

# PLANNING COMMISSION AGENDA

July 28, 2009  
5:00 p.m. – 1<sup>st</sup> floor Council Chambers

ADOPTION OF MINUTES: June 23, 2009

## I. PUBLIC HEARINGS

1. BELL GROVE MANOR ZONING PLAT; LOTS 1-10, 13-20, 23-26, 50, 51, AND 59-75 OF BELL GROVE MANOR, TRACT 2 OF R/S OF TRACT A OF BELL GROVE MANOR AND OTHER LANDS (MINOR - ZONING PLAT)
2. HAMPTON COMMONS
3. RENAISSANCE SUBDIVISION PHASE II; R/S OF TRACT C-1 OF RENAISSANCE, R/S OF TRACT B AND TRACT C OF R/S OF LOT 5 OF R/S OF LOT 3 OF R/S OF LOT 8 COMMERCE 2000 SUBDIVISION
4. **LOCATION, CHARACTER, AND EXTENT**
  - a) HUNTSVILLE MUSEUM OF ART EXPANSION – REVISE PLAN (#621)
  - b) DRAKE TECHNICAL COLLEGE CULINARY ARTS CLASSROOM ADDITION (#680)
  - c) BIG COVE WASTEWATER TREATMENT PLANT 2009 IMPROVEMENTS (#681)
  - d) DITTO LANDING - SHIP STORE AND FUELING DOCK (#682)
5. **AMENDMENT TO THE CUMMINGS RESEARCH PARK WEST MASTER PLAN**

Proposed amendment to the Cummings Research Park West Master Plan to change the street shown as Challenger Drive to Mark C. Smith Drive
6. **ZONING**
  - a) **CALDWELL REZONING (0911)**
  - b) **BRANDON REZONING (0913)**
  - c) **CAVAZOS ANNEXATION ZONING (0915)**
  - d) **ORDINANCE EXTENDING MORATORIUM ON CORRECTIONAL FACILITIES (for an additional ninety (90) days)**

## II. SUBDIVISIONS

1. BELL GROVE MANOR ZONING PLAT; LOTS 1-10, 13-20, 23-26, 50, 51, AND 59-75 OF BELL GROVE MANOR, TRACT 2 OF R/S OF TRACT A OF BELL GROVE MANOR AND OTHER LANDS (MINOR - ZONING PLAT)

Layout (3 lots)                      Developer: Propst Properties, LLC; Belhaven Properties, LLC  
Engineer: Trice, PC; Hill Land Surveying

Located: Southwest City, west of Bell Road and south of Hobbs Road

2. CARRINGTON SUBDIVISION FOURTH ADDITION

Final (79 lots)                      Developer: ESDI  
Engineer: Smith Engineering

Located: Southeast City, west of Taylor Road and south of Saddle Ridge Drive

3. HAMPTON COMMONS

Layout (2 lots) Developer: Shih Properties  
Preliminary (2 lots) Engineer: Smith Engineering  
Final (2 lots)

Located: Southeast City, south of Caldwell Lane and west of Highway 431

Waiver: non perpendicular lot line between lot 1 and 2

4. RENAISSANCE SUBDIVISION PHASE II; R/S OF TRACT C-1 OF RENAISSANCE, R/S OF TRACT B AND TRACT C OF R/S OF LOT 5 OF R/S OF LOT 3 OF R/S OF LOT 8 COMMERCE 2000 SUBDIVISION

Repreliminary (51 lots) Developer: Jeff Benton Homes  
Final (51 lots) Engineer: Nash Engineering

Located: Southwest City, west of South Memorial Parkway and south of Redstone Road

**III. LOCATION, CHARACTER, AND EXTENT**

1. HUNTSVILLE MUSEUM OF ART EXPANSION – REVISE PLAN (#621)

Developer: HMA Architect: Fuqua & Partners

Located: Central City; west of Church Street and south of Clinton Avenue

2. DRAKE TECHNICAL COLLEGE CULINARY ARTS CLASSROOM ADDITION (#680)

Developer: Drake Tech. Architect: SKT Architects

Located: Northwest City, south of Chase Road and east of Meridian Street

3. BIG COVE WASTEWATER TREATMENT PLANT 2009 IMPROVEMENTS (#681)

Developer: COH/WPC Engineer: Tetra Tech

Located: Southeast City; south of Sutton Road and east of Highway 431

4. DITTO LANDING - SHIP STORE AND FUELING DOCK (#682)

Developer: HMCMPA Architect: David K. Hay, AIA

Located: Southeast City; south of Hobbs Island Road and east of South Memorial Parkway

**IV. AMENDMENT TO THE CUMMINGS RESEARCH PARK WEST MASTER PLAN (RESOLUTION 9-09)**

Proposed amendment to the Cummings Research Park West Master Plan to change the street shown as Challenger Drive to Mark C. Smith Drive

**V. ZONING**

1. CALDWELL REZONING (0911)  
Located: On the south side of Caldwell Lane and west of Featherstone Lane  
Rezoning Request: From Residence 1-A District to Residence 1-B District (23.19 acres)
2. BRANDON REZONING (0913)  
Located: On the west side of Pulaski Pike and south of Mastin Lake Road.  
Rezoning Request: From Residence 1-A District to Neighborhood Business C-1 District (0.51 acres)
3. CAVAZOS ANNEXATION ZONING (0915)  
Located: On the south side of Blake Bottom Road and west of Alabama Highway 53  
Proposed Zoning: Highway Business C-4 District (4.64 acres)
4. ZONING ORDINANCE AMENDMENT: CORRECTIONAL FACILITIES  
Amends Zoning Ordinance Article 73 – Supplementary Regulations to add new Section 73.22 – Correctional Facilities  
Also amends the following articles to add Correctional Facilities as an allowed use: Article 40 – Light Industry, Article 41 – Heavy Industry, Article 42 – Planned Industrial, Article 44 – Commercial Industrial Park and Article 46 – Industrial Park
5. ZONING ORDINANCE AMENDMENT: ARTICLE 54 – RESEARCH PARK APPLICATIONS 2 DISTRICT  
Amends the Zoning Ordinance to add new Article 54 – Research Park Applications 2 District  
This new zoning district will allow the City to meet the current market demand for smaller scale developments for testing, manufacturing, processing and assembly associated with and in support of research and development industries
6. ORDINANCE EXTENDING MORATORIUM ON CORRECTIONAL FACILITIES  
Ordinance extending the moratorium on correctional facilities for an additional ninety (90) days

**VI. INVOCATION/EXTENSION OF BONDS**

1. Hampton Village Phase 2
2. Hampton Village Phase 3
3. Legendwood Preserve
4. Max Luther Commercial Park: R/S
5. Midtowne on the Park Phase 1B: R/S
6. Rock Creek Phase III
7. Walton’s Mountain Phase 3: R/S
8. Oakshire at McMullen Cove
9. Braewick at McMullen Cove
10. Huntleigh at McMullen Cove
11. McMullen Place at McMullen Cove
12. Sanders Hill at McMullen Cove
13. Sotheby at McMullen Cove
14. Hampton Ridge Phase 5
15. Harpole Subdivision