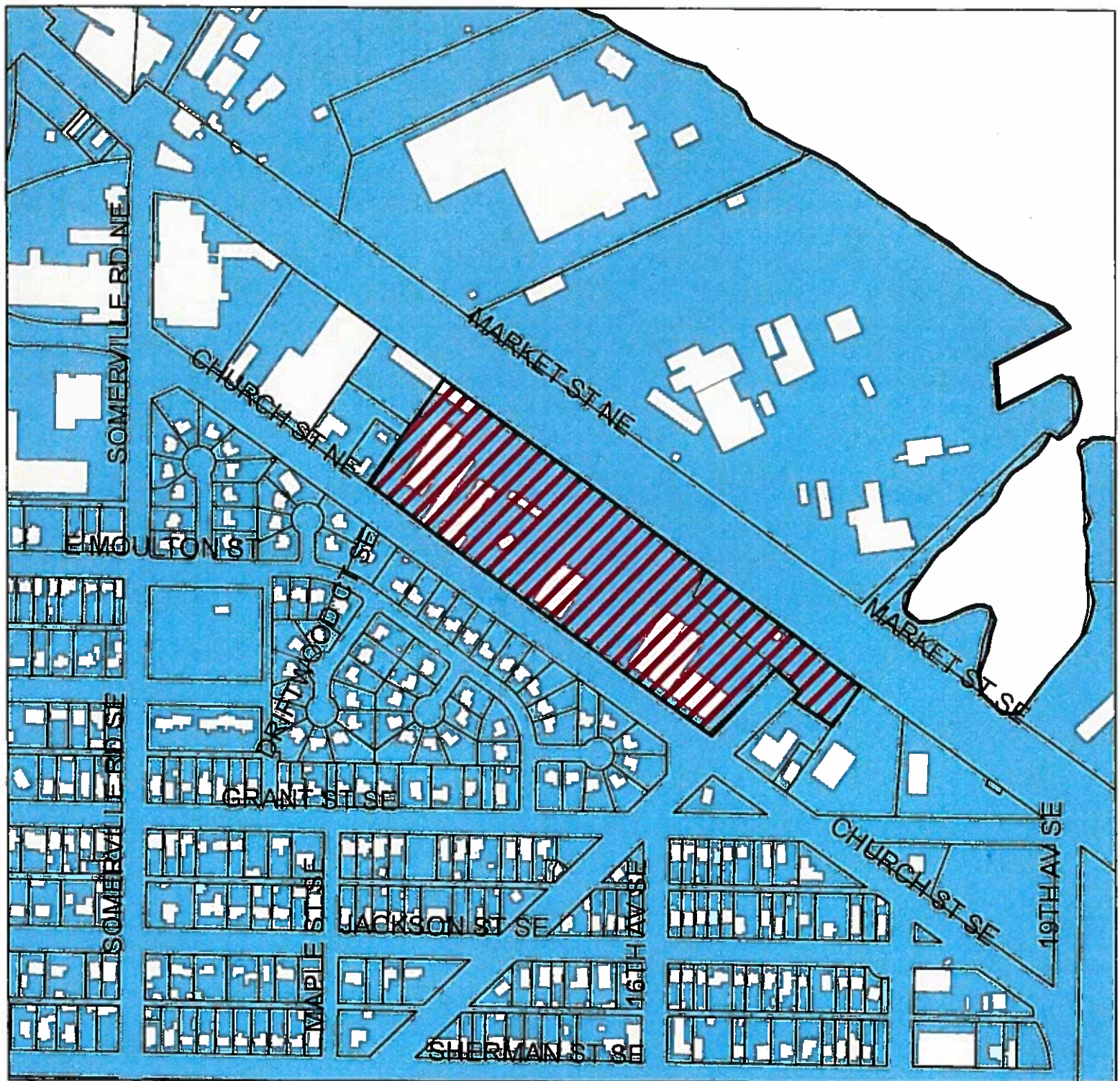
COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions.

1. Payment of recording fees
2. Provide a stamped and sealed survey for recording
3. Applicant(s) to sign letter requesting subdivision
4. Update survey with ROW for Riverview Avenue SE
5. Dedicate easement for existing utility – show on survey. Approval by DU

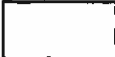



Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3391-18



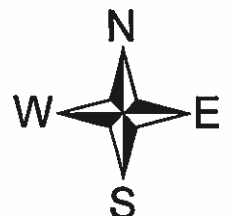
Legend

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

LOCATION MAP

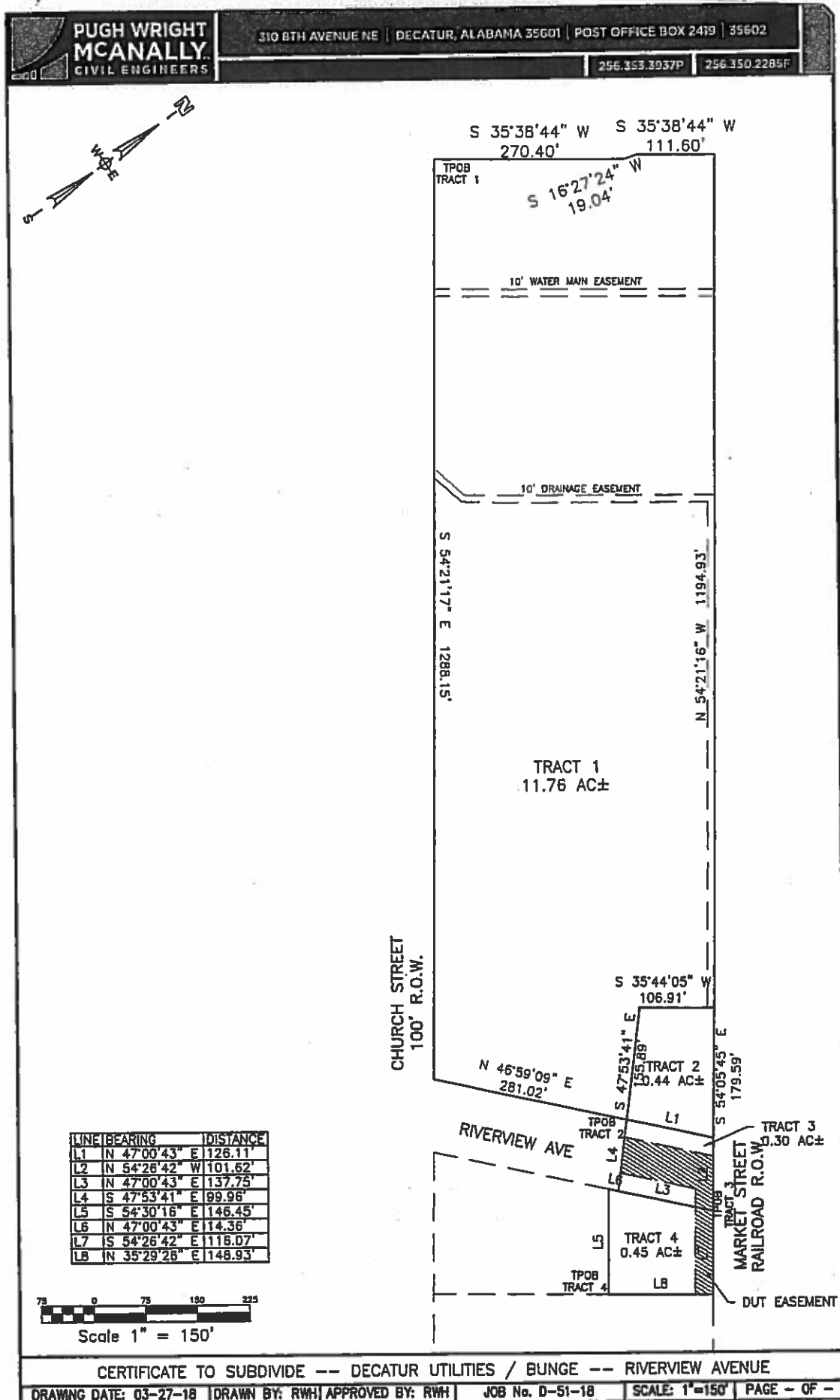
**APPLICANT: MUNICIPAL UTILITIES BOARD OF DECATUR
AND BUNGE NORTH AMERICA, INC.**

PROPERTY ZONED M-2

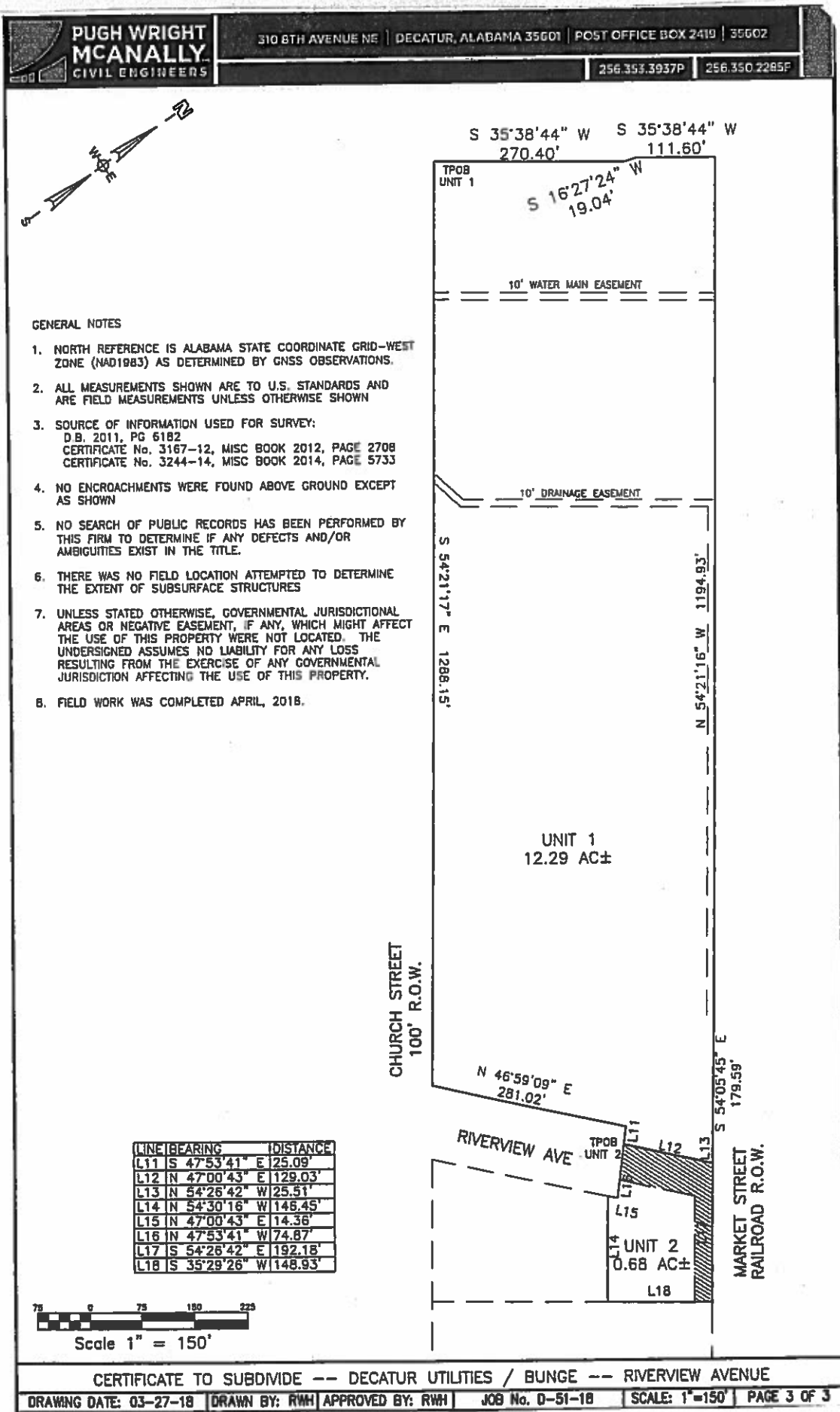


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3391-18



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3391-18



**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3392-18

CONTROL NO. 7856

ACRES: 17 acres

CURRENT ZONE: M-1A, Expressway Commercial

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *John Eyster Family Trust and Lee Barran*

REQUEST: *Consolidate and re-subdivide Plum Tree Center into two tracts of 6.95 acres and 10.05 acres*

CURRENT LANDUSE: *Expressway Commercial*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Community Commercial*

ONE DECATUR STREET TYPOLOGY: *Beltline*

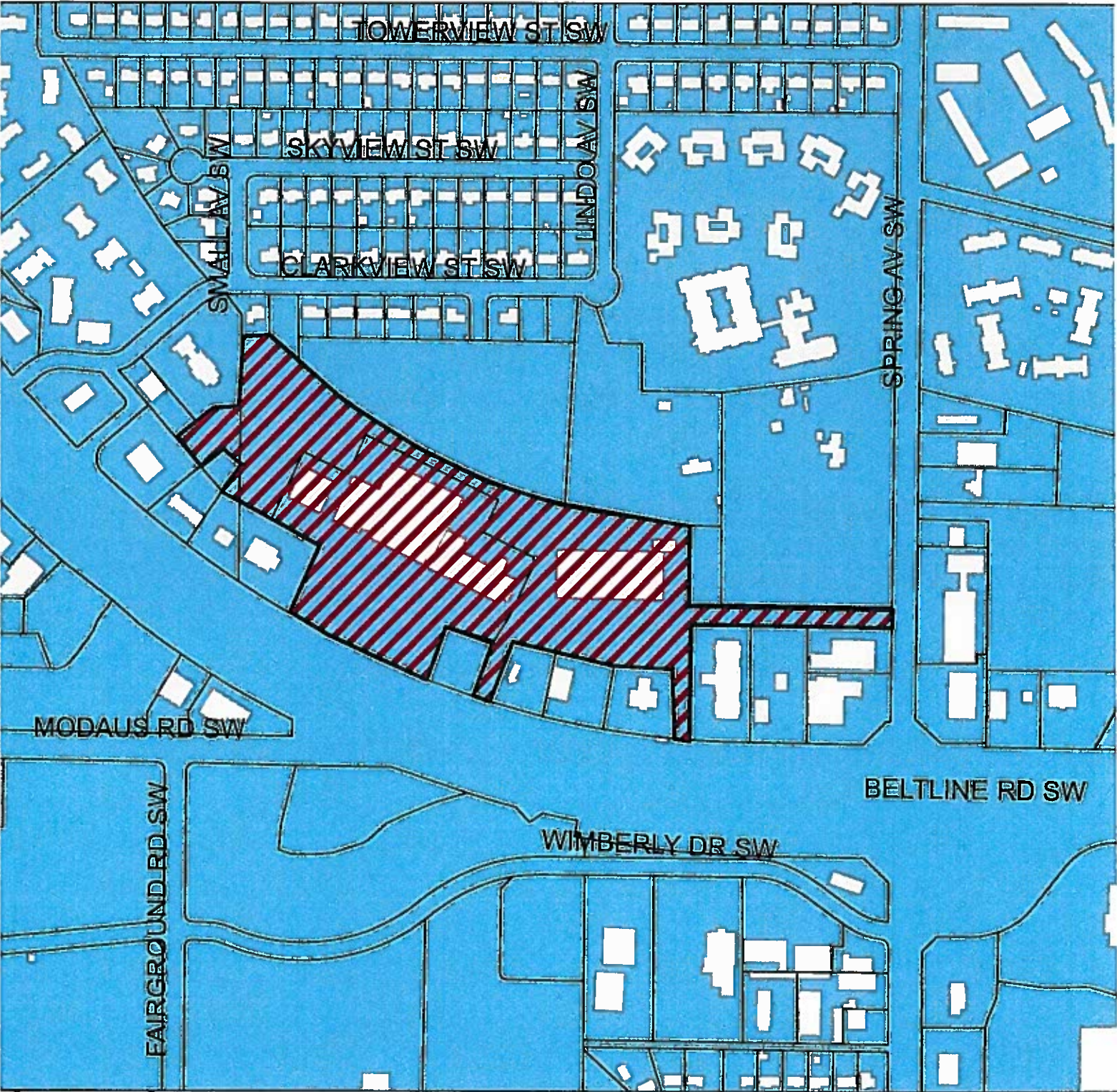
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| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions. |
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1. Payment of recording fees
2. Provide a stamped and sealed survey for recording & provide State Plane Coordinates
3. Completion of Certificates No. 3381-18 and 3385-18
4. Applicant(s) to sign letter requesting subdivision

Pt. of Info: Any relocation of utilities will be at the owner's expense. Certificates to be recorded in order they were submitted.

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| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
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CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3392-18



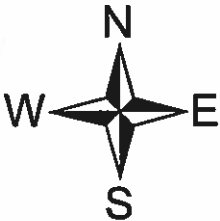
Legend

- Ownership
- Buildings
- Corporate Limits
- SUBJECT PROPERTY

LOCATION MAP

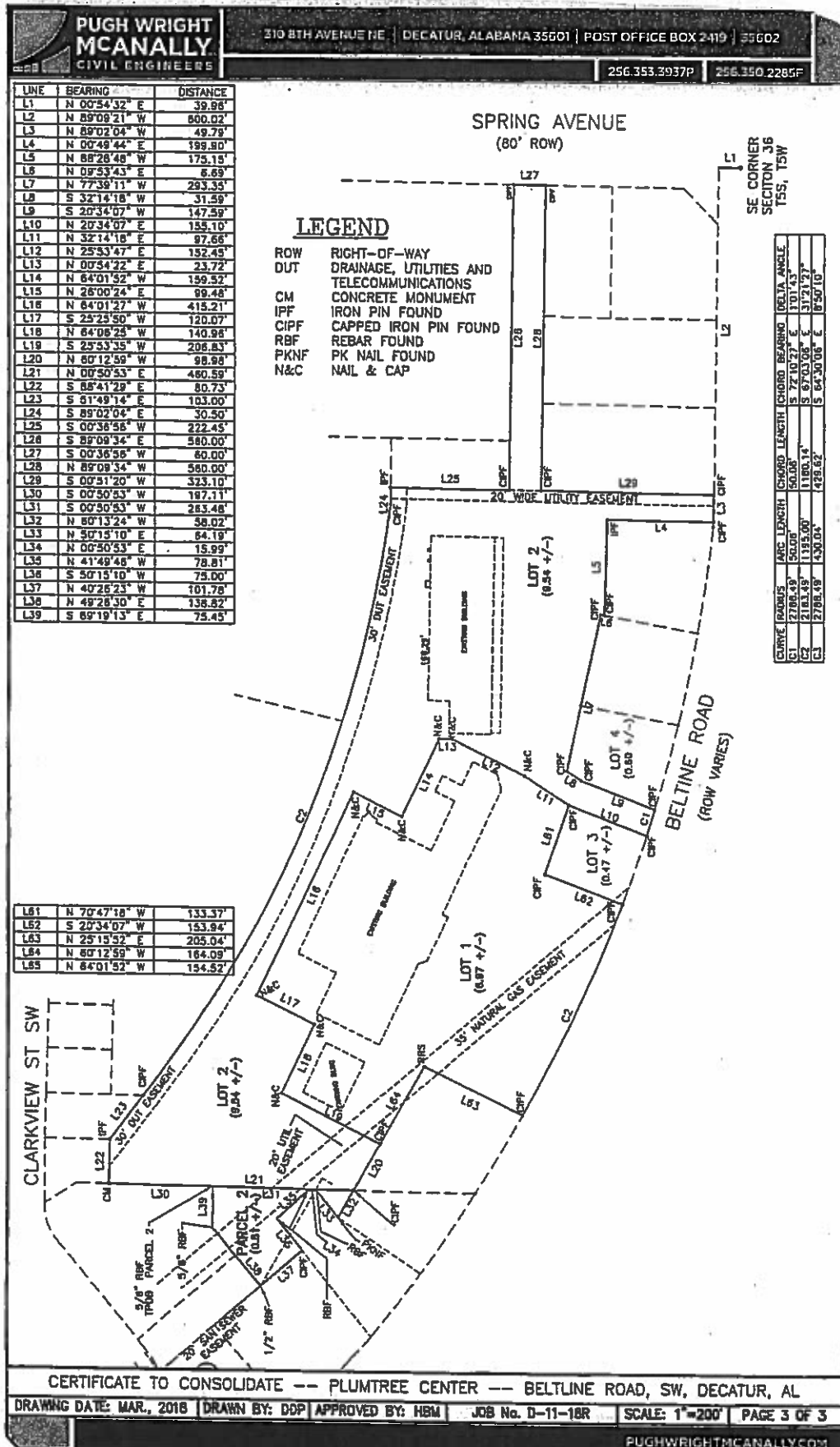
APPLICANT: EYSTER FAMILY TRUST
AND LEE BARRAN

PROPERTY ZONED M-1A

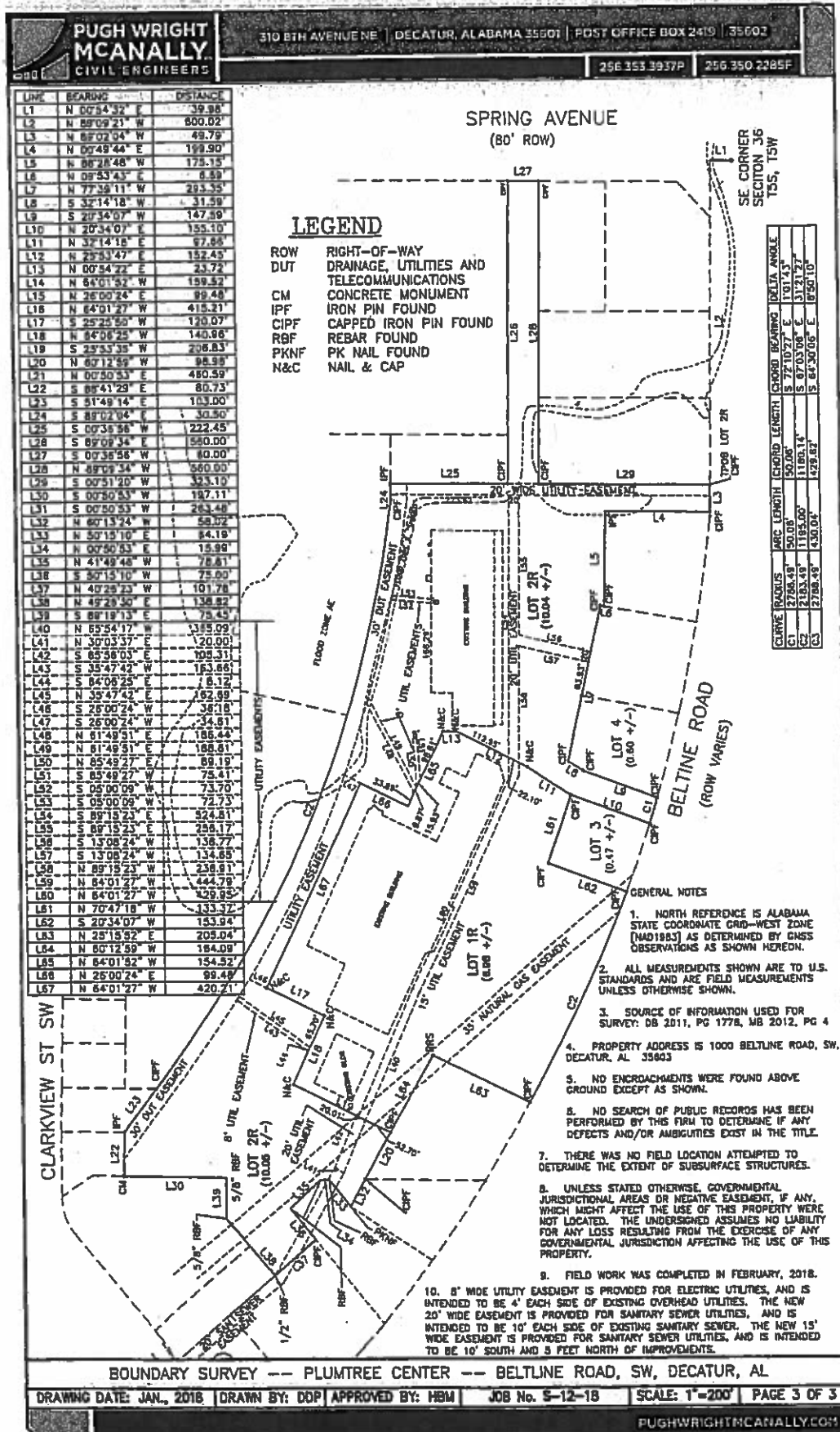


DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3392-18



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3392-18



**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3393-18

CONTROL NO. 7857

ACRES: 9.29

CURRENT ZONE: R-1, Single Family Residential

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *Alan Ross*

REQUEST: *Consolidate Lot 8, Block 1 of Pine Forest Estates, Add. #2 and 8.83 acres into one tract of 9.29 acres*

CURRENT LANDUSE: *Residential*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Low Density Residential*

ONE DECATUR STREET TYPOLOGY: *Local*

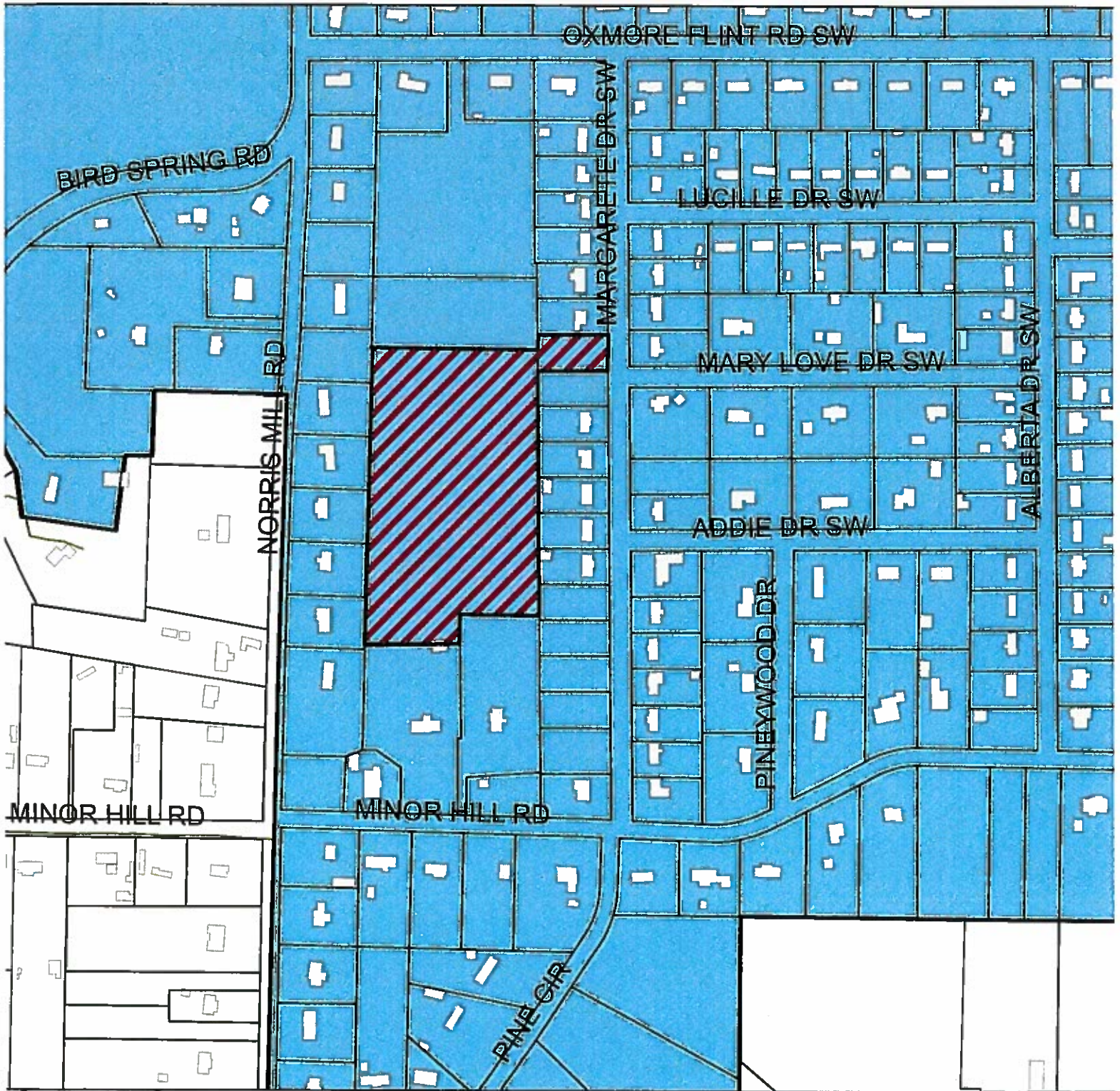
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| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions. |
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1. Payment of recording fees
2. Provide a stamped and sealed survey for recording & provide State Plane Coordinates
3. Applicant(s) to sign letter requesting subdivision
4. Provide copy of deed showing property ownership





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

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| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
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CERTIFICATE TO CONSOLIDATE NO. 3393-18



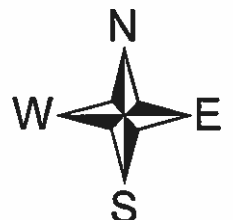
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

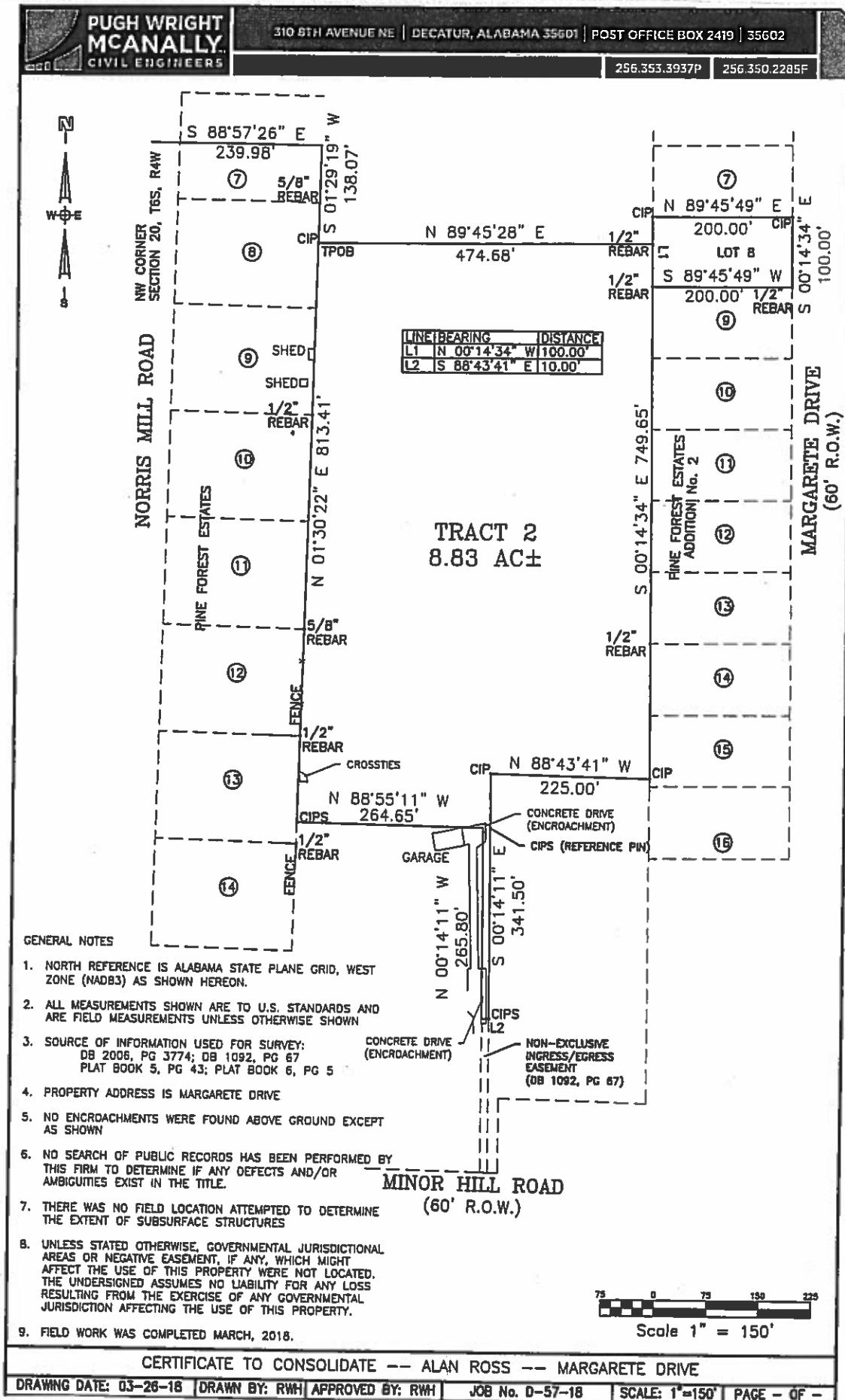
APPLICANT: ALAN ROSS

PROPERTY ZONED R-1



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3393-18



PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

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

256.353.3937P | 256.350.2285F

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY:
DB 2006, PG 3774; DB 1092, PG 67
PLAT BOOK 5, PG 43; PLAT BOOK 6, PG 5
4. PROPERTY ADDRESS IS MARGARETE DRIVE
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 MARCH, 2018.

BOUNDARY SURVEY -- ALAN ROSS -- MARGARETE DRIVE

DRAWING DATE: 03-26-18 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-58-18 | SCALE: 1"=150' | PAGE - OF -

**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3394-18

CONTROL NO. 7858

ACRES: 120.52 acres

CURRENT ZONE: AG-1, Agricultural

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *John Lovelace*

REQUEST: *Subdivide 120 acres into three (3) tracts of 20.22 acres, 20.08 acres and 80.22 acres*

CURRENT LANDUSE: *Vacant*

PROPOSED LANDUSE: *Residential*

ONE DECATUR Future Landuse: *Mixed Neighborhood*

ONE DECATUR STREET TYPOLOGY: *Local*

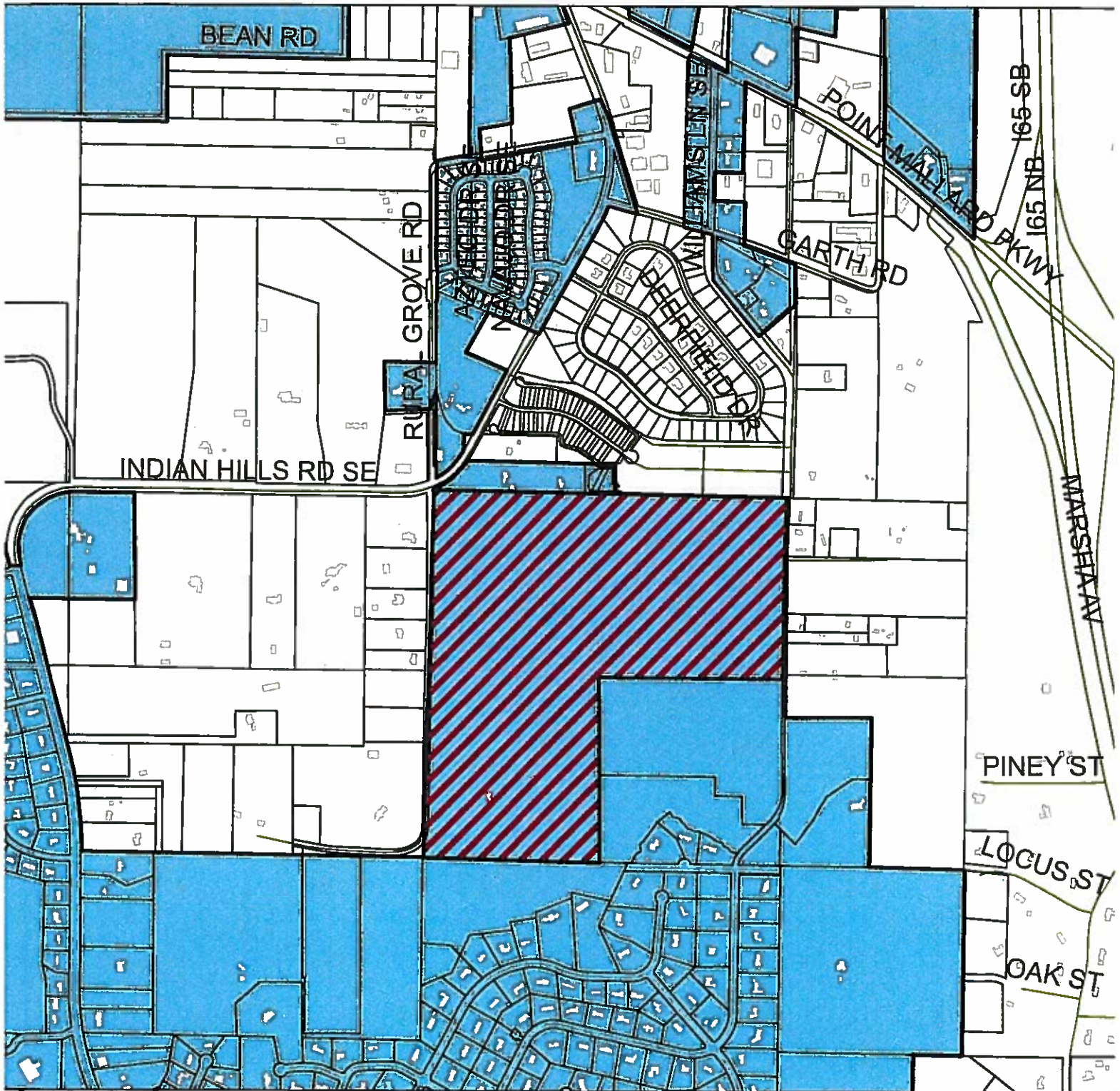
COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions.

1. Payment of recording fees
2. Provide a stamped and sealed survey for recording & provide State Plane Coordinates
3. Applicant(s) to sign letter requesting subdivision
4. Provide copy of deed showing property ownership
5. Revise survey tract names to match legal description
6. Show ROW for Bennich Rd. SE and Willow Bend Rd. SE





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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3394-18



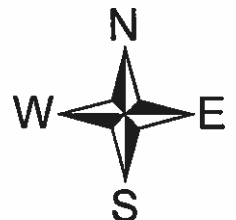
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

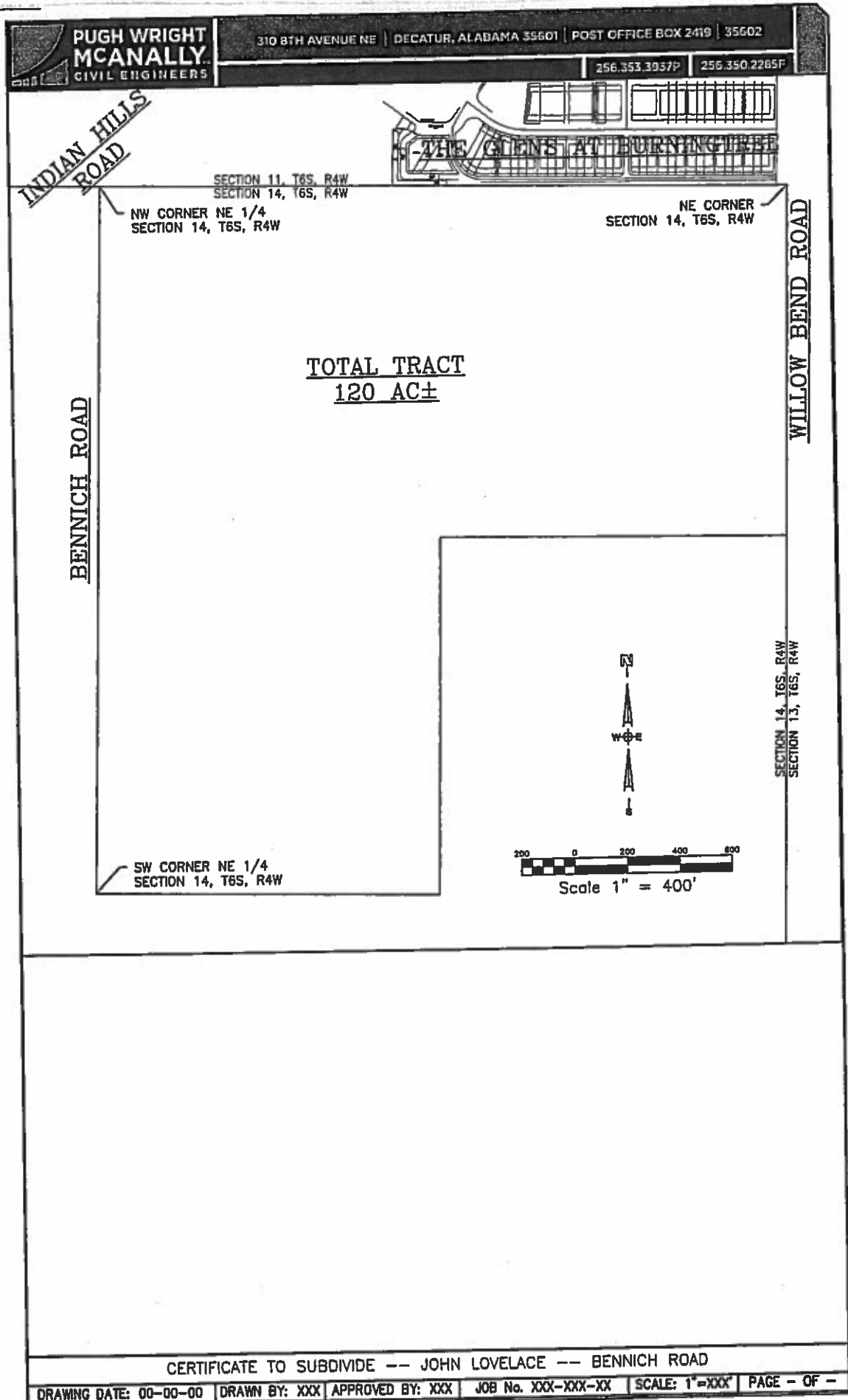
APPLICANT: JOHN LOVELACE

PROPERTY ZONED AG-1

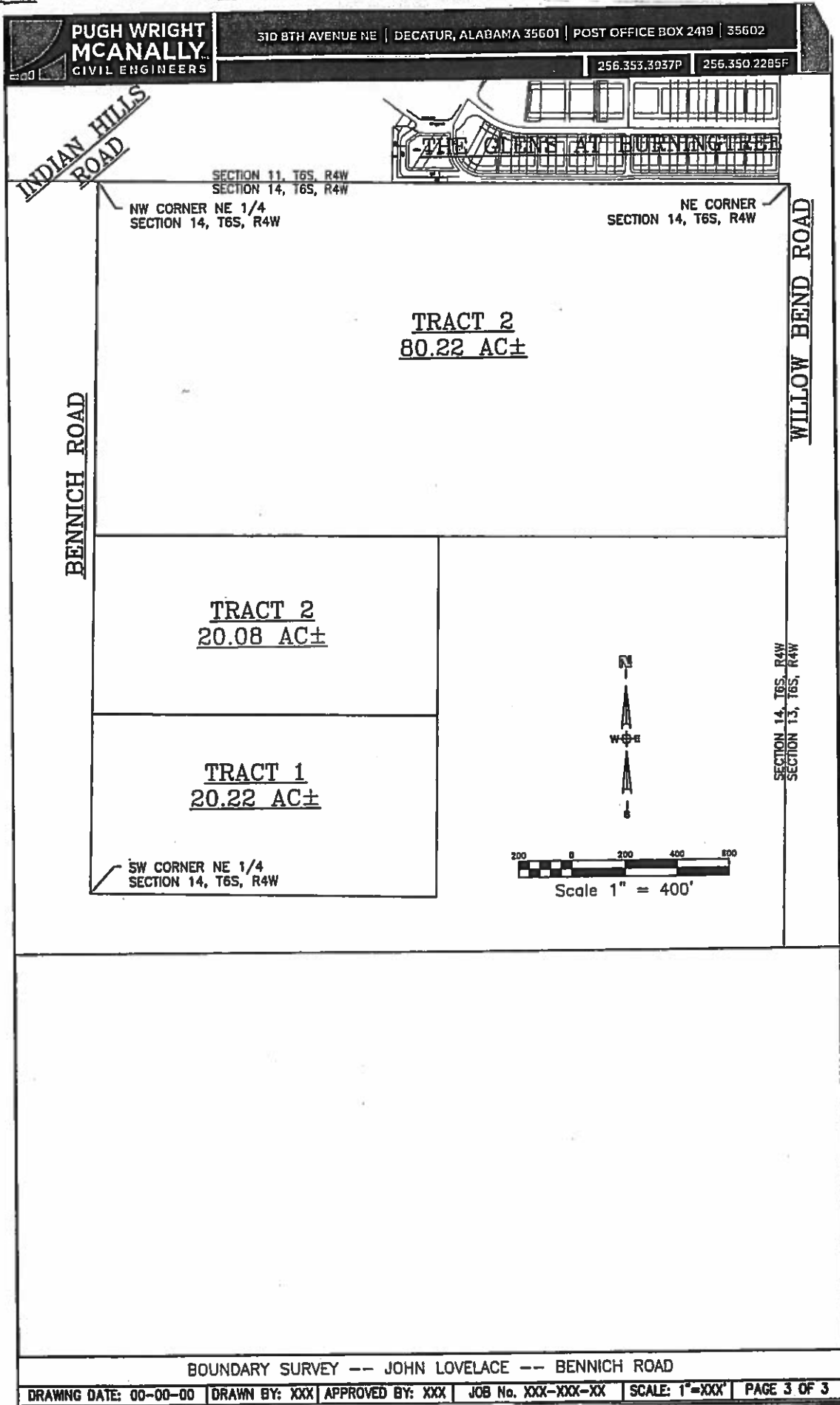


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3394-18



CERTIFICATE TO SUBDIVIDE NO. 3394-18



**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3395-18 – Removed from Agenda

FILE NUMBER: 3396-18

CONTROL NO. 7860

ACRES: 4.24 acres

CURRENT ZONE: B-2, Gen Bus & M-2, Heavy Industry

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *Roger Stephenson, Ramjett Properties, LLC*

REQUEST: *Consolidate a 2.26 acre and 1.98 acre tract into one tract of 4.24 acres and re-subdivide into two tracts of 2.28 acres and 1.96 acres*

CURRENT LANDUSE: *Commercial and Industrial*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Flex Employment Center*

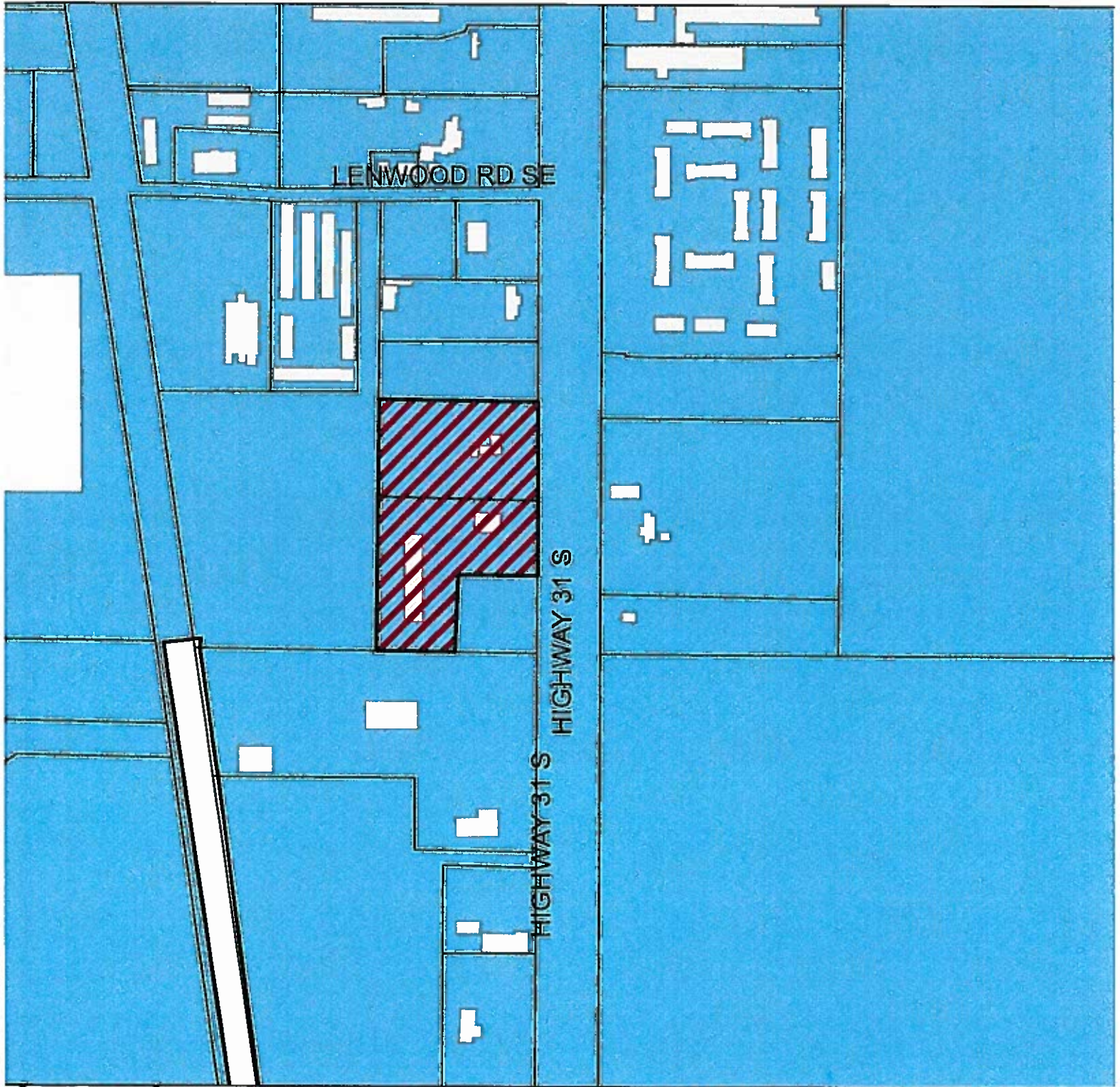
ONE DECATUR STREET TYPOLOGY: *Workhorse*

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| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions. |
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1. Payment of recording fees
2. Provide a stamped and sealed survey for recording & provide State Plane Coordinates
3. Applicant(s) to sign letter requesting subdivision

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

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| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
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Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

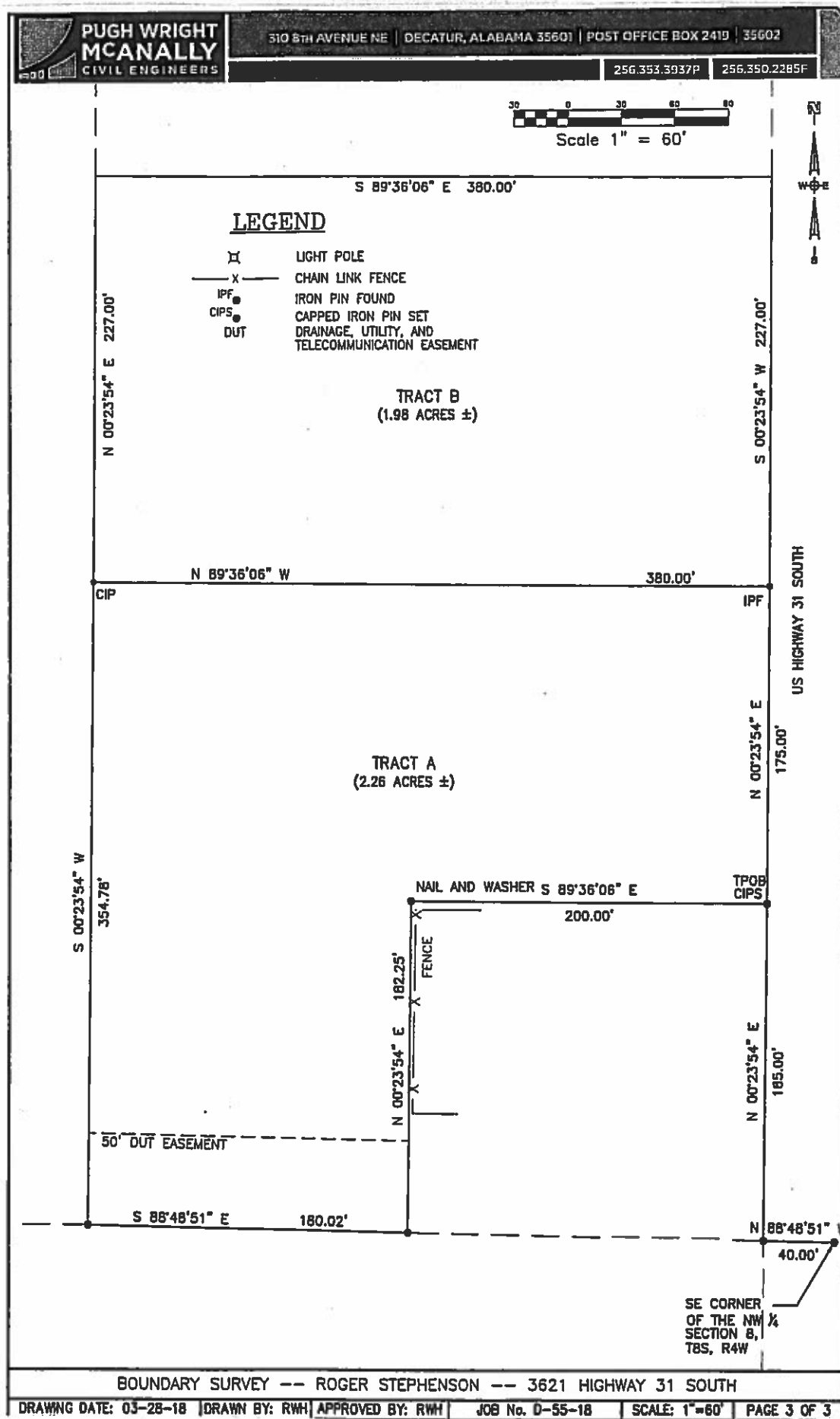
**APPLICANT: ROGER STEPHENSON
RAMJETT PROPERTIES, LLC**

PROPERTY ZONED B-2 AND M-2



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3396-18



**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3937P 256.350.2285F

Scale 1" = 60'

LEGEND

- ⊠ LIGHT POLE
- X — CHAIN LINK FENCE
- IPF IRON PIN FOUND
- CIPS CAPPED IRON PIN SET
- DUT DRAINAGE, UTILITY, AND TELECOMMUNICATION EASEMENT

UNIT 2
(1.96 ACRES ±)

UNIT 1
(2.28 ACRES ±)

US HIGHWAY 31 SOUTH

SE CORNER OF THE NW ¼ SECTION 8, T8S, R4W

BOUNDARY SURVEY -- ROGER STEPHENSON -- 3621 HIGHWAY 31 SOUTH

DRAWING DATE: 03-28-18 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-56-18 | SCALE: 1"=60' | PAGE 2 OF 2

The map shows a boundary survey for two units, Unit 1 and Unit 2, located near US Highway 31 South. Unit 2 is a 1.96-acre parcel at the top, and Unit 1 is a 2.28-acre parcel below it. The survey includes bearings and distances for all boundary lines. A 50-foot drainage, utility, and telecommunication (DUT) easement is shown along the bottom boundary of Unit 1. A chain link fence is indicated by 'X' marks along the eastern boundary of Unit 1. The survey also shows the location of an iron pin found (IPF) and a capped iron pin set (CIPS) at the southeast corner of the northwest quarter of Section 8, T8S, R4W. A north arrow and a graphic scale of 1 inch = 60 feet are provided at the top right.

Key boundary details include:

- Top boundary of Unit 2: S 89°36'06" E 380.00'
- Left boundary of Unit 2: N 00°23'54" E 222.00'
- Right boundary of Unit 2: S 00°23'54" W 227.00'
- Bottom boundary of Unit 2: N 89°36'06" W 175.00' (split into 5.00' and 205.00' segments)
- Left boundary of Unit 1: S 00°23'54" W 359.78'
- Top boundary of Unit 1: N 00°23'54" E 182.25' (split into 182.25' and 200.00' segments)
- Right boundary of Unit 1: N 00°23'54" E 185.00'
- Bottom boundary of Unit 1: S 88°48'51" E 180.02' (split into 180.02' and 40.00' segments)

**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3397-18

CONTROL NO. 7861

ACRES: 5.07 acres

CURRENT ZONE: R-1E, Residential Estate

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *John Lovelace*

REQUEST: *Subdivide Lot 4 of of Burningtree Valley, Add. #5 into two tracts of 2.57 acres and 2.50 acres*

CURRENT LANDUSE: *Single Family Residential Estate*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Low Density Residential*

ONE DECATUR STREET TYPOLOGY: *Neighborhood Connector*

| |
|--|
| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions. |
|--|

1. Payment of recording fees
2. Provide a stamped and sealed survey for recording & provide State Plane Coordinates
3. Applicant(s) to sign letter requesting subdivision
4. Verify/obtain septic tank approvals for both tracts

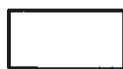



Pt. of Info: Any relocation of utilities will be at the owner's expense.

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| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
|---|

CERTIFICATE TO SUBDIVIDE NO. 3397-18



Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

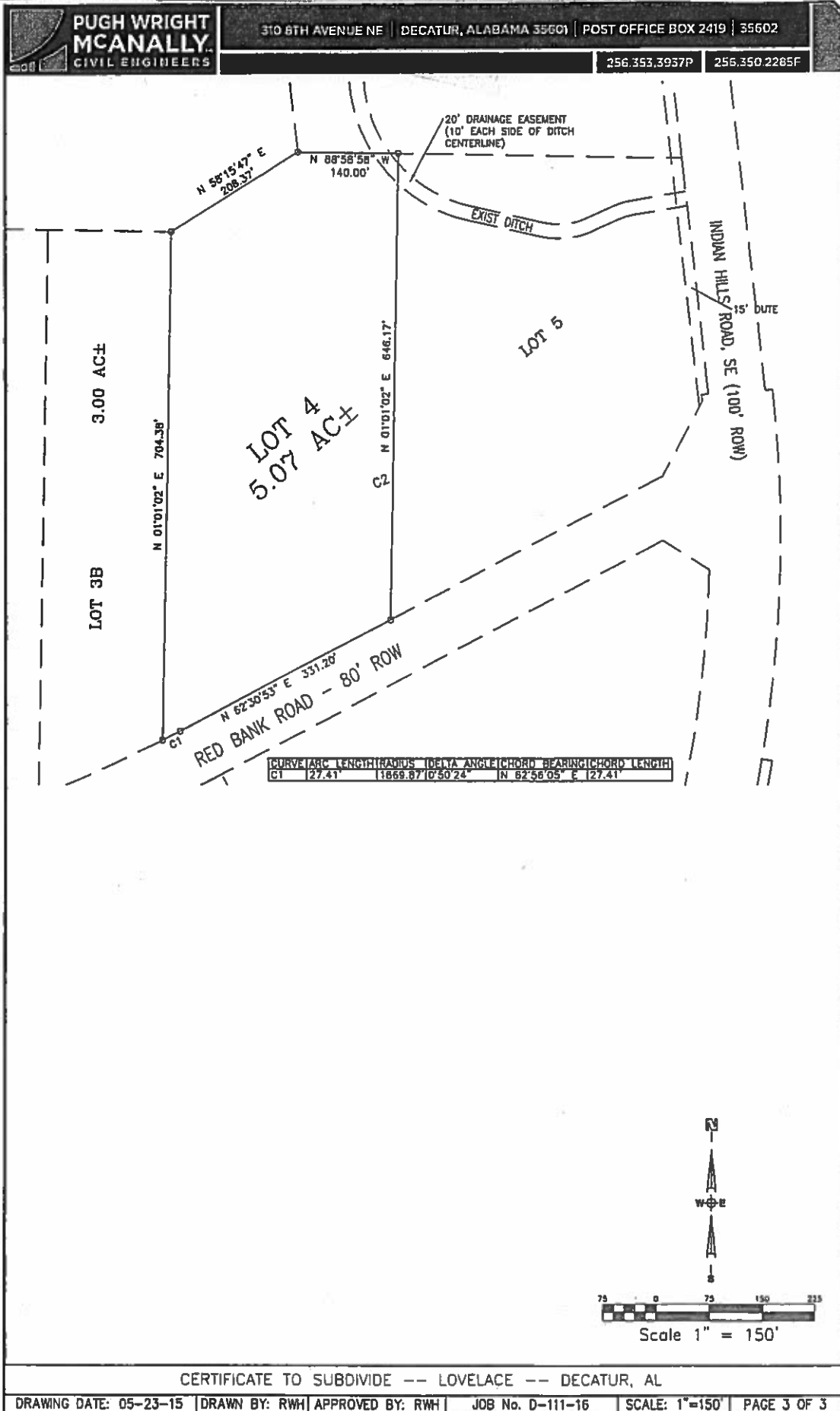
APPLICANT: JOHN LOVELACE

PROPERTY ZONED R-1E

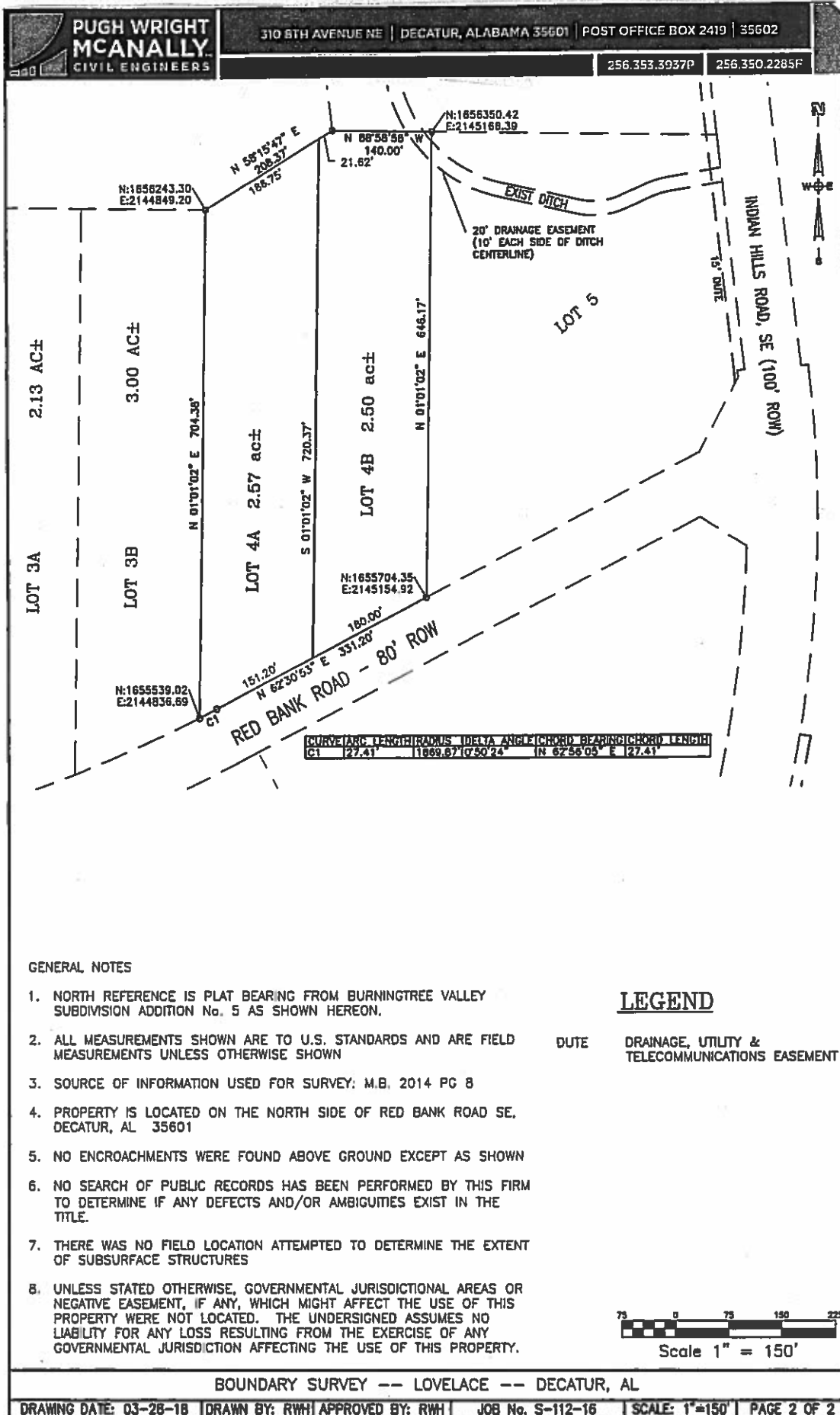


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3397-18



CERTIFICATE TO SUBDIVIDE NO. 3397-18



**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: SP# 572-18

CONTROL NO. 7851

ACRES: .13 acres

CURRENT ZONE: RD - Redevelopment

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *David Higdon, DASI LLC*

REQUEST: *Site plan review for the development of a commercial warehouse*

CURRENT LANDUSE: *Industrial*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Urban Edge, Mixed Use*

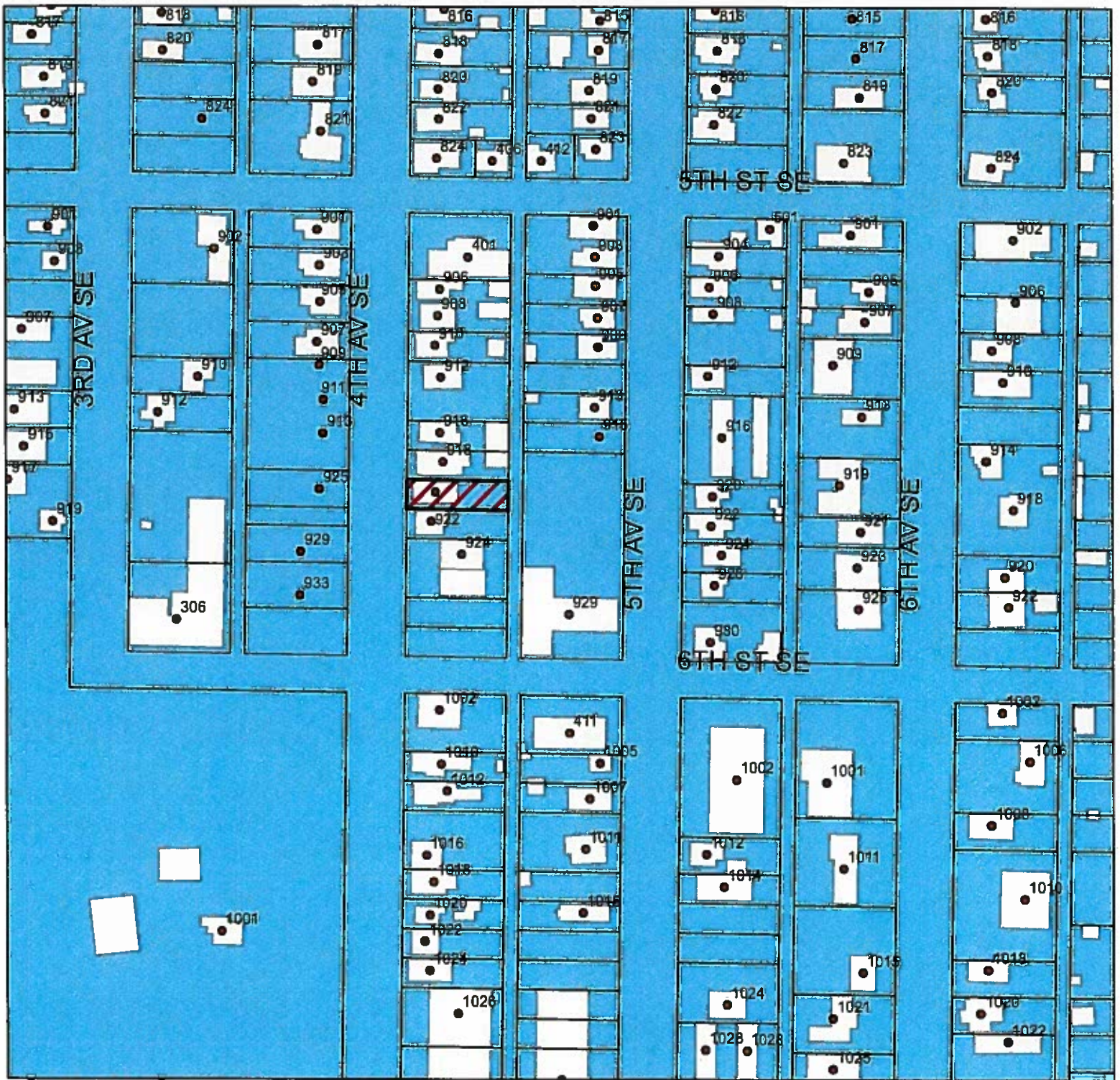
ONE DECATUR STREET TYPOLOGY: *Neighborhood Connector*

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| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval. |
|---|





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

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| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
|---|

SITE PLAN NO. 572-18



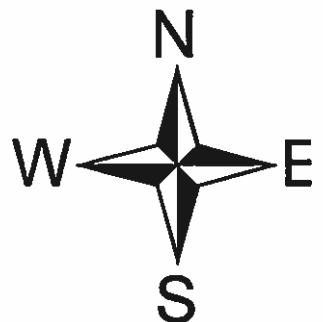
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

APPLICANT: DAVID HIGDON DASI. LLC

PROPERTY ZONED RD



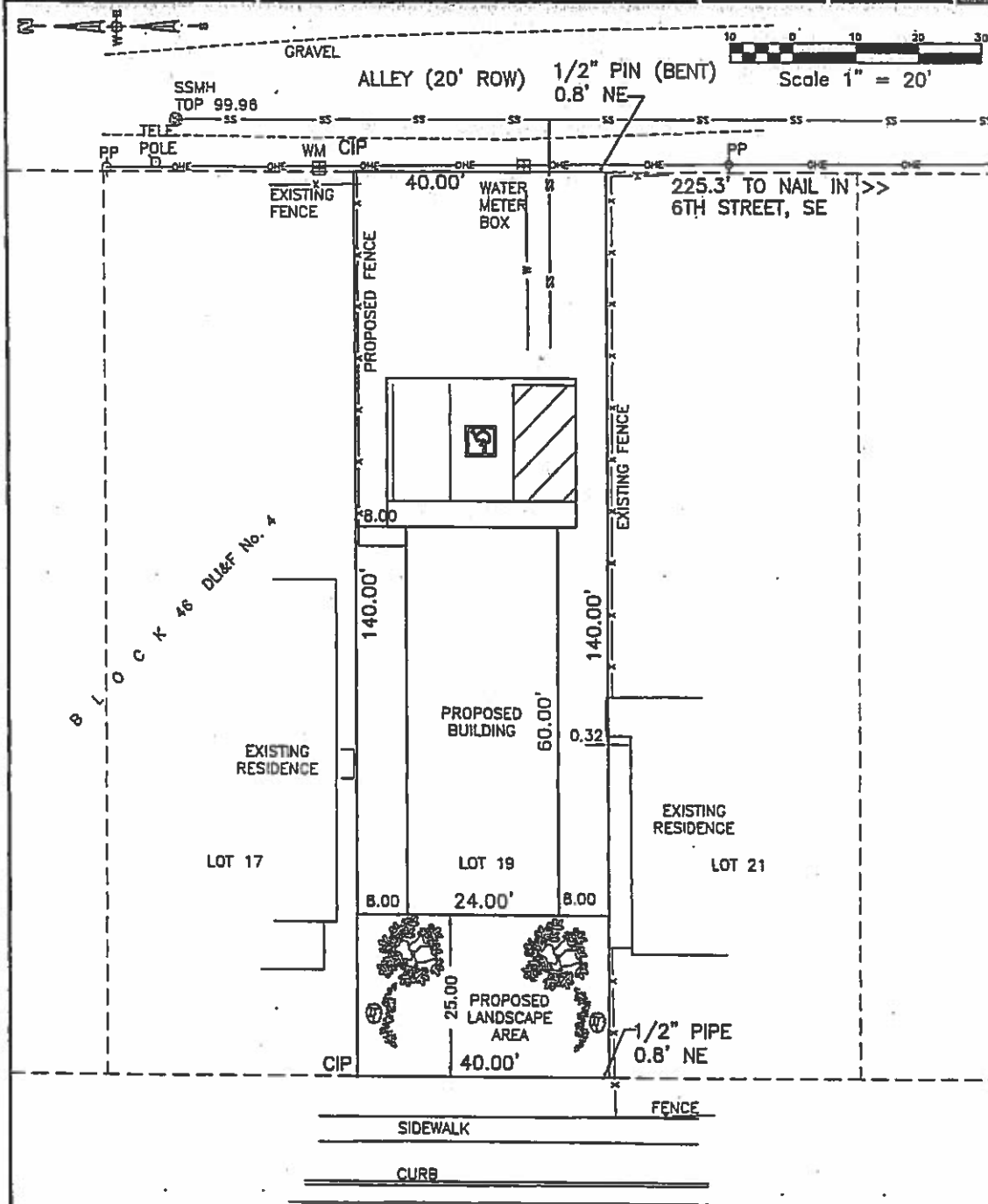
DRAWING NOT TO SCALE

SITE PLAN NO. 572-18

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

310 5TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2-419 | 35602

256.353.3937P 256.350.2285F



GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM PLAT AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: M.B. 1, PG 20
4. PROPERTY ADDRESS IS 920 4th AVENUE SE, DECATUR, AL 35601
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 IN MARCH 2018.

PROPOSED PLOT PLAN -- DAVID HIGDON -- 920 4TH AVENUE, SE, DECATUR, AL

DRAWING DATE: 03-13-18 DRAWN BY: RWH APPROVED BY: RWH JOB No. PPP-39-18 SCALE: 1"=20' PAGE 2 OF 2

**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: SP# 573-18

CONTROL NO. 7852

ACRES: 2.32 acres

CURRENT ZONE: B-2 & M-2 – Gen Bus. & Heavy Ind.

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *Ramjett Properties, LLC*

REQUEST: *Site plan review for the addition to an existing commercial warehouse*

CURRENT LANDUSE: *Industrial and General Business*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Flex Employment Center*

ONE DECATUR STREET TYPOLOGY: *Workhorse*

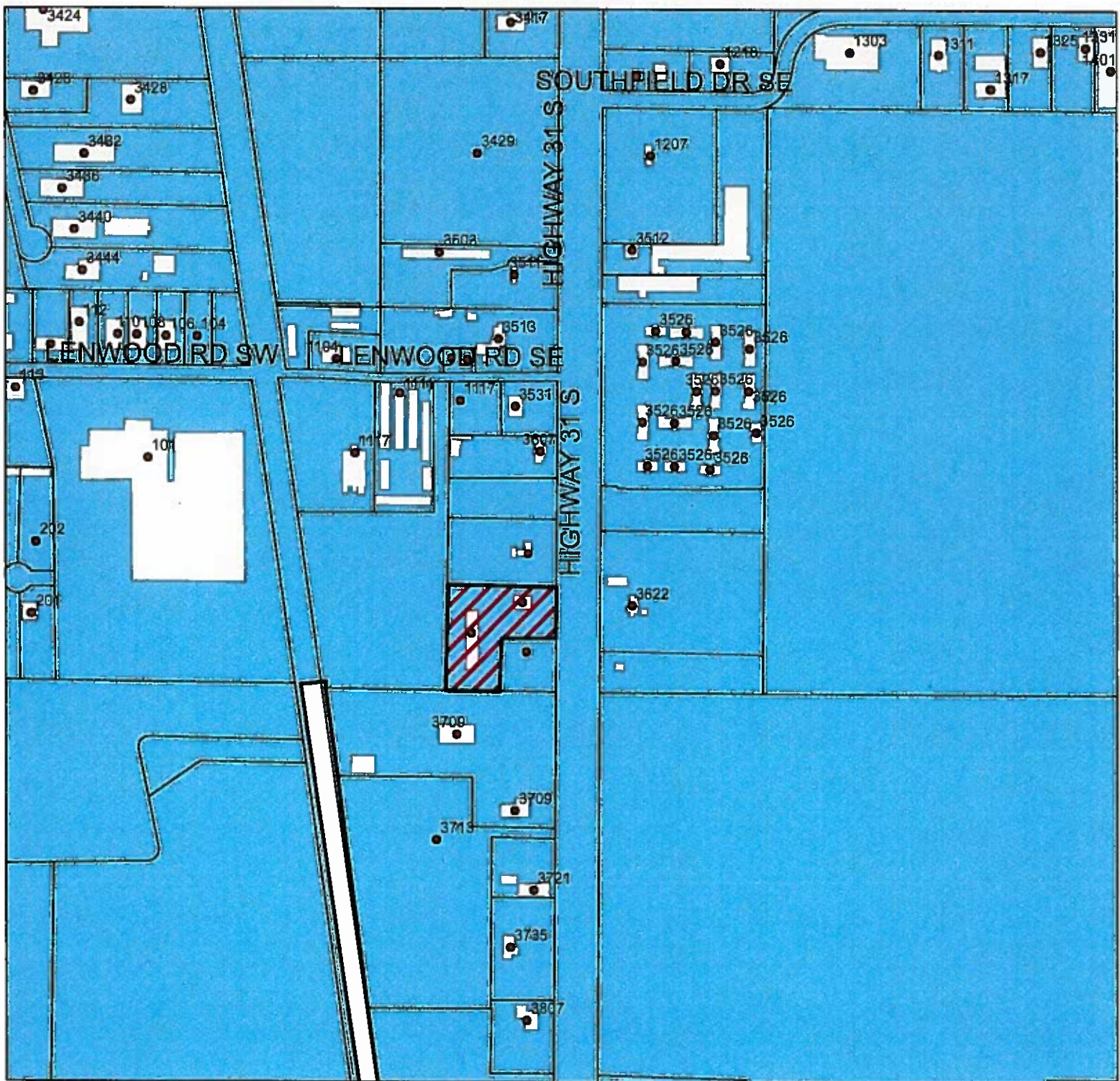
| |
|---|
| COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated condition. |
|---|

1. Provide pre and post runoff calculations to City Engineer





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

| |
|---|
| COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION: |
|---|

SITE PLAN NO. 573-18



Legend

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

LOCATION MAP

APPLICANT:RAMJETT PROPERTIES, LLC



PROPERTY ZONED B-2 AND M-2

DRAWING NOT TO SCALE

**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: SP# 574-18

CONTROL NO. 7853

ACRES: 3.23 acres

CURRENT ZONE: RD2 - Redevelopment

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *Cornerstone Furniture*

REQUEST: *Site plan review for the expansion of an existing furniture store*

CURRENT LANDUSE: *Commercial*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Community Commercial*

ONE DECATUR STREET TYPOLOGY: *Workhorse*

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions.

1. Tracts need to be consolidated
2. Completion of RD2 application form
3. Provide pre and post runoff calculations to City Engineer
4. Dedicate 15' easement (7.5' from centerline) for existing water line

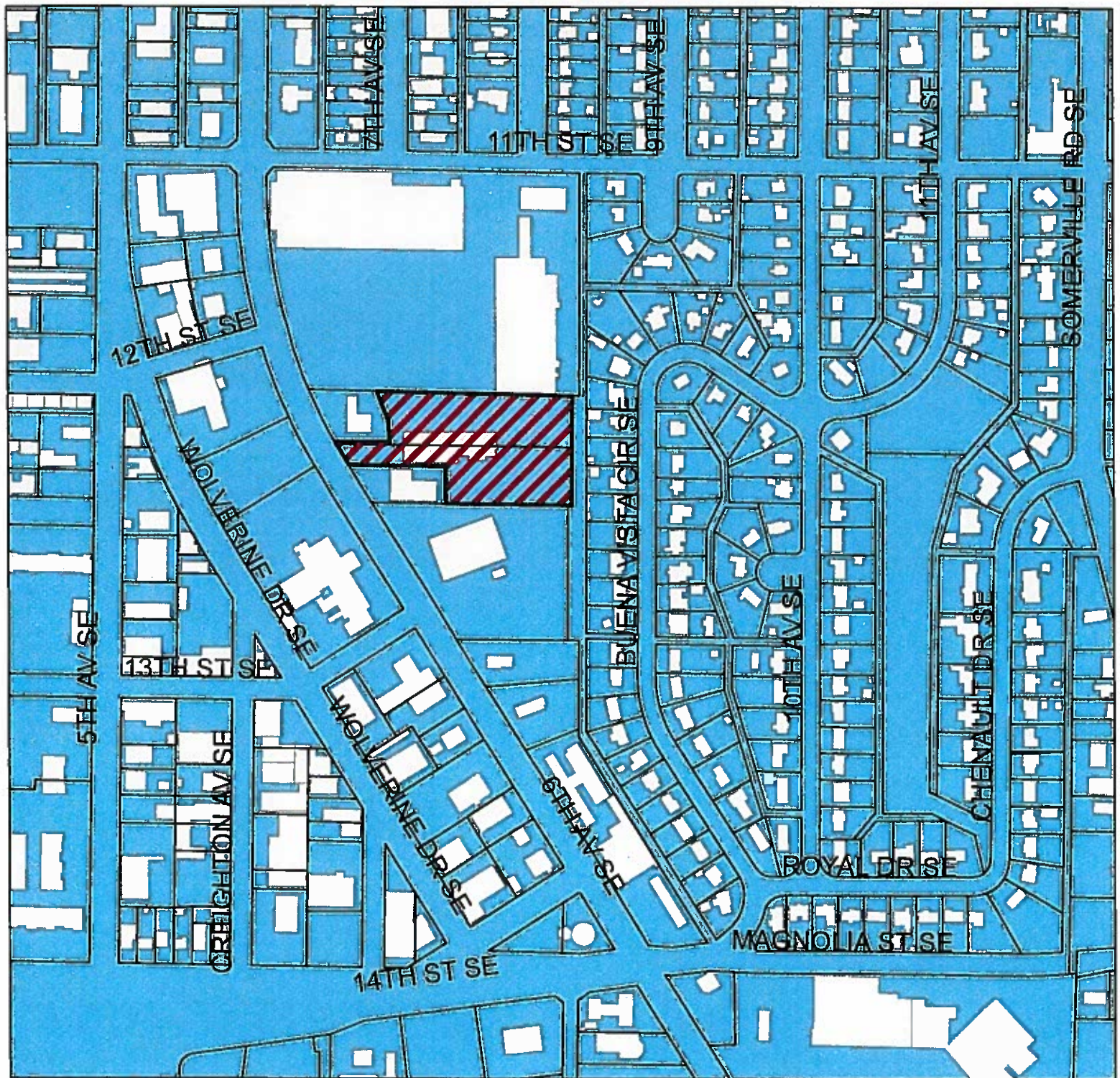
Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





END CONSENT AGENDA

Prepared by: Hannah Pearson

SITE PLAN NO. 574-18



Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

APPLICANT: CORNERSTONE FURNITURE

PROPERTY ZONED RD-2



DRAWING NOT TO SCALE

ADDITION TO CORNERSTONE FURNITURE

Legend

- Boundary-Proposed
- Cook's Natural Science Museum
- Dialysis Clinic Inc
- Feature 1
- Milk Products of Alabama
- Papa John's Pizza
- Rite Aid Pharmacy
- Save-A-Lot

CORNERSTONE
FURNITURE

PROPOSED
ADDITION

**STAFF REPORT FOR
PLANNING COMMISSION
April 10, 2018**

FILE NUMBER: 3398-18

CONTROL NO. 7862

ACRES: 3.46 acres

CURRENT ZONE: B-2, General Business

NEW ZONE: N/A

APPLICANT/ADDRESS: *Pugh, Wright, McAnally*

PROPERTY OWNER/PROPERTY ADDRESS: *Decatur Medinv LLC*

REQUEST: *Subdivide 3.46 acres into three tracts of 2.73 acres, .39 acres and .34 acres*

CURRENT LANDUSE: *Commercial*

PROPOSED LANDUSE: *Same*

ONE DECATUR Future Landuse: *Neighborhood Commercial*

ONE DECATUR STREET TYPOLOGY: *City Connector*

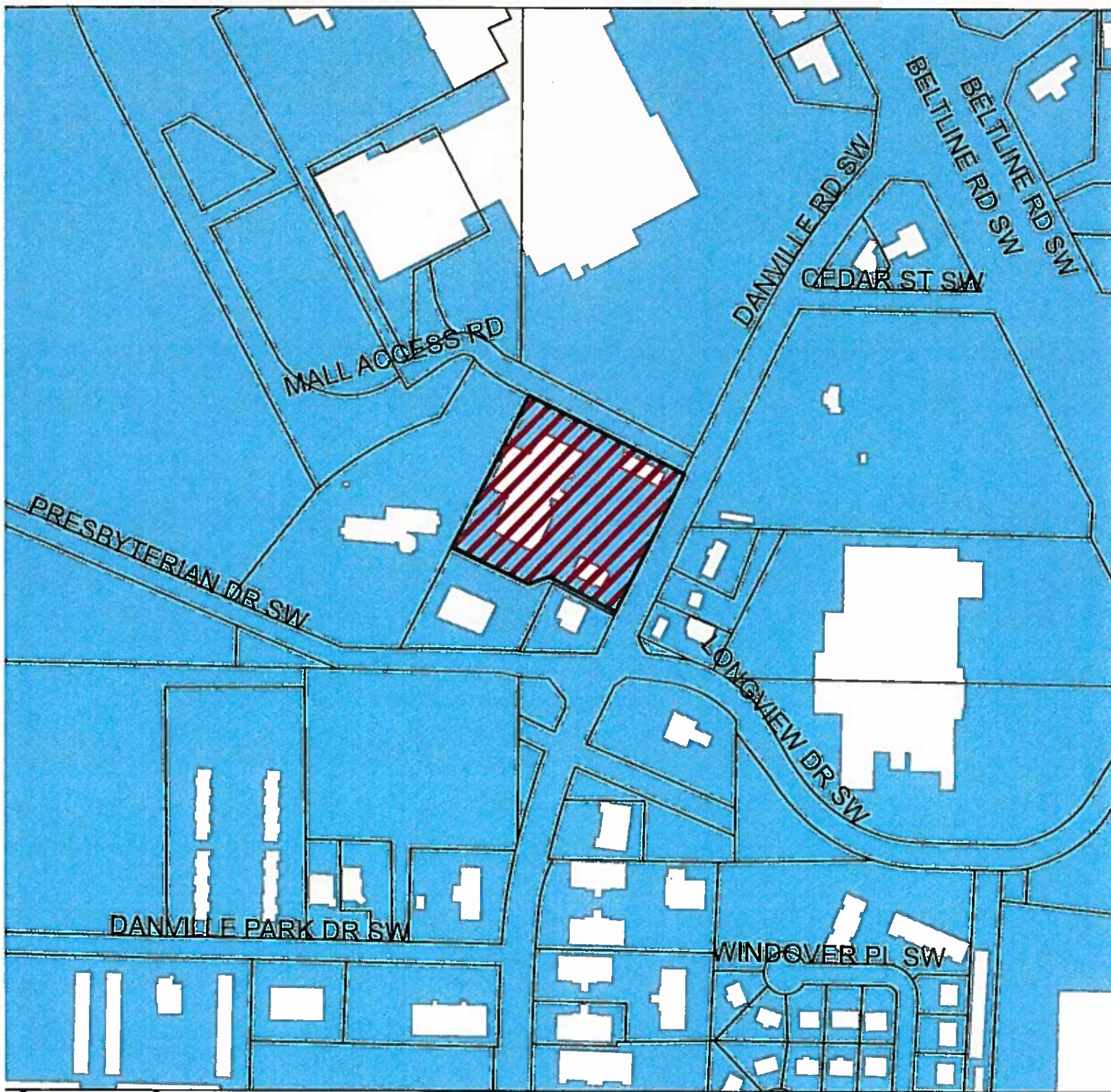
COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE: Approval with stated conditions.

1. Payment of recording fees
2. Provide a stamped and sealed survey for recording & provide State Plane Coordinates
3. Applicant(s) to sign letter requesting subdivision
4. Extension of sewer required to all tracts
5. Show all utility and cross access easements on survey





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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3398-18



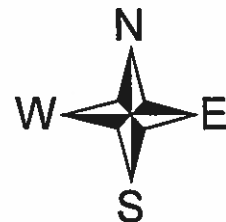
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

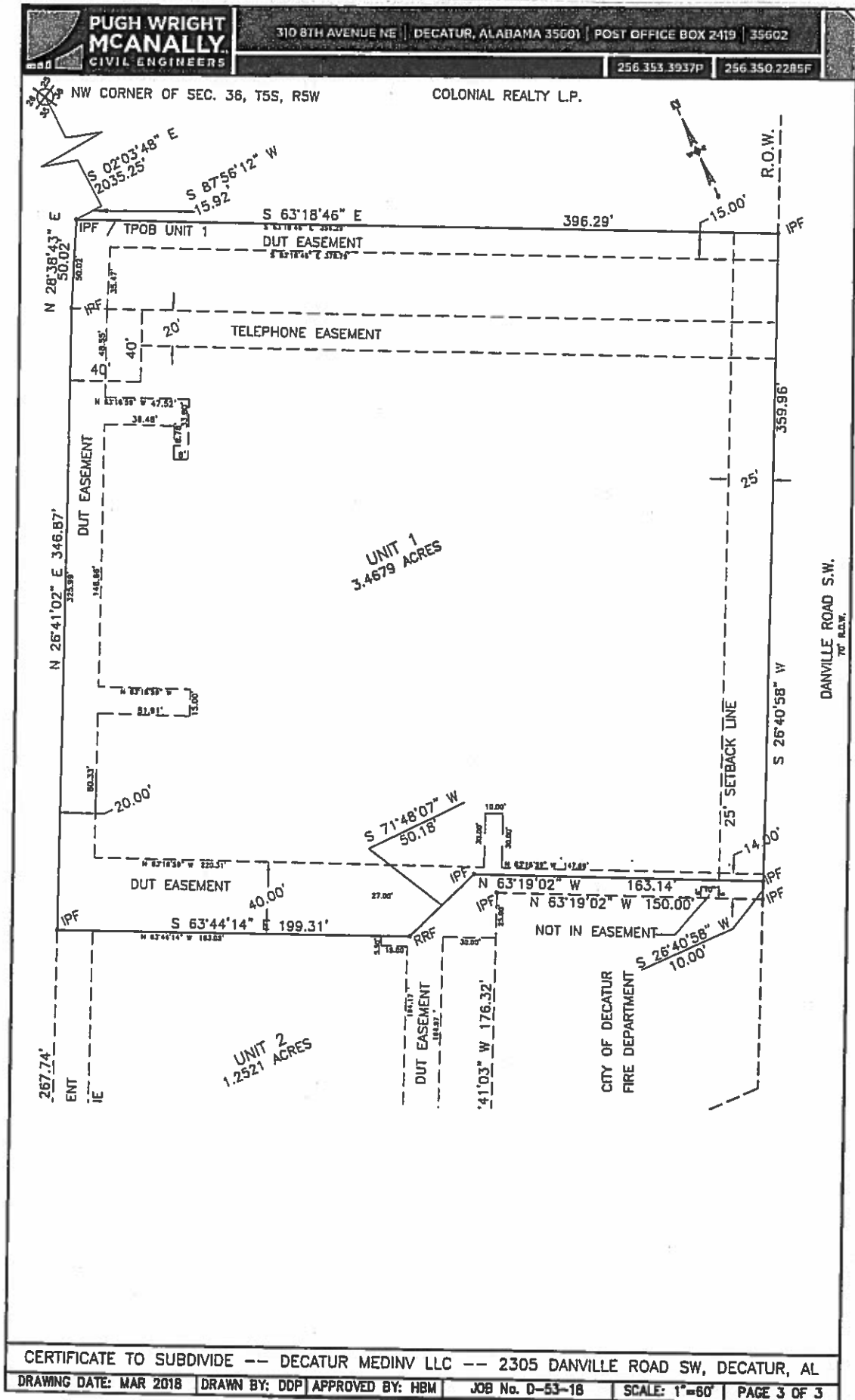
APPLICANT: DECATUR MED INV, LLC

PROPERTY ZONED B-2



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3398-18



CERTIFICATE TO SUBDIVIDE NO. 3398-18

