



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

June 08, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. May 11, 2023 - Minutes

OLD BUSINESS:

2. RA23-000001 - Modification to the R-5, Garden Home District and deletion of the R-6 Patio Home District

NEW BUSINESS:

3. SA23-000006 - A request by MTTR Engineers, Inc., Applicant, Pierce Property, LLC, Owner for a one (1) lot resurvey "Oden Addition to Leeds Resurvey Number One" at 1111 Ashville Rd, Leeds, AL, TPID 2500163010001.000, Zoned I-1, Industrial, Jefferson County.

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. May 11. 2023 - Minutes



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

May 11, 2023 @ 5:00 PM

CALL TO ORDER:

5:04

ROLL CALL:

PRESENT

Commissioner Edward Cook
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Roland Isbell
Commissioner Kelly Washburn

ABSENT

Commissioner Dave Mackey

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM April 13,2023

Minutes approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

1. RA23-000001 - Modification to the R-5, Garden Home District and deletion of the R-6 Patio Home District

Commissioner Mudd stated that there are some inconsistencies on how the City Council would like to handle the modification.

Motion made by Commissioner Washburn to table any decision until the next meeting,
Seconded by Commissioner Mudd.

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

Motion passed.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

5:13 PM

Mr. Edward Cook, Chairman

Ms. Kelly Washburn, Secretary

File Attachments for Item:

2. RA23-000001 - Modification to the R-5, Garden Home District and deletion of the R-6 Patio Home District



City of Leeds
Planning and Zoning Commission
1400 9th St
Leeds, AL 35094

PUBLIC NOTICE:

The City of Leeds, Alabama Planning and Zoning Commission is currently considering a rezoning case which would modify the R-5, Garden Home District, to require access by alleys and eliminate the R-6 Patio Home District. The proposed changes are intended to better align the zoning regulations with the city's long-term goals and objectives for growth and development.

The proposed modification to the R-5, Garden Home District would require access by alleys for all new residential construction. This change is intended to improve traffic flow and safety by reducing the number of driveways onto public streets. Additionally, it would allow for greater use of the rear portion of residential lots, potentially leading to more green space and better stormwater management.

The proposed elimination of the R-6 Patio Home District is due to its development density, which may not be compatible with the city's desired development patterns.

The City of Leeds Planning and Zoning Commission will hold a public hearing on the proposed rezoning case on Thursday, May 11, 2023, 5:00 PM at 1412 9th St, 35094. All interested parties are invited to attend and provide input on the proposed changes. Written comments may also be submitted to the City of Leeds Planning and Zoning Department prior to the public hearing.

For more information on the proposed rezoning case, please contact the City of Leeds Development Services Department at development@leedsalabama.gov, 205-699-0943 or 1400 9th St, Leeds, AL 35094.

DATED this 19th day of April 2023.

Brad Watson
City Administrator

§8.00 R-5 Garden Home Residential District

8.01 Intent

To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

8.02 Uses Permitted

The following uses shall be permitted in the R-5 Garden Home District:

A. Agricultural Uses

- 1. Non-Commercial Greenhouses and Gardens

B. Residential Uses

- 1. Residential Garden Homes
- 2. Accessory Structures and Buildings, subject to Article VII, § 6.00.

C. Institutional Uses

- 1. Home Instruction
- 2. Public Utility Services

D. Temporary Uses

- 1. Garage of Yard Sales, subject to Article VII, § 9.00.

8.03 Special Exception Uses

The following uses may be permitted subject to approval of the Zoning Board of Adjustment and the appropriate permits being issued by the City. See Article VIII, Special Exception Uses, § 1.00 and subsections 1.01 and 1.02.

A. Commercial Uses

- 1. Home Occupations, subject to Article VIII, § 9.00.

8.04 Area and Dimensional Regulations

Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Width at	
The Building Line:	60 Feet

Minimum Lot Area: 6,000 Square Feet

Minimum Yards:

Front 7 Feet
Rear: 5 Feet
Side: 5 Feet

Maximum Height 38 Feet or 2 1/2 Stories

Minimum Livable Floor

Area in Square Feet: One Story – 1,200 Total
One and One-Half Story – 800 First Floor
Second Floor – 400 for total of 1,200
Two Story – First Floor – 700
Two Story – Second Floor – 700 for total of 1,400

Corner Lots: Setbacks shall be the same on streets, roads, or highways.

Note: A Site Development Plan is required for all garden home developments as per Article subsection 2.02.

8.05 Buffer Requirements

As described in the Buffer Matrix and subsection 1.05 of this Article. 8.06

8.06 Additional Regulations

- 1. No fence shall be permitted forward of the front building face of the house, other fences shall not exceed seven (7) feet in height.
2. No two homes constructed in this district shall be closer to one another than fifteen (15) feet.
3. All utilities shall be placed underground.
4. There shall be two (2) paved parking spaces provided for each dwelling, the depth of which shall be measured from the back of the curb. Twenty percent (20%) of the parking shall be dedicated to landscaping. There shall be no on-street parking along existing interior streets.
5. Customary accessory buildings or structures, one (1) per lot, shall not exceed two hundred (200) square feet.
6. All lots shall have vehicular access from the rear of the property via an alley.
7. An ADA compliant sidewalk shall be provided on each lot – as designed during the subdivision process. All new subdivisions shall require a sidewalk system (this requirement may be waived upon the issuance of a waiver by the Planning and Zoning Commission).

[END OF R-5, GARDEN HOME RESIDENTIAL DISTRICT]

Delete R-6, Patio Home District

File Attachments for Item:

3. SA23-000006 - A request by MTTR Engineers, Inc., Applicant, Pierce Property, LLC, Owner for a one (1) lot resurvey "Oden Addition to Leeds Resurvey Number One" at 1111 Ashville Rd, Leeds, AL, TPID 2500163010001.000, Zoned I-1, Industrial, Jefferson County.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision ODEN ADDITION TO LEEDS RESURVEY NO. 1

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "ODEN ADDITION TO LEEDS RESURVEY NO. 1". This proposed subdivision consists of 1.

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 #:	SA23-000006
APPLICANT NAME:	
PROPERTY OWNER:	PEIRCE JOSEPH M & KRISTA RAY
TAX PARCEL ID#S:	2500163010001000
CASE ADDRESS:	1111 ASHVILLE 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: 06/08/2023
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

APPROVED BY:

CHAIRMAN, PLANNING AND ZONING COMMISSION - CITY OF LEEDS

CITY OF LEEDS, CITY ENGINEER

SECRETARY, CITY OF LEEDS PLANNING COMMISSION

Chairman, Planning Commission _____, 2022.

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

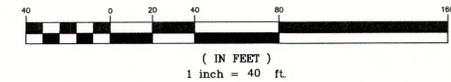
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING SANITARY SEWERS, HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

- NOTES:
- (1) UTILITY LOCATIONS ARE FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE. UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
 - (2) PART OF SITE IS IN A FLOOD HAZARD AREA ACCORDING TO FEMA PANEL # 01073C0441 H DATE: SEPTEMBER 24, 2021.
 - (3) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY MTR ENGINEERS, INC., ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD REVIEW THE SITE BEFORE BEGINNING CONSTRUCTION.
 - (4) ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
 - (5) SITE IS IN THE CITY OF LEEDS, ALABAMA. SEE CITY OF LEEDS ZONING REGULATIONS FOR SETBACKS AND RESTRICTIONS.
 - (6) THE SITE HAS DIRECT ACCESS TO ASHVILLE ROAD AND FARLEY AVENUE. BOTH OF WHICH ARE PUBLIC RIGHTS OF WAY.

ODEN ADDITION TO LEEDS RESURVEY NUMBER ONE

BEING A RESURVEY OF LOTS 1-18 OF BLOCK 1 AND THE PREVIOUSLY VACATED ALLEY IN BLOCK 1 AND LOTS 1-12 OF BLOCK 2 AND THE PREVIOUSLY VACATED ALLEY IN BLOCK 2 AND THE PREVIOUSLY VACATED 1ST AVENUE NORTH BETWEEN BLOCKS 1 AND 2 AND PART OF THE PREVIOUSLY VACATED 29TH PLACE LYING SOUTH OF BLOCKS 1 AND 2. ALL BEING A PART OF THE SURVEY, ODEN ADDITION TO LEEDS AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA IN MAP BOOK 27, PAGE 53. SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA. CITY OF LEEDS.

GRAPHIC SCALE



THE PURPOSE OF THIS MAP IS TO RESURVEY 30 LOTS AND PERVIOUSLY VACATED STREETS AND ALLEYS INTO ONE LOT FOR COMMERCIAL PURPOSES. JEFFERSON COUNTY

THE UNDERSIGNED, JOSEPH A. MILLER III, SURVEYOR, AND _____ MEMBER FOR PEIRCE PROPERTY 1111 ASHVILLE ROAD, LLC. OWNER HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THIS PLAT OR MAP WAS MADE AT THE INSTISTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN OR TO BE KNOWN AS ODEN ADDITION TO LEEDS RESURVEY NUMBER ONE, SHOWING THE SUBDIVISIONS INTO WHICH IT PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF EACH LOT AND ITS NUMBER, SHOWING STREETS, ALLEYS, AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, AND WIDTH AND NAME OF EACH STREET, AND SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF ODEN ADDITION TO LEEDS AS RECORDED IN MAP BOOK 27, PAGE 53 IN THE JUDGE OF PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN LOCATED OR INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. NO STREET DEDICATIONS BY THIS MAP, THEREFORE THE USUAL STREET DEDICATION IS OMITTED.

JOSEPH A. MILLER, III, PE/PLS _____ DATE _____ MEMBER FOR PEIRCE PROPERTY 1111 ASHVILLE ROAD, LLC. DATE _____
 AL Reg. No. 17054
 MTR ENGINEERS, INC.
 CONSULTING ENGINEERS—LAND SURVEYORS
 3 RIVERCHASE RIDGE
 HOOVER, ALABAMA 35244

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSEPH A. MILLER, III, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AS SUCH AUTHORIZED REPRESENTATIVE AND WITH AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AS SUCH AUTHORIZED REPRESENTATIVE AND WITH AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE: I, _____ MEMBER FOR PEIRCE PROPERTY 1111 ASHVILLE ROAD, LLC. DO HEREBY CERTIFY THAT WE ARE OWNERS OF AND ONLY PERSON HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE PLAT OF ODEN ADDITION TO LEEDS RESURVEY, AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT.

NO NEW STREETS OR EASEMENTS ARE CREATED BY THIS PLAT SO THE USUAL DEDICATION IS OMITTED.

RESTRICTIONS: NONE

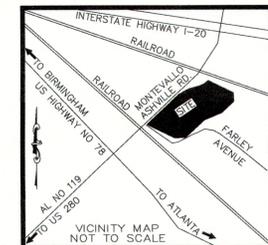
WITNESS: _____ HAND THIS _____ DAY OF _____, 2023.

NOTES

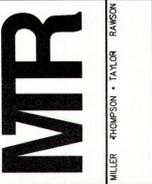
1. THE CITY OF LEEDS IS NOT RESPONSIBLE FOR DITCH OR PIPE MAINTENANCE OUTSIDE OF PUBLIC STREET RIGHT OF WAYS.
2. ALL EASEMENTS OUTSIDE OF STREET ROW TO BE MAINTAINED BY HOME-OWNERS ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNER.
3. SITE IS NOT IN A FLOOD HAZARD AREA PER FEMA PANEL # 01073C0441 H DATE: SEPTEMBER 24, 2021.
4. ALL ROAD ROWS ARE EXISTING CITY OF LEEDS PUBLIC STREETS, NO NEW ROW DEDICATED BY THIS MAP.
5. BASIS OF BEARINGS: ASSUMED
6. NO FENCES ALLOWED IN DRAINAGE EASEMENTS.
7. SITE IS ZONED M-1 AS PER THE CURRENT COUNTHOUSE RETRIEVAL SYSTEMS RECORDS.
8. ALL EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND OPEN STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
9. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ENGINEER/SURVEYOR:
 JOSEPH A. MILLER
 PE / LS 17054
 MTR ENGINEERS, INC.
 3 RIVERCHASE RIDGE
 HOOVER, AL 35242
 TELEPHONE (205) 320-0114

OWNER:
 PEIRCE PROPERTY 1111 ASHVILLE ROAD, LLC.
 10343 SEIGEN LANE, SUITE 6B
 BATON ROUGE, LA. 70810-4980



MTR
 ENGINEERS, INC.
 CONSULTING ENGINEERS—LAND SURVEYORS
 3 RIVERCHASE RIDGE
 HOOVER, AL. 35244
 TELEPHONE (205) 320-0114



ODEN ADDITION TO LEEDS
 RESURVEY NUMBER ONE

PROJECT

ENGINEER

DATE	REVISIONS
05-12-23	ROUGH DRAFT
05-13-23	FIELD WORK
05-15-23	REC MAP

JOB NO:

FILE NAME: I:\AAPLOTS\

ODEN ADD TO LEEDS

DATE:

MAY 15, 2023

DRAWN:

JBC

CHECKED:

JAM III

SCALE:

1"=40'

SHEET