

PLANNING COMMISSION AGENDA (DRAFT)

February 23, 2010

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

ADOPTION OF MINUTES: January 26, 2010

I. PUBLIC HEARINGS

1. ASHTYNN MANOR PHASE 5A (ZONING PLAT)
2. ASHTYNN MANOR PHASE 5B; R/S OF TRACT 1 OF ASHTYNN MANOR PHASE 5A
3. CORPORATE PARK WEST SUBDIVISION; R/S OF LOT 1 & 2 OF CORPORATE PARK WEST (MINOR)
4. LITTLE MOUNTAIN SUBDIVISION PHASE II; R/S OF LOTS 1 THROUGH 58
5. OAK BLUFF PHASE 1 (WITHDRAWN)
6. PAYTON PLACE SUBDIVISION
7. RESEARCH STATION PHASE 1A; R/S OF LOTS 130 AND 131 OF RESEARCH STATION PHASE 1A, R/S OF LOT 2B OF R/S OF LOT 2 OF HEDDEN SUBDIVISION
8. RIDEOUT PLACE PHASE THREE; R/S OF LOT 1 OF RIDEOUT PLACE PHASE TWO, A R/S OF LOT 2 OF RIDEOUT PLACE PHASE ONE AND OTHER LANDS (MINOR)
8. **LOCATION, CHARACTER, & EXTENT**
 - a) HUNTSVILLE UTILITIES FUELING STATION CANOPY (#696)
 - b) COLUMBIA HIGH SCHOOL CONCESSIONS AND FIELD HOUSE BUILDINGS (#697)
 - c) HUNTSVILLE CITY GARAGE 'D' (#698)
 - d) MUNICIPAL BUILDING ELECTRONIC MESSAGE BOARD (#699)
 - e) MAYFAIR PARK PAVILION (#700)
 - f) DOG PARK PAVILLION – REVISE (#694)
9. **ZONING**
 - a) ZONING ORDINANCE AMENDMENTS: ARTICLE 46 – INDUSTRIAL PARK DISTRICT REGULATIONS- Amends Zoning Ordinance Article 46 - Industrial Park District Regulations by deleting Correctional Facilities as a permitted use.
 - b) ARTICLE 73 – SUPPLEMENTARY REGULATIONS: Amends Zoning Ordinance Article 73 - Supplementary Regulations, Section 73.22 - Correctional Facilities, subsection 73.22.2 - Classification Based on Capacity, to clarify the maximum capacity and subsection 73.22.3 - Minimum Setbacks, by adding a closing paragraph concerning provisions for minimum setbacks.
 - c) ZONING ORDINANCE AMENDMENT: ARTICLE 92 – BOARD OF ADJUSTMENT-Amends Zoning Ordinance Article 92 - Board of Adjustment, subsection 92.5.3 - Permitted Uses as Special Exceptions, by adding hotels and motels in Research Park Applications and Research Park Applications 2 districts.
 - d) ZONING ORDINANCE AMENDMENT: ARTICLE 40 – LIGHT INDUSTRY DISTRICT REGULATIONS-Amends Zoning Ordinance Article 40 - Light Industry District Regulations, Section 40.1 - Uses Permitted, by adding boarding houses, rooming houses, mortuaries, funeral homes, crematoriums, parking lots and parking garages as permitted uses.

6. PAYTON PLACE SUBDIVISION

Repreliminary (60 lots)

Developer: Hunter Homes

Engineer: Johnson & Associates, Inc.

Located: Northwest City, west of Old Railroad Bed Road and south of Capshaw Road

7. RESEARCH STATION PHASE 1A; R/S OF LOTS 130 AND 131 OF RESEARCH STATION PHASE 1A, R/S OF LOT 2B OF R/S OF LOT 2 OF HEDDEN SUBDIVISION

Layout (11 lots)

Developer: Breland Homes, LLC

Preliminary (11 lots)

Engineer: Martin Surveys, Trice Engineering

Final (11 lots)

Located: Northwest City, south of Plummer Road and east of Research Park Blvd.

8. RIDEOUT PLACE PHASE THREE; R/S OF LOT 1 OF RIDEOUT PLACE PHASE TWO, A R/S OF LOT 2 OF RIDEOUT PLACE PHASE ONE AND OTHER LANDS (MINOR)

Layout (1 lot)

Developer: F. & S. Arbona

Engineer: Smith Engineering

Located: Northwest City, east of Research Park Blvd. and north of Oakwood Road

III. PLAT VACATION

ASHTYNN MANOR PHASE 5 Doc. # 20071016000726290

IV. LOCATION, CHARACTER, AND EXTENT

1. HUNTSVILLE UTILITIES FUELING STATION CANOPY (#696)

Developer: Huntsville Utilities

Located: Southwest City; south of Johnson Road and east of Triana Blvd.

2. COLUMBIA HIGH SCHOOL CONCESSIONS AND FIELD HOUSE BUILDINGS (#697)

Developer: HCS

Architect: SKT Architects

Located: Southwest City; south of Farrow Road and east of Slaughter Road

3. HUNTSVILLE CITY GARAGE 'D' (#698)

Developer: COH

Architect: Bill Peters Architect, Busbin Engineering

Located: Central City; south of Holmes Avenue and west of Lincoln Street

4. MUNICIPAL BUILDING ELECTRONIC MESSAGE BOARD (#699)

Developer: COH

Located: Central City; north of Williams Street and west of Fountain Circle

5. MAYFAIR PARK PAVILION (#700)

Developer: COH Architect: William M. Boehme and Associates

Located: Northeast City; north of Thornton Avenue and west of Whitesburg Drive

V. ZONING

1. ZONING ORDINANCE AMENDMENTS: ARTICLE 46 – INDUSTRIAL PARK DISTRICT REGULATIONS- Amends Zoning Ordinance Article 46 - Industrial Park District Regulations by deleting Correctional Facilities as a permitted use.
2. ARTICLE 73 – SUPPLEMENTARY REGULATIONS: Amends Zoning Ordinance Article 73 - Supplementary Regulations, Section 73.22 - Correctional Facilities, subsection 73.22.2 - Classification Based on Capacity, to clarify the maximum capacity and subsection 73.22.3 - Minimum Setbacks, by adding a closing paragraph concerning provisions for minimum setbacks.
3. ZONING ORDINANCE AMENDMENT: ARTICLE 92 – BOARD OF ADJUSTMENT-Amends Zoning Ordinance Article 92 - Board of Adjustment, subsection 92.5.3 - Permitted Uses as Special Exceptions, by adding hotels and motels in Research Park Applications and Research Park Applications 2 districts.
4. ZONING ORDINANCE AMENDMENT: ARTICLE 40 – LIGHT INDUSTRY DISTRICT REGULATIONS-Amends Zoning Ordinance Article 40 - Light Industry District Regulations, Section 40.1 - Uses Permitted, by adding boarding houses, rooming houses, mortuaries, funeral homes, crematoriums, parking lots and parking garages as permitted uses.
5. FAIRVIEW FARM REZONING (1000)
Located: On the east side of Meridian Street and the north side of Fairview Farm Way
Rezoning Request: From Residence 2-B District to Light Industry District (0.31 acres)
6. KNIGHT ROAD REZONING (1001)
Located: On the north side of Johnson Road and the east side of Knight Road
Rezoning Request: From Residence 2-B District to Heavy Industry District (0.93 acres)

VI. INVOCATION/EXTENSION OF BONDS

1. Cambridge Subdivision
2. Nickel Creek Phase 1 at River Landing
3. Valley Cove: A R/S of Lot 2, Virginia's Field & Other Lands
4. The Preserve at Clayton Pond Phase II: R/S
5. Laurenwood Preserve Phase II
6. Lanier Lakes Phase 2: R/S
7. Legacy Preserve
8. Overland Cove: R/S