

# PLANNING COMMISSION AGENDA

January 26, 2010

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

ADOPTION OF MINUTES: December 22, 2009

## **I. RESOLUTION HONORING DALLAS W. FANNING IN RECOGNITION OF 38 YEARS OF SERVICE TO THE CITY OF HUNTSVILLE**

### **II. PUBLIC HEARINGS**

1. EAST HUNTSVILLE ADDITION; R/S OF LOTS 1 AND 2 BLOCK 127 (MINOR)
2. GREENBRIER PARK
3. MERRELL PLACE; R/S OF LOTS 9, 10, & 11, BLOCK 13 OF EAST HUNTSVILLE ADDITION
4. WATERCRESS SUBDIVISION PHASE 1
5. **LOCATION, CHARACTER, & EXTENT**
  - a) SPACE AND ROCKET CENTER – FTA TRAMWAY EXTENSION (#695)
6. **ZONING**
  - a) GENERAL BUSINESS C-3 DISTRICT EXPANSION (0930)

### **II. SUBDIVISIONS**

1. EAST HUNTSVILLE ADDITION; R/S OF LOTS 1 AND 2 BLOCK 127 (MINOR)

Layout (2 lots) Developer: MTM Development, LLC

Final (2 lots) Engineer: McElroy Land Survey

Located: Northeast City; south of Randolph Avenue and east of Grayson Street

2. GREENBRIER PARK

Layout (2 lots) Developer: Greenbriar Enterprises, Inc.

Preliminary (2 lots) Engineer: Garver Engineering

Final (2 lots)

Located: Northwest City; west of Segers Road and north of Old Highway 20

3. MERRELL PLACE; R/S OF LOTS 9, 10, & 11, BLOCK 13 OF EAST HUNTSVILLE ADDITION

Layout (4 lots) Developer: MTM Development, LLC

Preliminary (4 lots) Engineer: 4-Site Inc, McElroy Land Survey

Located: Northeast City, east of Andrew Jackson and north of Rison Avenue

4. WATERCRESS SUBDIVISION PHASE 1

Relayout (11 lots) Developer: Watercress Properties, Inc.

Preliminary (2 lots) Engineer: Goodwyn, Mills, Cawood, Inc.

Final (2 lots)

Located: Northwest City, north of University Drive and east of Jeff Road

#### **IV. LOCATION, CHARACTER, AND EXTENT**

1. SPACE AND ROCKET CENTER – FTA TRAMWAY EXTENSION (#695)

Developer: Space & Rocket Center      Engineer: Goodwyn, Mills, Cawood, Inc.  
Located: Southwest City; south of I-565 and east of Research Park Blvd.

#### **V. ZONING**

1. GENERAL BUSINESS C-3 DISTRICT EXPANSION (0930)

Located: Generally south of Pratt Avenue, east of Memorial Parkway, north of Clinton Avenue and west of Meridian Street

Rezoning Request: From Residence 2-B District, Light Industry District and Heavy Industry District to General Business C-3 District (182.00 acres)

2. 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.

##### **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.

#### **VI. INVOCATION/EXTENSION OF BONDS**

1. Chaney Place Condos: R/S
2. Constellation
3. Research Station Phase 1-B: R/S
4. Holly Park Phase 2 at Lake Forest
5. Nature's Pointe at The Reserve Phase 2
6. Stone's Throw at The Reserve
7. VI Jones Park