



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

June 10, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. RA21-000001 - A request by Joan Wright, Applicant, Jefferson County Board of Education, Owner to rezone certain parcels of property from R-2, Single-Family to Inst-1, Institutional 1 District for compliance located at 7335 Ruth Ave, Leeds, AL 35094, TPID(s) 2500212021001000 & 002000, Jefferson County.
2. SA21-000009 - SOUTHERN TRACE SECTOR 5 - ENGINEERING DESIGN GROUP, APPLICANT - WELLINGTON DEVELOPMENT, OWNER - THIRTY-SIX (36) LOTS - REVISED LAYOUT PLAN - 669 SOUTHERN TRACE PKWY, LEEDS, AL 35094, TPID 2500303000038000

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. RA21-000001 - A request by Joan Wright, Applicant, Jefferson County Board of Education, Owner to rezone certain parcels of property from R-2, Single-Family to Inst-1, Institutional 1 District for compliance located at 7335 Ruth Ave, Leeds, AL 35094, TPID(s) 2500212021001000 & 002000, Jefferson County.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Rezoning
Site Addresses: 7335 RUTH AVE LEEDS, AL 35094

APPLICATION

This request for a zoning change is initiated by Joan Wright. The City of Leeds Planning & Zoning Commission will consider the REZONE OF PROPERTY FOR COMPLIANCE from R-2 Single Family District to Inst-1, Institutional District...

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 request for rezoning is vested solely with the City Council.

CASE #:	RA21-000001
PROPERTY OWNERS:	JEFFERSON CO BD OF EDUCATION
TAX PARCEL IDs:	2500212021001000
SITE ADDRESSES:	7335 RUTH AVE; 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: 06/10/2021
 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

RUTH AVENUE
75' R.O.W.
(FORMERLY SIXTH AVE SOUTHEAST) PKG 9 CANS

286.0'

PLAYGROUND

163.0'

PABURG SUBDIVISION
SEC 21 P.B.1 PG.17
QTR SEC 2
TSP 17 S
RANGE 1
PLAT BK 1 PG 17

EXISTING
BUILDING

7335 RUTH AVE

UP
HC RAMP

HC PARKG

5 SPACES

140.0'

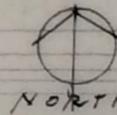
ASHVILLE RD SE

209.0'

(21)

33

ALLEY 20' R.O.W.



SITE PLAN

NORTH

0

20'

40'

N 1.289.000

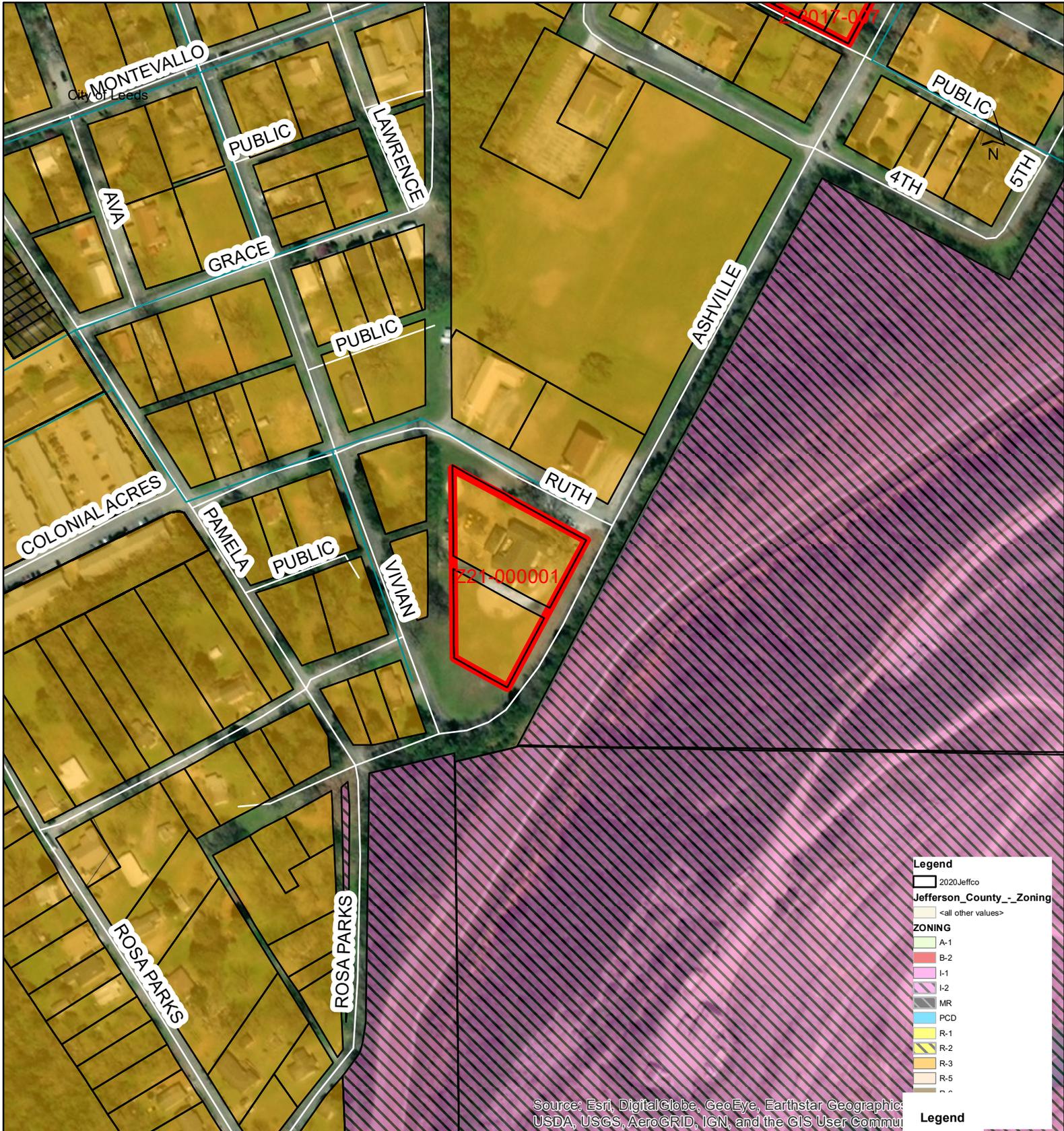
160.0'

GRASSED LOT
(ADDITIONAL PARKING)

140.0'

120.0'

SA21-000001
7335 RUTH AVE
2500212021001000
AERIAL



SA21-000001
7335 RUTH AVE
2500212021001000
AERIAL



SA21-000001
7335 RUTH AVE
2500212021001000
FLOOD



File Attachments for Item:

2. SA21-000009 - SOUTHERN TRACE SECTOR 5 - ENGINEERING DESIGN GROUP,
APPLICANT - WELLINGTON DEVELOPMENT, OWNER - THIRTY-SIX (36) LOTS - REVISED
LAYOUT PLAN - 669 SOUTHERN TRACE PKWY, LEEDS, AL 35094, TPID
2500303000038000

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision WELLINGTON DEVELOPMENT CORP

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Southern Trace Sector 5". This proposed subdivision consists of 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 #:	SA21-000009
APPLICANT NAME:	Joe Schifano
PROPERTY OWNER:	WELLINGTON DEVELOPMENT CORP
TAX PARCEL ID#S:	2500303000038000
CASE ADDRESS:	669 SOUTHERN TRACE PKWY; 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.

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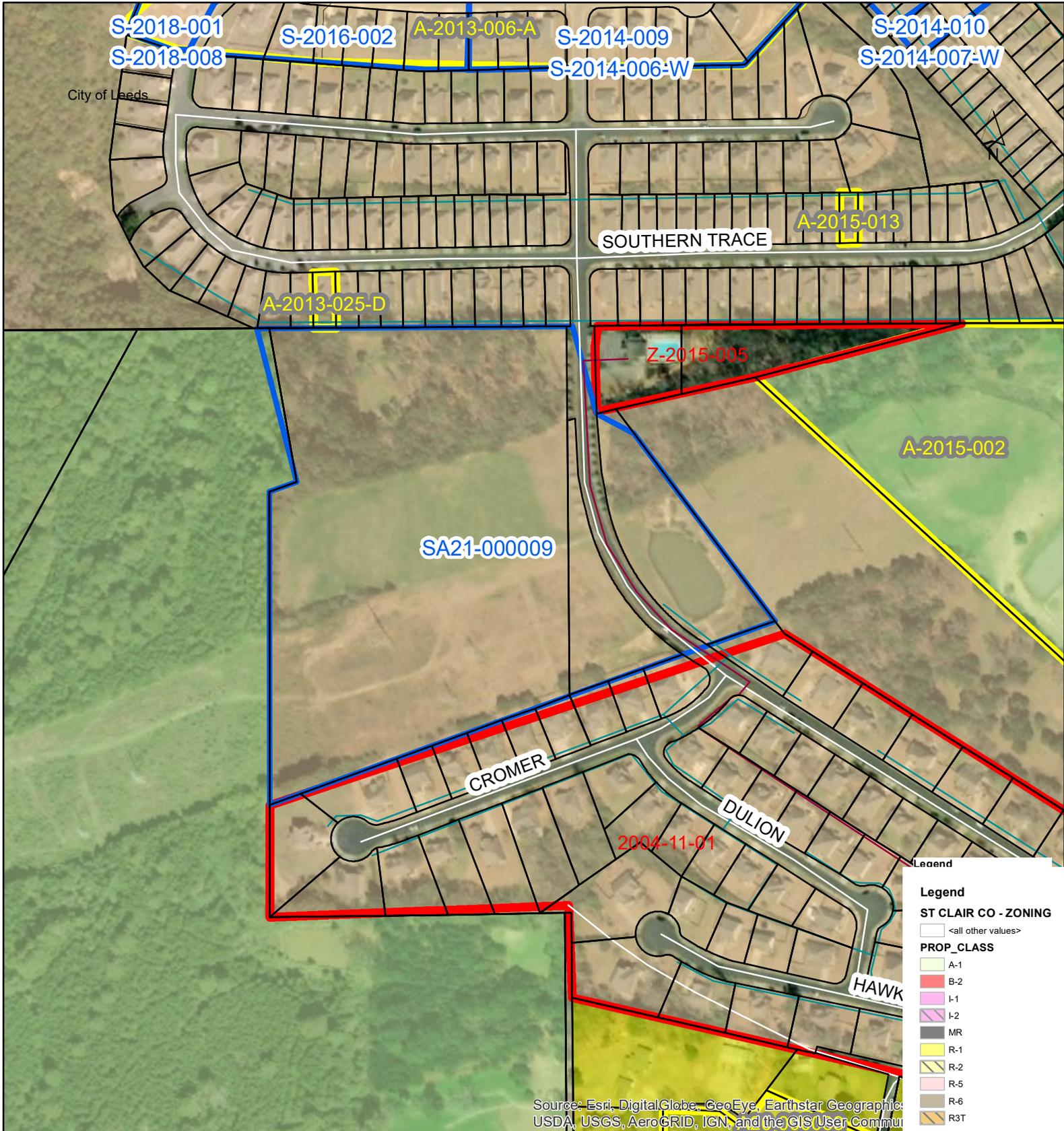
For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: development@leedsalabama.gov

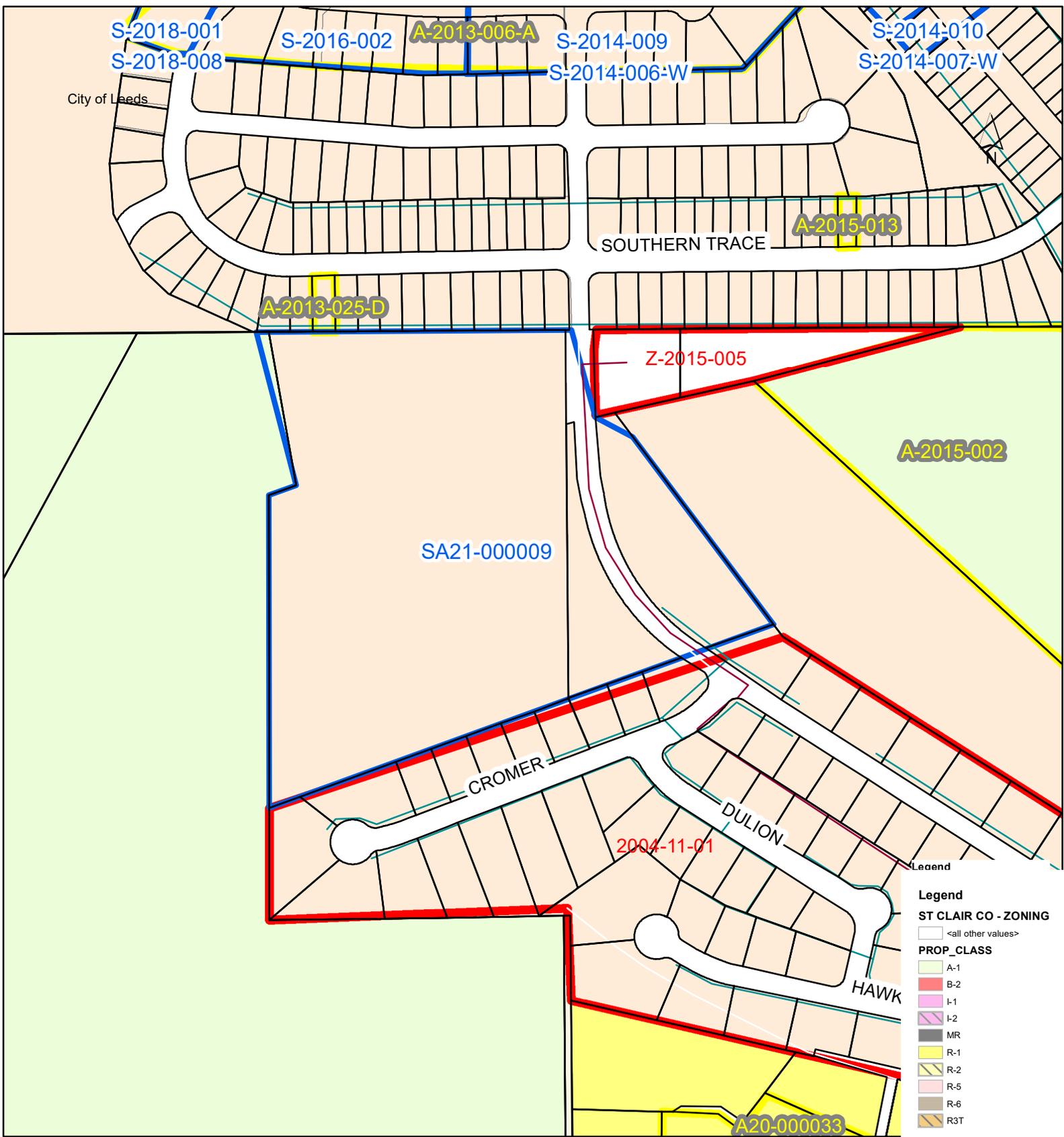
Mailing Address:

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

SA21-000009
WELLINGTON DEVLEOPMENT
669 SOUTHERN TRACE PKWY
2500303000038000
AERIAL



SA21-000009
WELLINGTON DEVLEOPMENT
669 SOUTHERN TRACE PKWY
2500303000038000
ZONING



- ① 24 00 25 1 000 016.000
WATKINS BENNIE J
6435 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ② 24 00 25 1 000 015.000
PORTERFIELD MARIANNE
6439 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ③ 24 00 25 1 000 014.000
JONES EVAN M
6445 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ④ 24 00 25 1 000 013.000
BARNEET AARON GEORGE
6449 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑤ 24 00 25 1 000 012.000
CALVO EDUARDO &
DOPORTO OLGA
6455 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑥ 24 00 25 1 000 011.000
CRAIG TASIA
6459 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑦ 24 00 25 1 000 010.000
STEWART AMARIE MARINA
6465 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑧ 24 00 25 1 000 009.000
GOFORTH BILLY R & FRANCES G
6469 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑨ 24 00 25 1 000 008.000
MCGUIRE FEBRA D
6475 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑩ 24 00 25 1 000 007.000
SOLDEVILLA MARIA D & ROGELIO
6481 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑪ 24 00 25 1 000 006.000
MENNEN KERI & BEARDEN JAMES
6485 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑫ 24 00 25 1 000 005.000
GRIGGS ROBERT
6491 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑬ 24 00 25 1 000 004.000
LINDER ALISHA NICOLE
6495 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 002.000
SOUTHALL OF IRONDALE LLC
6392 ZEIGLER ROAD
LEEDS, AL 35094
ZONING: A-1



LAYOUT PLAT OF SOUTHERN TRACE SECTOR 5

SITUATED IN THE NE ¼ OF SECTION 25 TOWNSHIP 17 SOUTH, RANGE 1 WEST
AND THE SE ¼ OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 1 EAST
JEFFERSON COUNTY, ALABAMA

OWNER/DEVELOPER
WELLINGTON DEVELOPMENT CO. LLC
2700 HIGHWAY 280 SUITE 425
BIRMINGHAM AL 35223
(205) 985-7171
CONTACT: CHARLES KESSLER

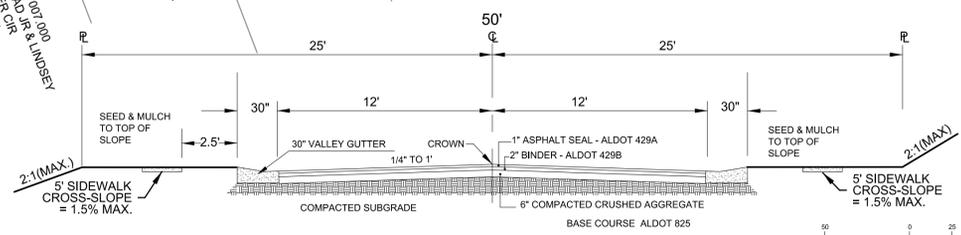
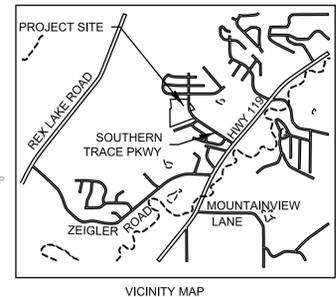
OWNER
COMMUNITY UTILITIES OF ALABAMA INC
500 W MONROE ST STE 3600
CHICAGO IL 60661
AGENT CONTACT: CHARLES KESSLER
(205) 985-7171

ENGINEERING & SURVEYING BY
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, ALABAMA 35124
PHONE: (205) 403-9158
FAX: (205) 403-9175

- NOTES:**
1. TOPOGRAPHY IS FROM 2013 JEFFERSON COUNTY GIS.
 2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
 3. ALL UTILITIES SHALL BE BACK FILLED WITH STONE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LEEDS SPECIFICATIONS.
 5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
 6. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 7. ALL COMPACTION ON LOTS OR IN BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET BUILDING CODE REQUIREMENTS OR PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
 8. REAR OF LOTS IN CUT SHALL HAVE A DRAINAGE SWALE TO CONVEY WATER WITHIN A PRIVATE DRAINAGE EASEMENT (MIN. 10' WIDE).
 9. DETENTION POND DESIGN IS FOR 100 YEAR STORM EVENT.
 10. THE SUBDIVISION SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE OF THE 100 YEAR FLOODPLAIN ACCORDING TO GRAPHIC PLOTTING OF FIRM PANEL 01073C04396, EFFECTIVE DATE SEPTEMBER 29, 2006.
 11. MAINTENANCE OF STORM SEWER EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY IS NOT THE RESPONSIBILITY OF THE CITY OF LEEDS.
 12. DETENTION POND WILL BE ACCESSED FROM THE POWER EASEMENT LOCATED ON THE PROPERTY.
 13. ALL DECORATIVE STREET SIGNS AND MARKERS WILL BE THE DEVELOPER'S RESPONSIBILITY.
 14. ALL STREET SIGNS SHALL COMPLY WITH THE LATEST EDITION OF MUTCD STANDARDS.
 15. THE LOW PRESSURE DESIGN WILL DICTATE THE LOCATION OF THE NECESSARY SEWER EASEMENTS.
 16. SURVEY BASED ON AWSPCS.

SITE DATA TABLE	
CURRENT ZONING:	R-5 - GARDEN HOME DISTRICT
SETBACKS:	FRONT: 20'
	REAR: 30'
	SIDE: 5'
TOTAL ACREAGE:	16.18 AC
SMALLEST LOT SIZE:	7500 SF
TOTAL NUMBER OF LOTS:	34
LINEAR FEET OF ROAD:	1300 LF

*NO RESIDENCE CAN BE CONSTRUCTED CLOSER THAN 15 FEET TO ONE ANOTHER.



TYPICAL STREET SECTION

N.T.S.

GRAPHIC SCALE
WGS 84
(IN FEET)
1 Inch = 50 FT.



REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
1 - 12-16-2020 - ADDRESS CITY COMMENTS

DRAWN BY: CLG
CHECKED BY: WHL
PROJECT NO.: KESS0088
SUB FILE: PLOT LAYOUT OVERALL.DGN
DATE: APRIL 16, 2021

PROJECT: SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE: LAYOUT PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

