



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

July 08, 2021 @ 5:00 AM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

OLD BUSINESS:

NEW BUSINESS:

1. RA21-000003 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCELS FROM R-1, SINGLE FAMILY DISTRICT TO R-5, GARDEN HOME DISTRICT AT 850 WOOD TRACE CIR (SITE ONLY) TPID: 2500302000003000; 2400251000001008; 2400251000001003; AND 2500302000004000, JEFFERSON COUNTY
2. RA21-000004 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCEL(S) FROM A-1, AGRICULTURE DISTRICT TO R-5, GARDEN HOEM DISTRICT AT 6396 ZEIGLER RD (SITE ONLY) - TPID 2400254000002000 - 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. RA21-000003 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCELS FROM R-1, SINGLE FAMILY DISTRICT TO R-5, GARDEN HOME DISTRICT AT 850 WOOD TRACE CIR (SITE ONLY) TPID: 2500302000003000; 2400251000001008; 2400251000001003; AND 2500302000004000, JEFFERSON COUNTY

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Rezoning
Site Addresses: 870 WOOD TRACE CIR LEEDS, AL 35094

APPLICATION

This request for zoning change is initiated by Joe Schifano. The City of Leeds Planning & Zoning Commission will consider the Sector 10: Rezone portions of land within the Southern Trace community from R-1 to R-5. The parcels included in this request are as follows: 25 00 30 2 000 003.000, 24 00 25 1 000 001.008, 24 00 25 1 000 001.003, and 25 00 30 2 000 004.000. Sector 12 (formerly a portion of the Woodruff Farms Development): Rezone land from R-1 to R-5. the parcel included in this request is identified by parcel ID number 25 00 30 2 000 003.000..

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 final determination of this request for rezoning is vested solely with the City Council.

CASE #:	RA21-000003
PROPERTY OWNERS:	KESSLER CHARLES G JR
TAX PARCEL IDs:	2500302000003000...
SITE ADDRESSES:	870 WOOD TRACE CIR; 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: 07/08/2021
 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:

Phone: 205-699-0943

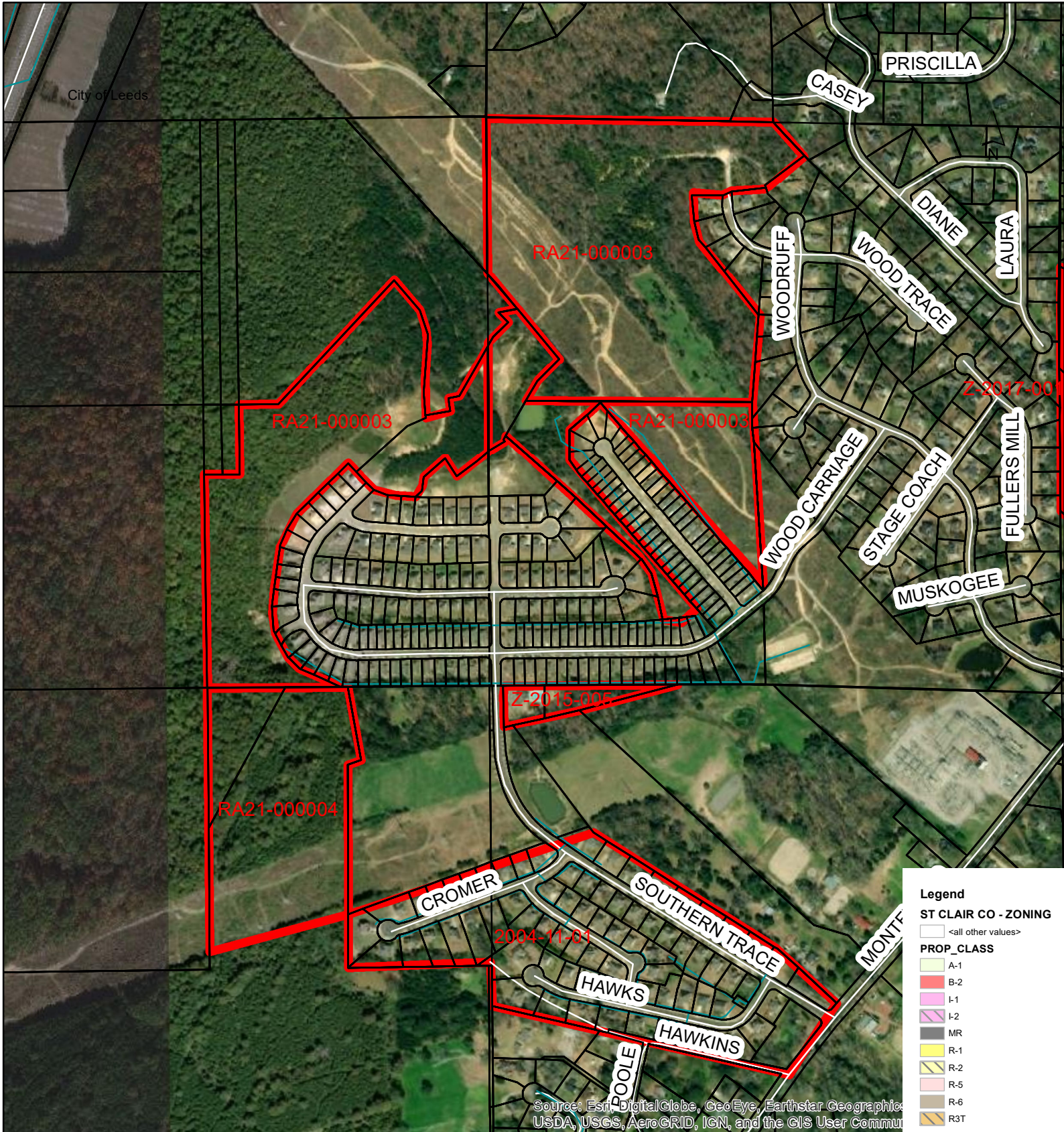
E-mail: development@leedsalabama.gov

Mailing Address:

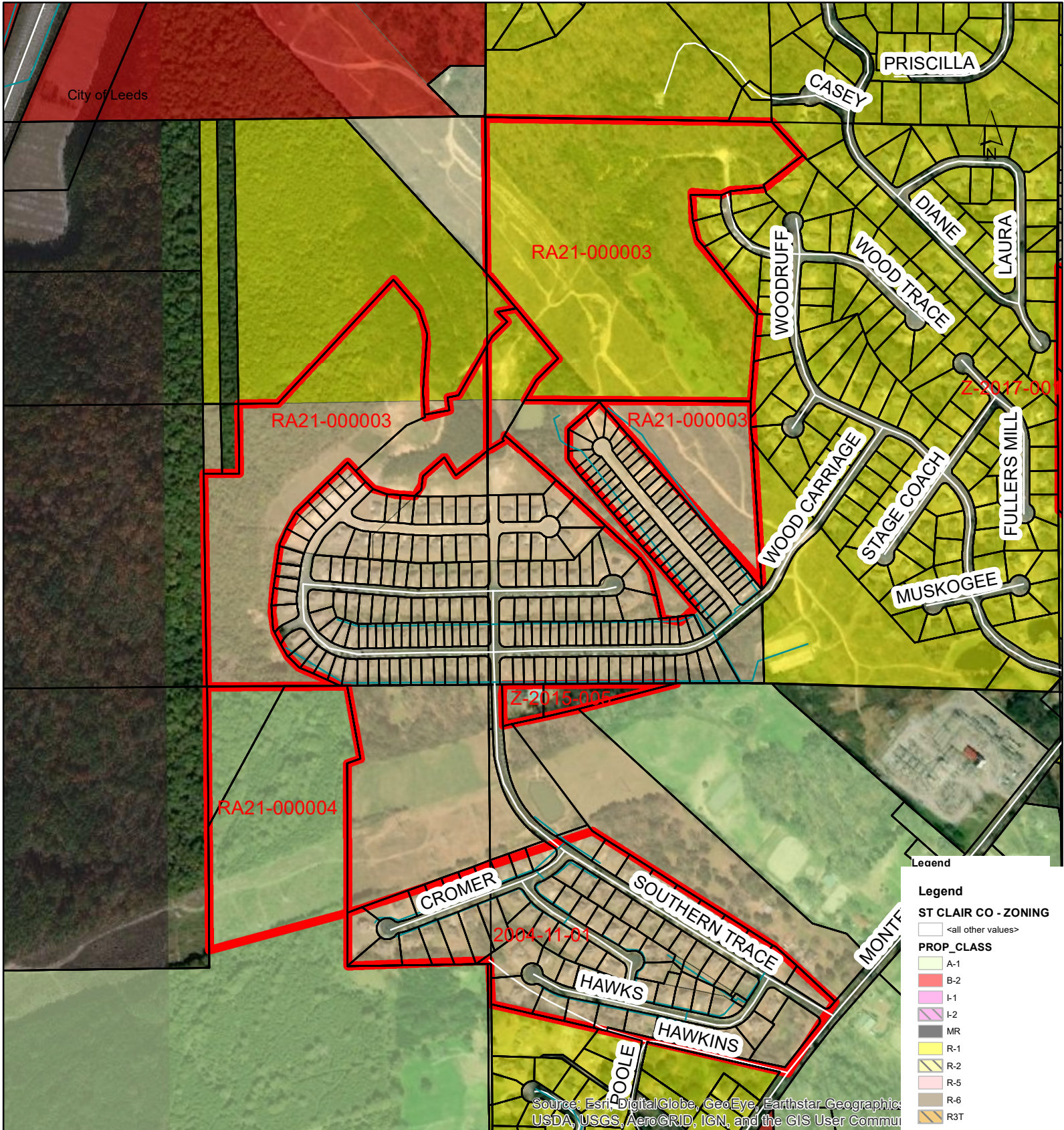
City of Leeds
 Planning and Zoning commission
 1404 9th Street
 Leeds, AL 35094

RA21-000003 ENGINEERING DESIGN GROUP 870 WOOD TRACE CIR

2500302000003000;004.000;2400251000001.008; 001.003
AERIAL



RA21-000003 ENGINEERING DESIGN GROUP 870 WOOD TRACE CIR 2500302000003000;004.000;2400251000001.008; 001.003 ZONING



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY:	EAF
CHECKED BY:	WHL
PROJECT NO.:	KESS0088
CAD FILE:	PLOT LAYOUT-60' LOTS.DGN
DATE:	MAY 18, 2021

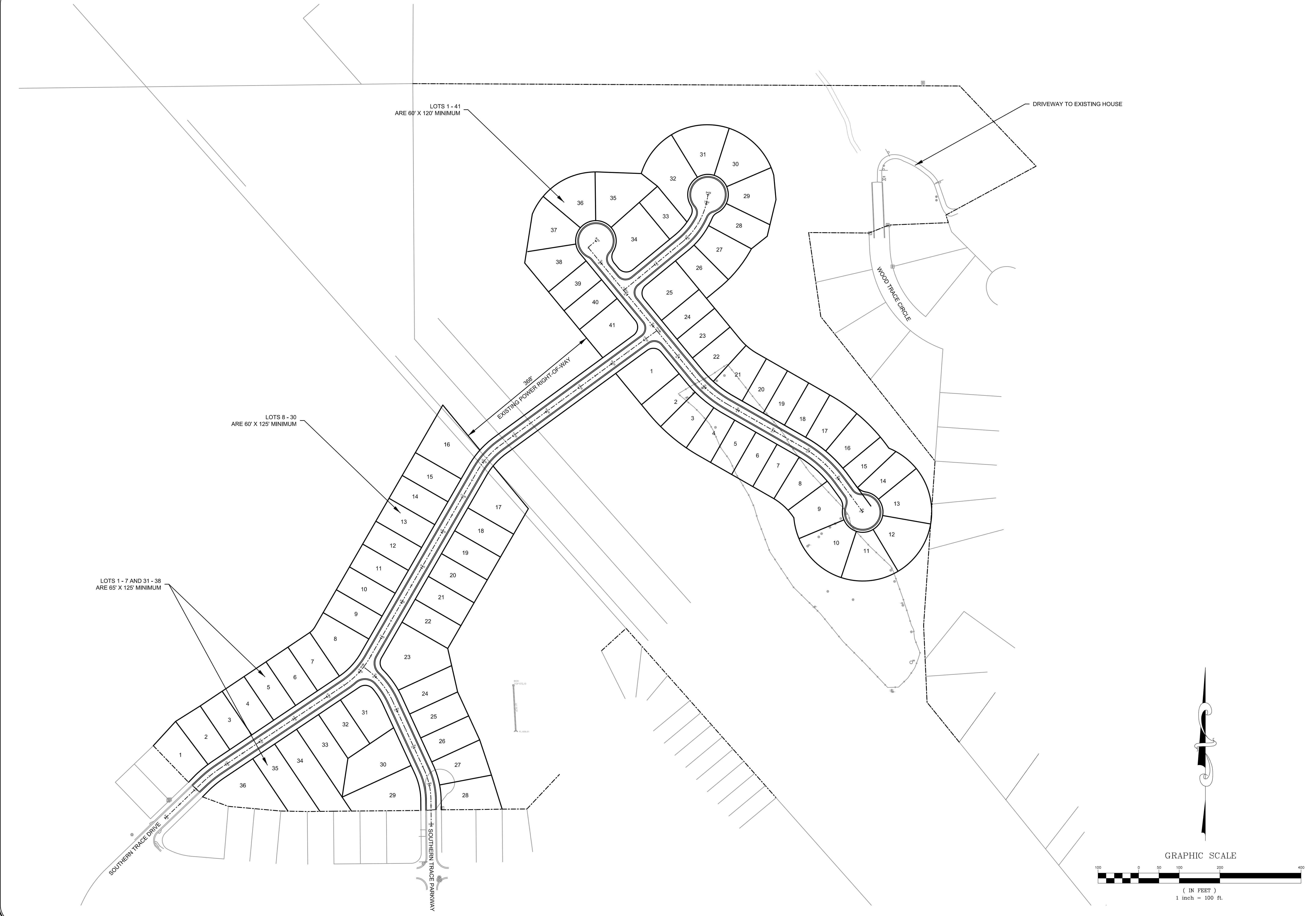
PROJECT: SECTOR 10 AND 12
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE: CONCEPTUAL LAYOUT 2

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

BDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO. **EXB**



LOTS 1 - 7 AND 31 - 38
ARE 65' X 125' MINIMUM

LOTS 8 - 30
ARE 60' X 125' MINIMUM

LOTS 1 - 41
ARE 60' X 120' MINIMUM

DRIVEWAY TO EXISTING HOUSE

268'
EXISTING POWER RIGHT-OF-WAY

WOOD TRACE CIRCLE

SOUTHERN TRACE DRIVE

SOUTHERN TRACE PARKWAY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

File Attachments for Item:

2. RA21-000004 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCEL(S) FROM A-1, AGRICULTURE DISTRICT TO R-5, GARDEN HOEM DISTRICT AT 6396 ZEIGLER RD (SITE ONLY) - TPID 2400254000002000 - JEFFERSON COUNTY

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Rezoning
Site Addresses: 6396 ZEIGLER RD LEEDS, AL 35094

APPLICATION

This request for zoning change is initiated by SOUTHHALL OF IRONDALE LLC. The City of Leeds Planning & Zoning Commission will consider the Sector 5: Rezone a portion of Parcel 2400254000002000 from A-1 to R-5, increasing the overall size of Sector 5. Also included in the rezone request is parcel 2400254000002001, currently zoned A-1 and requesting R-5..

PLANNING AND ZONING COMMISSION

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CASE #:	RA21-000004
PROPERTY OWNERS:	SOUTHHALL OF IRONDALE LLC
TAX PARCEL IDs:	2400254000002000
SITE ADDRESSES:	6396 ZEIGLER 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.

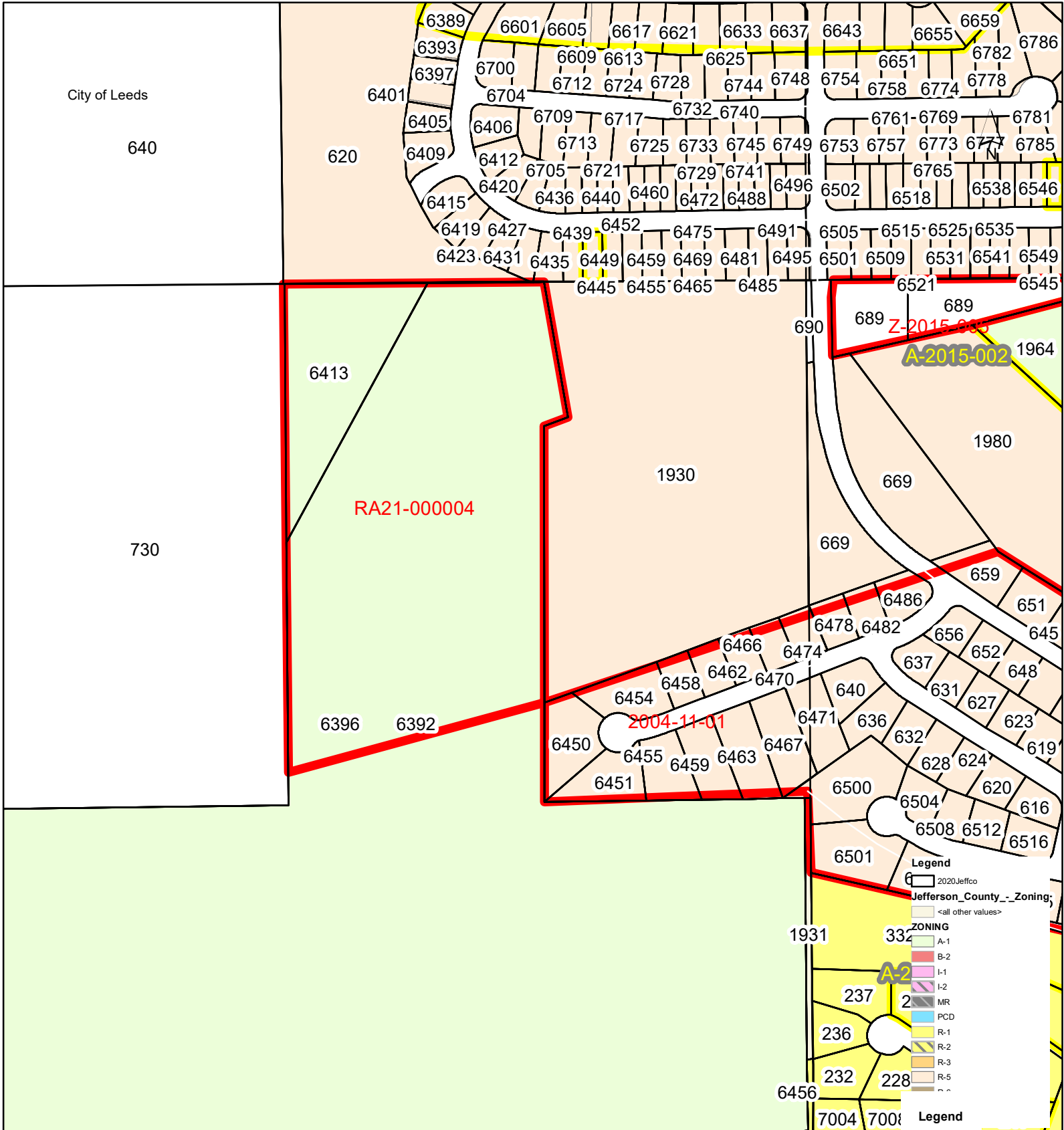
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 Leeds, AL 35094

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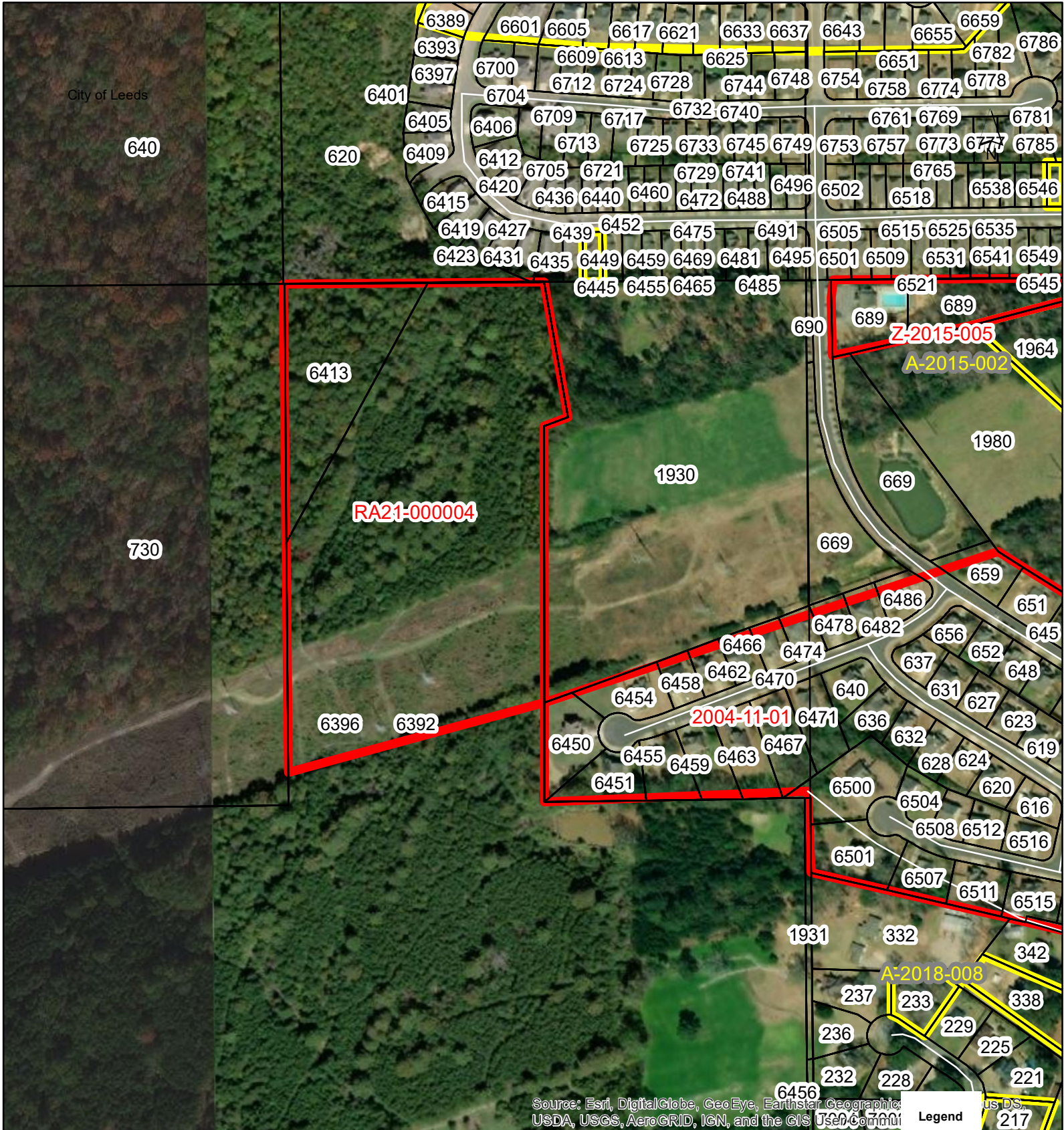
Contact Person: Brad Watson
Phone: 205-699-0943
E-mail: bwatson@leedsalabama.gov

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

RA21-00004 6396 ZEIGLER RD 2400254000002001 PART OF 2400254000002000 ZONING



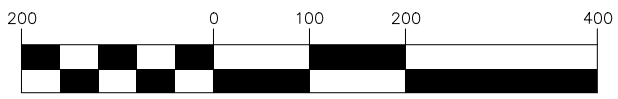
RA21-00004
6396 ZEIGLER RD
2400254000002001
PART OF 2400254000002000
AERIAL



RA21-00004
6396 ZEIGLER RD
2400254000002001
PART OF 2400254000002000
CONTOUR



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Storm Sewer Summary		
Item		Quantity
18" RCP		1367
24" RCP		791
36" RCP		142
48" RCP		325
54" RCP		313
Yard Inlet		5
Single Wing Inlet		12
Double Wing Inlet		3
Manhole		4
24" Headwall		3
36" Headwall		2
48" Headwall		1
54" Headwall		2
Ditch		1128

SOUTHERN TRACE DRIVE

SOUTHERN TRACE COTTAGES

SOUTHERN TRACE PARKWAY

Wellington Development Corp
Parcel no. 24 00 25 4 000 002.001

Southhall Of Irondale Llc
Parcel no. 24 00 25 4 000 002.000

AREA RESERVED FOR
STORMWATER DETENTION

DATA TABLE

- SETBACKS
FRONT 20
REAR 30
SIDE 5
- MIN LOT SIZE 6000 SQ FT
- MINIMUM LOT WIDTH 60'
- Cut 134,448 CY
Fill 110,543 CY
Net 23,905 CY
- 36 ZONED LOTS
- 40 LOTS ON PROPERTY
REQUIRING REZONING,
DENOTED WITH A *
- 6,149 LF CURB AND GUTTER
- 8,934 SY ASPHALT
- 3,300 LF 8" DIP WATER LINE
- 360 LF 2" PVC FORCE MAIN
- 5,500 LF 3" PVC FORCE MAIN
- 4 FIRE HYDRANTS

SOUTHERN TRACE
SECTOR 5

REZONING EXHIBIT
CONCEPTUAL LAYOUT AND GRADING
CHARLES KESSLER PROPERTY/
GARY BEARD PROPERTY
LEEDS, ALABAMA
APRIL 2, 2021



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
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