



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

April 13, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes - PZC - March 9, 2023

OLD BUSINESS:

NEW BUSINESS:

2. SA22-000025 - A request by Charles Kessler for final plat approval of Southern Trace Sector 5 located at 1930 Hawkins Rd, Leeds, AL 35094, TPID 2400254000003000,2500303000038000, and 25003030000001000, Jefferson County, Zoned R-5, Garden Home District. The case file may be viewed at: <https://www5.citizenserve.com/leedsal>
3. ****Administratively Withdrawn****RA22-000006 - A request by Riverton Investment Realty, LLC, applicant, Park Meadows, LLC, owner, to rezone certain parcels of property from R-2, Single Family District to R-5 Garden Home District, located at 1198 Maplewood Dr, 35094, TPID(s) 25002010140033.000 & 2500204002020.000, Zoned R-2 - This case is predicated on the City Council approving the proposed R-5 zoning amendment on April 3, 2023. Should the City Council not approve the amendment on April 3, 2023, the case is voided.

PUBLIC ADDRESS:

OTHER BUSINESS:

CHAIRPERSON'S COMMUNICATION:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. Minutes - PZC - March 9, 2023



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

March 09, 2023 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

Commissioner Edward Cook
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Dave Mackey
Commissioner Roland Isbell
Commissioner Brad Watson
Commissioner Kelly Washburn

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of January 12, 2023 Meeting
Motion to approve by Commissioner Mackey. Seconded by Commissioner Cauble
Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn
Minutes approved as presented.

OLD BUSINESS:

2. RA22-000005 - A request by Linda Miller, Applicant, and Owner, to rezone certain parcels from R-2, Single Family District to T-3, Form Based Code, at 8163 Lawley Ave, 35094, TPID 2500164013009000, Jefferson County.
Linda Miller I have nothing more to add to what has been said before.
Jason King 8156 Lawley Ave. The neighbors and I do not wish to have this zoned commercial.
Per Commissioner Mackey with this zoning we can have more control over what we can be in this area.

Commissioner Edward stated we are a recommending board. The council is the last word.

Commissioner Mudd stated this is not being zoned as a full blown business or commercial we have more control.

Motion made by Commissioner Mackey, Seconded by Commissioner Cauble to recommend to council.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Watson, Commissioner Washburn

Voting Abstaining: Commissioner Isbell

Motion passes.

NEW BUSINESS:

3. SA23-000002 - A request by Tyler Harper, Agent, Smith Douglas Homes, Owner, An application for a resurvey plat " Dansby " approval has been filed for "139 single family lots " (a reduction in lots) located at 9119 Weaver Ave, Leeds, AL 35094, TPID(s) 2601110001047003, 047.006, 032.000, 030.037, & 047.003., Zoned R-5, Garden Home District, St. Clair Co

Connor Thorp 248 Cahaba Valley Parkway- We would like to amend the plat. This will make the subdivision a lot cleaner. Reducing the Lots from 162 to 139 lots.

Peggy Chance- 2185 Clairmont Dr. Concerns with pot holes ,recent fire and flooding.

Karen Jennings 9119 Weaver Ave- Concerns with Mud slides, Septic issues, water. It has caused a tree to fall on my house. They were blocking drive way access.

Per Mr. Thorp our attorneys are looking into the situations.

Susan Carswell 2120 Motevallo Rd. - Concerns with mass grating and the clear cutting. Need changes to the R-5 regulations.

For clarification of the minutes the City Attorneys are aware of the case and offered no commentary.

No further discussion.

Per Commissioner Watson the attorneys do not have any objection to the change in the plat.

Per Commissioner Mudd the only difference is they are reducing the amount of lots.

Motion to approve by Commissioner Mudd with the stipulations of Mr. Haggar be added. Seconded by Commissioner Cauble.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion passes.

4. SA23-000004 - An application by MTTR Engineers, Inc., for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "RESURVEY OF LOTS 22-24 OF CLAIRMONT PARK PHASE V". This proposed subdivision consists of 2 lots located at 0 Jardin Cir, TPID (s) 2601110001030065, 064, & 063, Zoned R-5, Garden Home District, St. Clair Co.

At this time Commissioner Washburn recused herself from the body to present this case to the board.

Kelly Washburn 1925 Lane Dr.- Turning three lots into two lots.

No one to speak.

Motion to approve by Commissioner Mackey 2nd by commissioner Mudd.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn.

Motion passes.

PUBLIC ADDRESS:

Commissioner Isbell stated that he would like to go back to using the sign to notify people with in 500 ft of the property of a case.

Per Mr. Watson 500 feet Is set by the state. We do 550 feet. If the City does less than that we risk the applicant bringing a case against the city for over notification.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

5:32

Mr. Eddie Cook, Chairman

Mrs. Kelly Washburn, Secretary

Keith L. Hager, PE

AL No. 24699

Updated – March 08, 2023

Leeds Building Department – Brad Watson
City of Leeds
1400 9th Street
Leeds, AL

**RE: Amended Preliminary Plat / Construction Plans
DANSBY (formerly Clairmont 6)**

As requested I have made a review of the plans uploaded for the preliminary plat. The Plans submitted are the original plans by Insite Engineering are a re-design and modification of the originally approved plans. While the overall layout appears to be similar to the originally approved plans, the owner is requesting an amended approval, which would decrease the total number of Lots from 163 to 139. **(Decrease of 24 total lots)**. The width, area, and use of the lots would not change.

I have been in several conversations with the new engineers and the driving purpose for the change is to delete some of the most challenging lots and modify the slopes to be more manageable and buildable. The new builder is driving the changes and feels like the product will be improved with the changes. From an engineering standpoint, any decrease in slopes and storm drainage would be a benefit to the City and to Future residents.

The Submitted Plans do appear to be in acceptable and in general conformance with Subdivision and City standards, however, I offer the following comments which I recommend be made a part of the Planning Commission Record;

- 1. No sanitary sewer plans have been submitted as a part of these plans and are the responsibility of the developer.*
- 2. The Developer / Engineer is responsible to submit plans for water service to Water utility provider. No work shall be completed unless specifically approved and inspected by the Water Utility.*
- 3. The Plans should be submitted to Leeds Fire Department for placement and direction of fire protection, (including hydrants). The Developer shall coordinate with Leeds FD to insure that all flows and pressure provided meets the requirements for fire protection.*
- 4. The EOR should submit a final drainage plan with letter of no adverse effect for the design. Please be aware, at the time of the Final Plat, the EOR will be*

Address:
1025 Montgomery Hwy, Suite 110
Birmingham, AL 35216

Contact:
205.229.1738
keithlhager@icloud.com

required to inspect the site on behalf of the owner, and certify that storm drainage improvements have been installed in accordance with design plans. The Storm drainage ponds will be required to have safety barriers (Fence) with access for maintenance. The EOR will be required to provide the HOA with a post construction plan for the upkeep of all private drainage, including ponds and submit that report to the City as a part of the Storm Water ordinance for the City.

I recommend approval of the Amended Preliminary Plat as presented.

Submitted By:
HagerCo, LLC



Keith L. Hager

File Attachments for Item:

2. SA22-000025 - A request by Charles Kessler for final plat approval of Southern Trace Sector 5 located at 1930 Hawkins Rd, Leeds, AL 35094, TPID 2400254000003000, 2500303000038000, and 25003030000001000, Jefferson County, Zoned R-5, Garden Home District. The case file may be viewed at: <https://www5.citizenserve.com/leedsal>

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision
SUBDIVISION APPLICATION - Southern Trace Sector 5

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for " ". This proposed subdivision consists of thirty-six lots (36).

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

CASE #:	SA22-000025
APPLICANT NAME:	
PROPERTY OWNER:	WELLINGTON DEVELOPMENT CORP
TAX PARCEL ID#S:	2400254000003000
CASE ADDRESS:	1930 HAWKINS RD; LEEDS, AL 35094

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 04/13/2023
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson

Phone: 205-699-0907

E-mail: development@leedsalabama.gov

Mailing Address:

City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

SA22-000025 SOUTHERN TRACE DR STREET



File Attachments for Item:

3. ****Administratively Withdrawn****RA22-000006 - A request by Riverton Investment Realty, LLC, applicant, Park Meadows, LLC, owner, to rezone certain parcels of property from R-2, Single Family District to R-5 Garden Home District, located at 1198 Maplewood Dr, 35094, TPID(s) 25002010140033.000 & 2500204002020.000, Zoned R-2 - This case is predicated on the City Council approving the proposed R-5 zoning amendment on April 3, 2023. Should the City Council not approve the amendment on April 3, 2023, the case is voided.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Rezoning
Site Addresses: 1198 MAPLEWOOD DR LEEDS, AL 35094

APPLICATION

The City of Leeds Planning & Zoning Commission will consider A REQUEST TO REZONE FROM R-2, SINGLE FAMILY DISTRICT, TO R-5, GARDEN HOME DISTRICT FOR GARDEN HOMES - APPLICANT REQUEST THAT THE REAR ACCESS REQUIREMENT BE WAIVED.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding, and the final determination of this rezoning request is vested solely with the City Council.

CASE #:	RA22-000006
PROPERTY OWNERS:	PARKSTONE MEADOWS, LLC
TAX PARCEL IDs:	2500204002020000
SITE ADDRESSES:	1198 MAPLEWOOD DR; LEEDS, AL 35094 2500201014033.000 & 2500204002020.000

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 04/13/2023
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th Street
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission.

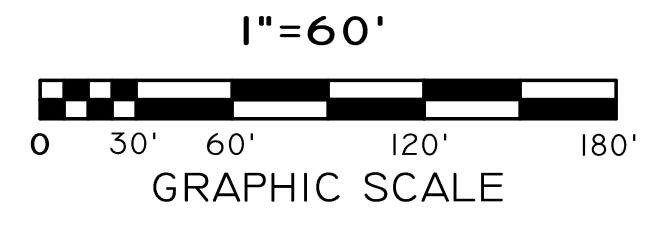
For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson
Phone: 205-699-0943
E-mail: bwatson@leedsalabama.gov

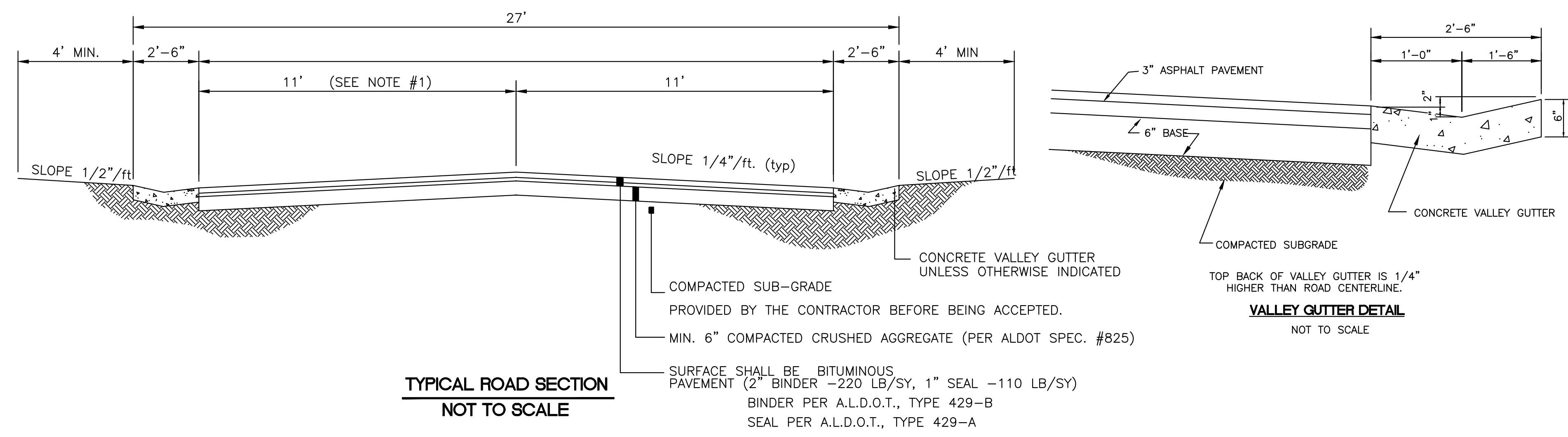
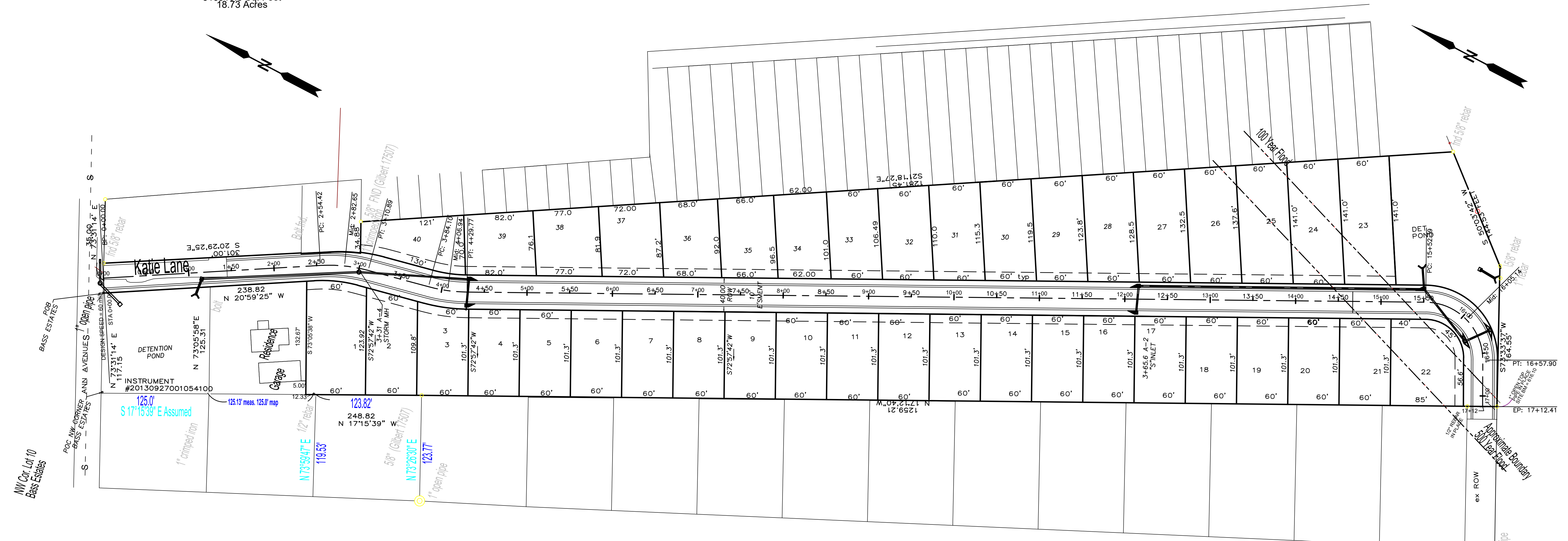
Mailing Address:
City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

Owner / Developer:
 Steve French
 Parkstone Meadows, LLC,
 1309 Coffeen Avenue, Suite 1200
 Sheridan, Wyoming, 82801

Engineer:
 Joseph A. Miller, III
 MTTR ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 2500 Southlake Park, Suite 100
 Hoover, AL 35244



SCALE 1"=60'
 COORDINATES BASED ON STATE
 PLANE WEST ZONE
 ELEVATIONS BASED ON NAVD II
 815910.3 Sq. Feet
 18.73 Acres

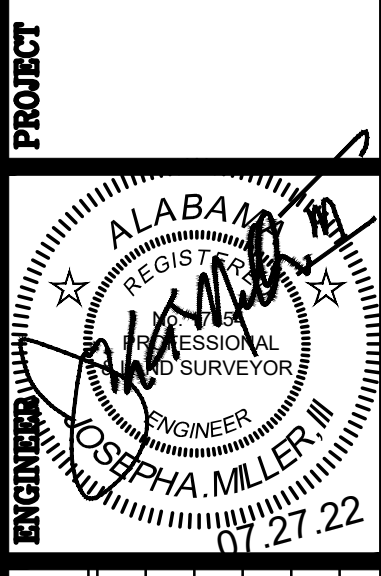


I:\Subdivisions\Parkstone Meadows Sub_03.08.22.dwg Jul 27, 2022 10:30 am

MTTR ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
 TELEPHONE (205) 320-0114



PRELIMINARY PLAN
PARKSTONE MEADOWS
 KATIE LANE
 LEEDS ALABAMA
Parkstone Meadows, LLC,
 Sheridan, Wyoming, 82801



DATE	REVISIONS

JOB NO:
 SUBDIVISIONS
 FILE NAME: PARKSTONE MEADOWS SUB_07.27.22
 DATE:
 03.10.22
 DRAWN:
 JAM III
 CHECKED:
 JAM III
 SCALE:
 1"=60'
 SHEET