



PLANNING COMMISSION AGENDA

November 22, 2011

5:00 p.m. – 1st Floor Council Chambers

ADOPTION OF MINUTES: October 25, 2011

I. PUBLIC HEARINGS

1. CHASE CREEK PARK ACCESS ROAD; R/S OF TRACTS 4 AND 5 OF CHASE CREEK PARK
2. MATLEY SUBDIVISION; R/S OF LOT 2 OF MATLEY SUBDIVISION THIRD ADDITION AND LOT 3A OF A R/S OF LOT 3 OF MATLEY SUBDIVISION THIRD ADDITION (MINOR)
3. WALNUT COVE PHASE 1 SECOND ADDITION AT LAKE FOREST; R/S OF LOTS 1 THRU 10, BLOCK 19 AND LOTS 1 THRU 8, BLOCK 18
4. WHK SUBDIVISION; R/S OF LOT 1 (MINOR)
5. **LOCATION, CHARACTER, & EXTENT**

(a) HUNTSVILLE BOTANICAL GARDEN NORTH PARKING LOT EXPANSION – CHARACTER (#722)

6. ZONING

(a) ZONING ORDINANCE AMENDMENTS:

Amends Article 75 - Alcoholic Beverage Establishment Regulations, Section 75.3 - Permitted Establishments by Districts and Section 75.4 - Accessory Uses and amends Article 92 - Board of Adjustment, Section 92.5 - Powers and Duties, to add Special Retailers by Special Exception as accessory uses to banquet halls and cultural venues.

(b) ZONING ORDINANCE AMENDMENTS:

Amends Article 71 - Off-Street Parking and Vehicular Use Area (PVA) Landscaping Requirements, Section 71.6 - PVA Lighting Requirements to add LED light source requirements and standards.

(c) ZONING ORDINANCE AMENDMENTS:

Amends Article 3 - Definitions, to add an expanded definition for “Area, Building”- Amends Articles 24, 40, 44 and 64, to add “Gymnasiums, fitness and exercise centers, health clubs and spas” as permitted uses.

Amends Article 73 - Supplementary Regulations, to clarify Section 73.6 - Dual Occupancy or Uses and amends Section 73.8 - Location of Accessory Structures on Residential Lots concerning required side yards.

(d) SUPERIOR REZONING (1112)

Located: South side of Superior Avenue and east of Blanda Drive
Rezoning Request: From Residence 1 District to Office District (1.31 acres)

(e) MOORE ANNEXATION ZONING (1113)

Located: North side of Highway 431 South and east and west of the proposed extension of Old Big Cove Road

Proposed Zoning: Highway Business C-4 District (10.41 acres)

(f) BRENTWOOD ANNEXATION ZONING (1114)

Located: Northwest corner of the intersection of Huntsville Brownsferry Road and Gray Road

Proposed Zoning: Neighborhood Business C-1 District (1.66 acres)

Public Hearings Continued

- (g) RESOLUTION: PROVIDENCE PLANNED DEVELOPMENT AMENDMENT Amends the Providence Planned Development Code Book regarding signage regulations

II. SUBDIVISIONS

1. CHASE CREEK PARK ACCESS ROAD; R/S OF TRACTS 4 AND 5 OF CHASE CREEK PARK

Layout (319 lots) Developer: B&BL Properties, LLC.
Engineer: 4 Site, Inc.

Located: Northeast City, south of Highway 72 East and west of Barkwood Drive

2. CROSS CREEK PHASE III

Final (30 lots) Developer: Jeff Benton Homes
Engineering: 4-Site

Located: Northwest City, south of Capshaw Road and east of Balch Road

3. FRANKLIN HILLS APARTMENTS

Boundary Plat (56 units) Developer: Franklin Hills, LP
Engineer: Pugh, Wright, and Associates

Located: Northwest City, east of Millennium Drive and south of Oakwood Road

4. HAWKS RIDGE SECOND ADDITION

Developer: Kathy Devier / Devier Built Fine Homes
Owner: H. Velasquez

Located: Northeast City, north of Red Tail Lane and east of Hawks Way

Waiver: Sidewalks in front of lot 23 at 2602 Turning Leaf Court and a portion of lot 22 and 24

5. MATLEY SUBDIVISION; R/S OF LOT 2 OF MATLEY SUBDIVISION THIRD ADDITION AND LOT 3A OF A R/S OF LOT 3 OF MATLEY SUBDIVISION THIRD ADDITION (MINOR)

Layout (2 lots) Developer: Highway 431, LLC; Seven Fourteen Madison Street, LLC
Surveyor: McElroy Land Survey

Located: Southeast City, east of Highway 431 and north of Sutton Road

4. SUPERIOR REZONING (1112)
Located: South side of Superior Avenue and east of Blanda Drive
Rezoning Request: From Residence 1 District to Office District (1.31 acres)
5. MOORE ANNEXATION ZONING (1113)
Located: North side of Highway 431 South and east and west of the proposed extension of Old Big Cove Road
Proposed Zoning: Highway Business C-4 District (10.41 acres)
6. BRENTWOOD ANNEXATION ZONING (1114)
Located: Northwest corner of the intersection of Huntsville Brownsferry Road and Gray Road
Proposed Zoning: Neighborhood Business C-1 District (1.66 acres)
7. RESOLUTION: PROVIDENCE PLANNED DEVELOPMENT AMENDMENT
Amends the Providence Planned Development Code Book regarding signage regulations
8. BRANSCOMB 2 REZONING (1115)
Located: East side of Branscomb Road and south of Valade Circle
Rezoning Request: From Residence 1-B District to Residence 2 District (22.88 acres)

V. INVOCATION/EXTENSION OF BONDS

1. Watercress Phase I
2. Olde Cobblestone Phase II
3. Clearwater Phase IV
4. Cross Creek I
5. Nandina at Lake Forest
6. Forest Meadow Phase I at Lake Forest Phase I
7. Holly Pond Phase I at Lake Forest
8. The Willows Phase 1 at River Landing
9. Anslee Farms Phase 1A: R/S

VI. ELECTION OF OFFICERS

******* CHANGE OF DATE FOR DECEMBER MEETING*******

The December Planning Commission meeting will be held on December 20 at 5:00 p.m. in the Council Chambers.