

PLANNING COMMISSION AGENDA (DRAFT)

October 27, 2009
5:00 p.m. – 1st floor Council Chambers

ADOPTION OF MINUTES: September 22, 2009

I. PUBLIC HEARINGS

1. COLONIAL PROMENADE (WITHDRAWN)
2. HALCYON SUBDIVISION (WITHDRAWN)
3. MAPLE RIDGE SUBDIVISION PHASE TWO; R/S OF LOTS 24 THRU 29 AND LOTS 51 AND 52 AND TRACT 1 OF R/S OF LOTS 24 THRU 29 TRACT 1 MAPLE RIDGE SUBDIVISION
4. MOUNTAIN COVE FOURTH ADDITION; A R/S OF MOUNTAIN COVE THIRD ADDITION, A R/S OF LOTS 2A & 2B OF MOUNTAIN COVE SECOND ADDITION AND A R/S OF LOT 3 AND COMMON AREA OF MOUNTAIN COVE; MOUNTAIN COVE SECOND ADDITION A R/S OF LOT 2 OF MOUNTAIN COVE AND MOUNTAIN COVE SUBDIVISION
5. NATURE'S LANDING AT THE RESERVE PHASE 2; R/S OF A PORTION OF LOT 2-A OF A R/S OF LOT 2 LOWE INDUSTRIAL PARK PHASE FOUR AND OTHER LANDS
6. PROVIDENCE PHASE 6; R/S OF LOT 1 AND LOT 2 OF A R/S OF LOT 1A OF R/S OF LOTS 1 & 3 OF WEST RIDGE FIRST SECTOR
7. RESEARCH PARK LAKE 5 PHASE 3; R/S OF LOT 1 OF A R/S OF LOT 2 OF RESEARCH PARK – LAKE 5 SUBDIVISION AND LOT 2 OF RESEARCH PARK LAKE 5 SECOND ADDITION (MINOR)
8. SANCTUARY COVE; R/S OF LOT 6
9. **LOCATION, CHARACTER, AND EXTENT**
 - a) LEE HIGH SCHOOL (#687)
 - b) WATER MAIN EXTENSION SWANCOTT ROAD (#691)
 - c) PULASKI PIKE MARKET (#692)
 - d) J.D. AND ANNIE S. HAYS PRESERVE INTERPRETIVE CENTER – REVISE PLAN (#667)
 - e) SIREN FOR NORTH HUNTSVILLE INDUSTRIAL PARK (#683)
 - f) GATEWAY PLACE (#693)
10. **ZONING**
 - a) SOCKWELL REZONING (0916)
 - b) HARBIN REZONING (0917)
 - c) THORSON ANNEXATION ZONING (0919)
 - d) PINKERTON ANNEXATION ZONING (0920)
 - e) LAURELWOOD 2 REZONING (0921)
 - f) BIBB ANNEXATION ZONING (0922)
 - g) PRESSNELL ANNEXATION ZONING (0923)
 - h) RIVERTREE CHURCH ANNEXATION ZONING (0924)
 - i) BINGHAM ANNEXATION ZONING (0925)
 - j) ZONING ORDINANCE AMENDMENT: RESIDENCE 1-C DISTRICT
 - k) ZONING ORDINANCE AMENDMENTS: VARIOUS AMENDMENTS TO THE ZONING ORDINANCE- Article 73-Subsection 73.7.1, Subsection 73.8.1; Amends Article 15; Article 92-Subsection 92.5.3, Subsection 92.5.3(8); Article 44-Section 44.8

II. SUBDIVISIONS

1. MAPLE RIDGE SUBDIVISION PHASE TWO; R/S OF LOTS 24 THRU 29 AND LOTS 51 AND 52 AND TRACT 1 OF R/S OF LOTS 24 THRU 29 TRACT 1 MAPLE RIDGE SUBDIVISION

Repreliminary (6 lots)
Final (6 lots)

Developer: Maple Ridge Development
Engineer: Richard W. Humphrey, PC

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

2. MOUNTAIN COVE FOURTH ADDITION; A R/S OF MOUNTAIN COVE THIRD ADDITION, A R/S OF LOTS 2A & 2B OF MOUNTAIN COVE SECOND ADDITION AND A R/S OF LOT 3 AND COMMON AREA OF MOUNTAIN COVE; MOUNTAIN COVE SECOND ADDITION A R/S OF LOT 2 OF MOUNTAIN COVE AND MOUNTAIN COVE SUBDIVISION

Relayout (8 lots)
Repreliminary (8 lots)
Final (8 lots)

Developer: Big Cove Properties North, LLC.,
Lowe's Home Center, Inc., Main Sante Fe
Development, LLC
Engineer: Smith Engineering

Located: Southeast City, north of Sutton Road and west of U.S. Highway 431

3. NATURE'S LANDING AT THE RESERVE PHASE 2; R/S OF A PORTION OF LOT 2-A OF A R/S OF LOT 2 LOWE INDUSTRIAL PARK PHASE FOUR AND OTHER LANDS

Repreliminary (8 lots)
Final (8 lots)

Developer: Southpoint Bank
Engineer: Garver Engineers

Located: Southwest City, west of Zierdt Road and north of Martin Road

4. PROVIDENCE PHASE 6; R/S OF LOT 1 AND LOT 2 OF A R/S OF LOT 1A OF R/S OF LOTS 1 & 3 OF WEST RIDGE FIRST SECTOR

Relayout (137 lots)
Repreliminary (6 lots)

Developer: Town Makers, LLC
Engineer: Goowyn. Mills, & Cawood, Inc.

Located: Northwest City, east of Providence Main Street and north of Hwy 72 West

5. RESEARCH PARK LAKE 5 PHASE 3; R/S OF LOT 1 OF A R/S OF LOT 2 OF RESEARCH PARK – LAKE 5 SUBDIVISION AND LOT 2 OF RESEARCH PARK LAKE 5 SECOND ADDITION (MINOR)

Layout (2 lots)
Final (2 lots)

Developer: S. McDonald
Surveyor: Hill Land Surveying, Inc.

Located: Southwest City, north of I-565 and west of Governors West

6. GATEWAY PLACE (#693)

Developer: Huntsville Senior
Apartments, LP

Architect: SKT Architects

Located: Central City; north of St. Clair and east of Gallatin Street

IV. ZONING

1. SOCKWELL REZONING (0916)

Located: On the west side of South Memorial Parkway, south of Rothmore Drive and north of English Drive

Rezoning Request: From Residence 1-A District (3.26 acres) and Light Industry District (8.51 acres) to Highway Business C-4 District

2. HARBIN REZONING (0917)

Located: On the south side of Harbin Road and east of Wall Triana Highway

Rezoning Request: From Residence 1-B District to Residence 2 District (55.44 acres)

3. BRANSCOMB REZONING (0918)

Located: East of Branscomb Road, south of Valade Circle and north of Hobbs Road

Rezoning Request: From Residence 1-B District to Residence 2 District (19.00 acres)

4. THORSON ANNEXATION ZONING (0919)

Located: On the east side of Old Big Cove Road and south of Terry Drake Road

Proposed Zoning: Residence 1-A District (7.43 acres)

5. PINKERTON ANNEXATION ZONING (0920)

Located: On the west side of Old Big Cove Road and north of Cecil Ashburn Drive

Proposed Zoning: Residence 1-A District (0.62 acres)

6. LAURELWOOD 2 REZONING (0921)

Located: On the west side of Sparkman Drive and south of Cotton Row

Rezoning Request: From Medical 2 District to Office District (3.28 acres)

7. BIBB ANNEXATION ZONING (0922)

Located: On the east side of Wade Road and south of Taylor Lane

Proposed Zoning: Residence 1-B District (1.12 acres)

8. PRESSNELL ANNEXATION ZONING (0923)

Located: On the east side of Little Cove Road and south of McMullen Lane

Proposed Zoning: Residence 1-B District (1.95 acres)

9. RIVERTREE CHURCH ANNEXATION ZONING (0924)

Located: On the west side of Taylor Road and north of Saddle Ridge Drive

Proposed Zoning: Residence 1-B District (10.31 acres)

10. BINGHAM ANNEXATION ZONING (0925)

Located: On the north side of Winchester Road and west of Shields Road

Proposed Zoning: Neighborhood Business C-1 District (1.48 acres)

11. ZONING ORDINANCE AMENDMENT: RESIDENCE 1-C DISTRICT

Amends Zoning Ordinance Article 16 – Residence 1-C District to increase the maximum lot coverage from thirty-five percent (35%) to forty percent (40%)

12. **ZONING ORDINANCE AMENDMENTS:**
VARIOUS AMENDMENTS TO THE ZONING ORDINANCE
Amends Article 73, Subsection 73.7.1, to include “chimneys” as an architectural detail and amends Subsection 73.8.1 to clarify the location of accessory structures in front and side yards.
Amends Article 15 to reference Article 70 for parking regulations.
Amends Articles of the Zoning Ordinance to reference Article 92, Subsection 92.5.3, Special Exceptions under Uses Permitted in the zoning districts; moves the Neighborhood Business C-1 District Special Exceptions to Subsection 92.5.3; and amends Subsection 92.5.3(8) to clarify the language indicating zoning districts permitting the location of go-carts and other amusement facilities.
Amends Article 44 – Commercial Industrial Park, Section 44.8 – Landscaping Requirements, to change the landscaping requirements to more closely match the requirements of similar zoning districts.

- V. PLAT EXPIRATION**
Big Cove Commons, Document #20081126000733880

IV. INVOCATION/EXTENSION OF BONDS

1. Parker Ridge 2
2. Woodmill Trace Phase 3: R/S
3. Promenade Phase 1 at River Landing
4. The Ledges included Crest Park 1st Addition, Crest Park 2nd Addition, Cumberland Estates, The Highlands, and Twickenham Village
5. Oakhurst 4th Addition
6. Laurenwood Preserve Phase 3
7. Maple Ridge Subdivision
8. Friend Subdivision