

MEMORANDUM

DATE: March 18, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

March 24, 2020

Pre-meeting – 2:15 p.m. (Council Chambers)

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

Agenda Planning Commission

City of Decatur, AL

March 24, 2020

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- February 18, 2020

3. PUBLIC HEARING

ZONINGS		PAGE/MAP
A. 1348-20	(On the west side of McEntire Lane)	4-6 attachement 1
B. 1349-20	(On the north side of Point Mallard DR SE, west of the golf course)	7-9 attachment 2
C. 1350-20	(On the east side of Central AV north of Ryan DR & Poole Valley RD)	10-12 attachement 1
D. 1351-20	(On the east side of Central AV north of Ryan DR & Poole Valley RD)	13-15 attachment 3
E. 1352-20	(On the east side of Central AV north of Ryan DR & Poole Valley RD)	16-18 attachment 4
F. 1353-20	(On the north side of Old Moulton RD at the end of Brookline AV)	19-21 attachment 5

PLAT REVIEWS

A. Manor Park Ph. 2	22-25
(East of South Chapel Hill RD and south of Old Vineyard Rd. SW)	see plat
B. River Road Estates	26-29
(North of Upper River RD between Deere RD and Old River RD)	see plat

4. CONSENT AGENDA

CERTIFICATES

A. 3428-18	Certificate – to add addendum to unit 3 (2919 Fairgrounds RD)	30-34
B. 3475-20	Certificate (West side of Willow Bend south of Heather Lane)	35-39
C. 3477-20	Certificate (East side of Hickory Hills Rd south of Lower River RD)	40-43
D. 3478-20	Certificate (South of Aday RD on the west side of Pleasant Hill RD)	44-48
E. 3479-20	Certificate (3729, 3733 and 3737 South Woodtrail RD SW west side of the road)	49-53
F. 3480-20	Certificate (West side of Indian Hills Rd north of Burleson Mountain RD)	54-58
G. 3481-20	Certificate (East side of South Chapel Hill RD and south of Chapel Hill RD)	59-63

PLAT REVIEWS

A. Wilshire Development (North of Ryan DR SW East)	64-69 see plat
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SITE PLAN

A. 596-20 (4504 Highway 31 South)	70-73 see plat
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**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

PUBLIC HEARING

FILE NUMBER: Pre- zone 1348-20

CONTROL NO. 8050

ACRES: 10.97

CURRENT ZONE: N/A

NEW ZONE: R3 single family residential

APPLICANT: Rich and Amanda Littrell representing Littrell development

PROPERTY OWNER/PROPERTY ADDRESS: 204 McEntire Lane

REQUEST: To pre-zone a 10.97 acre tract to R3 Single Family Residential Zone

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single family residential

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: McEntire Lane is a neighborhood connector

SEE ATTACHMENT 1

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

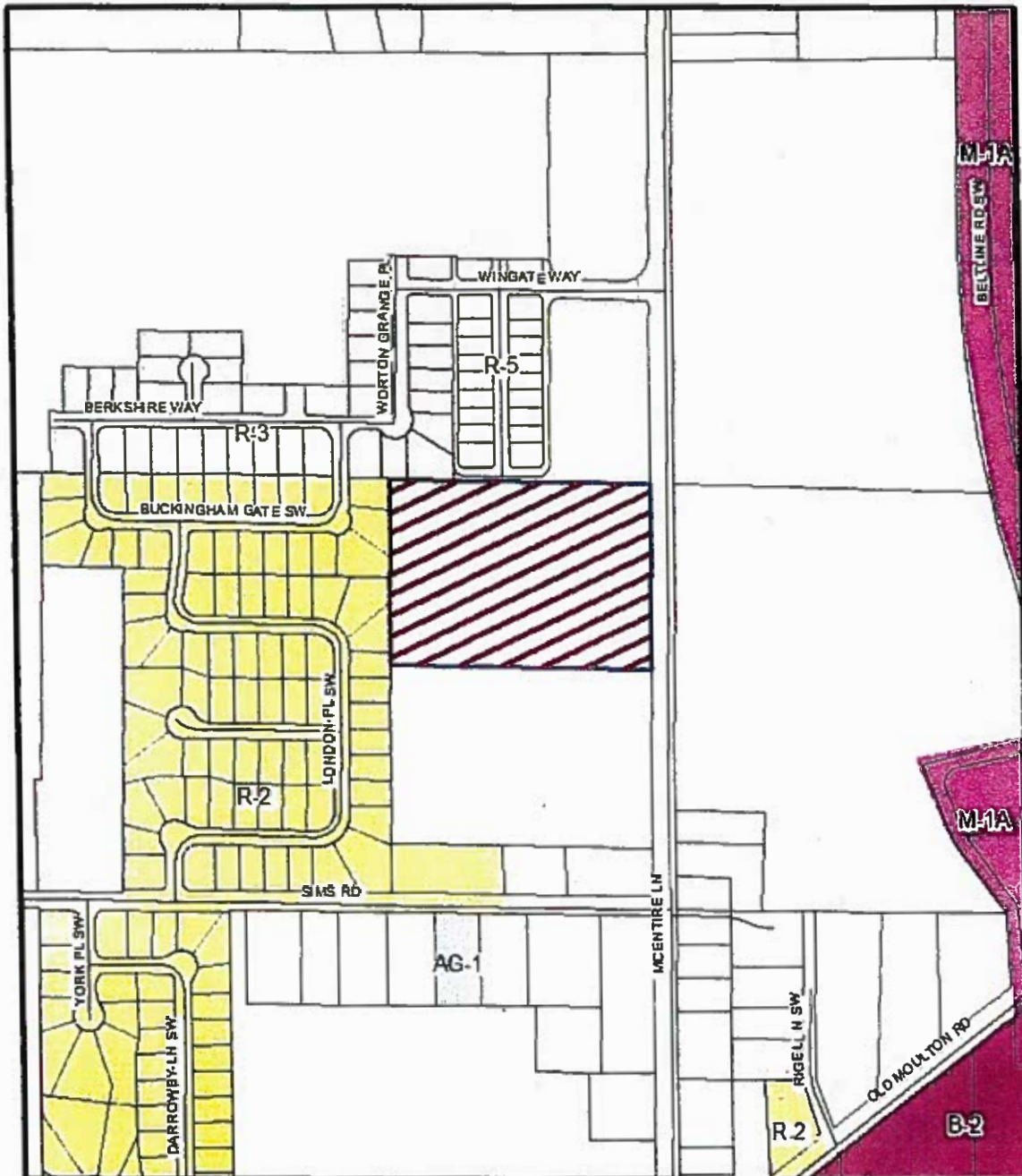
The Zoning Committee and Planning Staff recommend approval of this Pre-Zoning request. It will allow for future residential development as recommended in the One Decatur Comprehensive Plan.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1348-20 TO PREZONE 10.97 ACRES TO R3 SINGLE FAMILY RESIDENTIAL ZONE
LOCATED ON THE WEST SIDE OF MCENTIRE LANE**



SCAN QR CODE FOR ZONING INFORMATION



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

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.

STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020

1348-20 TO PREZONE 10.97 ACRES TO R3 SINGLE FAMILY RESIDENTIAL ZONE
LOCATED ON THE WEST SIDE OF McENTIRE LANE



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**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

FILE NUMBER: Rezoning 1349-20

CONTROL NO. 8051

ACRES: 29.64

CURRENT ZONE: R3 Single Family Residential

NEW ZONE: R5 Single Family Residential Patio Homes

APPLICANT: Pugh Wright McAnally representing Greystone Properties

PROPERTY OWNER/PROPERTY ADDRESS: North side of Point Mallard Parkway West of the Golf Course

REQUEST: To rezone a 29.64 acre tract from R3 Single Family Residential to R5 Single Family Residential Patio homes

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Point Mallard Drive is a City Connector

SEE ATTACHMENT 2

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

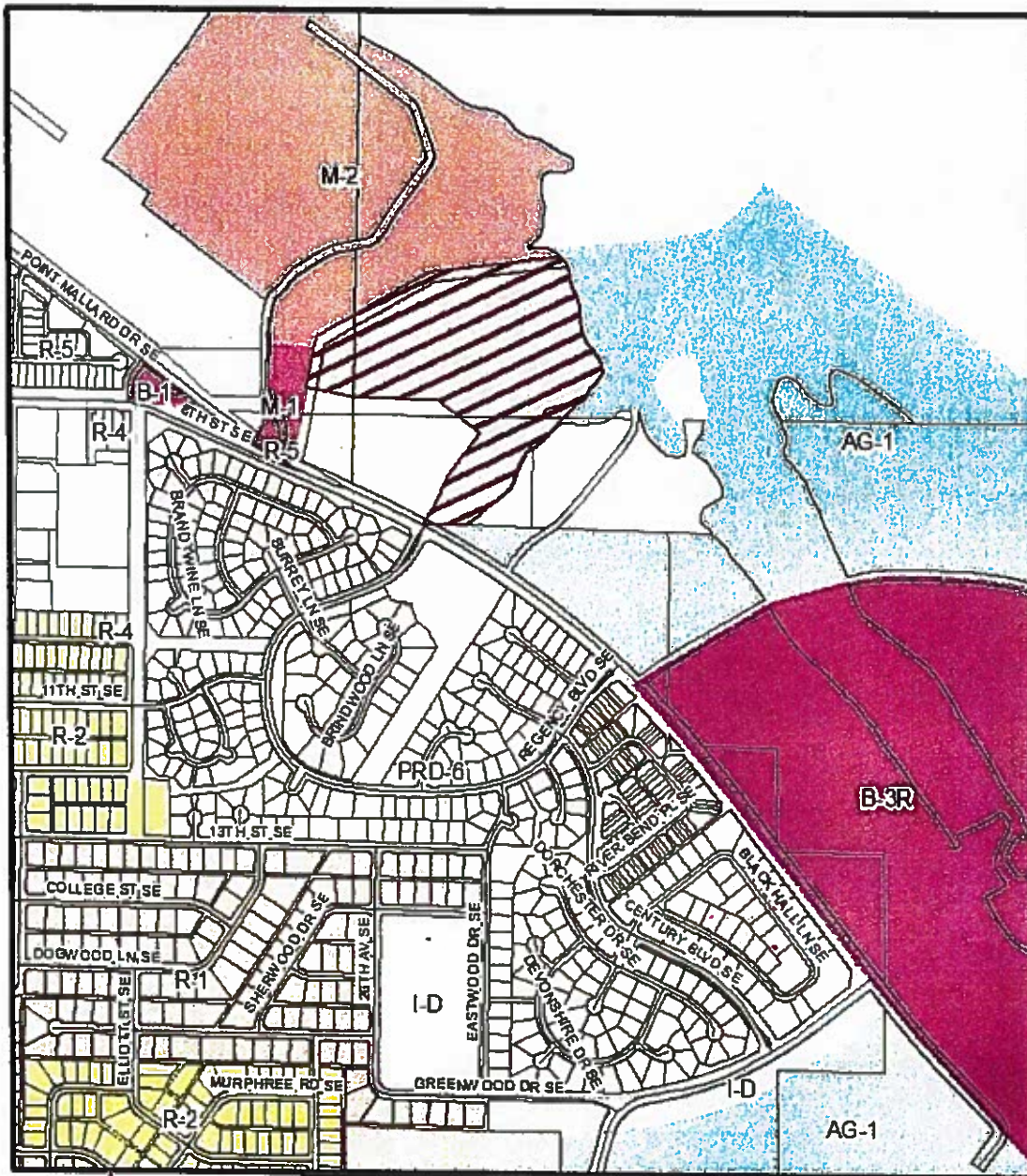
The Zoning Committee and Planning Staff recommend approval of this rezoning request. It will allow for future residential development and support the Riverfront Mixed Use recommended by the One Decatur Comprehensive Plan. It will also extend the R5 Single Family Patio Home Zoning already approved to the south and better allow the siting of residential structures on the irregularly shaped lots proposed on the plat.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1349-20 TO REZONE 29.64 ACRES FROM R3 SINGLE FAMILY RESIDENTIAL
TO R6 SINGLE FAMILY PATIO HOMES
LOCATED ON THE NORTH SIDE OF POINT MALLARD DR SE WEST OF THE GOLF COURSE**



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**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1349-20 TO REZONE 29.64 ACRES FROM R3 SINGLE FAMILY RESIDENTIAL
TO R5 SINGLE FAMILY PATIO HOMES
LOCATED ON THE NORTH SIDE OF POINT MALLARD DR SE WEST OF THE GOLF COURSE**



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SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

FILE NUMBER: 1350-20

CONTROL NO. 8052

ACRES: 4.63

CURRENT ZONE: Outside the corporate limits

NEW ZONE: R3 Single family residential

APPLICANT: Pugh Wright McAnally for Wilshire Development

PROPERTY OWNER/PROPERTY ADDRESS: Located on the east side of Central AV SW and north of Poole Valley RD outside the corporate limits of Decatur 3914 and 3918 Central AV SW

REQUEST: To pre-zone a 4.63 acre tract to R3 Single Family Residential Zone

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single family residential work force housing

ONE DECATUR Future Landuse: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central AV is a city connector

SEE ATTACHMENT 1

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

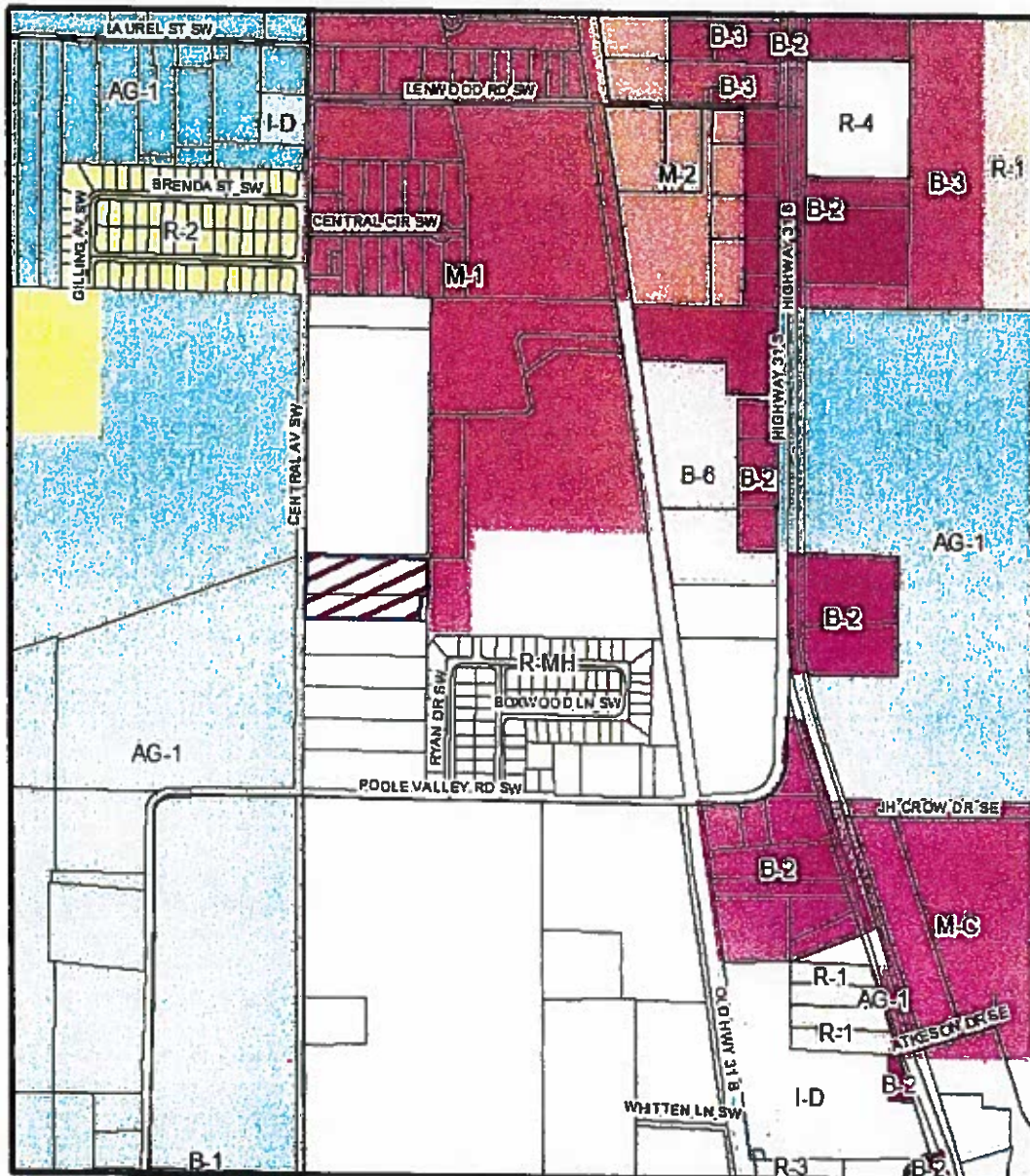
The Zoning Committee and Planning Staff recommend approval of this Pre-zoning it will allow for future residential development as recommended in the One Decatur Comprehensive Plan for this area. This will also be part of a larger residential development (Wilshire) and provides the ideal entrance to the subdivision.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1350-20 TO PRE-ZONE 4.63 ACRES TO R3 SINGLE FAMILY RESIDENTIAL
LOCATED ON THE EAST SIDE OF CENTRAL AV NORTH RYAN DR AND POOLE VALLEY RD**



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SCAN QR CODE FOR ZONING INFORMATION:

Legend

- NEW PARCEL LAYER
- SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1350-20 TO PRE-ZONE 4.63 ACRES TO R3 SINGLE FAMILY RESIDENTIAL
LOCATED ON THE EAST SIDE OF CENTRAL AV NORTH RYAN DR AND POOLE VALLEY RD**



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**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

FILE FILE NUMBER: 1351-20

CONTROL NO. 8057

ACRES: 20.9

CURRENT ZONE: M1 Light Manufacturing

NEW ZONE: R3 Single Family Residential

APPLICANT: Pugh Wright McAnally for Wilshire Development

PROPERTY OWNER/PROPERTY ADDRESS: North of Ryan Dr and East of Central AV

REQUEST: To rezone a 20.9 acres tract from M1 Light Manufacturing to R3 Single Family Residential

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single Family Residential work force housing

ONE DECATUR Future Landuse: Flex employment

ONE DECATUR STREET TYPOLOGY: Central Av is a city connector and Ryan Dr is a local street

SEE ATTACHMENT 3

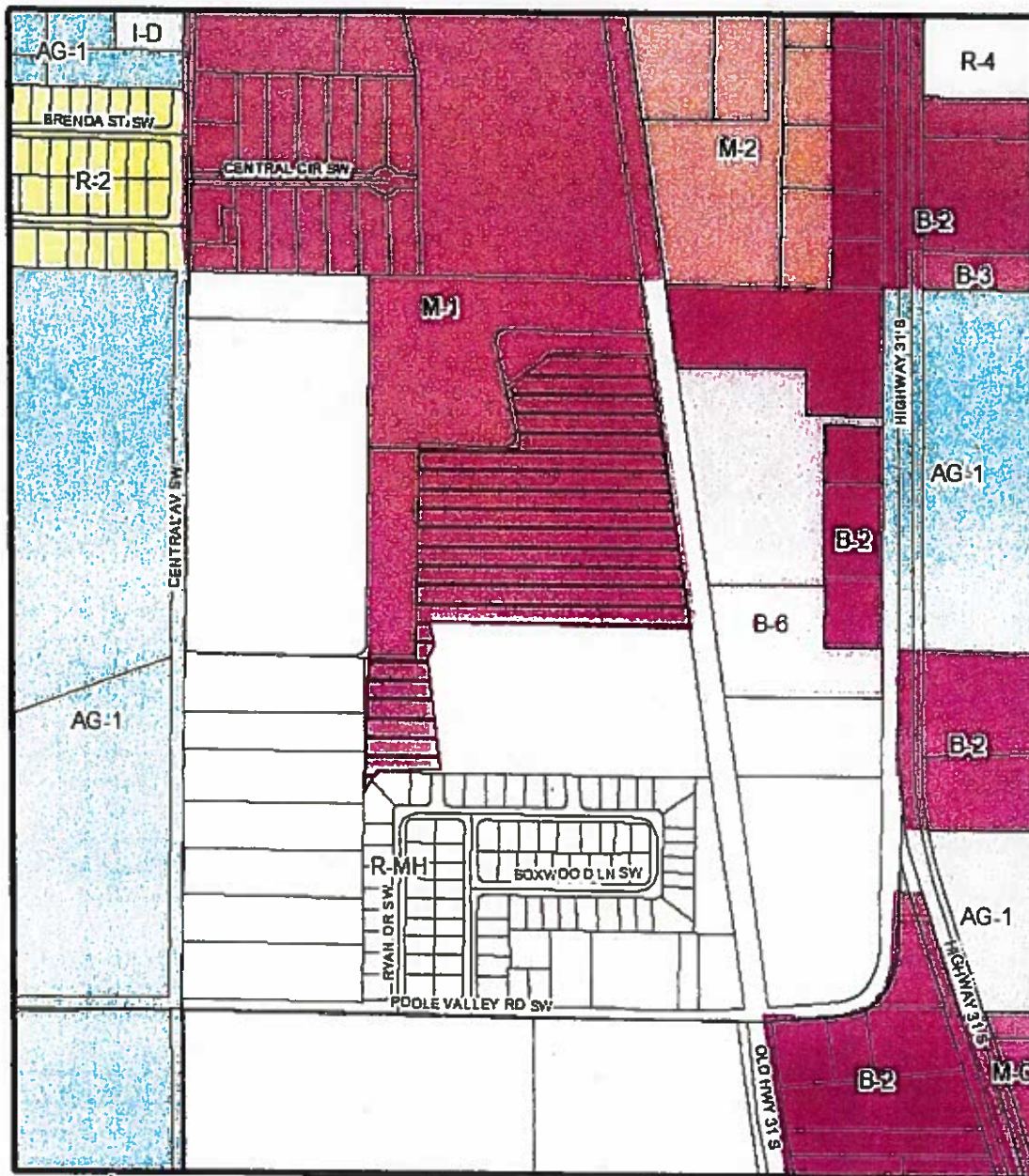
COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee and Planning Staff recommend approval of this rezoning request it will allow for future residential development and support the One Decatur Comprehensive future land use of Flex Employment by providing new workforce housing options. This is part of a larger new residential development Wilshire and should be zoned to support it.

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

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

1351-20 TO REZONE 20.9 ACRES FROM M1 LIGHT MANUFACTURING TO R3 SINGLE FAMILY RESIDENTIAL LOCATED ON THE EAST SIDE OF CENTRAL AV NORTH RYAN DR AND POOLE VALLEY RD



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Legend
NEW PARCEL LAYER

SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1351-20 TO REZONE 20.9 ACRES FROM M1 LIGHT MANUFACTURING TO R3 SINGLE FAMILY
RESIDENTIAL LOCATED ON THE EAST SIDE OF CENTRAL AV NORTH RYAN DR AND POOLE VALLEY RD**



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SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

NUMBER: 1352-20

CONTROL NO. 8058

ACRES: 12.5 Acres

CURRENT ZONE: RMH Single Family Manufactured Housing

NEW ZONE: R3 Single Family Residential

APPLICANT: Pugh Wright McAnally for Wilshire Development

PROPERTY OWNER/PROPERTY ADDRESS: Property is East of Central Parkway at the end of a street stub that goes north from Ryan DR SW

REQUEST: To rezone 12.5 acres from RMH Single Family Manufactured Housing to R3 Single Family Residential

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Residential work force housing

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Ryan Dr is a local street

SEE ATTACHMENT 4

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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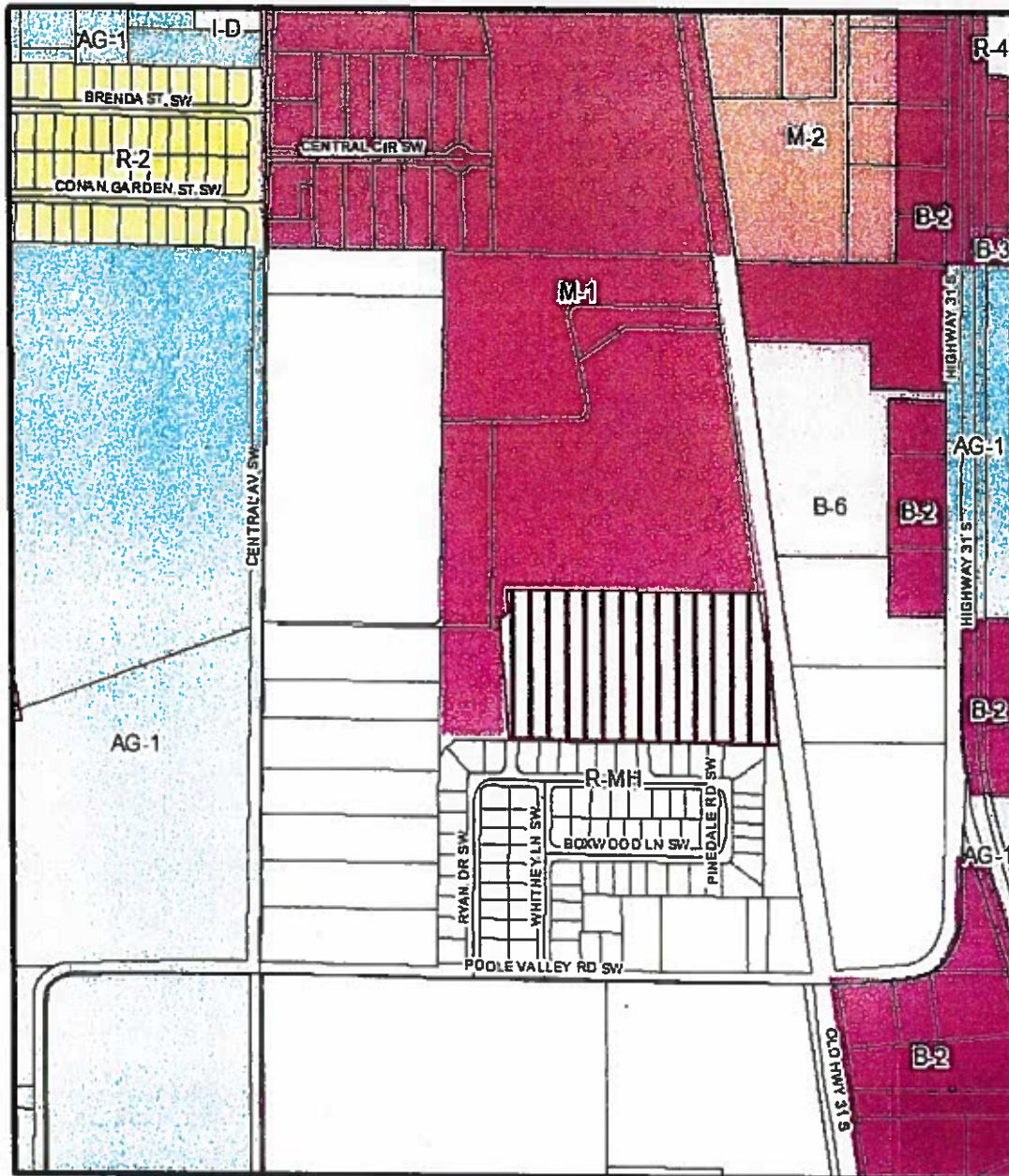
The Zoning Committee and Planning Staff recommend approval of this rezoning request this will allow for future residential development as recommended in the One Decatur Comprehensive Plan. This is part of a larger new residential development Wilshire and should be zoned to support it.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1352-20 TO REZONE 12.5 ACRES FROM RMH SINGLE FAMILY MANUFACTURED HOUSING
TO R3 SINGLE FAMILY RESIDENTIAL
LOCATED ON THE EAST SIDE OF CENTRAL AV NORTH OF RYAN DR AND POOLE VALLEY RD**



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NEW PARCEL LAYER

SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

**1352-20 TO REZONE 12.5 ACRES FROM RMH SINGLE FAMILY MANUFACTURED HOUSING
TO R3 SINGLE FAMILY RESIDENTIAL
LOCATED ON THE EAST SIDE OF CENTRAL AV NORTH OF RYAN DR AND POOLE VALLEY RD**



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Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

NUMBER: 1353-20

CONTROL NO. 8059

ACRES: 12.5 Acres

CURRENT ZONE: Recently annexed

NEW ZONE: B1 neighborhood commercial

APPLICANT: Yogi and Kenny Patel

PROPERTY OWNER/PROPERTY ADDRESS: 2614 Old Moulton RD SW

REQUEST: To apply a zoning to a recently annexed tract of land located on the North side of Old Moulton where Brookline intersects it.

CURRENT LANDUSE: Convenience Store

PROPOSED LANDUSE: Convenience store

ONE DECATUR Future Land use: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Old Moulton is a city connector

SEE ATTACHMENT 5

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :

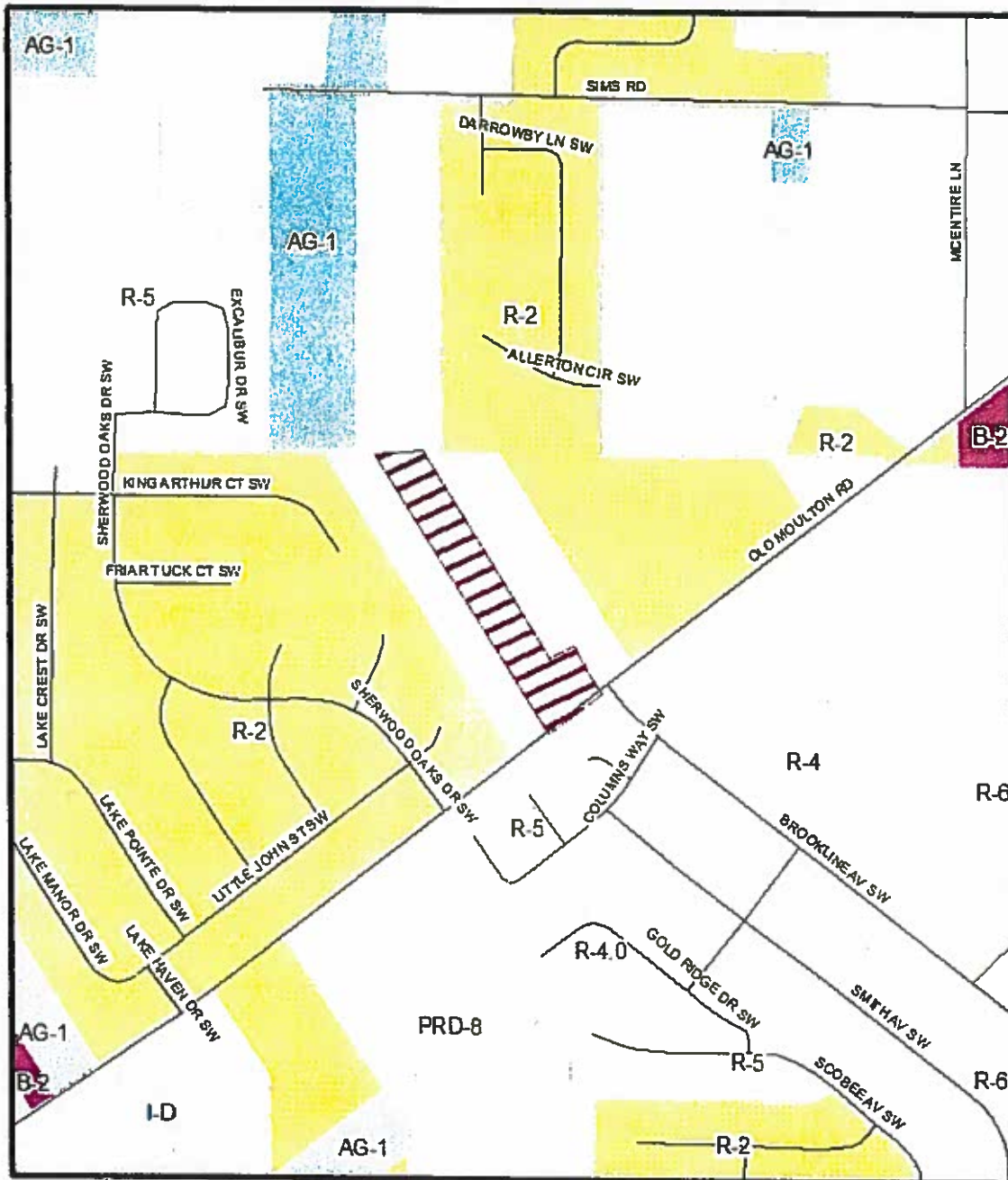
The Zoning Committee and Planning Staff recommend approval of this zoning request. It will allow for future small scale neighborhood business as recommended in the Mixed Neighborhood future land use shown in the One Decatur Comprehensive Plan.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR ZONING COMMITTEE MARCH 17, 2020

ZONING REQUEST 1353-20 TO APPLY A B1 ZONING TO A 4.42 ACRE TRACT



SCAN QR CODE FOR ZONING INFORMATION:



Legend

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SUBJECT PROPERTY

**STAFF REPORT FOR
ZONING COMMITTEE
MARCH 17, 2020**

ZONING REQUEST 1353-20 TO APPLY A B1 ZONING TO A 4.42 ACRE TRACT



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Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: Manor Park Phase 2

ACRES: 4.97

CURRENT ZONE:R3

APPLICANT: Clete Blankenship for P&C Real Estate Development

LOCATION AND OR PROPERTY ADDRESS: The end of Aspsley Way , east of South Chapel Hill RD and south of Old Vineyard Rd. SW

REQUEST: For preliminary subdivision approval to subdivide 4.97 acres into twelve single family lots and a detention area

NEW ZONE: N/A

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Rural Edge Agricultural

ONE DECATUR STREET TYPOLOGY: Apsley Way is a local street, South Chapel Hill Rd is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Need Copy of deed
2. Plat application fee needed 13 lots x \$5 = \$65 + \$100 = \$165
3. Show temporary turn around for Apsley Way
4. A ten foot drainage, utility and telecommunications easement ten feet either side of the north property line of lot 36 subject to the approval of D.U.

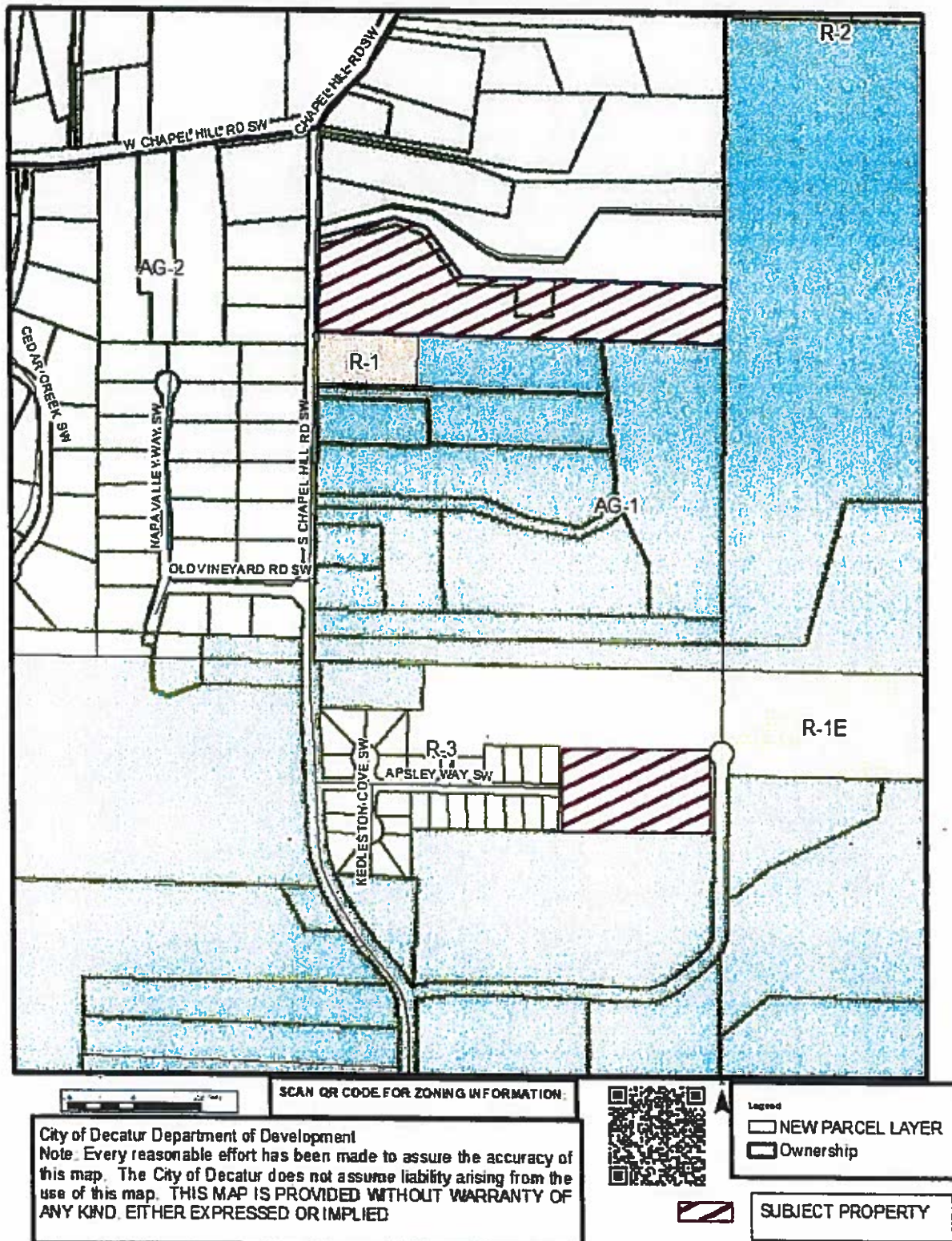
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. An abstract will be required when the final plat is submitted
3. Recording fees will be required when the plat is ready to record

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**MANOR PARK PRELIMINARY PLAT TO SUBDIVIDE 4.979 ACRES INTO 12 SINGLE FAMILY LOTS
AND A DETENTION AREA AT THE END OF ASPLEY WAY EAST OF SOUTH CHAPEL HILL RD**



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**MANOR PARK PRELIMINARY PLAT TO SUBDIVIDE 4.979 ACRES INTO 12 SINGLE FAMILY LOTS
AND A DETENTION AREA AT THE END OF ASPLEY WAY EAST OF SOUTH CHAPEL HILL RD**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER
Ownership



SUBJECT PROPERTY

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2

2

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: River Road Estates

ACRES: 96.76 acres

CURRENT ZONE: Outside of city but pre-zoning in process to R3 single family residential zone and R6 single family semi attached residential.

APPLICANT: Pugh Wright McAnally representing Morris Holdings

LOCATION AND OR PROPERTY ADDRESS: Lot 2 of Morris Brothers Minor Plat North of Upper River Rd between Deere RD and Old River RD

REQUEST: For preliminary approval to create 39 R6 semi attached single family lots and 67 R3 single family residential lots.

NEW ZONE: Pre-zoning to R6 and R3 in process

PROPOSED LAND USE: Single family residential mixed density

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Upper River Rd and Old River Rd are both neighborhood connectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1. Need Plat application fees – 91 lots x \$5 = \$455 + 100 = \$555
2. Show all of lot 2 of Morris Brother minor plat and label the out parcels provide a lot number for the drainage area
3. Show Deere RD or indicates its location and the distance to it.
4. Provide street names
5. Approval and completion of rezoning's and annexation
6. Subject to approval of city engineer
7. Subject to approval of Joe Wheeler Electric Coop.

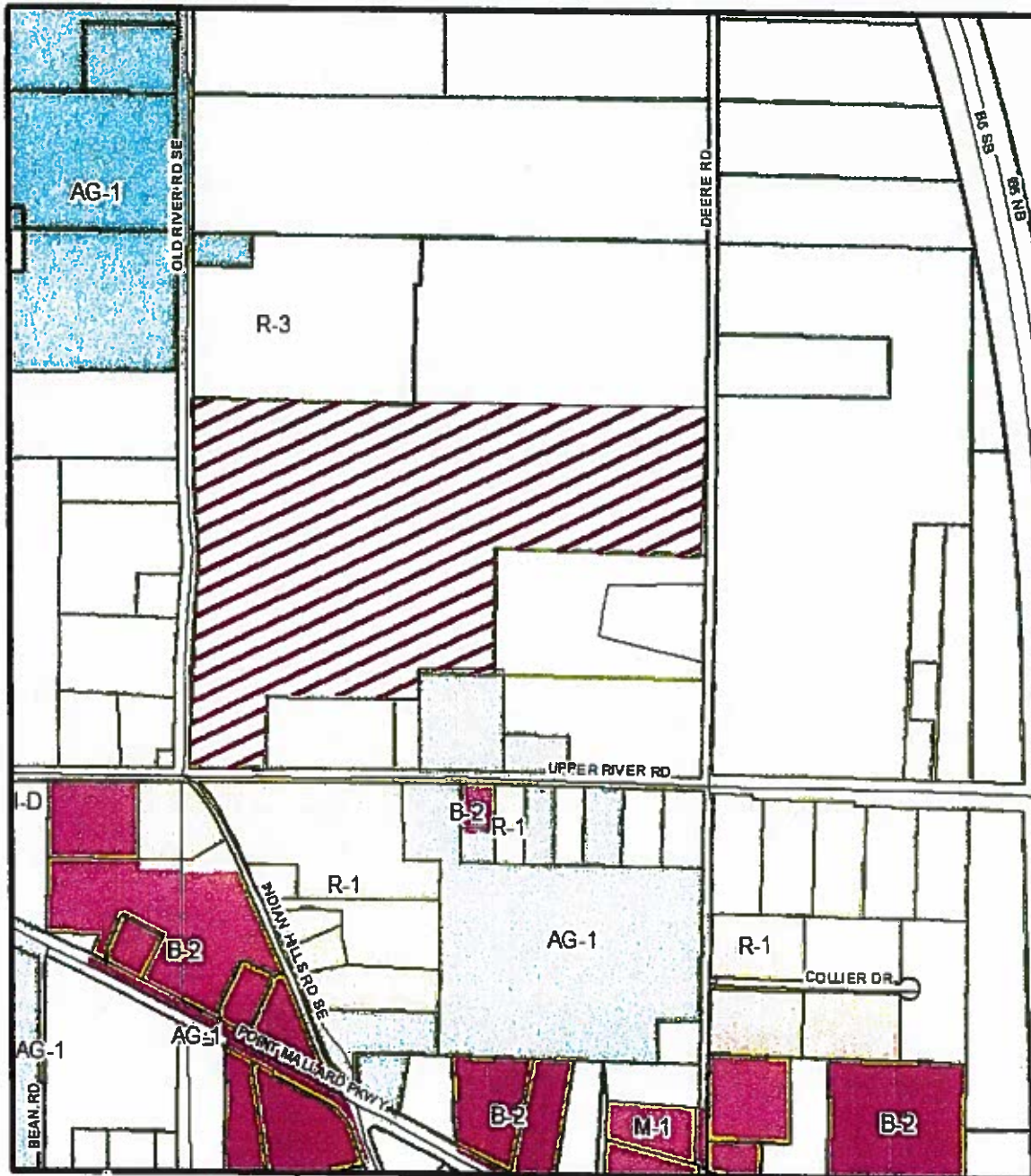
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**RIVER ROAD ESTATES TO SUBDIVIDE LOT 2 OF MORRIS BROTHER MINOR PLAT
97 ACRES INTO OUT PARCELS AND SINGLE FAMILY RESIDENTIAL LOTS**



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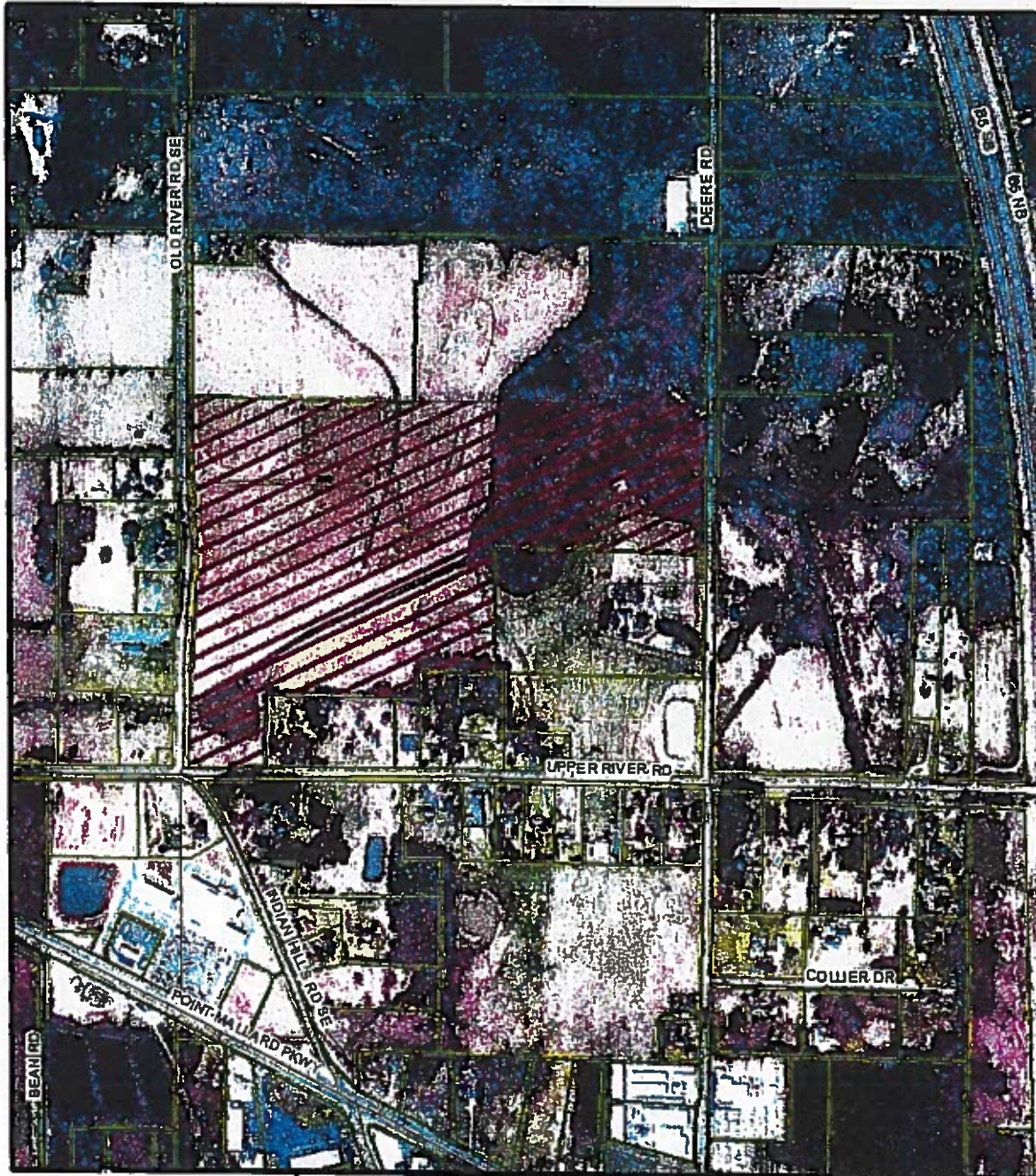


Legend
 [White Box] NEW PARCEL LAYER

[Red Diagonal Line Box] SUBJECT PROPERTY

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**RIVER ROAD ESTATES TO SUBDIVIDE LOT 2 OF MORRIS BROTHER MINOR PLAT
97 ACRES INTO OUT PARCELS AND SINGLE FAMILY RESIDENTIAL LOTS**



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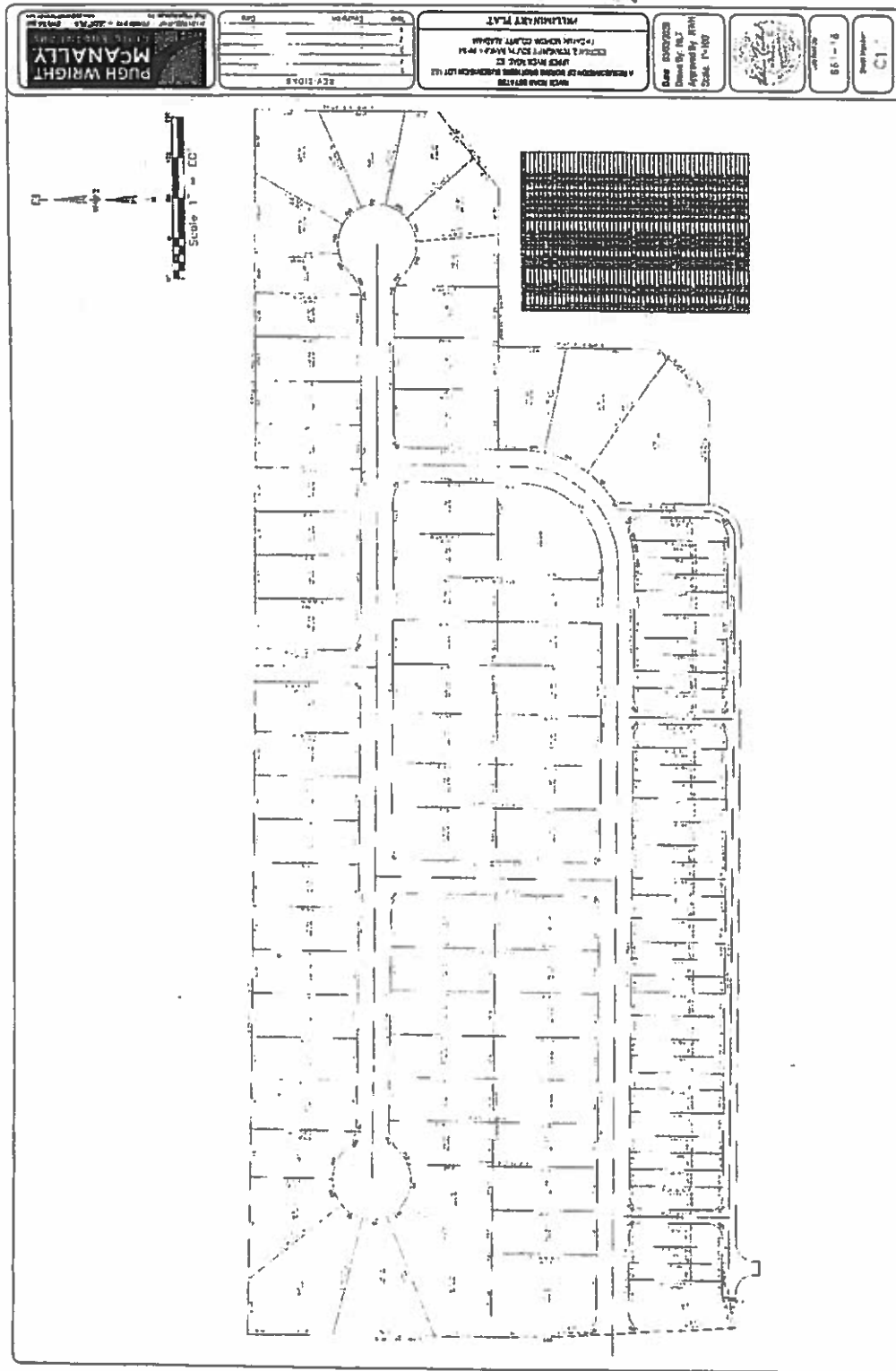
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NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020



END PUBLIC HEARING

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

CONSENT AGENDA

FILE NAME OR NUMBER: 3428-18

ACRES: 43.44

CURRENT ZONE: AG 2, Agricultural

APPLICANT: Pugh Wright McAnally for Jeff Parker the owner of unit 3

LOCATION AND OR PROPERTY ADDRESS: 2919 Fair Grounds Rd

REQUEST: This is a request to add an addendum to lot 3 of Certificate 3428-18 at the request of the City Council. This will be binding during the development process and easily found in in the Court House records. The addendum is provided below,

The landscaping buffer and berms that currently exist on the west and south side of property described as Unit 3 of Certificate 3428-19 recorded in map book 2019 starting at page 1067 in the office of the Judge of Probate of Morgan County shall remain in place and the owner(s) commit to taking all reasonable precautions to assure the landscaping buffer/berm will continue to exist. This commitment will be binding on the current owners and its successors and assigns. Where the landscaping buffer/berm does not exist along the east side of the property the owner(s) agree to abide by the ordinance in place at time of site plan review regardless of the number of parking spaces that may currently be in place.

In the event this buffer or portion thereof is destroyed or removed for any reason; the following minimum standards will be used to replace the portion of the current buffer that is no longer in existence.

1. A landscape plan showing an opaque buffer shall be submitted to the planning department. The landscape buffer will be required on the property shown as Unit 3 of Certificate 3428-19 recorded in map book 2019 starting at page 1067 in the office of the Judge of Probate of Morgan County on the west, south and east property lines. The plan shall meet the requirements of one of the sections below (a., b, or c) and shall be approved and inspected by the City prior to requesting a building permit:
 - a. A twenty (20) foot planted buffer that is at least six feet from the ground that functions as an opaque screen to consist of 3 large trees (large trees grow to an average of 70 feet at maturity), 7 small trees (grow to an average of 30 feet at maturity) and 20 shrubs (two gallon size at planting) per 100 linear feet,
 - b. A twelve (12) foot berm landscaped area with a minimum height of four (4) feet consisting of 2 large trees (large trees grow to an average of 70 feet at maturity), 8 small trees (grow to an average of 30 feet at maturity) and 30 shrubs (two gallon size at planting) per 100 linear feet, or
 - c. A five (5) foot fenced or walled area with a minimum height of six (6) feet which is 100% opaque and includes landscaping of 20 evergreen shrubs (two gallon size at planting) per 100 linear feet.
 - d. No plant that appears on the nuisance trees list in the City of Decatur Zoning Ordinance can be used.
 - e. Maintenance of the landscape buffer shall be the responsibility of the owner of the property shown as Unit 3 of Certificate 3428-19 recorded in map book 2019 starting at page 1067 in the office of the Judge of Probate of Morgan County or as may be subsequently subdivided.
2. A site plan, drawn by a design professional, shall be provided to Planning Commission to obtain their approval when existing buildings are renovated, or any use that would impact the site with or without a structure (including expansion of existing businesses) and or new structures are built. The site plan shall include information about the approved existing buffer and potential new buffer along the East side. The

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

buffer for the East side where none currently exists shall be on the property line and comply with the current ordinance at time of site plan review without regard to number of parking spaces and extend ten feet to either side of the proposed improvement or existing renovated building or existing modified use. There may be adjustments to the depth of the east side landscaping buffer by the technical review committee based on the amount of available space behind the existing buildings.

3. Vehicles that are required to use the truck route as designated by the truck route ordinance shall use Fairgrounds RD to Modaus RD and then to the Beltline RD as a preclearance route and be the responsibility of the truck driver to observe. In addition, other routes may be approved under the current truck route ordinance by written approval from the police traffic division in compliance with the mentioned ordinance.

NEW ZONE: N/A
uses

PROPOSED LAND USE: warehouses and small business

ONE DECATUR FUTURE LAND USE: Institutional

ONE DECATUR STREET TYPOLOGY: Fairgrounds Rd is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1.

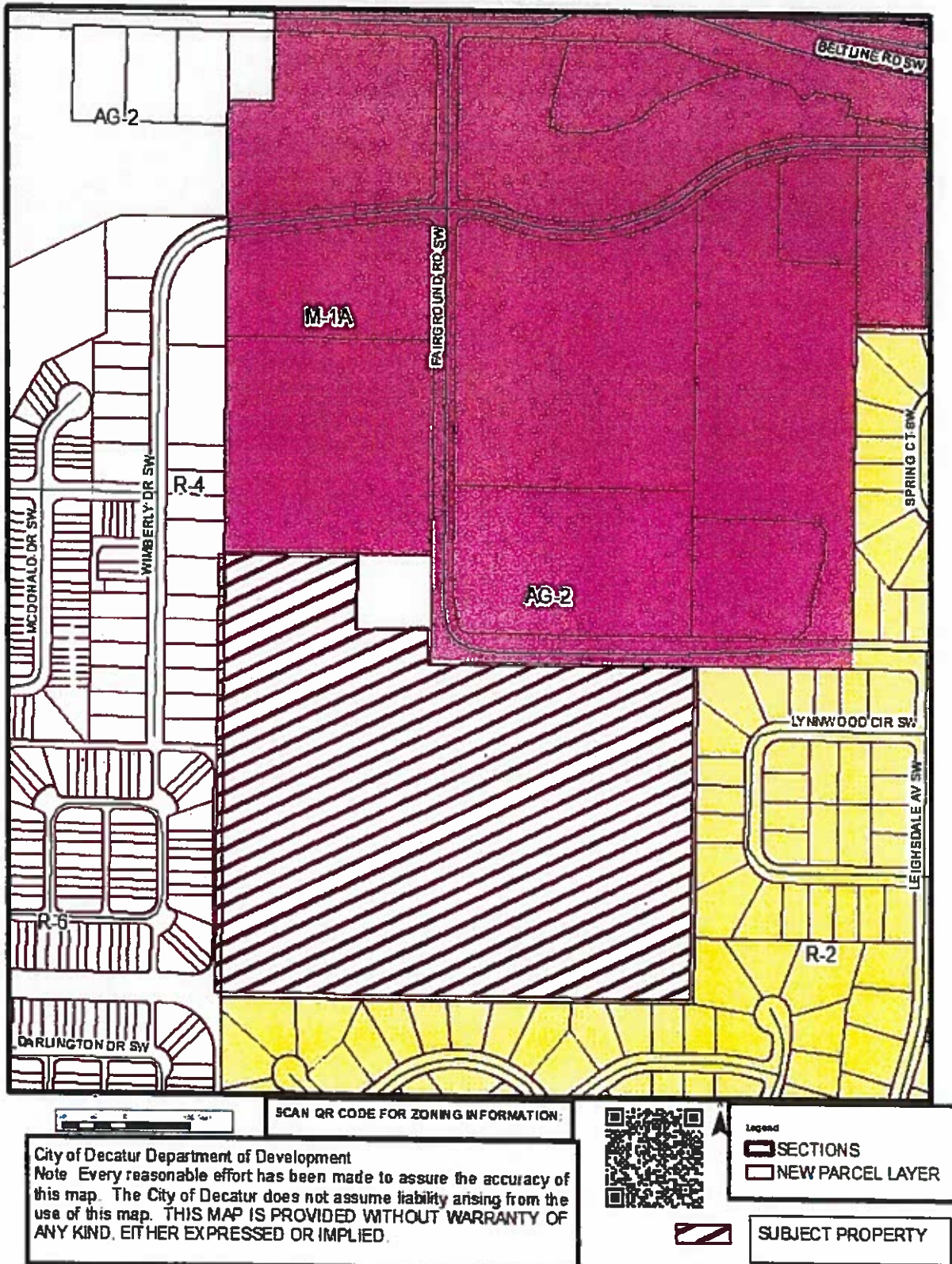
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

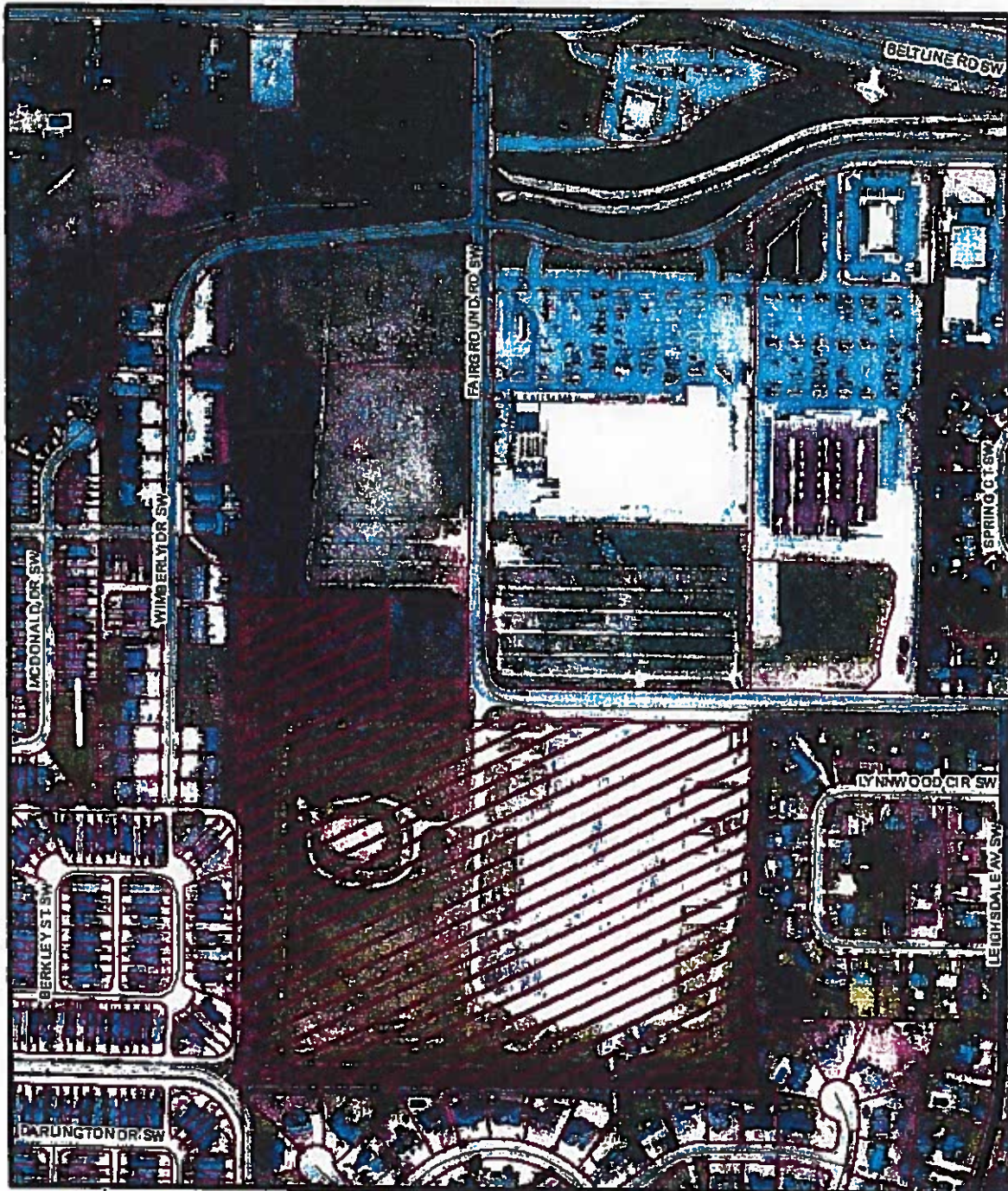
STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

AMENDMENT TO LOT 3 OF CERTIFICATE 3428-18 A 31.00 ACRE TRACT
2919 FAIRGROUNDS RD SW



STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

AMENDMENT TO LOT 3 OF CERTIFICATE 3428-18 A 31.00 ACRE TRACT
2919 FAIRGROUNDS RD SW



City of Decatur Department of Development
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SCAN QR CODE FOR ZONING INFORMATION



Legend

SECTION
NEW PARCEL LAYER



SUBJECT PROPERTY

548



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: 3475-20

ACRES: 3.85

CURRENT ZONE: AG1

APPLICANT: Rafer and Wanda Jones

LOCATION AND OR PROPERTY ADDRESS: 3114 Willow Bend RD SE west side of Willow Bend south of Heather Lane

REQUEST: To subdivide this into two lots of 2.85 acres and 1 acre. This will amend the approval granted to this property at the February Planning Commission meeting.

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Willow Bend is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Signed survey for recording
2. Signed letter from the property owner requesting the subdivision
3. Check made out to the Judge of Probate for recording

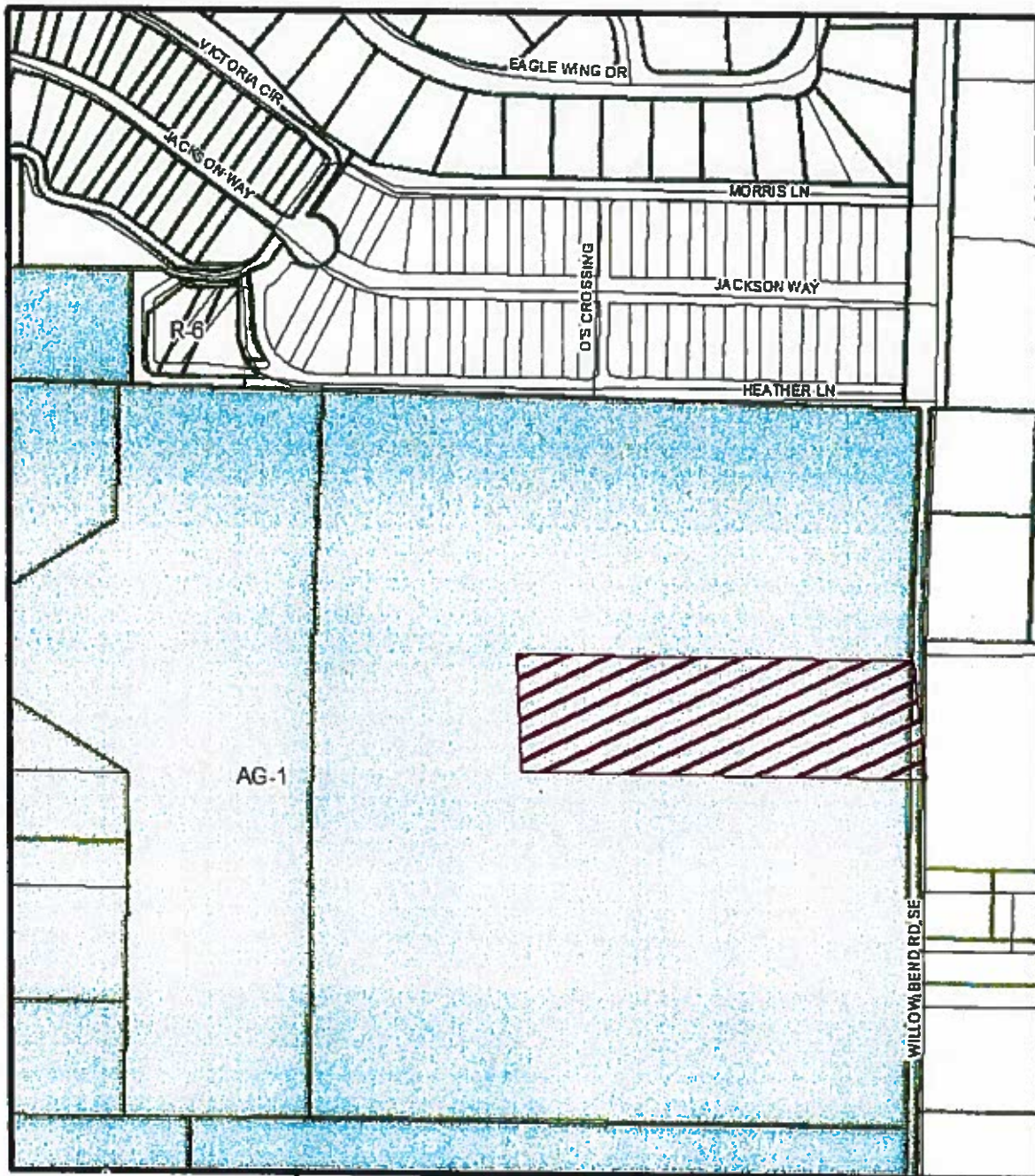
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

CERTIFICATE 3475-2020 TO SUBDIVIDE A 3.85 ACRE TRACT
WEST OF WILLOWBEND RD 3114 WILLOW BEND RD



City of Decatur Department of Development
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SCAN QR CODE FOR ZONING INFORMATION



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

CERTIFICATE 3475-2020 TO SUBDIVIDE A 3.85 ACRE TRACT
WEST OF WILLOWBEND RD 3114 WILLOW BEND RD



SCAN QR CODE FOR ZONING INFORMATION:



Legend

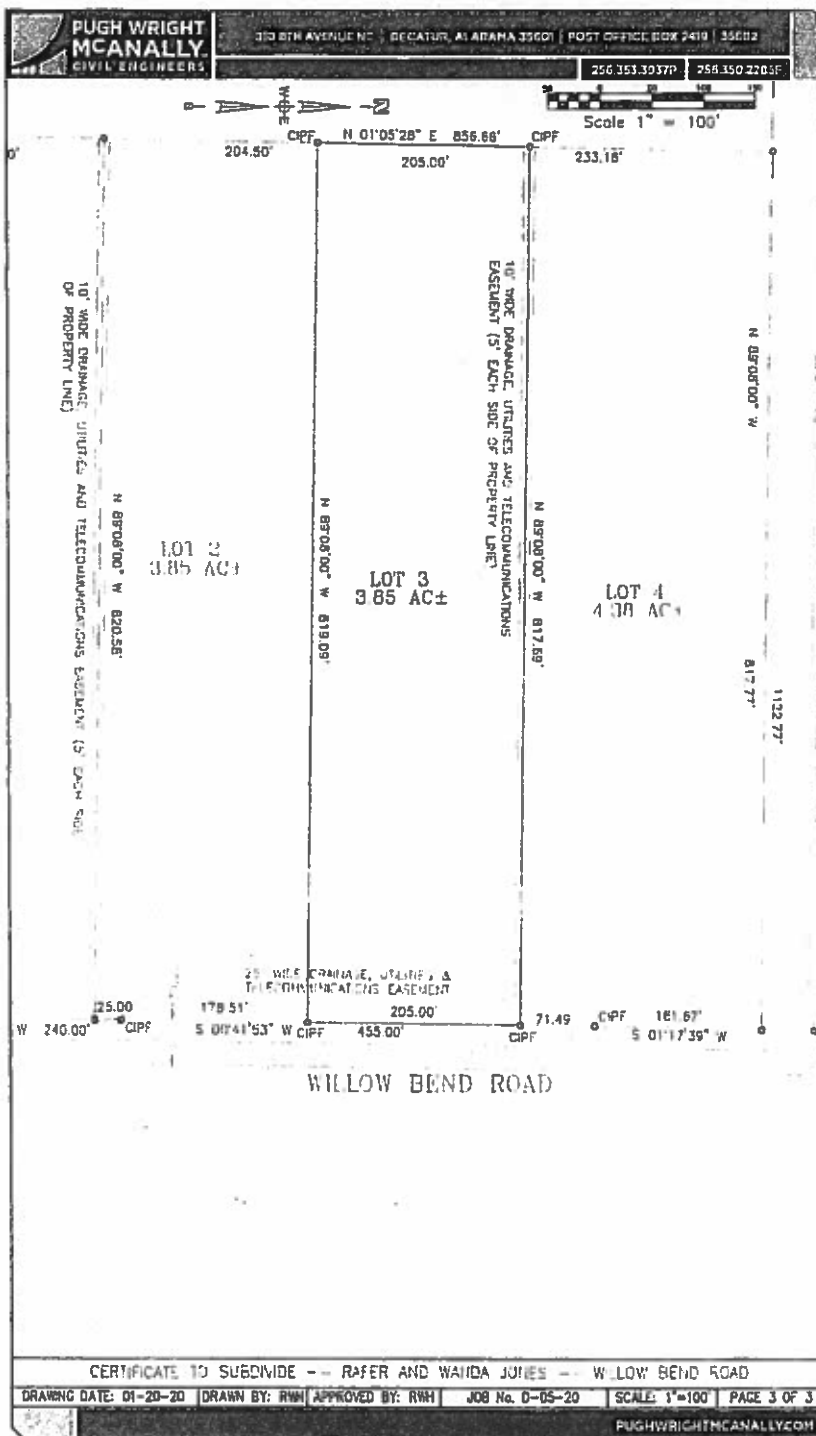
NEW PARCEL LAYER



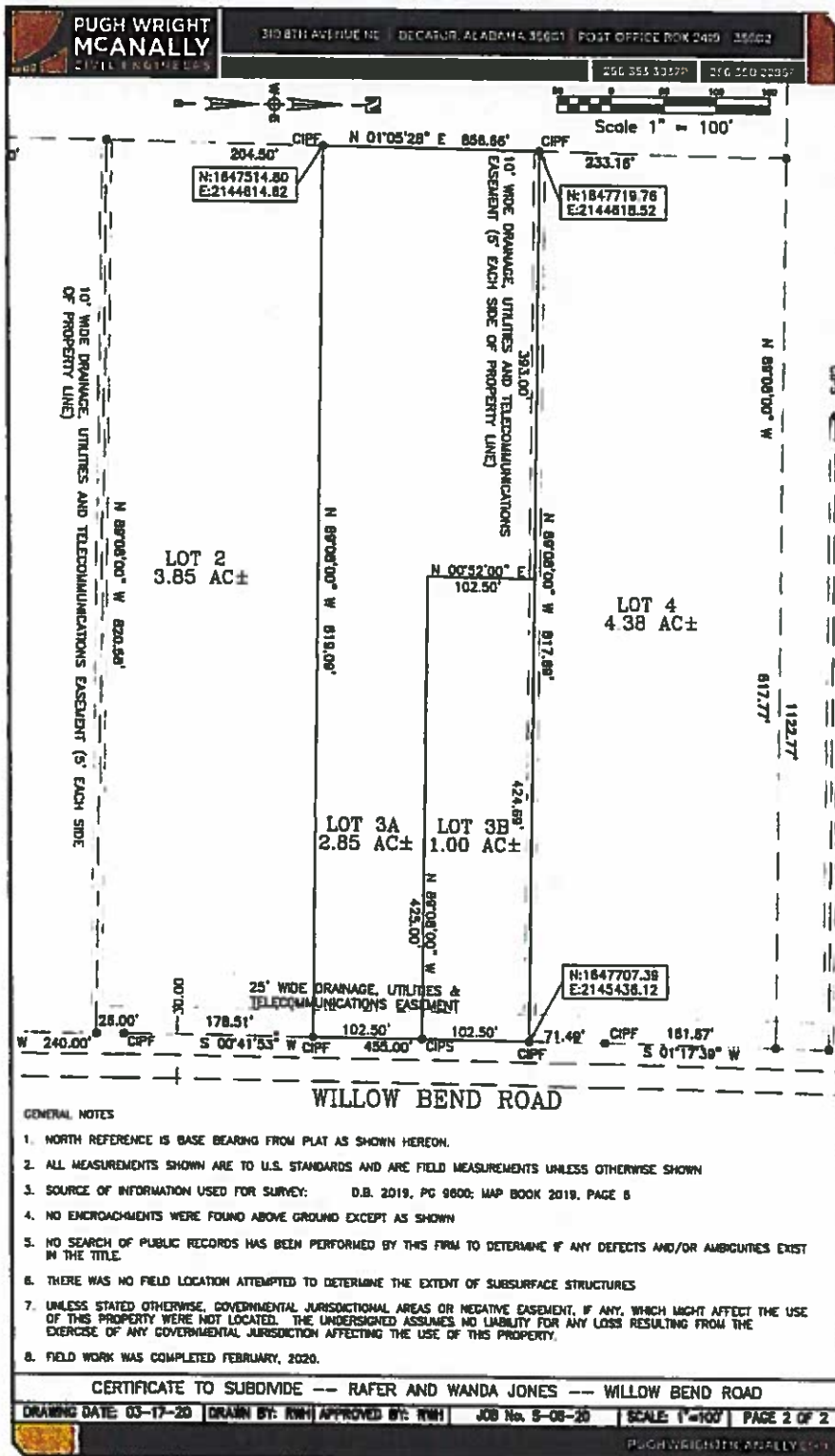
SUBJECT PROPERTY

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STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: 3477-20

ACRES: 1.56

CURRENT ZONE: AG1 agricultural

APPLICANT: Ramey Ellenberg representing Lindsay, Kristopher and Jeffrey Kepley

LOCATION AND OR PROPERTY ADDRESS: East side of Hickory Hills Rd south of Lower River Rd

REQUEST: To consolidate two .78 acre tracts into one 1.56 acre tract

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential low density

ONE DECATUR STREET TYPOLOGY: Hickory Hills Rd is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Check made out to the judge of probate for recording fees
2. Provide a letter from the owner requesting the subdivision
3. Provide 3 state plane coordinates
4. Provide a copy of the deed

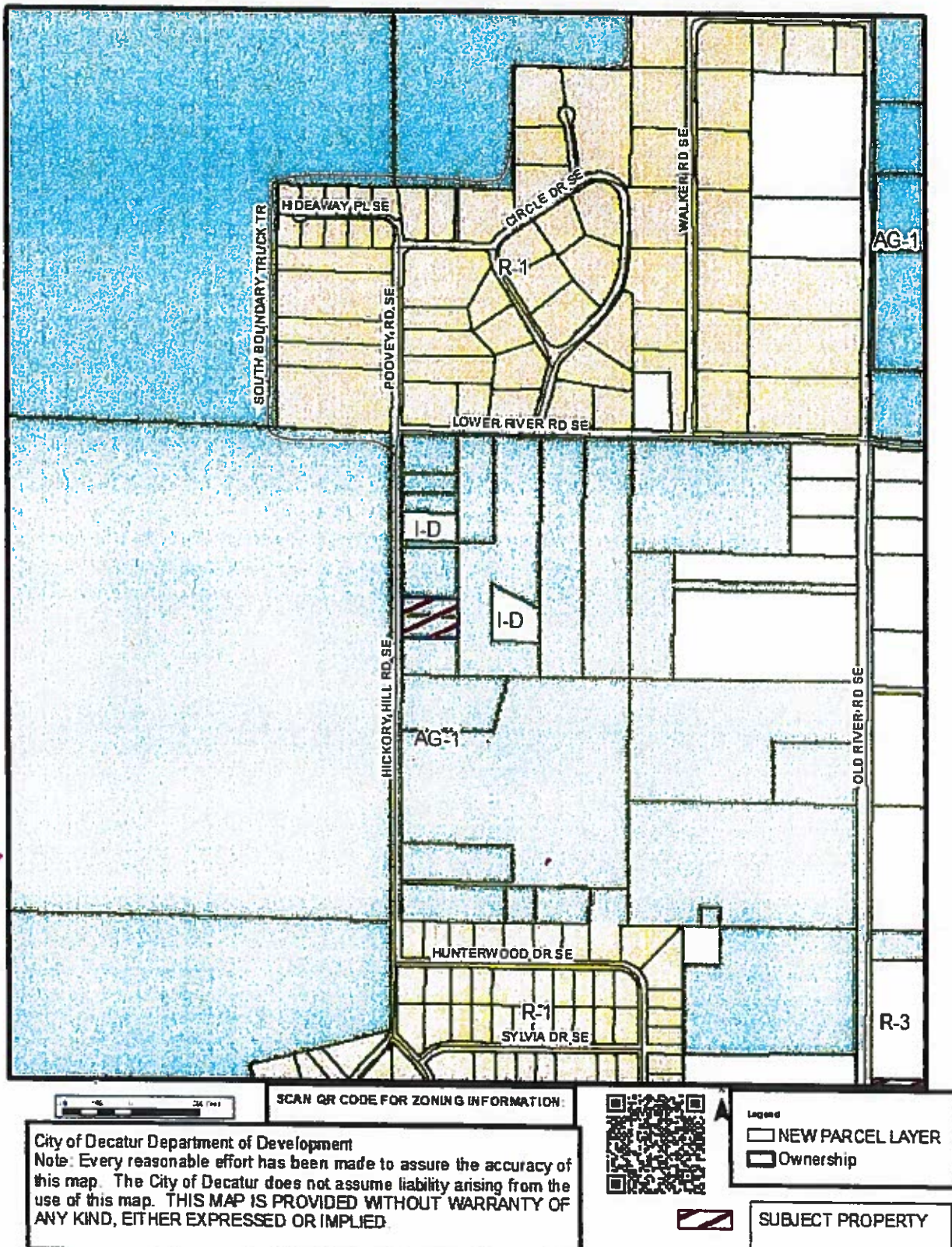
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

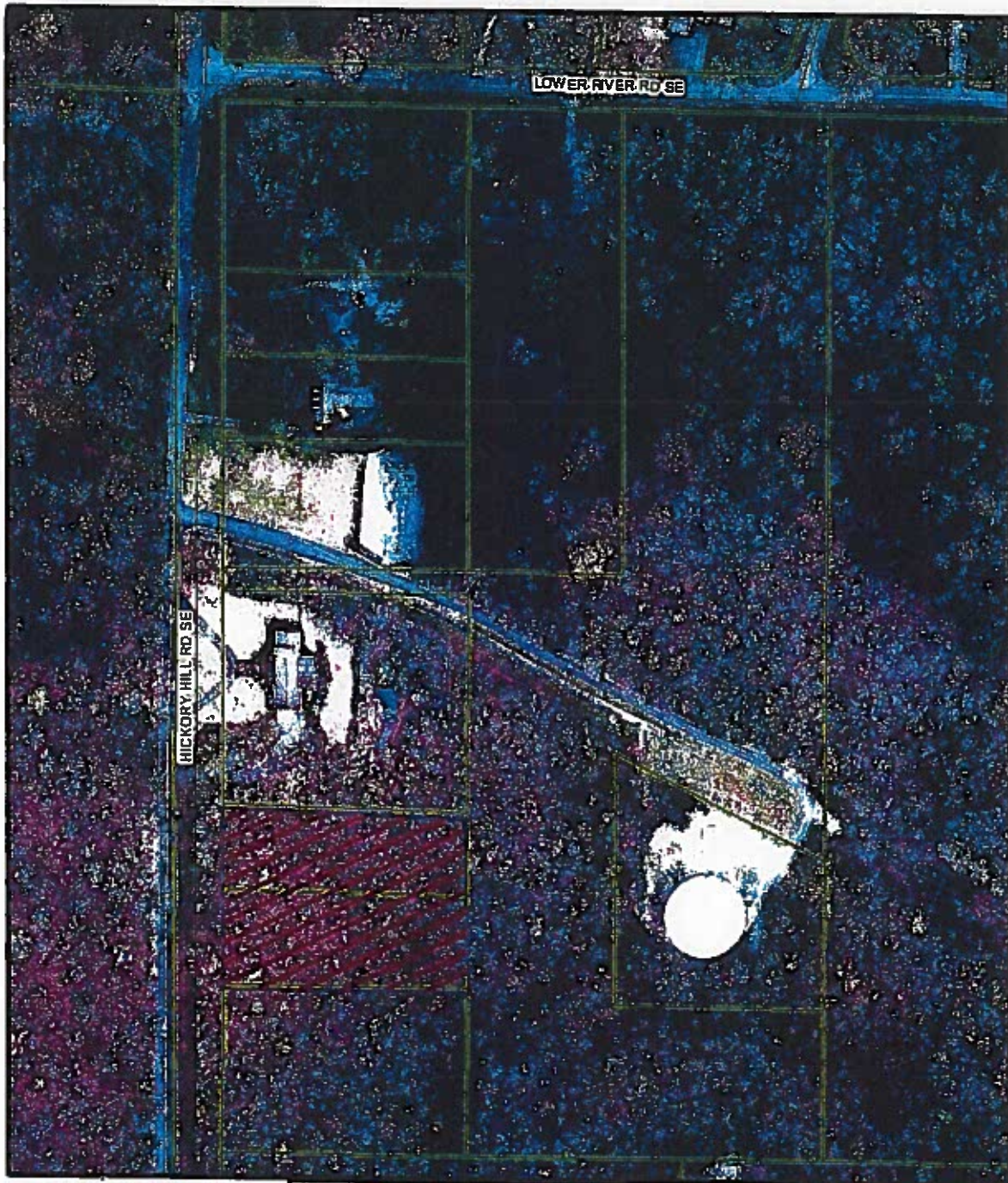
STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

CERTIFICATE 3477-20 TO CONSOLIDATE TWO .78 ACRE TRACTS
IN ONE 1.56 ACRE TRACT EAST SIDE OF HICKORY HILLS RD SE



STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

CERTIFICATE 3477-20 TO CONSOLIDATE TWO .78 ACRE TRACTS
IN ONE 1.56 ACRE TRACT EAST SIDE OF HICKORY HILLS RD SE



SCAN QR CODE FOR ZONING INFORMATION:



Legend

- NEW PARCEL LAYER
- Ownership

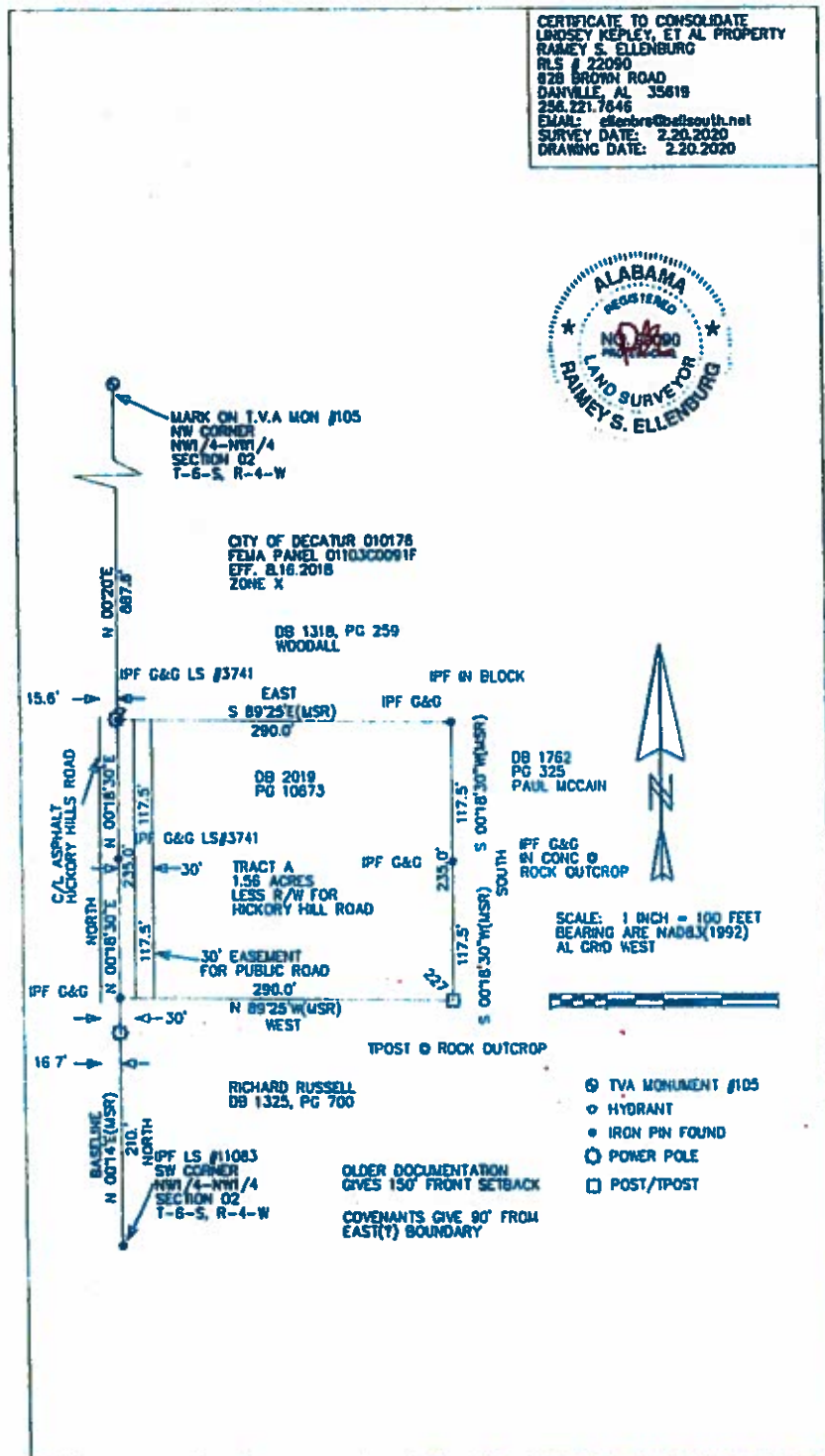


SUBJECT PROPERTY

City of Decatur Department of Development
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**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

271720



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: Certificate 3478-20

ACRES: 13.28

CURRENT ZONE: Outside the corporate limits in the PJ

APPLICANT: Pugh Wright McAnally for Gregory and Leica Wooten

LOCATION AND OR PROPERTY ADDRESS: South of Aday RD on the west side of Pleasant Hill RD

REQUEST: To adjust the lots lines on a 13.28 acre tract to create two tracts of 9.29 acres and 3.99 acres

NEW ZONE: N/A

PROPOSED LAND USE: Low Density residential

ONE DECATUR FUTURE LAND USE: Low Density Residential

ONE DECATUR STREET TYPOLOGY: Aday and Pleasant Hill are both local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the property owners requesting the subdivision
4. Provide state plane coordinates
5. Subject to approval of the legal description by the county engineer.
6. Dedicate a 30 foot drainage, utility and telecommunications easement-15 feet either side of the electric line -along Aday rd.

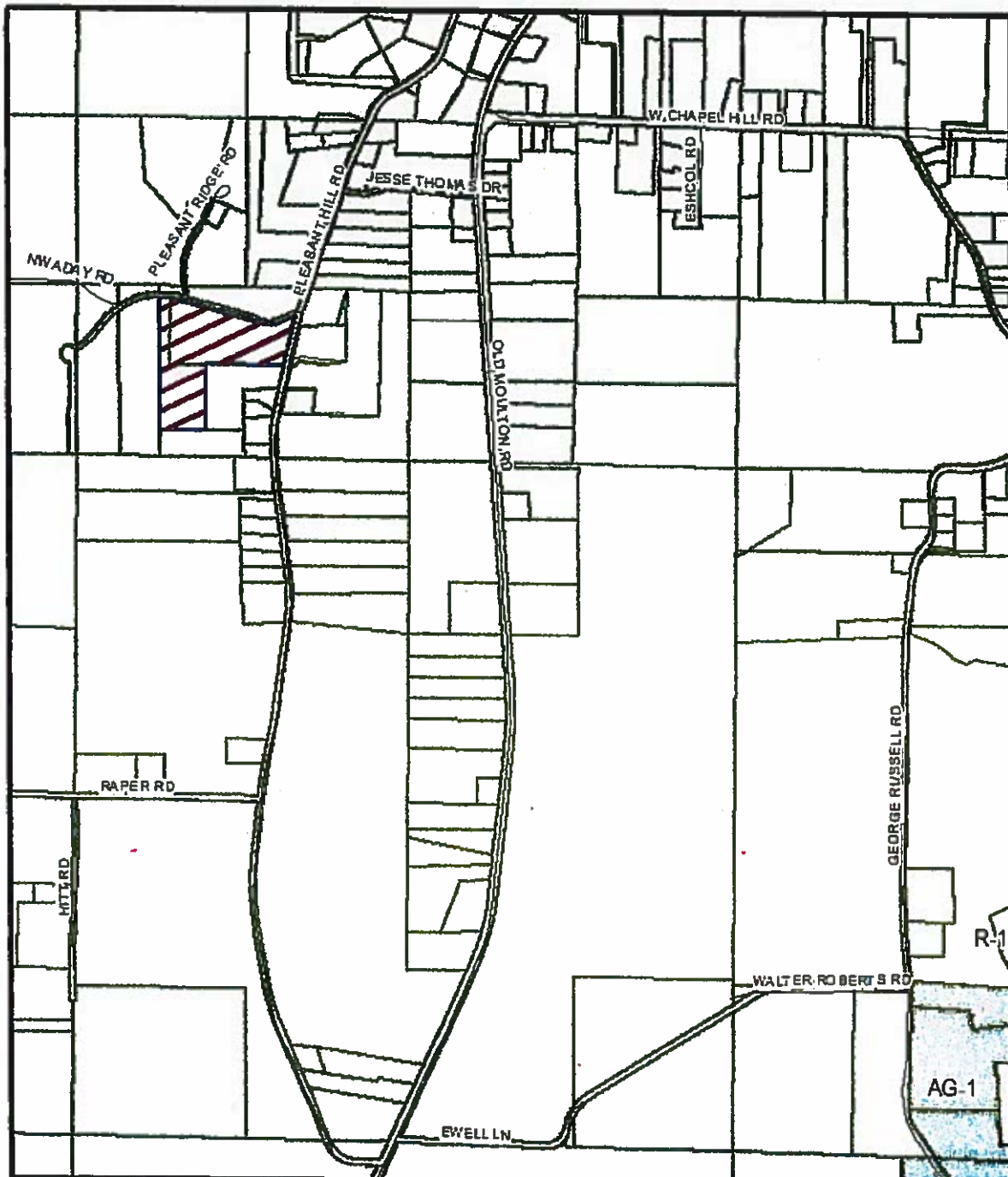
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3478-20 TO ADJUST THE LOT LINES TO CREATE A 9.29 ACRE AND A 3.99 ACRE TRACT
LOCATED SOUTH OF ADAY RD AND WEST OF PLEASANT HILL RD IN THE PLANNING JURISDICTION**



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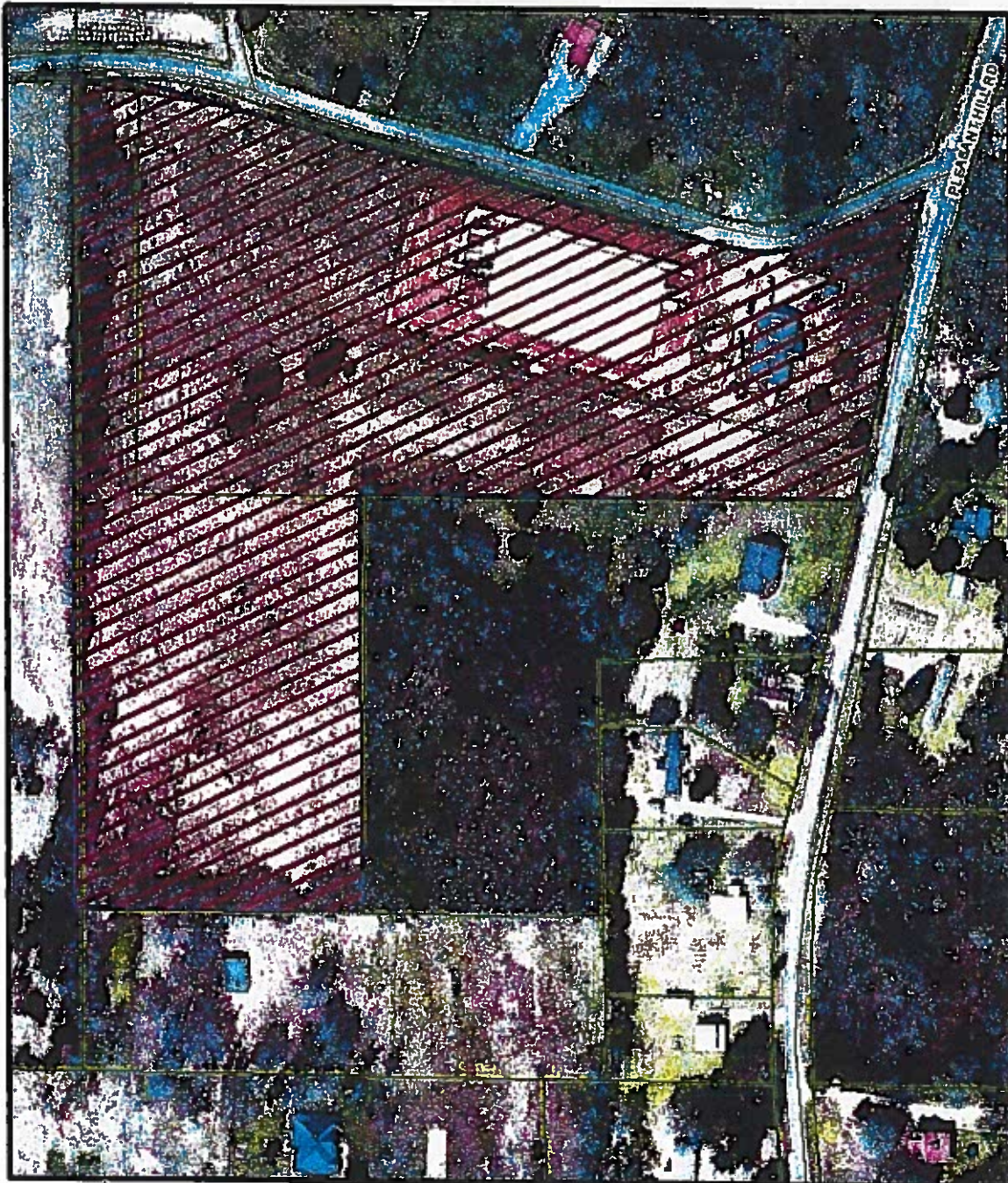
-  NEW PARCEL LAYER
-  Ownership



SUBJECT PROPERTY

STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020

CERTIFICATE 3478-20 TO ADJUST THE LOT LINES TO CREATE A 9.29 ACRE AND A 3.99 ACRE TRACT
LOCATED SOUTH OF ADAY RD AND WEST OF PLEASANT HILL RD IN THE PLANNING JURISDICTION



SCAN QR CODE FOR ZONING INFORMATION:



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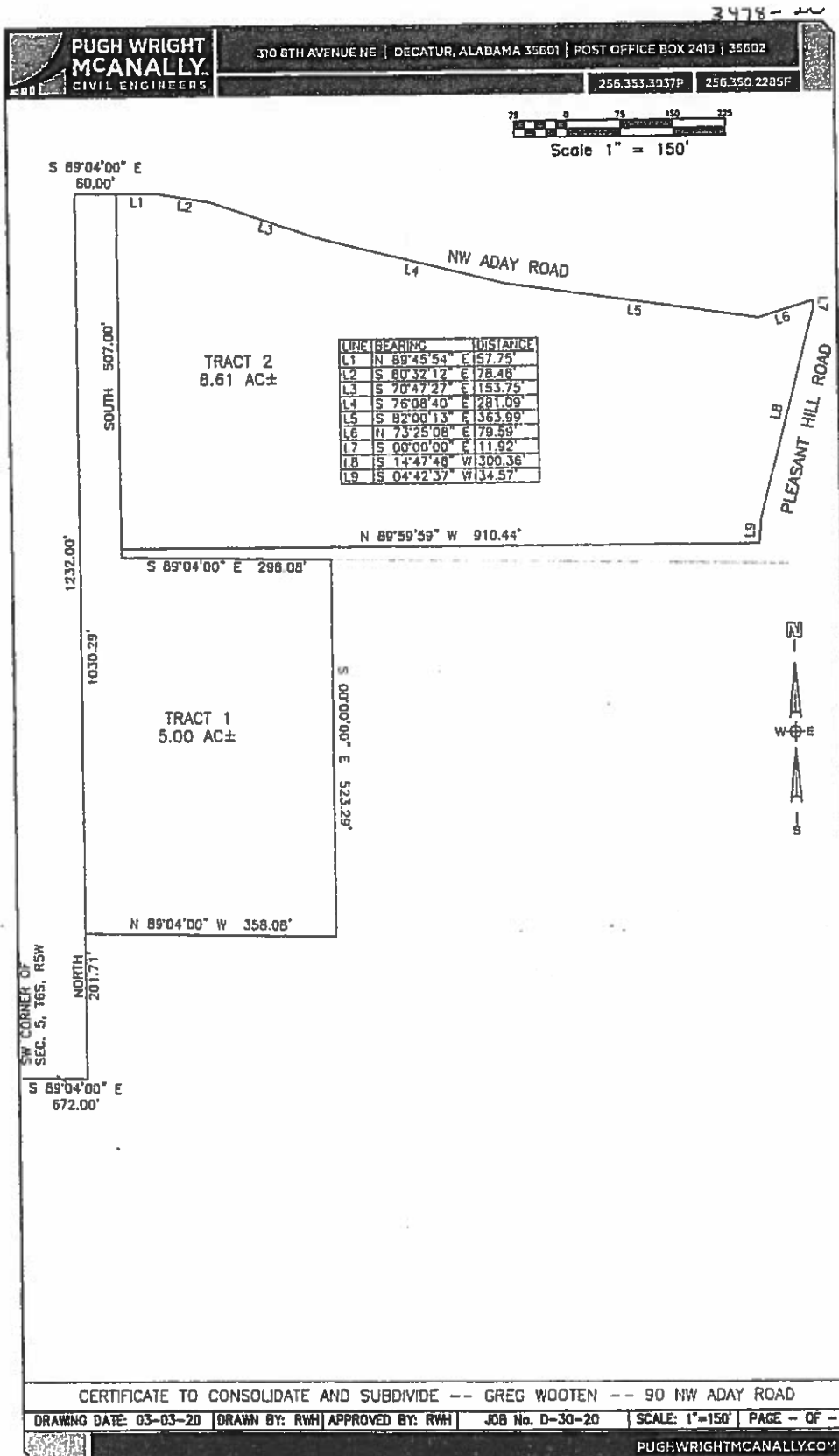
- NEW PARCEL LAYER
- Ownership

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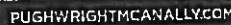


SUBJECT PROPERTY

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**



2/17/2020



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: Certificate 3479-20

ACRES: 3.19 Acres

CURRENT ZONE: AG1 Agricultural

APPLICANT: Pugh, Wright, McAnally for Parker Real Estate

LOCATION AND OR PROPERTY ADDRESS: 3729, 3733 and 3737 South Woodtrail RD SW west side of the road

REQUEST: To consolidate three tracts into one 3.19 acre tract

NEW ZONE: N/A

PROPOSED LAND USE: Low Density Residential

ONE DECATUR FUTURE LAND USE: Low density residential

ONE DECATUR STREET TYPOLOGY: South Woodtrail RD is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the owner requesting the subdivision
4. Provide three state plane coordinates

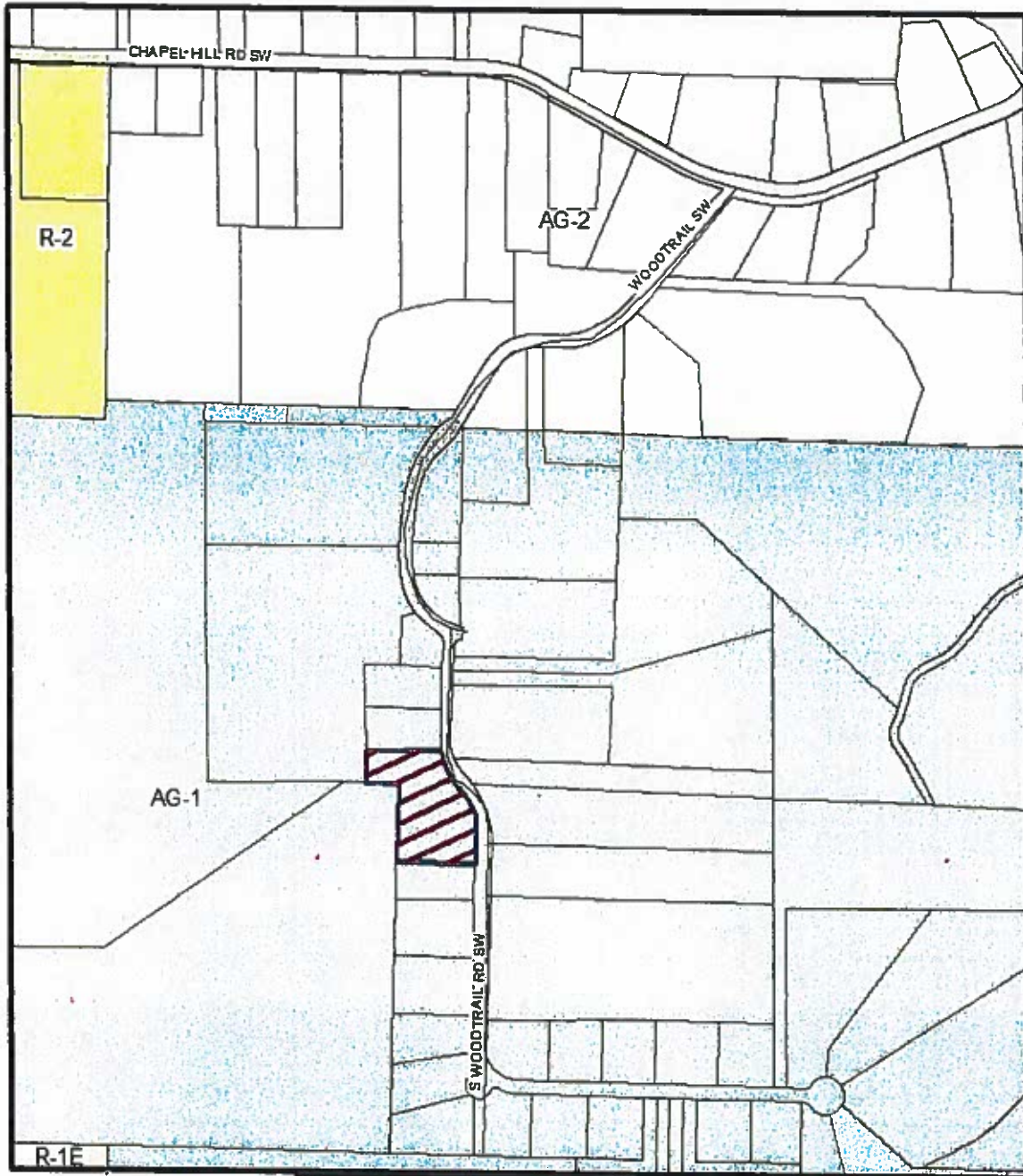
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3479-20 TO CONSOLIDATE LOTS 5, 6, AND 7 OF WOODTRAIL ESTATES
INTO ONE TRACT OF 3.19 ACRES PROPERTY IS LOCATED SOUTH AND WEST OF
SOUTH WOODTRAIL RD SW IN AN AG-1 AGRICULTURAL ZONE**



City of Decatur Department of Development
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SCAN QR CODE FOR ZONING INFORMATION



Legend
NEW PARCEL LAYER

SUBJECT PROPERTY

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3479-20 TO CONSOLIDATE LOTS 5, 6, AND 7 OF WOODTRAIL ESTATES
INTO ONE TRACT OF 3.19 ACRES PROPERTY IS LOCATED SOUTH AND WEST OF
SOUTH WOODTRAIL RD SW IN AN AG1 AGRICULTURAL ZONE**



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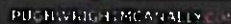
Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

2/17/2020



27 17-84



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: Certificate 3480-20

ACRES: 12.54 acres

CURRENT ZONE: AG 1

APPLICANT: Pugh Wright McAnally for Roger and Jearldene Minor

LOCATION AND OR PROPERTY ADDRESS: 5301 Indian Hills RD SE west side of Indian Hills Rd north of Burleson Mountain Rd

REQUEST: To consolidate 4 tracts into one tract of 167.07 acres

NEW ZONE: N/A

PROPOSED LAND USE: Low Density Residential

ONE DECATUR FUTURE LAND USE: Rural Edge Agricultural

ONE DECATUR STREET TYPOLOGY: Indian Hills Rd is a neighborhood connector

AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the owner requesting the subdivision
4. Provide three state plane coordinates

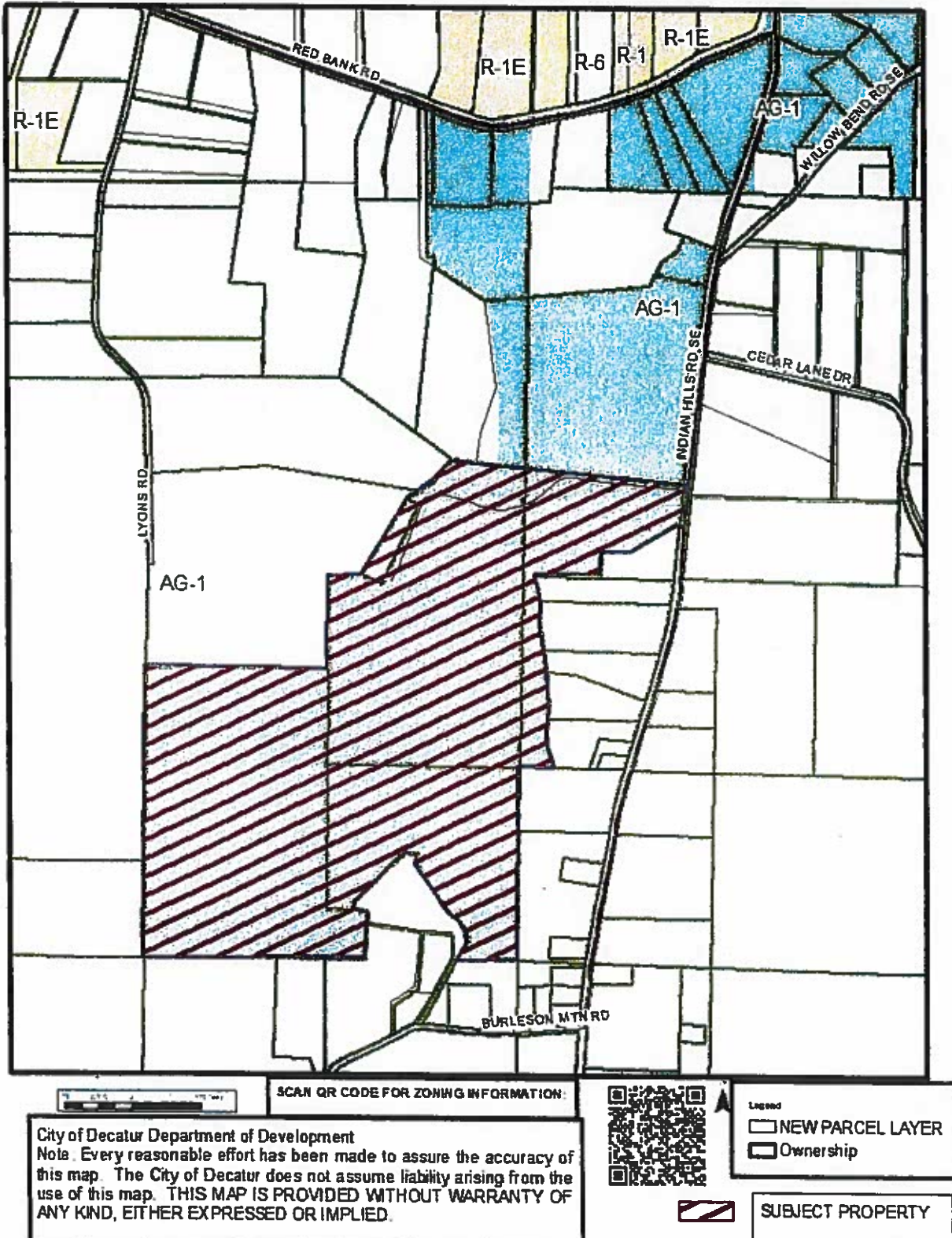
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3480-20 TO CONSOLIDATE FOUR TRACTS INTO ONE TRACT OF 167.07 ACRES
WEST SIDE OF INDIAN HILLS RD (5301) AND NORTH OF BENNICH RD. IN AN AG 1 ZONING DISTRICT**



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3480-20 TO CONSOLIDATE FOUR TRACTS INTO ONE TRACT OF 167.07 ACRES
WEST SIDE OF INDIAN HILLS RD (5301) AND NORTH OF BENNICH RD. IN AN AG 1 ZONING DISTRICT**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

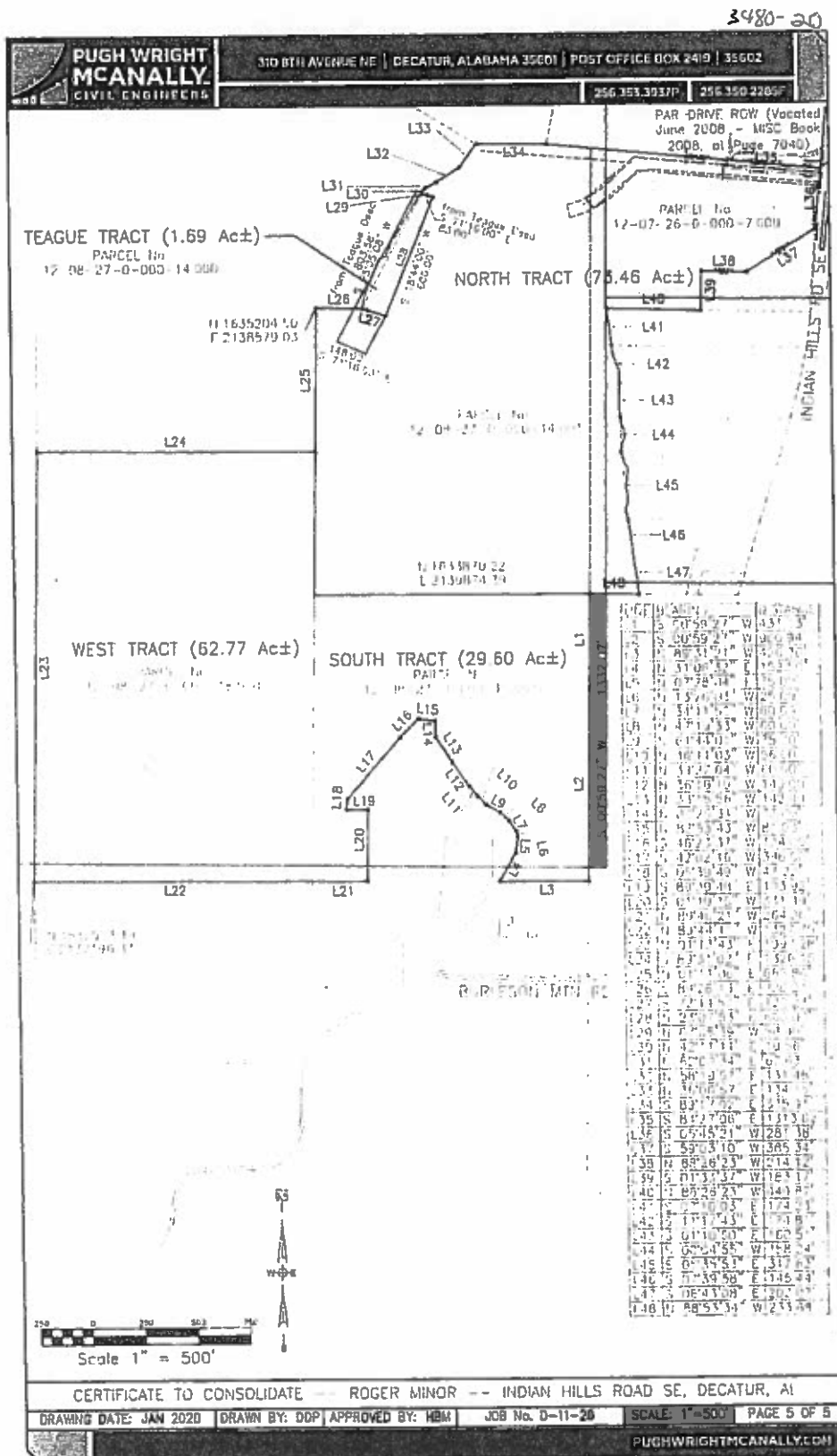
- NEW PARCEL LAYER
- Ownership



SUBJECT PROPERTY

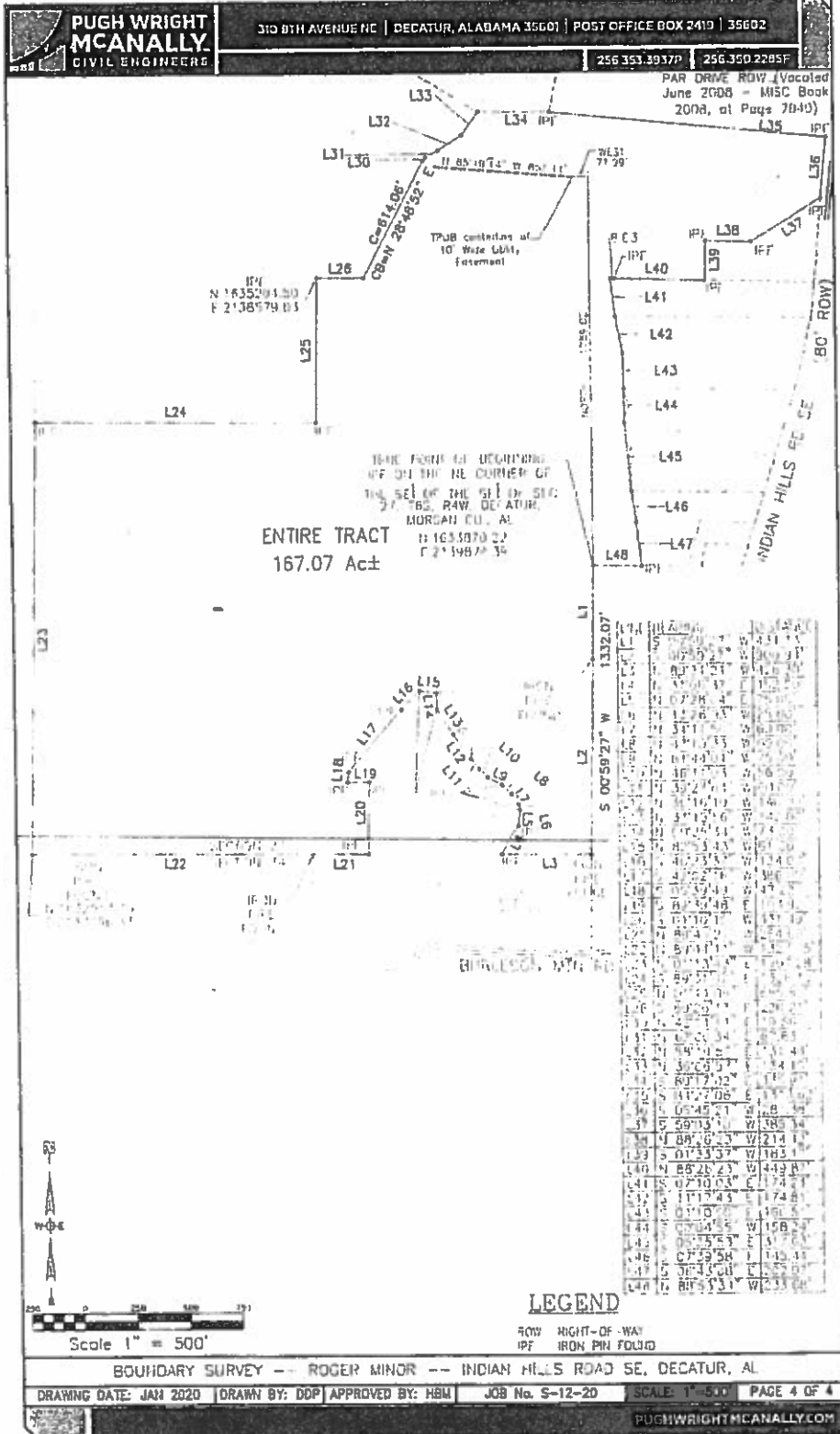
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STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020

3480-20



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: Certificate 3481-20

ACRES: 12.54

CURRENT ZONE: AG2 Agricultural

APPLICANT: Pugh Wright McAnally for Charles and Deanna Knox

LOCATION AND OR PROPERTY ADDRESS: 3418 South Chapel Hill RD SW east side of South Chapel Hill RD and south of Chapel Hill RD.

REQUEST: To adjust the lot lines between two tracts and end up with a 1.38 unit and an 11.16 unit.

NEW ZONE: N/A

PROPOSED LAND USE: Low Density Residential

ONE DECATUR FUTURE LAND USE: Residential low density

ONE DECATUR STREET TYPOLOGY: Chapel Hill and South Chapel Hill are both neighborhood connectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the owner requesting the subdivision
4. Provide three state plane coordinates

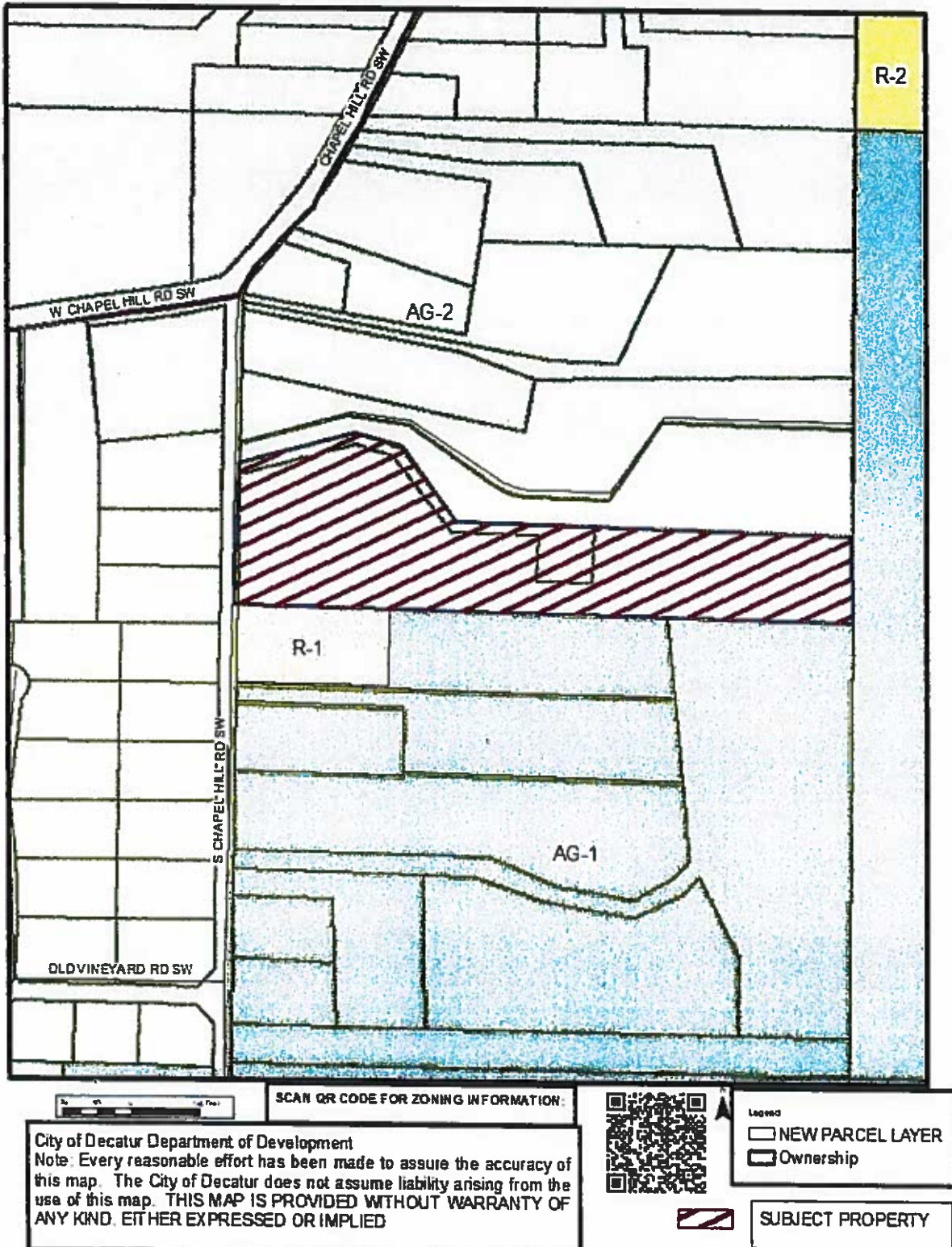
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3481-20 TO ADJUST THE LOT LINES TO CREATE 1.38 AND A 11.16 ACRE TRACT
EAST OF SOUTH CHAPEL HILL RD SW IN AN AG2 AGRICULTURAL ZONING DISTRICT**



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**CERTIFICATE 3481-20 TO ADJUST THE LOT LINES TO CREATE 1.38 AND A 11.16 ACRE TRACT
EAST OF SOUTH CHAPEL HILL RD SW IN AN AG2 AGRICULTURAL ZONING DISTRICT**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

-  NEW PARCEL LAYER
-  Ownership



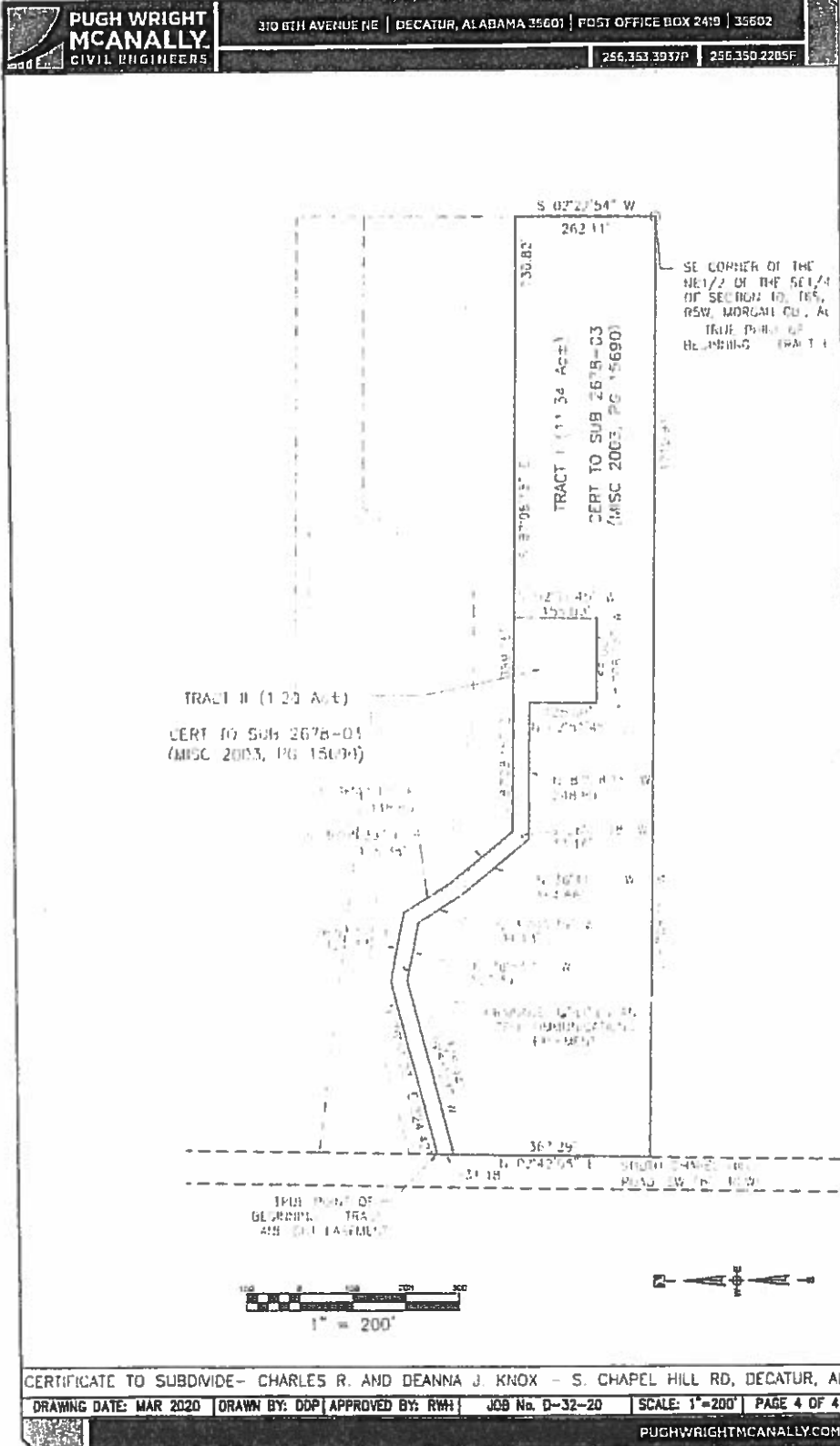
SUBJECT PROPERTY

City of Decatur Department of Development

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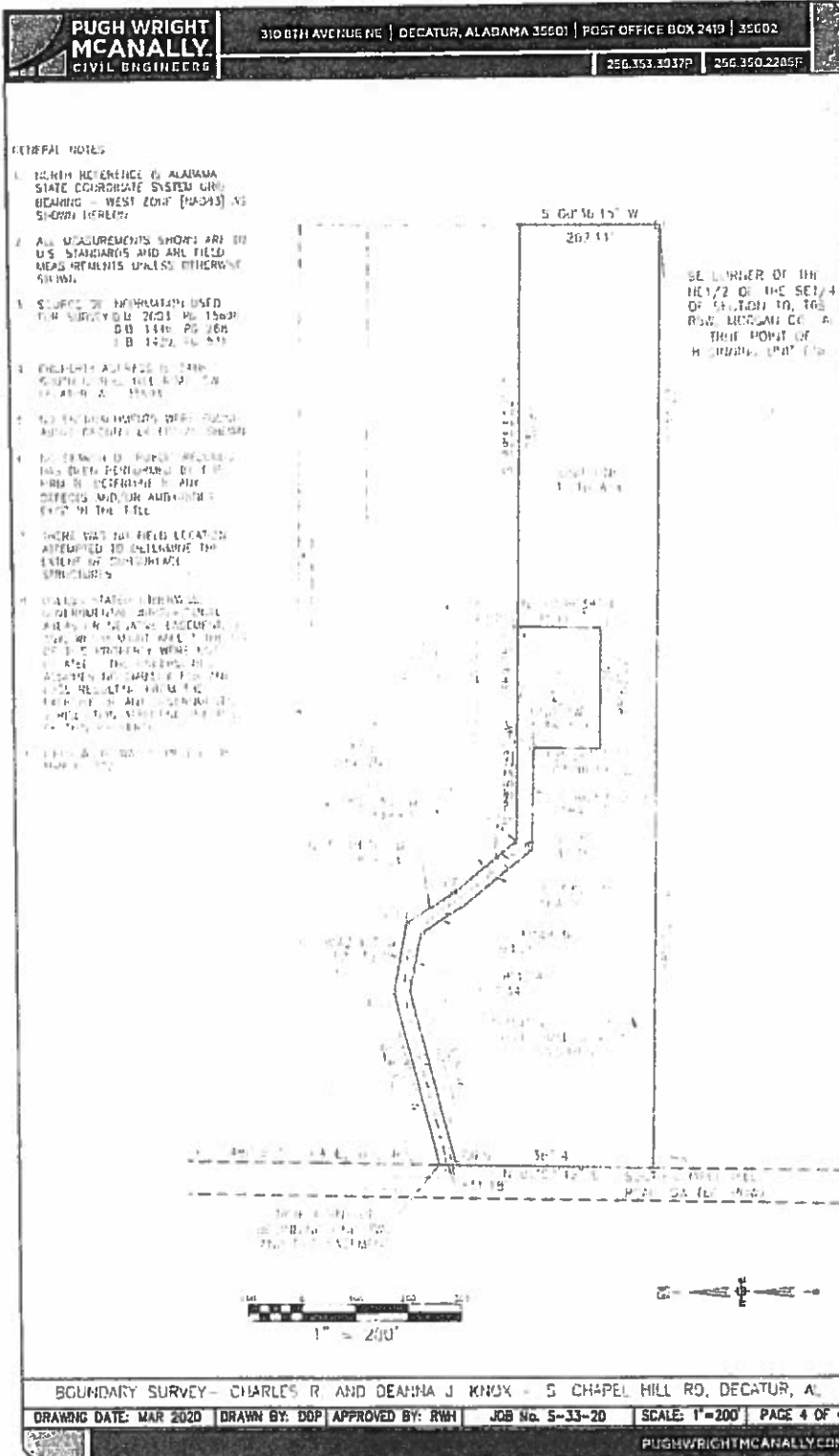
STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020

348/-20



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020

3491-20



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: Wilshire Development

ACRES: 38.03 acres

CURRENT ZONE: RMH – residential single family manufacture housing, M1 light manufacturing, and outside the corporate limits

APPLICANT: Pugh Wright McAnally for Wilshire Development

LOCATION AND OR PROPERTY ADDRESS: East side of Central AV north of Ryan DR SW

REQUEST: For layout approval to subdivide approximately 38.03 acres into 129 R3 single family lots

NEW ZONE: This property is proposed to be zoned R3 (on today's agenda)

PROPOSED LAND USE: Residential single family medium density

ONE DECATUR FUTURE LAND USE: Flex employment, mixed neighborhood and residential low density

ONE DECATUR STREET TYPOLOGY: Central AV is a City Connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Please provide a general idea of the phases for this subdivision and the order of development
2. Approval and completion of pre-zonings, rezoning's and annexation
3. Remove the heavy black line along the eastern property line or label it and identify it's purpose.
4. Label and locate both gas lines that are in the same easement-DU and American Midstream-DU to approve
5. Continue easement along gravel road that leads to retention pond

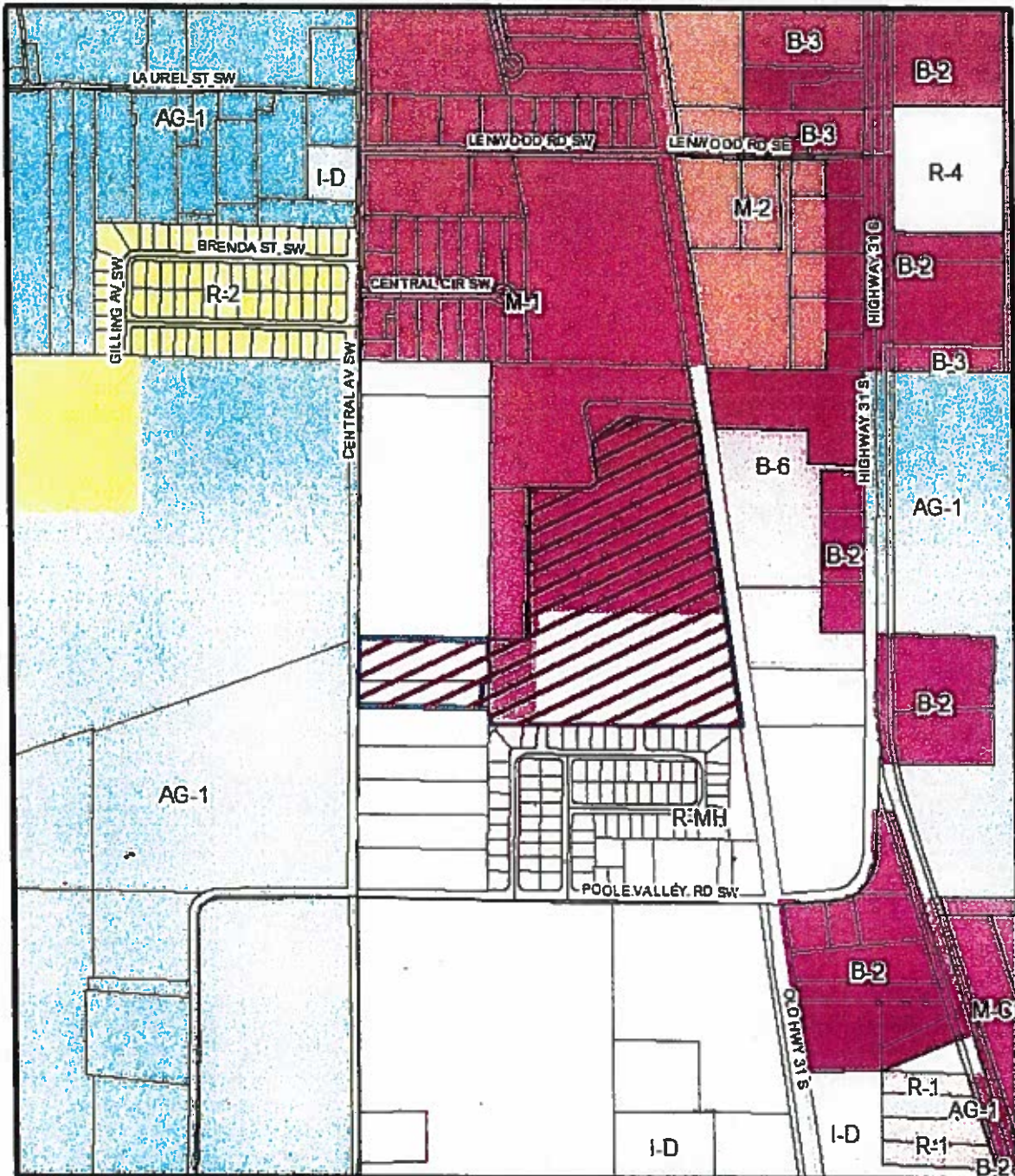
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Provide a buffer that is opaque between the railroad tracks and the subdivision
3. TVA retains right-of-way of electric line-37.5 on each side line-75 feet total
4. Concerns about overhead power line easements-Plat notes will be requested on the final plat that indicate that construction is not permitted in the easement to include pools, shed, gazebos et. (Deed book 223 at p 403)

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**WILSHIRE LAYOUT TO SUBDIVIDE A 38.03 ACRE TRACT INTO 129
SINGLE FAMILY RESIDENTIAL LOTS EAST OF CENTRAL AV AND NORTH OF RYAN DR**



SCAN QR CODE FOR ZONING INFORMATION:



City of Decatur Department of Development
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Legend

□ NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**WILSHIRE LAYOUT TO SUBDIVIDE A 38.03 ACRE TRACT INTO 129
SINGLE FAMILY RESIDENTIAL LOTS EAST OF CENTRAL AV AND NORTH OF RYAN DR**



SCAN QR CODE FOR ZONING INFORMATION



Legend

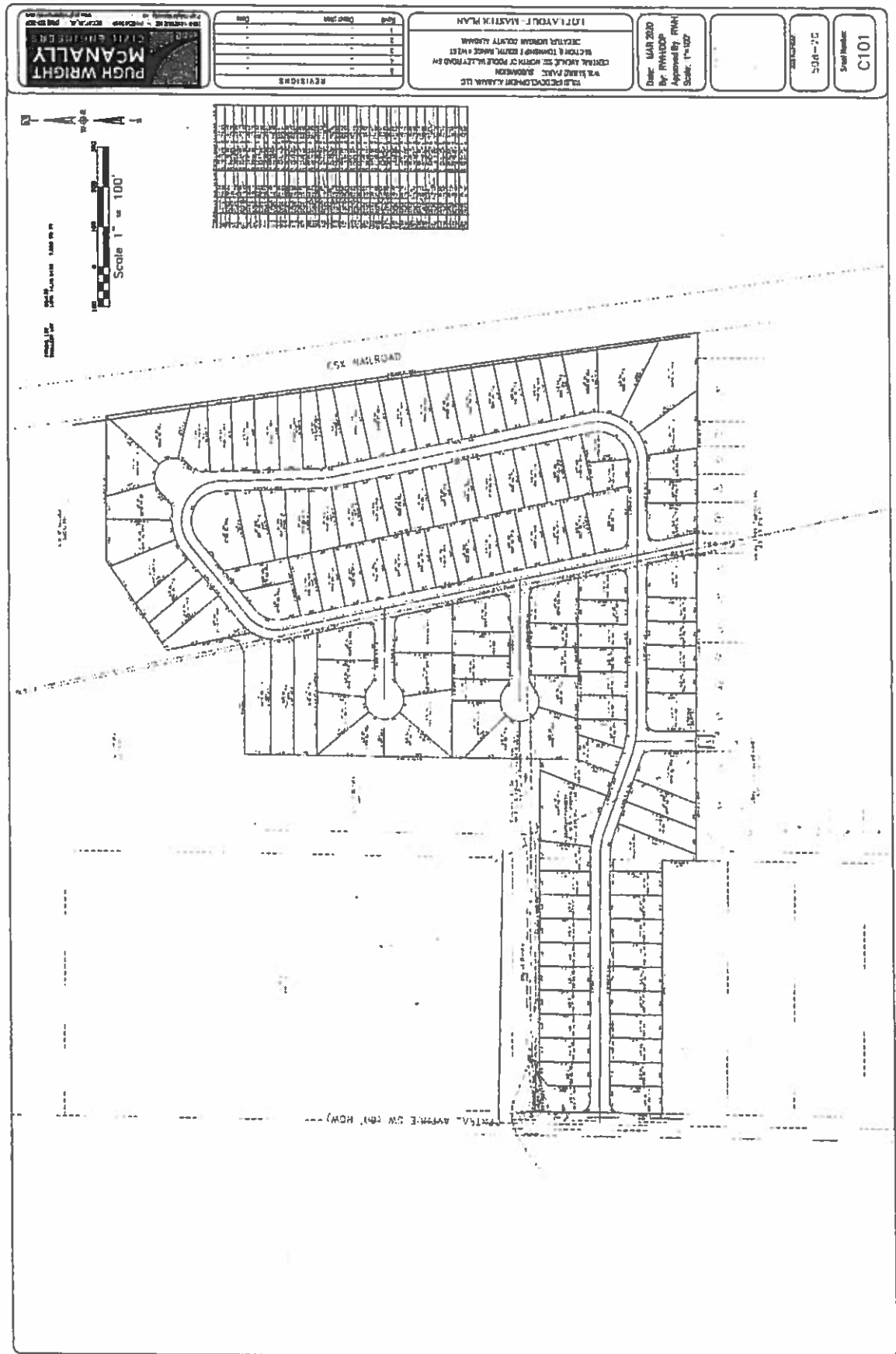
NEW PARCEL LAYER
Ownership



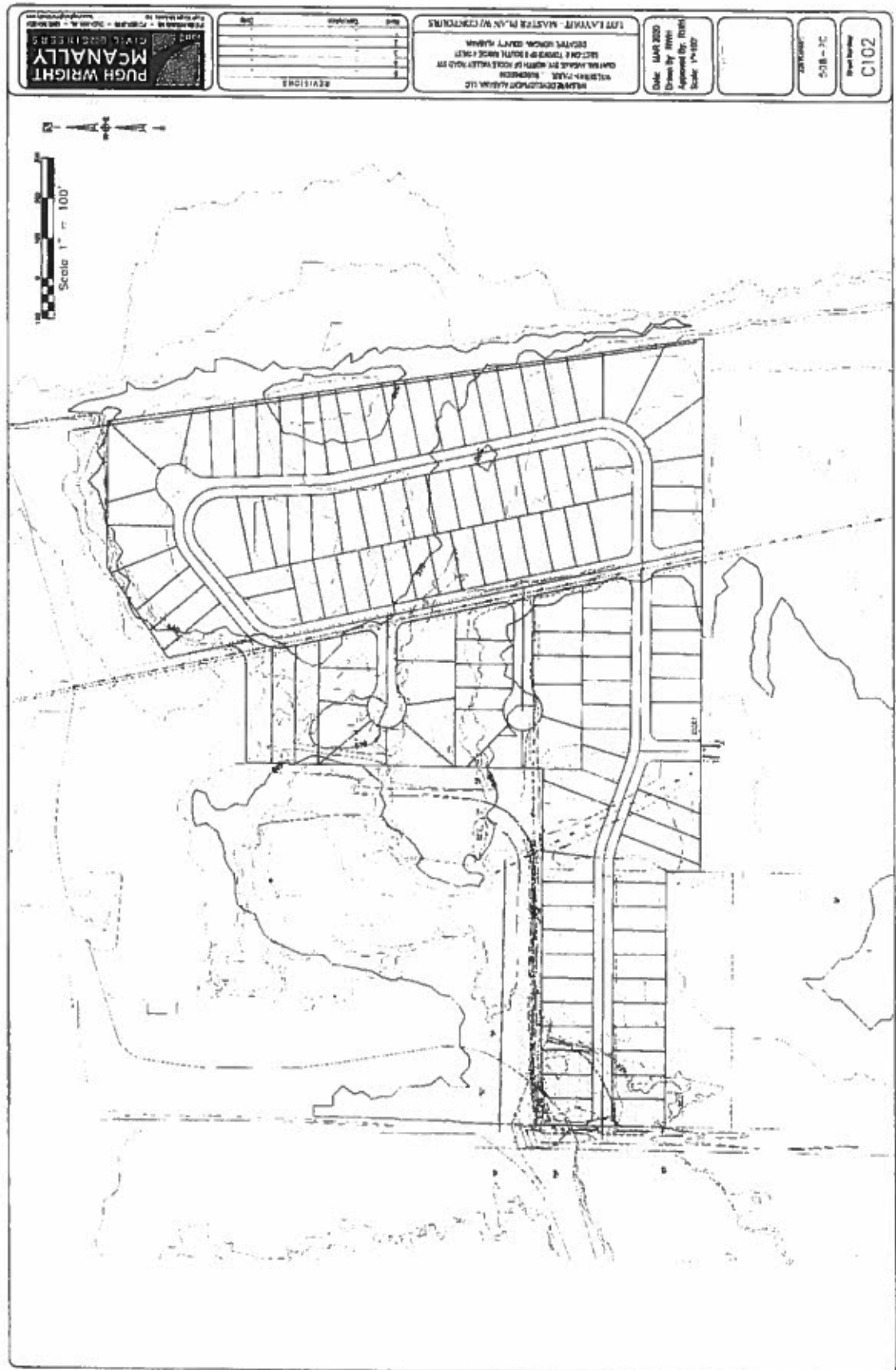
SUBJECT PROPERTY

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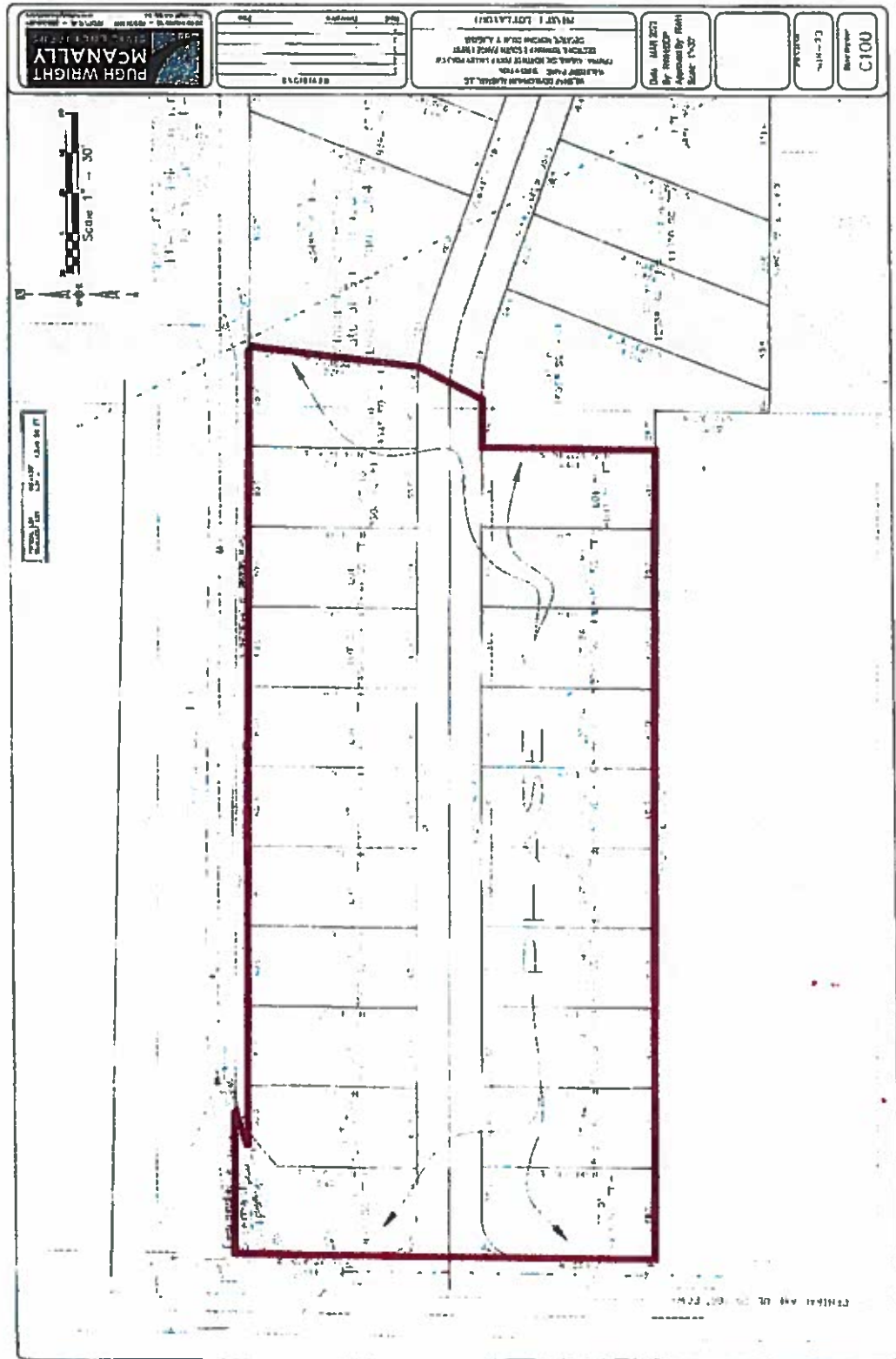
STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020



STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020



STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

FILE NAME OR NUMBER: SITE PLAN 596-20

ACRES: 1.36 ACRES

CURRENT ZONE: B2 General Commercial

APPLICANT: Jerry L. Smith for Jackson Plumbing

LOCATION AND OR PROPERTY ADDRESS: 4504 Highway 31 South

REQUEST: For site plan approval to build a 5,000 square foot storage building

NEW ZONE: N/A

PROPOSED LAND USE: Plumbing company

ONE DECATUR FUTURE LAND USE: Rural Edge Agricultural with Flex Employment across the street

ONE DECATUR STREET TYPOLOGY: Highway 31 is a workhorse

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Not conditions

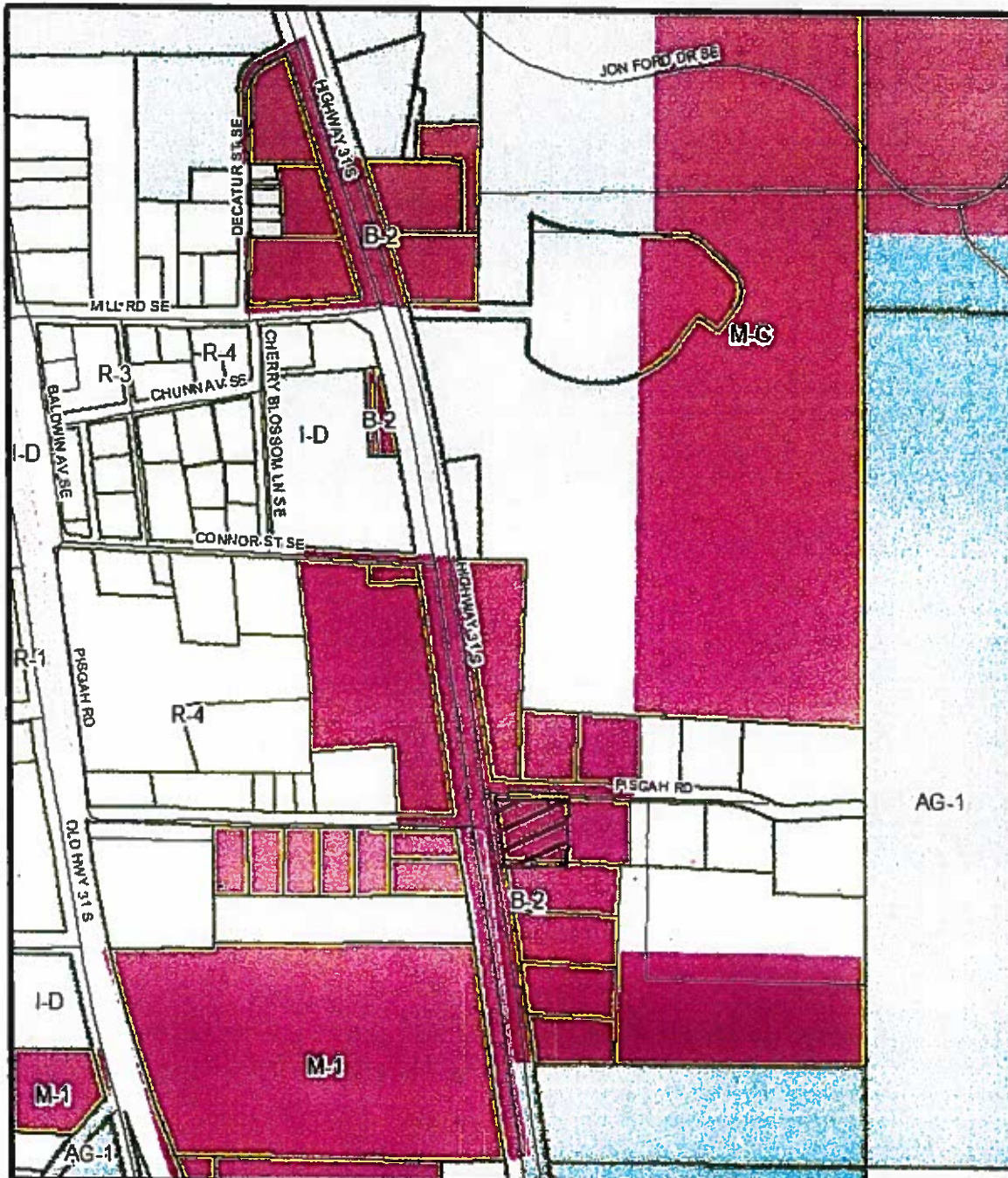
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**SITE PLAN 596-20 TO CONSTRUCT A 6,000 SQUARE FOOT STORAGE BUILDING
AT 4504 HIGHWAY 31 SOUTH IN A B2 GENERAL COMMERCIAL ZONING DISTRICT**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER
Ownership



SUBJECT PROPERTY

City of Decatur Department of Development
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**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
2/17/2020**

**SITE PLAN 596-20 TO CONSTRUCT A 5,000 SQUARE FOOT STORAGE BUILDING
AT 4504 HIGHWAY 31 SOUTH IN A B2 GENERAL COMMERCIAL ZONING DISTRICT**



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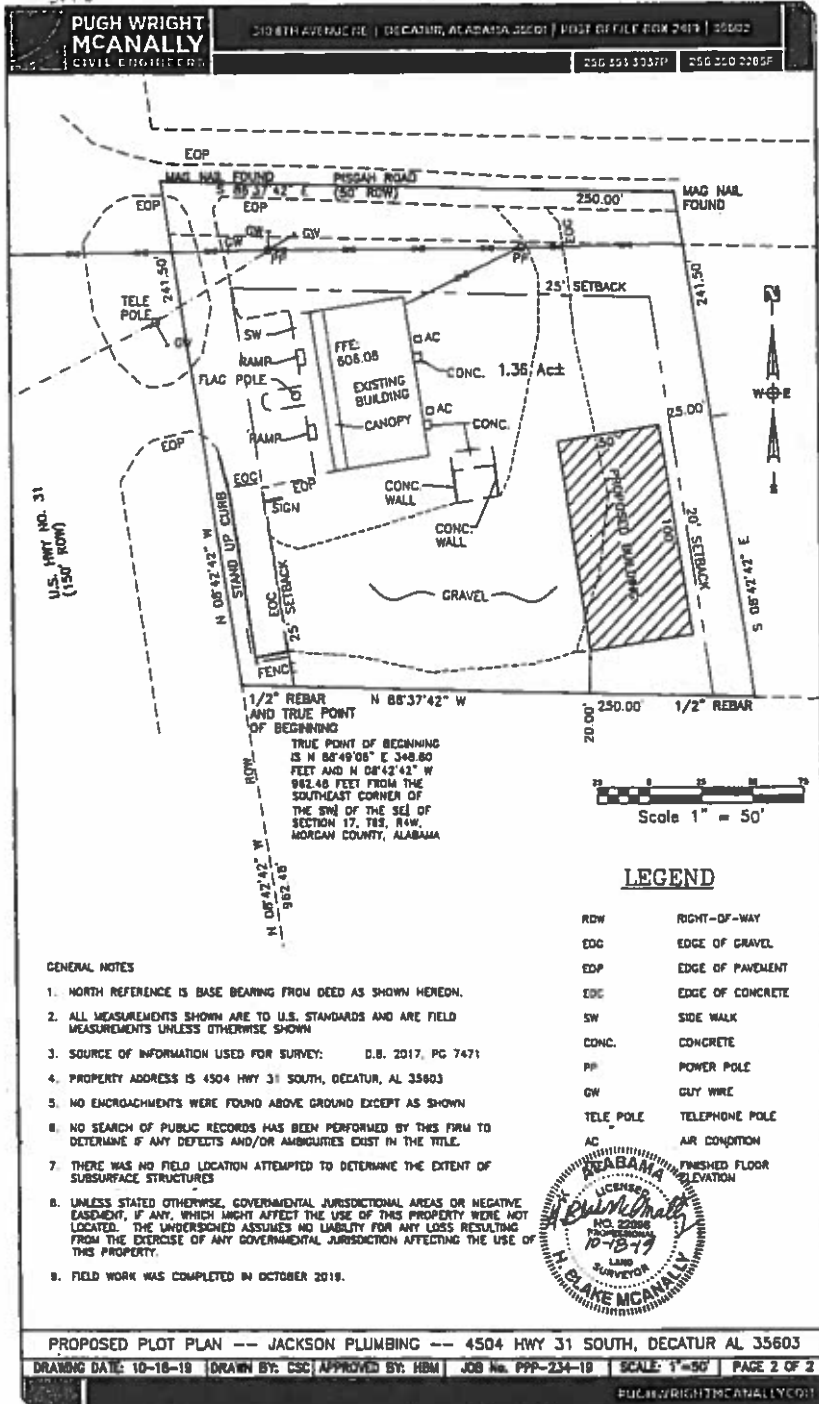
SCAN QR CODE FOR ZONING INFORMATION:



Legend
NEW PARCEL LAYER
Ownership

SUBJECT PROPERTY

STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 2/17/2020



END CONSENT AGENDA