



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, July 20, 2016 at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

The Planning Commission will have a preliminary meeting to review the agenda with the Planning Staff on Monday, July 18, 2016 at 3:30 p.m., in **Board Room, second floor of the Civic Center.** This meeting is also open to the public.

The following items will be reviewed at both meetings:

1. ***Approval of Agenda***
2. ***Approval of June 15, 2016 Meeting Minutes***
3. ***Disclosure of ex parte contact***

Old Business

None.

New Business

4. **S-16-0248:** Request approval of a preliminary plat for Madison Corners Subdivision located at the southwest corner of Madison Ave. and Carroll St., R-4 District, B.C. Dillard represented by Michael Jernigan.
5. **DPMA-16-0251:** Request approval of a Development Plan for a new 120,000 square foot medical facility at 2800 Ross Clark Cir., B-2 District, Hillen Reality Co., LLC represented by Praestare Engineering.
6. **DPMA-16-0258:** Request approval of a Development Plan for a commercial daycare facility located at 900 Irwin St., R-4 District, Ursula Eutsey represented by Northstar Engineering Services.
7. **DPMA-16-0257:** Request approval of a Development Plan for a Commercial Daycare Center at 930 E Burdeshaw St., R-4 District, Zann Stewart represented by Northstar Engineering Services.
8. **S-16-0269:** Request approval of a Preliminary Plat for the Higlands Cove Subdivision located on Flowers Chapel Road (Parcel ID 38-09-04-19-0-000-011.001), near the intersection of Brannon Stand Road, R-3 District, Hugh Wheelless represented by Northstar Engineering Services.

9. Zoning Ordinance Text Amendments:

- a. Sec. 114-116 Establishment of Zoning Districts. Remove A-C from the Residential District table.
- b. Reestablish Custom Assembly as a use within the Table of Permitted Uses.
- c. Remove Personal Care Services from the Table of Permitted Uses in the O-3 District.
- d. Reestablish Single-Family Dwelling as a permitted use within the B-1 District.
- e. Allow Group Homes meeting the definition of the Fair Housing Act as permitted use in A-C, R-1, R-2, R-3 and R-4 Districts.

10. Consent Items: Minor Development Plans & Subdivision Plats

11. Adjourn.

Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.

**PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 15, 2016
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on Wednesday, June 15, 2016 at 9:00 a.m. in the City Commission Chambers, Dothan, Alabama.

Members Present:

Chairman George "Chuck" Harris
Vice Chairman Jerry Coleman
David Cornelius
Gayla White
Debora Pettway
Ron Tindall
Mike Palmer, Supernumerary
John Taylor, Supernumerary

Members Absent:

David Brewer
Jim Freeland
Mickey Davis

Others present were: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Shaoming Zhang, Planner I; Craig Scurlock, Building Inspector; Bart Barefoot, Engineering Services; Jonathan Lucas, Engineering Services; Tyler Reeder, Engineering Services; Robert Cox, Traffic Services; Members of the Media, Theresa Eddy, Secretary, and Janice Palmer, Secretary, who recorded the minutes.

Chairman Harris explained that the Planning Commission does not rezone properties but rather recommends rezoning to the City Commission for approval. He suggested any group present designate a spokesperson to address any questions or concerns and state their name and address when addressing the Board. For the record, all meetings are recorded, and all cellular devices should be turned off or silenced.

1. Approval of Agenda

Ms. White made a motion to approve the agenda, with the removal of item 4, case S-15-0389, as requested by the applicant's representative. Ms. Pettway seconded, and the motion passed unanimously.

2. **Approval of May 18, 2016 Meeting Minutes**

Vice Chairman Coleman made a motion to approve the May 18, 2016 Meeting Minutes. Ms. White seconded, and the motion to approve the May Meeting Minutes passed unanimously.

3. **Disclosure of ex parte contact**

Chairman Harris explained this is a new item on the Agenda going forward, for the purposes of disclosing to the public any board member's prior contact with the applicants or adjacent property owners, regarding general questions about the application process and items of concern or interest. *Mr. Cornelius and Mr. Palmer both disclosed they had received a phone call from someone in the Ardilla Community asking about the City initiated rezoning from L-I to A-C and R-1.*

Old Business

4. **S-15-0389, Legacy Case, approved July 15, 2015: Request for modification of sidewalk requirements, Highlands Cove Subdivision, S. Brannon Stand and Flowers Chapel Rd., R-3 District, Wheelless Development Ltd., represented by Northstar Engineering Services.** See #1 (Approval of Agenda) – Item requested to be removed and was agreed upon with motion from Ms. White and Ms. Pettway seconded the motion.

New Business

5. **S-16-0158: Request approval of Final Subdivision Replat Lot 2, Block A, Cooks Properties, (Legacy S-15-0191), W. of 3373 Napier Field Rd, B-2 District, 8.35 acres, BHR Properties LLC and John & Jo Ann Gause, represented by Northstar Engineering Services.** Mr. Breaux opened the discussion by explaining the lots in question. Mr. Breaux stated the lots meet all the requirements for B-2 district. Chairman Harris asked who was here concerning this item. Mr. Lee Brown with Northstar Engineering was present and represented the applicant. Chairman Harris asked if Mr. Brown had any concerns regarding staff recommendations. Mr. Brown stated he did not. Chairman Harris asked if anyone else was here concerning this item and there were none. **Ms. White motioned to approve with the staff recommendations. Mr. Coleman seconded and the motion passed unanimously.**
6. **RZ-16-0183: Request recommendation for a City initiated rezoning of multiple parcels of land from L-I District (Light Industrial) to A-C District (Agricultural-Conservation) and R-1 (Residential Single-Family Low Density) located in the Ardilla Community.**

Mr. Breaux opened the discussion by explaining that the Ardilla community had widespread incompatible zoning. Mr. Breaux stated that single family homes existed within an L-I (light industrial) area, creating nonconformities since the zoning regulations changed in January 2016. Mr. Breaux stated that the L-I district previously accommodated single family use by special exception but that provision had been removed with the new regulations change. Mr. Breaux stated that after a property owner was unable to obtain financing from a bank based on the L-I zoning on the property, the Planning Staff looked to match the appropriate land uses with the appropriate zoning within the Ardilla community. Mr. Breaux stated that based on the future land use map, no land in this area was appropriate for L-I uses. He stated that letters to all land owners had been sent and the Planning Department had received two letters from the owners wishing to opt out of the rezoning. Chairman Harris asked to list these properties. Mr. Breaux stated that the Snell and the Skinner properties were the properties requesting to not be included.

- Snell, Ann Adkins, 107 Paddock Drive, Dothan AL
- Skinner, Pam, 103 Captain Ct., Dothan, AL

Mr. Breaux stated that more can request to be removed before the City Commission approves the rezoning, as long as the request is received before it is advertised. Chairman Harris then asked who in the audience was present concerning this request. Three people raised their hands. Mr. Richard Tally, Bethel Baptist Church, 3257 E. Cottonwood Rd, Dothan, AL, addressed the commission. Mr. Tally wanted clarification of the zoning and the signage under residential and agriculture zoning. Mr. Tally also said that the church might expand the religious institution to include a school in the future. Mr. Breaux explained that the Church was a legally existing nonconformity which means that it's in jeopardy of going away if something happens to it and that it cannot expand under the current zoning scheme. He said that by rezoning to A-C, the church could petition the Board of Zoning Adjustment, through the special exception provision, to expand or modify. Reverend Mark Kocsis, Trinity Lutheran Church, 105 Luther Way, was also present. Reverend Kocsis expressed concern with the change in zoning. Mr. Breaux stated that zoning is created so that there is a logical use of the land; that you don't create issues of incompatibility. Mr. Breaux stated that a religious institution would not be compatible in an H-I district for reasons such as noise and smell as well as safety and welfare. Reverend Kocsis agreed with the rezoning. Chairman Harris asked if there was anyone else in the audience that wanted to speak. No public response. ***Chairman Harris called for a motion regarding RZ-16-0183. Ms. Pettway made a motion to recommend RZ-16-0183 to City of Dothan Commission for approval. Mr. Tindall seconded and the motion passed unanimously.***

6. **DPMA-16-0203: Request approval of a Development Plan for a parking lot located at 206 Virginia Dr., R-1 District, Episcopal Church of the Nativity represented by Praestare**

Engineering. Mr. Breaux stated that the church is requesting additional parking, and has proposed to pave the area shown and to expand the area to bring it up to code. Mr. Breaux stated that there is a type 2 buffer required due to the single family residence located to the North. Mr. Breaux stated the church will probably lose a couple of parking spaces and that the dumpster needs to be placed in an appropriate location based on the R-1 adjacent property. Mr. Breaux stated that the Board of Zoning Adjustments did approve a special exception for the expansion on June 1st. Mr. Breaux stated there was a ten foot requirement for trees and shrubs along the streets, as well as internal landscaped islands. Chairman Harris asked who was present regarding this request. Mr. Alan Parker, Praestare Engineering was present. Chairman Harris asked if Mr. Parker had reviewed staff recommendations and if they could abide by them. Mr. Parker stated they could and asked if the resubmittal would be reviewed by the Planning Commission or by Planning Staff. Chairman Harris said that it would be reviewed by the Planning Staff. Mr. Parker said they had no problems with the list. Chairman Harris asked if there was anyone else in the audience concerning this item. No public response. ***Chairman Harris called for a motion regarding DPMA-16-0203. Ms. White made a motion to approve DPMA-16-0203 to include the 8 staff recommendations. Mr. Davis seconded and the motion passed unanimously.***

7. **RZ-16-0212: Request recommendation for Rezoning of 9.4 acres located at 4390 Westgate Pkwy., from an L-I District to an A-C District, Dothan Community Church, represented by Northstar Engineering Services.** Mr. Breaux stated that the Dothan Community Church located on Westgate Parkway has split zoning, L-I and A-C, and that the majority of the improvements are within the L-I portion of the site. He explained that the proposal was to expand the building and create additional parking. Mr. Breaux stated that due to the L-I zoning, the use was a legally existing nonconforming use and that the expansion was not allowed without rezoning. Mr. Breaux stated that the development plans had been reviewed at the staff level. Chairman Harris opened the floor up to the public. Mr. Andy Gosselin of Gosselin Design and Lee Brown of Northstar Engineering represented Dothan Community Church. Mr. Gosselin stated there were no issues with the staff recommendations, and this was something that needed to be done in order for the proposed expansion to be built. ***Chairman Harris called for a motion regarding RZ-16-0183. Ms. Pettway made a motion to recommend RZ-16-0212 to City of Dothan Commission for approval. Ms. White seconded and the motion passed unanimously.***
8. **RZ-16-0216: Request recommendation for Rezoning of 17.27 acres located at 831 John D. Odom Rd., currently zoned O-I & R-1 to R-1 & O-I, The Haven Inc. represented by Northstar Engineering Services.** Mr. Breaux stated this property had received a number of different approvals over past couple of months. Mr. Breaux briefly reviewed the history of

the previous requests and stated that The Haven is planning to demolish the existing structures and relocate the buildings on the property. Mr. Breaux stated that after the previous approval, it was discovered that the property was unsuitable because of soil conditions, and that the current request would modify the zoning scheme so that it meets their desire for development on portions of the property that can be developed. Mr. Breaux stated that they eventually intend to develop the southern portion of the property for single-family residential and that will require additional approval by the Planning Commission. Chairman Harris opened the floor up to the public. Lee Brown of Northstar Engineering presented the request. Chairman Harris asked Mr. Brown if they could comply with the 5 recommendation by staff and Mr. Lee stated they could. Chairman Harris asked if there was anyone else in the audience concerning this item, and there were none. Chairman Harris stated this request is for property that the dormitories will be relocated to and that rezoning the remainder of the property to residential is for future use. ***Chairman Harris called for a motion regarding RZ-16-0216. Vice Chairman Coleman made a motioned to recommend case RZ-16-0216 to City of Dothan Commission for approval. Ms. White seconded and the motion passed with a vote of 7 to 1 (Mr. Tindall) opposed.***

9. **DPMA-16-0217: Request approval of a Development Plan for a new 14,340 square foot group care facility at 831 John D. Odom Rd., A-C District, The Haven Inc., represented by Northstar Engineering Services.** Mr. Breaux stated that the two residential buildings are the same design as previously approved but located on a different portions of the property. Both are 7170 square foot buildings. Mr. Breaux stated the development plans meet all the requirements for the O-I district, which is the proposed zoning classification. Mr. Breaux stated the landscaping and parking are satisfactory and that this plan approval is contingent upon the successful rezoning of this property to O-I. Mr. Lee Brown, of Northstar Engineering Services was present regarding this case. Chairman Harris asked Mr. Brown if they could comply with the five staff recommendations and Mr. Brown stated they could. Chairman Harris asked if there was anyone else here for this case and there were none. Mr. Tindall asked when the applicant first learned that the property included a significant area of and old landfill. Mr. Breaux stated that the landfill was first discussed at the preliminary agenda review meeting. Mr. Breaux stated that the City Engineers report, item #12, points out that there is existing landfill debris in the area which may require significant excavation and removal. Mr. Tindall requested additional information regarding existing landfill debris testing, as well as density and compactions issues. Mr. Tindall also asked if the developer had done soil testing for the proposed buildings. Mr. Brown stated they have done the appropriate testing for the proposed development site. Mr. Tindall asked if they mapped where the existing landfill limitations are to determine that these buildings will not be located there. Mr. Brown referred to the layout plan that was turned in with the site plan. Mr. Brown stated that everything north of the areas outlined on the

map is where they encountered the debris. Mr. Tindall asked if the City Engineer was satisfied. Bart Barefoot with Engineering Services said that he hadn't seen the map yet, but would be satisfied with what is submitted. Mr. Palmer asked if he could interpret that this area did not incorporate any of the unsuitable materials within the footprint of the area that is being developed. Mr. Brown stated yes and that they could comply with the staff recommendations. Chairman Harris asked if there were any other questions. No committee response. Chairman Harris asked the audience if anyone else had any concerns regarding this item and there were none. ***Chairman Harris called for a motion regarding DPMA-16-0217. Vice Chairman Coleman made a motion that case DPMA-16-0217 be approved including with the five recommendations from Staff. Ms. White seconded and the motion passed with a vote of seven to one, Mr. Tindall abstaining.***

10. ***Consent Items: Minor Development Plans & Subdivision Plats***

Mr. Breaux stated there was a minor subdivision, Replat of Lots 10-14 Highland Subdivision and a minor development plan at Dothan Community Church. Mr. Breaux stated there was also a development plan submitted for a new restaurant at the old Crystal River site called Newk's Eatery.

11. ***Zoning Ordinance Text Amendments***

Mr. Breaux gave an overview of the following text amendments:

a. Sec. 114-116 Establishment of Zoning Districts. Remove A-C from the Residential District table.

Mr. Breaux stated that this was still appearing as a single-family district which was not consistent with the text changes made in January 2016. Mr. Breaux stated that a stand-alone category called "Agriculture District" now appears in the text.

b. Reestablish Custom Assembly as a use within the Table of Permitted Uses.

Mr. Breaux stated this item was inadvertently removed and requires reinsertion.

c. Remove Personal Care Services from the Table of Permitted Uses in the O-3 District (ref. Kent Drive discussion)

d. Reestablish Single-Family Dwelling as a permitted use within the B-1 District. Request from Board of Zoning Adjustments.

Mr. Breaux stated that single-family residential uses were inadvertently removed as permitted uses in the B-1 District during the last round of test changes, and that it needed to be reinserted due to the numerous nonconformities created by doing so.

e. Allow Group Homes meeting the definition of the Fair Housing Act as permitted use in A-C, R-1, R-2, R-3 and R-4 Districts.

Mr. McDonald stated that an analysis is conducted every 5 years to identify any impediments to fair housing as part of the City's participation in the CDBG program.

One of the things the consultant pointed out in the latest study is that the City has a barrier to group homes because we require them to have special exception approval from the Board of Adjustment. Mr. McDonald stated that because these are federally protected classes of individuals, group homes cannot generally be denied and must be treated like any other family group. Mr. McDonald asked if anyone had any questions. No response from commission or public.

Mr. Breaux discussed implementation of architectural requirements and provided some examples of text from other jurisdictions. He suggested that he be allowed to present specific language at next month's meeting for consideration by the Planning Commission. Chairman Harris said that the language looked good and asked everyone on the Planning Commission to look those over and get back with staff with any thoughts. Mr. Tindall stated that the verbiage from Florence was most adequate and thorough. Mr. Breaux suggested that copies be sent to the commission and then waiting until August before advertising it for a public hearing.

Mr. McDonald stated that staff needs approval to advertise these for public hearing next month. He stated that draft language on the architectural standards and temporary signage would be presented at the next meeting for further discussion. **Mr. Chairman asked for a motion regarding the five work item to be changed. Ms. White made a motion to approve the advertising for the zoning ordinance information to be changed. Mr. Tindall seconded and the motion passed unanimously.**

12. *Adjourn.*

Ms. Pettway made a motion to adjourn. Mr. Tindall seconded, the motion passed unanimously, and the meeting was adjourned at 9:47 a.m.

George C. "Chuck" Harris Chairman

Kim Vann, Secretary



**PLANNING COMMISSION
STAFF REPORT – July 20, 2016 MEETING
CASE NUMBER: S-16-0248
Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Project Name:	Madison Corner Subdivision
Property Location:	SW Corner Madison Avenue & Carroll Street
Requested Action:	Preliminary Plat Approval – 4 Residential Lots
Applicant/Owner:	B. C. Dillard

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL & COMMERCIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	R-4 (RESIDENTIAL, HIGH DENSITY ATTACHED)
ZONING DISTRICT - NORTH	R-1 (LOW DENSITY SINGLE-FAMILY) & L-I (LIGHT INDUSTRIAL)
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - EAST	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT – WEST	L-I
FUTURE LAND USE MAP	SINGLE-FAMILY RESIDENTIAL

General Discussion: The applicants owns .754 acres of land, consisting of three existing lots, located at the SW corner of Madison Avenue and Carroll Street. The proposal is to replat the three existing lots and create one additional lot.

Findings of Fact:

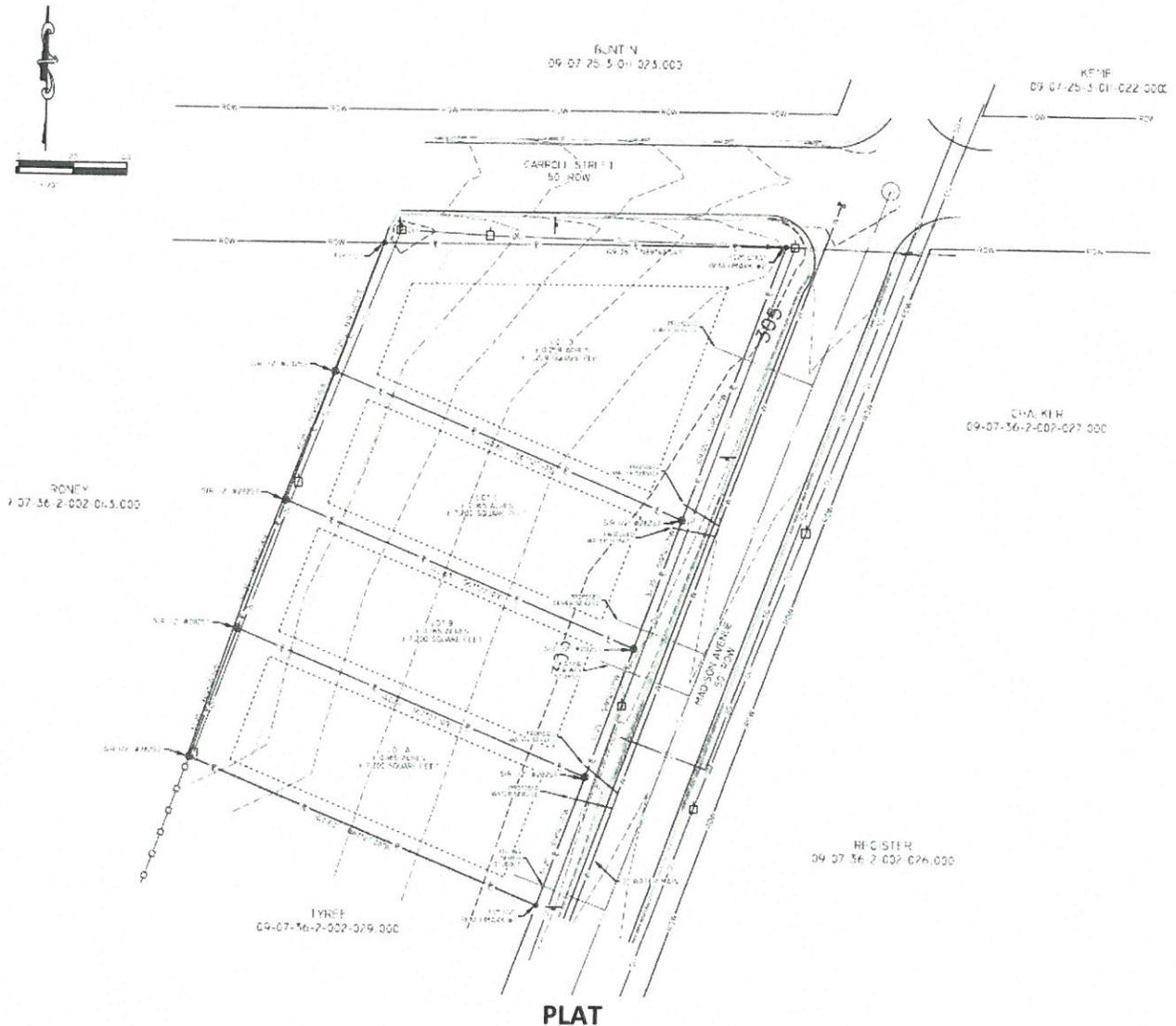
- The proposed lots meet all area and dimensional requirements of the R-4 District.
- Each proposed lot has frontage on a public street.
- The proposed lots may be developed for either attached or detached single-family residences.
- The proposed plat constitutes the Replat of Lot 1, Block "A" of Pinecrest Subdivision.



VICINITY



AERIAL



Land Use Impact on Vicinity: The existing properties within the vicinity of the subject property are a mix of commercial uses and low density single-family residences. The addition of one lot will have no negative effect on surrounding properties.

Land Use Compatibility/Land Use Plan:

The Future Land Use Map identifies the subject parcel as suitable for single-family residential uses and the development is consistent with the Future Land Use Plan.

Impact on the Environment:

There are no environmental impacts associated with the request.

Impact on Travel: No Comments.

Impact on Public Services and Facilities:

Engineering:

A review of the preliminary plat of the above referenced subdivision has been made for conformance with the City of Dothan Subdivision Regulations. Requirements are as follows and should be added to the construction plans and/or the final plat:

1. When will the required utilities be provided for this subdivision? The designs for all utilities are to be submitted in the complete set of construction plans, including electric, gas, cable TV, and telephone. Locations of junction boxes and conduits should be shown. The owner/developer is responsible for relocating any utility facilities (water services, fire hydrants, street lights, utility poles, telephone boxes, etc.) that may interfere or require relocating due to this development. Fire hydrants shall be located per the fire code as required by the fire marshal.
2. Show and label the existing easements adjacent to this development. Provide the deed book and page number for all existing easements.
3. Lot numbers shall be numbered and shall be labeled as Block "A".
4. All sanitary sewer laterals shall be designed to be located 10 feet on the downstream side of sewer flow from the water meter which shall be designed to be at the center of the lot. The sanitary sewer laterals shall be a minimum of 60 inches below finished grade if existing elevations allow. Any laterals less than 48 inches below finished grade shall be ductile iron.
5. A ten (10) foot U&D easement adjacent to all ROW should be shown and labeled. Provide a 20 foot ROW radius or flare at the intersection of Madison Ave. and Carroll St.
6. Concrete monuments are required at all bearing changes along the boundary of this development unless an existing iron pin or other marker is present. Monuments are also required at all curvature points and bearing changes along the road ROW.
7. There needs to be a title block with all required information. The subdivision title must reference that it includes a Replat of Lot 1 Block "A" Pinecrest Subdivision plat.
8. Provide a north arrow on the vicinity map.
9. Only show the front yard setback line on plat.
10. Adjacent property owners need to have full names with addresses.

Utilities:

1. The developer shall be required to install a new 2" water main from Carroll Street within the right of way and across the frontage of the proposed lots on Madison Avenue.
2. After payment of the required tap fees, Dothan Utilities will install a 2" tap and 2" water main to the right of way at Carroll and Madison.

3. The developer shall connect to the stub out and install a 2" PVC water main across the lots on Madison with a 1" water service at the center of each lot.
4. The developer shall install a 2" flush assembly after the last lot at the south property line.
5. All water mains and services shall be installed according to Dothan Utilities specifications and details.
6. The water main shall be disinfected, flushed, pressure tested and a bacteriological sample obtained per Dothan Utilities specifications and details.

Fire Marshall:

1. Additional fire protection may be required once developed.

Staff Recommendation: Staff recommends that the Preliminary Plat of Madison Corner Subdivision, as depicted on the plat map dated "received on June 8, 2016", after due consideration by the Planning Commission following a public hearing held on July 20, 2016, be approved with the following conditions:

1. Preliminary Plat approval is valid for 12 months from the date of approval and construction plans must be submitted within 12 months unless a one-time extension has been granted by the Planning Commission;
2. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
3. All future correspondence and submittals shall reference Case S-16-0248.



Planning Commission

Meeting Date – July 20, 2016

CASE NUMBER: DP-16-0251

Case Manager: Frank G. Breaux, AICP

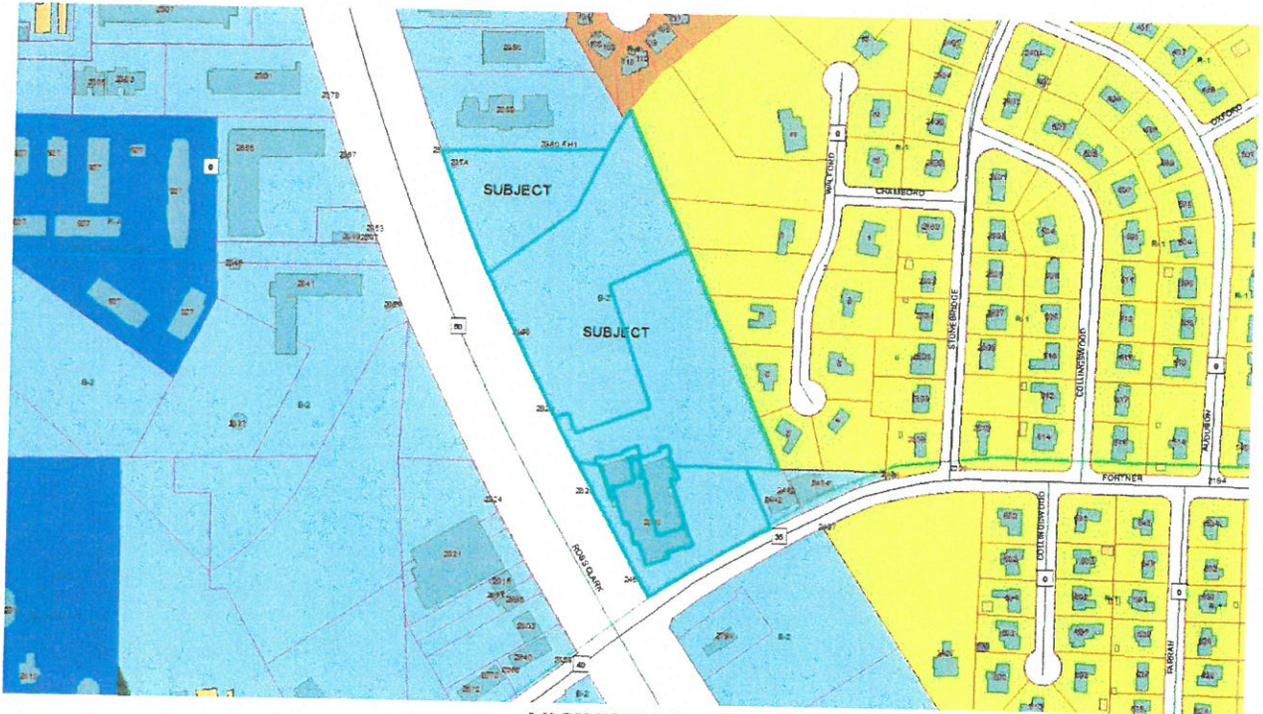
Summary of Information:

Project Name:	Health Center South Tower
Property Location:	2800 Ross Clark Circle
Requested Action:	Development Plan Approval
Applicant/Owner:	Hillen Realty Co., LLC

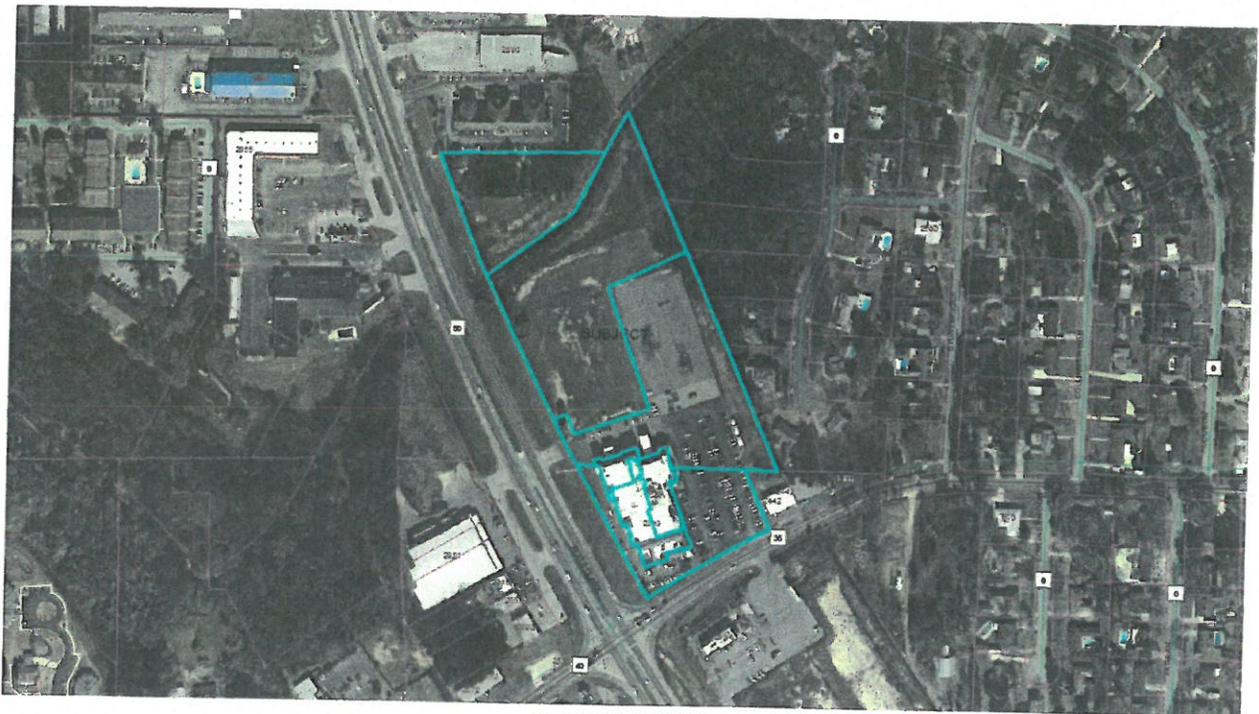
Zoning/Land Use:

EXISTING LAND USE - SUBJECT	MEDICAL – VACANT
EXISTING LAND USE - NORTH	COMMERCIAL/SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL/COMMERCIAL
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - NORTH	B-2 & R-4 (HIGH DENSITY ATTACHED RESIDENTIAL)
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - EAST	R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL) & B-2
ZONING DISTRICT - WEST	B-2
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	COMMERCIAL

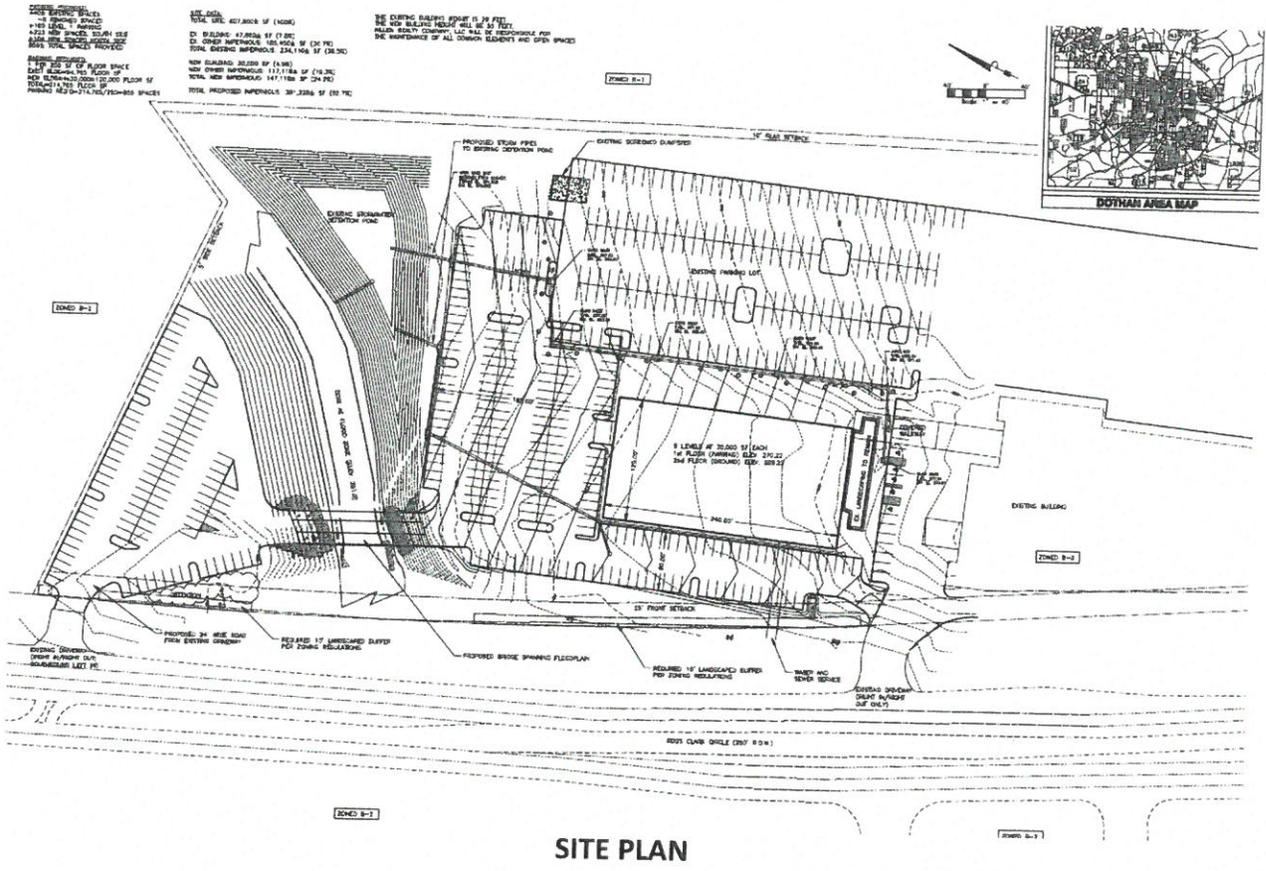
General Discussion: The applicant owns a 13.96 acre site located at the northeast corner of Ross Clark Circle and Fortner Street which is the current location of Eye Center South. The applicant proposes to construct a 5 level, mixed use building to the north of the existing building. The proposed building has 120,000 square feet of habitable space and a 30,000 square foot first level parking deck. Additional required parking will be provided adjacent to the new building as well as on a parcel located across Beaver Creek. The parking lot on the other side of the creek will be connected to the main site via a bridge.



VICINITY MAP



AERIAL VIEW



Land Use Impact on Vicinity: The existing conditions within the vicinity of the subject property are typical of other commercial developments located along Ross Clark Circle. The property does adjoin six single-family lots along its east side, four of which are already adjacent to existing improvements on the subject property.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for commercial uses. The plan is therefore consistent with the Future Land Use Plan.

Impact on the Environment:

The property is relatively flat on the portions of the site where the proposed development will take place but as previously mentioned, Beaver Creek bisects the site. Erosion control measure with therefore be necessary to minimize impacts to the creek during the course of construction. A number of protected trees within the construction area on the north side of the creek are proposed to be removed.

Landscaping & Buffering:

The landscaping plan meets all requirements of the zoning regulations with the exception of shrub sizes not being identified as required by Sec 114-238(B)(4)(d). A Type 5 buffer is being provided as required per Sec 114-242(2) along the east side of the site.

Parking:

Required parking for the new building is 480 spaces based upon its classification as mixed use. The existing building, however, is entirely dedicated to medical offices and thus requires 631 spaces for a total of 1,111 required parking spaces. This is not consistent with the calculations provided on the plan which states that there are only 859 required parking spaces. The resulting deficit is 252 spaces which must either be provided on site or varied by the Board of Zoning Adjustment. In addition, Sec 114-238.H.2. states that no more than fifteen (15) parking spaces shall be permitted in a continuous row, excluding spaces fronting buildings, without being interrupted by an interior planting area. The plans must be modified to correct this deficiency.

Building Description:

The proposed building will match the architectural style of the existing building.



ELEVATION

Impact on Travel: Since this expansion will increase traffic accessing the development from Fortner Street, the westbound right turn lane shall be extended 100 ft. full width with additional 100 ft. taper. This will not only remove the east driveway from being in the existing right turn

lane taper, but also help reduce eastbound traffic congestion at the signalized intersection of Ross Clark Circle and Fortner Street. See diagram below.



For the west driveway along Fortner Street, gated “Do Not Enter” signs shall be posted high enough so eastbound motorists can see the signs above westbound passenger vehicles queuing for the traffic signal. This is to minimize the possibility of eastbound motorists blocking traffic on Fortner Street then entering the exit only driveway.

A copy of ALDOT’s permit application, for any work on Ross Clark Circle’s right-of-way, must be submitted to the City of Dothan before a building permit is issued.

Impact on Public Services and Facilities:

Engineering:

1. There is an existing detention pond and a proposed detention pond at this location. We will require storm drainage calculations showing the proposed stormwater will not exceed the existing stormwater design for the 2-year, 10-year, and 25-year event. Additionally, we will require documentation showing what the 100- year storm event elevation will be in the existing detention pond due to the additional flow. Also provide storm water calculations for the proposed detention pond for the 2, 10, 25, and 50 year events. Additional stormwater detention for the proposed addition may be required.

2. Ross Clark Circle is a state maintained highway which requires a permit for any work performed within its rights-of-way. Any stormwater discharge onto ALDOT right-of-way will require approval before permit is granted.
3. It is the owner's responsibility to verify the location and elevation for sanitary sewer tie-in. If the tie-in is made on ALDOT right-of-way a state permit will be required.
4. We will require as-built drawings for all sanitary sewer and detention pond work (if required). Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
5. We will require documentation providing the average daily and peak sanitary sewer flows for this addition. All documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor was derived.
6. The private bridge being constructed in this development must be designed and signed and sealed by a professional engineer registered in the State of Alabama.
7. This property has a special flood hazard area (SFHA) located on it. The SFHA as shown is incorrect. All requirements of the Flood Ordinance must be met. If the bridge does not span the entire width of the SFHA a Conditional Letter Of Map Revision (CLOMR) may be required to be completed and approved by FEMA before the permit is approved. Additionally, the SFHA must be correctly shown on the plans and if a CLOMAR is required a Letter Of Map Revision (LOMR) will be required at the end of the project construction.
8. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.
9. Please add a note on the construction plans to say "All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval." This may be combined with or modified into the other erosion control notes.

Utilities:

1. There is an existing 10" water main within the right of way of Ross Clark Circle that can provide the domestic, fire and irrigation requirements for the development.
2. An ALDOT permit will be required for utility work within the State right of way.

Fire Marshall:

1. Two fire hydrants required. One within 100 feet of the FDC. Second within 250 feet of the first.
2. Building must be sprinkled.
3. Standpipes required.
4. Knox box required.

Staff Recommendation:

Staff recommends that Case No. DP-16-0251, request for development plan approval, as shown on the plan stamped "Received June 10, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
2. All comments relative to parking deficiencies must be satisfactorily addressed;
3. Resubmit the development plan incorporating all design changes;
4. All future correspondence or building permit plan submittal must make reference to Case DP-16-0251 and,
5. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.

Vann, Kim

From: Alan Parker <aparker@praestareengineering.com>
Sent: Thursday, July 07, 2016 2:48 PM
To: Vann, Kim
Subject: FW: Eye Center South

Kim-

FYI below email to Frank

From: Alan Parker [mailto:aparker@praestareengineering.com]
Sent: Thursday, July 07, 2016 1:39 PM
To: fgbreaux@dothan.org
Subject: Eye Center South

Frank,

We would like to request delaying this review until the August meeting so that we can adequately address the department's comments. Could you please pull this item from the July agenda and place it on the August calendar?

Thanks,

Alan Parker, P.E.
Senior Civil Engineer

Praestare Engineering, Inc.
148 East Main Street
Dothan, Alabama 36301

Phone (334) 699-8703
Fax (334) 671-2218
Cell (334) 791-3914
www.praestareengineering.com



Planning Commission
Meeting Date – July 20, 2016
CASE NUMBER: DP-16-0258
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	God's Little Angels Commercial Daycare
Property Location:	930 East Burdeshaw Street
Requested Action:	Development Plan Approval
Applicant/Owner:	Ursula Eutsey

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	COMMERCIAL/IDLE
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	INSTITUTIONAL/RELIGIOUS
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	R-4 (HIGH DENSITY ATTACHED RESIDENTIAL)
ZONING DISTRICT - NORTH	R-4
ZONING DISTRICT - SOUTH	R-4
ZONING DISTRICT - EAST	R-4
ZONING DISTRICT - WEST	L-1 (LIGHT INDUSTRIAL)
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL SINGLE-FAMILY & COMMERCIAL
FUTURE LAND USE MAP - NORTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL SINGLE-FAMILY & COMMERCIAL
FUTURE LAND USE MAP - EAST	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	COMMERCIAL

General Discussion: The applicant proposes to operate a commercial daycare on the subject site which is located at the SW corner of Selma Street and Irwin Street. The applicant intends to utilize the lot to the west of the building for parking and child pick-up/drop-off stacking lanes. The daycare will accommodate up to 60 children and according to the plan, there will be 6 employees on the largest shift.

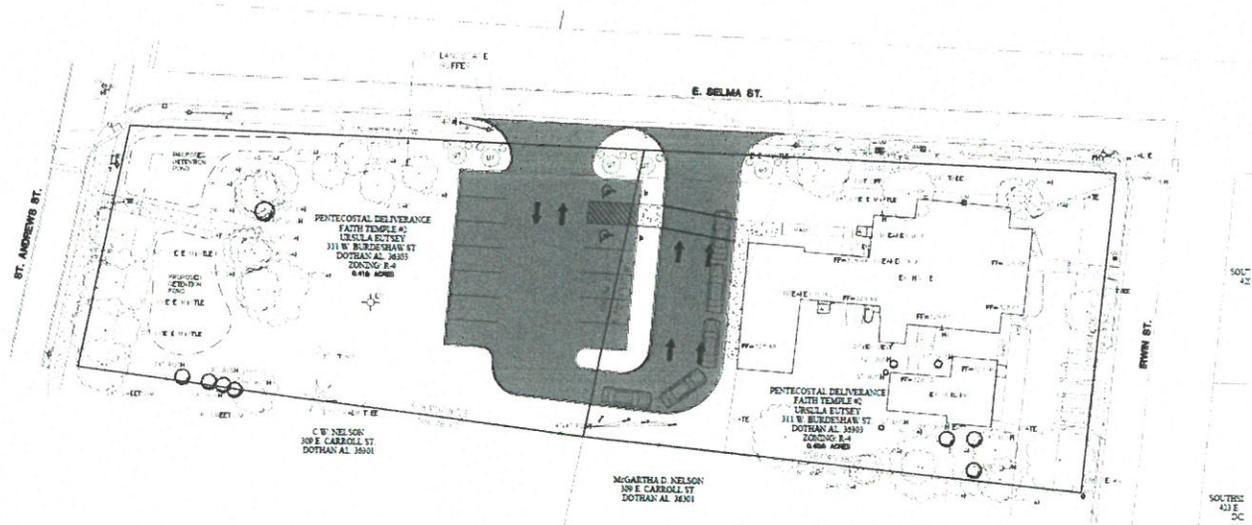
The Board of Zoning Adjustment granted a Special Exception for the daycare on December 2, 2015, with the condition that all site requirements of the zoning regulations be met and with development plan approval from the Planning Commission.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The subject property is located within a predominately residential neighborhood that is located on the edge of a commercial corridor which begins on the west side of Saint Andrews Street. Potential impacts to neighboring residential properties include increased vehicular traffic during peak hours, due to child drop-offs and pick-ups, and the potential for increased noise due to the outdoor play area.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject site as suitable for both commercial and single family residential uses. Because commercial daycares were a Special Exception use at the time of approval in December 2015, the plan is consistent with the Future Land Use Plan. It is noted here that commercial daycare uses, as of January 1, 2016, are no longer allowed within the R-4 District or any other residential district.

Impact on the Environment:

There are no environmental impacts associated with the commercial daycare.

Landscaping & Buffering:

The landscaping plan meets all requirements of the zoning regulations. A Type 2 buffer is required, per Sec 114-242(A)(2), along the south side of the site adjacent to the neighboring single-family residence. The plan, however, does not reflect the required buffer.

Parking:

A new parking lot is proposed to be constructed on the western portion of the property behind the existing structure. A queueing lane is also being provided to accommodate vehicles dropping off and picking up children. Required parking and an ADA accessible route from the parking lot to the childcare facility is also being provided.

Impact on Travel: The east driveway shall have “Do Not Enter” or directional signs placed to advise motorists not to enter the “exit only” driveway from E. Selma Street.

Impact on Public Services and Facilities:**Engineering:**

1. We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25- year storm events unless site conditions dictate differently. A minimum 1% slope shall be provided in the bottom of the detention pond.
2. It is the owner’s responsibility to verify the location and elevation for sanitary sewer tie-in, if required.
3. We will require as-built drawings for all detention pond work. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
4. We will require documentation providing the average daily and peak sanitary sewer flows for this development. This shall include existing flow and what, if any, additional flow is expected. All documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor was derived.
5. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.
6. Provide a note on the construction plans stating that all erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit, if required. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer’s approval.

Utilities:

1. The existing building has existing water and fire protection.
2. The developer is responsible to determine if there are any conflicts with the proposed parking lot entrance drive and other right of way improvements and any existing water facilities and to bear all cost in their resolution.

Fire Marshall: No comments.

Staff Recommendation:

Staff recommends that Case No. DP-16-0258, request for development plan approval, as shown on the plan stamped "Received June 10, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
2. A Type 2 buffer shall be provided along the south property line per the requirements of Sec 114-242(A)(2);
3. The stormwater ponds must be properly fenced if located in the outdoor play area;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-16-0258 and,
6. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.



Planning Commission
Meeting Date – July 20, 2016

CASE NUMBER: DP-16-0257

Case Manager: Frank G. Breaux, AICP

Summary of Information:

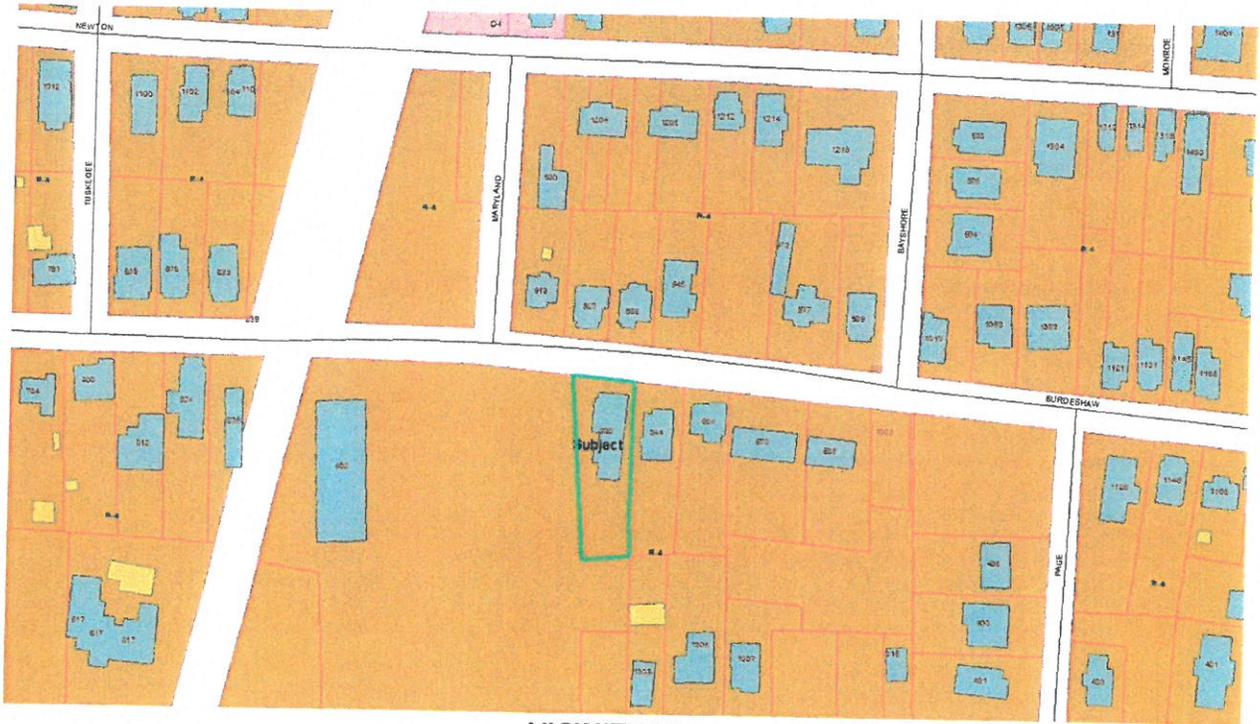
Project Name:	Kiddie Garden Childcare and Learning Center
Property Location:	930 East Burdeshaw Street
Requested Action:	Development Plan Approval
Applicant/Owner:	Zann Stewart

Zoning/Land Use:

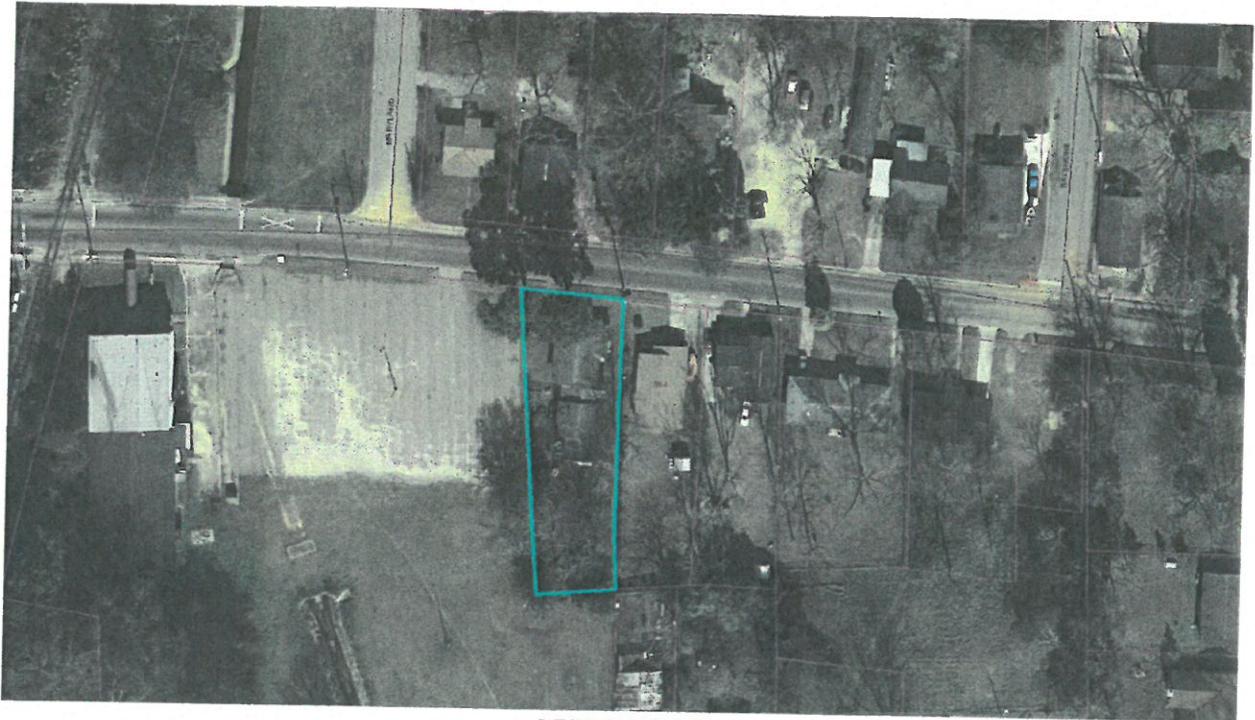
EXISTING LAND USE - SUBJECT	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	VACANT
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	R-4 (HIGH DENSITY ATTACHED RESIDENTIAL)
ZONING DISTRICT - NORTH	R-4
ZONING DISTRICT - SOUTH	R-4
ZONING DISTRICT - EAST	R-4
ZONING DISTRICT - WEST	R-4
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - NORTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - EAST	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	RESIDENTIAL SINGLE-FAMILY

General Discussion: The applicant proposes to operate a commercial daycare on the subject site which is located to the east of and adjacent to the Wiregrass Lodge. The applicant intends to utilize the parking lot of the lodge for its required parking and child pick-up/drop-off stacking lane. The daycare will accommodate up to 30 children and according to the plan, there will be 5 employees on the largest shift.

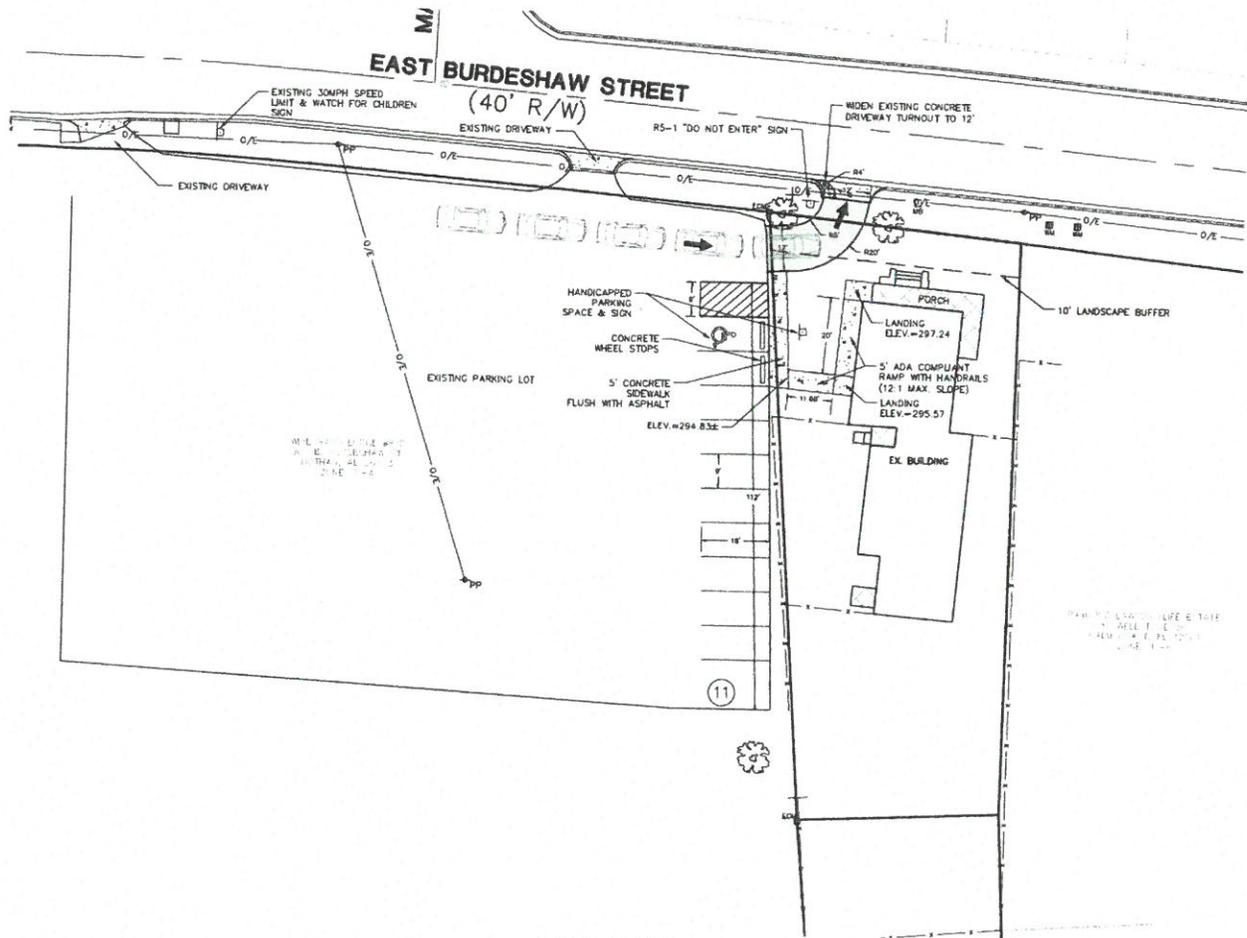
The Board of Zoning Adjustment granted a Special Exception for the daycare on December 2, 2015, with the condition that all site requirements of the zoning regulations be met and with development plan approval from the Planning Commission.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The subject property is located within a predominately single-family neighborhood. Potential impacts to neighboring properties include increased vehicular traffic during peak hours, due to child drop-offs and pick-ups, and the potential for increased noise due to the outdoor play area.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for single family residential uses. Because commercial daycares were a Special Exception use at the time of approval in December 2015, the plan is consistent with the Future Land Use Plan. It is noted here that commercial daycare uses, as of January 1, 2016, are no longer allowed within the R-4 District or any other residential district.

Impact on the Environment:

There are no environmental impacts associated with the commercial daycare.

Landscaping & Buffering:

The landscaping plan meets all requirements of the zoning regulations. A Type 2 buffer is required, per Sec 114-242(A)(2), along the east side of the site. The plan, however, does not reflect the required buffer.

Parking:

Required parking for the commercial daycare is wholly provided on the adjacent Wiregrass Lodge property. According to Sec 114-182(H), only 15% of required parking may be located off-site with approval of the Planning Commission. This limitation was specifically discussed with the applicant and the BZA, and the applicant was advised that either a lease or a perpetual easement for the use of the Wiregrass Lodge parking facility would be necessary. To date, no official documentation to that effect has been presented to the City.

Impact on Travel: The east driveway shall have “Do Not Enter” or directional signs placed to advise motorists not to enter the “exit only” driveway from E. Burdeshaw Street.

Impact on Public Services and Facilities:

Engineering:

1. We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25- year storm events unless site conditions dictate differently.
2. We will require as-built drawings for all detention pond work if required. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
3. We will require documentation providing the average daily and peak sanitary sewer flows for this development. All documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor was derived.
4. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.
5. Provide a note on the construction plans stating that all erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit, if required. Any

deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval.

Utilities:

1. There is an existing water service that serves the existing building.
2. The developer shall ensure no water services are in conflict with the proposed driveway expansion or other right of way improvements.

Fire Marshall: No comments.

Staff Recommendation:

Staff recommends that Case No. DP-16-0257, request for development plan approval, as shown on the plan stamped "Received June 10, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
2. A Type 2 buffer shall be provided along the east property line per the requirements of Sec 114-242(A)(2);
3. A valid lease or perpetual parking easement shall be provided, and the agreement shall be executed and recorded in the county recording office and shall be binding on subsequent purchasers, inheritors or assigns, and a copy provided to the planning and development department per Sec 114-182(H)(6).
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-16-0257 and,
6. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.



**PLANNING COMMISSION
STAFF REPORT – July 20, 2016 MEETING
CASE NUMBER: S-16-0269
Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Project Name:	Highlands Cove Residential Subdivision
Property Address:	NE Corner of Flowers Chapel & Brannon Stand
Requested Action:	Preliminary Plat Approval
Applicant:	Northstar Engineering Services representing,
Property Owner:	Wheelless Development, LTD.

Zoning/Land Use:

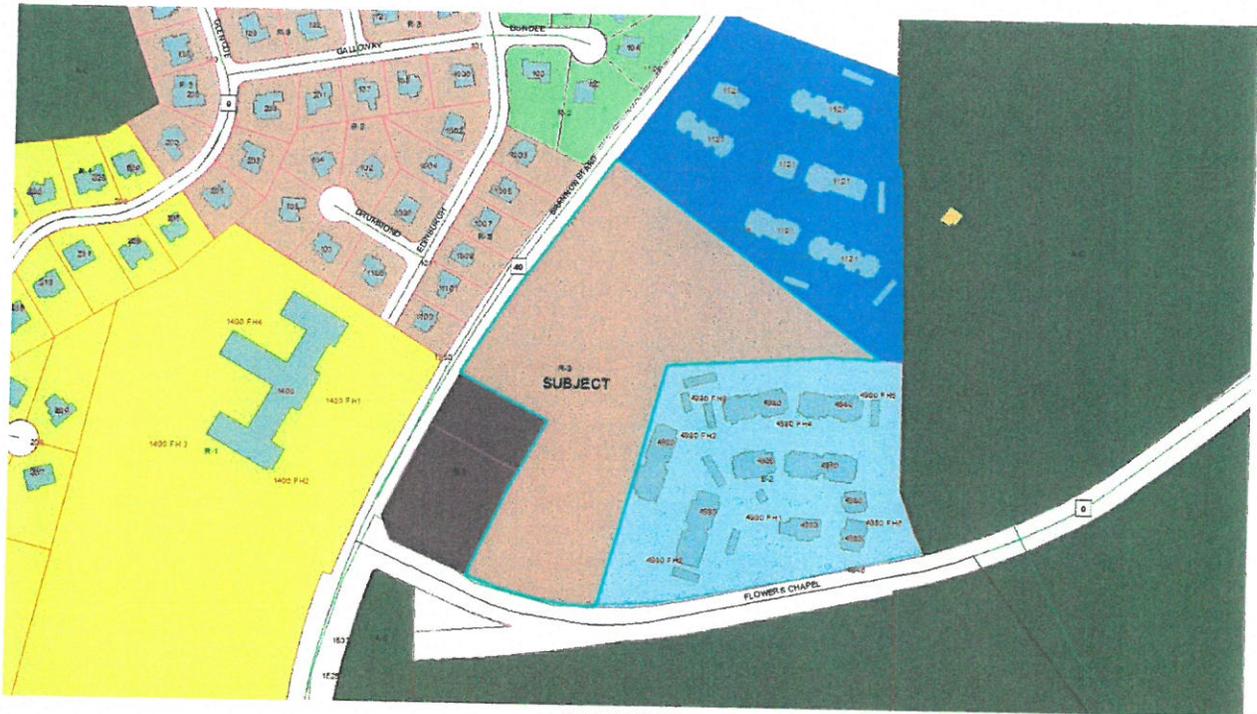
EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	MULTI-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	VACANT
EXISTING LAND USE - EAST	MULTI-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	VACANT & SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	R-3 (RESIDENTIAL SINGLE-FAMILY, HIGH DENSITY)
ZONING DISTRICT - NORTH	R-A (MULTI-FAMILY RESIDENTIAL)
ZONING DISTRICT - SOUTH	A-C (AGRICULTURAL-CONSERVATION)
ZONING DISTRICT - EAST	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT – WEST	R-3 & B-3 (NEIGHBORHOOD SHOPPING)
FUTURE LAND USE MAP	COMMERCIAL

General Discussion: The applicant received Preliminary Plat approval on July 15, 2015, for a 48 lot single-family development located on the north side of Flowers Chapel Road adjacent to Highlands Apartments. Since that time, the developer has decided to alter the layout of the subdivision and again seeks approval of a preliminary plat. The proposed plat now has 51 lots. The clubhouse has been relocated from the entrance of the development to a more central location and a looped road on the west side of the development is now being proposed in lieu of a previously approved dead end street.

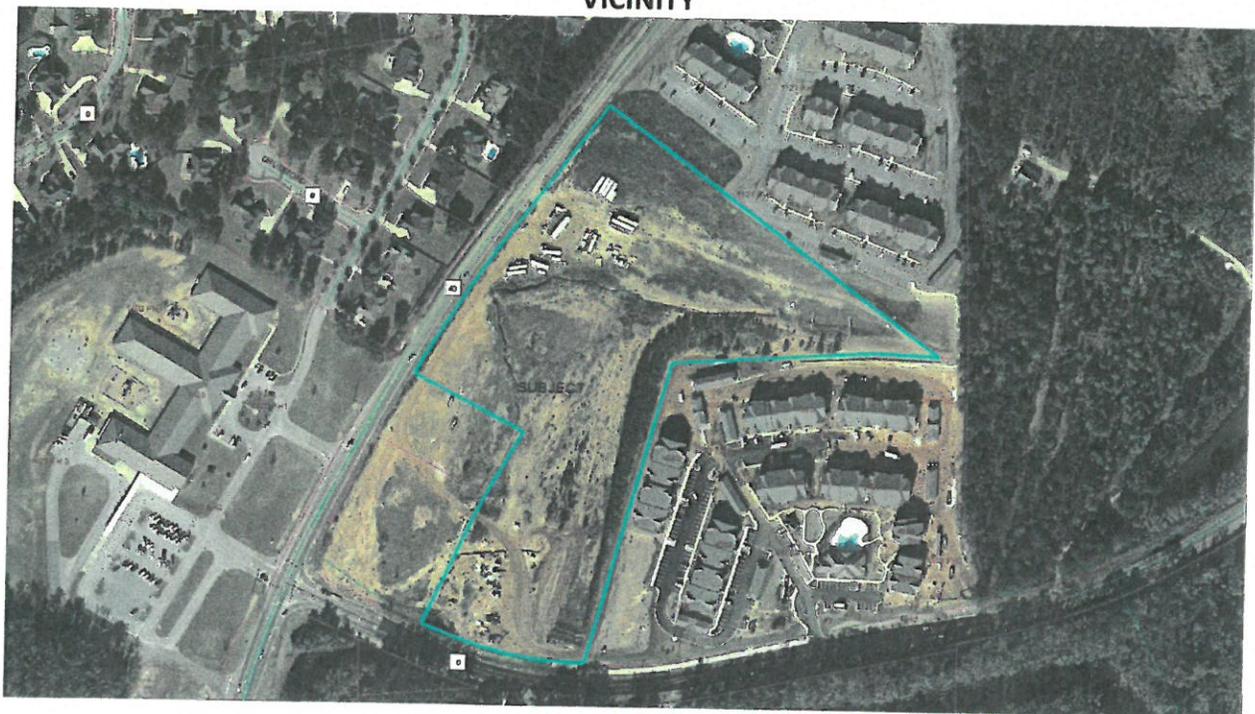
Findings of Fact:

- The proposed lots meet all area and dimensional requirements of the R-3 District.
- The applicant is requesting approval for reduced street pavement widths, ROW widths and reduced sidewalk widths (see applicant's letter).
- Sidewalks will be provided on both sides of the streets.
- Streets are to remain private.

- The Planning Commission may approve an alternative street design with the concurrence of the Public Works Director per Sec 90-197.
- The provisions of Act 2015-292, the Homeowners Association Act, apply to this subdivision.



VICINITY



AERIAL

Impact on Public Services and Facilities:

Engineering:

A review of the preliminary plat of the above referenced subdivision has been made for conformance with the City of Dothan Subdivision Regulations. Requirements are as follows and should be added to the construction plans and/or the final plat:

1. We will require storm drainage calculations as submitted to support a storm drainage plan for review and approval for this subdivision. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25-year storm events unless site conditions dictate differently. The 1% annual chance rain event shall also be submitted and detained in the detention area.
2. The designs for all utilities are to be submitted in the complete set of construction plans, including electric, gas, cable TV, and telephone. Locations of junction boxes and conduits should be shown. A pre-design meeting shall be set up by the developer or design engineer with all applicable utility representatives and the City of Dothan.
3. The designer or contractor must submit a site plan depicting the placement and scheduling of erosion and/or sedimentation control prior to the commencement of work on this project.
4. Fire hydrants shall be located per the fire code as required by the fire marshal.
5. An ALDOT permit will be required for any work on the ROW of AL Highway 605/ S. Brannon Stand Road.
6. Show and label the existing easements adjacent to this development. Provide the deed book and page number for all existing easements.
7. Provide a note on the construction plans stating that all erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. An inspection log will be required to be submitted to the City of Dothan. Siltation control measures shall be inspected as per NPDES permit. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval.
8. The owner/developer is responsible for relocating any utility facilities (water services, fire hydrants, street lights, utility poles, telephone boxes, etc.) that may interfere or require relocating due to this development.
9. The Minimum Finish Floor (MFF) for each lot shall be a minimum of one foot above the upstream SS manhole and shall be labeled on the final plat for each lot it applies to. A note shall also be provided stating that a backflow preventer may be installed on each lot in lieu of the MFF requirement.
10. All sanitary sewer laterals shall be designed to be located 10 feet on the downstream side of sewer flow from the water meter which shall be designed to be at the center of the lot. The sanitary sewer laterals shall be a minimum of 60 inches below finished grade if existing elevations allow. Any laterals less than 48 inches below finished grade shall be ductile iron.

11. A minimum ten (10) foot Utility and Private Drainage easement on the front of each lot should be shown and labeled. Label the areas on each side of Road "C" at the entrance of Brannon Stand Road as common area.
12. The detention ponds shall be shown as private drainage easements and common area. A note shall be provided on the plat as to who will maintain it.
13. Concrete monuments are required at all bearing changes along the boundary of this development unless an existing iron pin or other marker is present. Concrete monuments will be required where the road ROW connects with the boundary. Monuments are also required at all curvature points and bearing changes along the road ROW.
14. The floodplain shown on the plat does not match the current FEMA FIRM map. The floodplain should be corrected to match current FIRM. An elevation certificate or Letter of Map Amendment (LOMA) is required for each lot in the Special Flood Hazard Area (SFHA).
15. A two year warranty and maintenance bond is required for all utilities to be maintained by the City of Dothan.
16. Turn lanes may be required as per the Traffic Engineer.
17. Curb and gutter will be required for this development.
18. Is the ROW and utility easement wide enough to fit all utilities? A predesign meeting is required to determine all ROW utility locations.
19. Add note to state "Streets are private and do not meet current standards and shall be privately maintained from now on and shall not be accepted as public ROW." Also add all standard private subdivision notes required to be shown on the final plat.
20. The minimum width that will be allowed is 24 feet wide face of curb to face of curb. All roads shall meet this minimum.
21. There are several street widths, ROW widths, Sidewalk Widths and other design criteria that don't meet code. This is a private subdivision and some items may be waived upon planning commission acceptance with the approval of the Public Works Director.

Utilities:

1. The subdivision layout and water main design has changed from the previous acceptance.
2. Dothan Utilities can serve the proposed subdivision water from Flowers Chapel Road and Brannon Stand Road as reflected on the submitted plan.
3. A complete review with all storm, sewer, sidewalks, easements, typical roadway detail, elevations, fire hydrants, water mains, water services and other utilities will be required.

Fire Marshall:

1. Minimum cul-de-sac diameter is 96 feet.

Impact on Travel: No comments.

Staff Recommendation: Staff recommends that the Preliminary Plat of Highlands Cove Subdivision, as depicted on the plat map dated “received on June 22, 2016”, after due consideration by the Planning Commission following a public hearing held on July 20, 2016, be approved with the following conditions:

1. Preliminary Plat approval is valid for 12 months from the date of approval and construction plans must be submitted within 12 months unless a one-time extension has been granted by the Planning Commission;
2. The Public Works Director approves all deviations from the customary technical standards for roads, rights-of-way and sidewalks;
3. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
4. All future correspondence and submittals shall reference Case S-16-0269.

July 6, 2016

Highlands Cove LLC
Hugh Wheelless
1501 Honeysuckle Road, Suite 2
Dothan, Alabama 36305

Mr. Frank Breaux
City of Dothan Planning Department
P.O. Box 2128
Dothan, Alabama 36302

RE: Highlands Cove Subdivision

Dear Mr. Breaux,

As you are aware the Highlands Cove preliminary plat was previously approved by the planning committee at its July 15, 2015 meeting. The approval was based upon the subdivision being constructed to meet the R-3 zoning requirements to be dedicated public access. However, since that time the developers have decided to make this a private fenced in and gated community, with a clubhouse and pool area as well as a central park and sidewalks on both sides of the streets per the revised plans submitted to your office recently.

In an effort to provide a more aesthetically appealing corridor we request a waiver (or variance) to construct 42" sidewalks on each side of the streets as shown on the submitted preliminary plat. Also as this will now be a private community with all roads being privately owned and maintained by the HOA, we therefore request permission to construct the roadways at 20' for the short loop road as shown around the revised central park and all other roads to be a maximum 24' wide with curbing as shown on the submitted revised plat. This will allow for more centrally located amenities and for more green space between the street and the homes providing a greener corridor and safe accessibility for residents. If you should have any questions or need any additional information for this request please feel free to call 334-793-7925 or 703-675-6779. Thank you.

Sincerely,
Hugh Wheelless
Highlands Cove LLC

Re: File

**Public Hearing
Zoning Ordinance Text Amendments
July 2016**

1) Remove A-C from Residential Districts and place in Agricultural District.

Sec. 114-116. Establishment of zoning districts.

For the purpose of this zoning ordinance, all land and water areas within jurisdiction of the City of Dothan are hereby divided into zoning districts, which shall be designated as follows:

Agricultural District	A-C
Residential Districts	Districts
Residential Single-Family, Very Low Density	A-C
Residential Single-Family, Low Density	R-1
Residential Single-Family, Medium Density	R-2
Residential Single-Family, High Density	R-3
Residential, Attached, High Density (2-7 units)	R-4
Residential, Multi-family, High Density (8+	R-A
Manufactured Home Community ark	MH-1
Mobile Home Subdivision	MH-2
Office and Institutional Districts	
Office/Institutional	O & I
Office Park	O-2
Neighborhood Office	O-3
Business Districts	
Central Business	B-1
Highway Commercial	B-2
Local Shopping	B-3
Manufacturing/Industrial Districts	
Light Industry	L-I
Heavy Industry	H-I
Special Districts	
Planned Unit Development	PUD
Downtown Overlay District (with subdistricts)	DOD

2) Add Custom Assembly to Table.

Section 114-131.2 - TABLE OF PERMITTED COMMERCIAL USES

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Commercial Uses																
Accessory Building Sales																
Adult Entertainment										S						S
Alcohol Beverage Establishment (primary use) ¹																P
Amusement Commercial (Inside)									P	P						P
Amusement Commercial (Outside)									P	P						P
Animal Boarding	S								S	P						P
ATM									S	P						P
Automobile Parking (Lot or Structure)									P	P	P	P	P	P	P	P
Automobile Repair / Service									P	P	S	S	S			P
Automobile / motorvehicle sales, new or used									P	P						P
Automobile / Motorvehicle Rental									S	P						P
Automobile Wash									S	S						S
Bank/Financial Institution									P	P	S					P
Bed and Breakfast Inn	S	S	S	S					P	P	P	P	P			P
Bus Station									P	P						
Butcher (retail)										P						S
Campground/RV Park	P								P	P	P					P
Caterer										S						S
Club (Fraternal)	S								P	P	S					P
Commissary (Health Dept. approval required) <small>contractor, office, auto (bonding, plumbing, electrical, etc.)</small>									P	P	S	P	P			P
Convenience Store										S						P
Country Club	P								P	P	S	P	P			P
Curb Market	P											P				
Custom Assembly									P	P	P					P

3) Remove Personal Care Services from O-3 District.

Section 114-131.3 - TABLE OF PERMITTED COMMERCIAL USES (Cont'd)

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Commercial Uses																
Donation Center, Drop-Off Box									P	P	P	P	P			P
Distribution Center (UPS, FedEx, Newspaper, etc.)									P	P						P
Driving Range	S															P
Flea Market	S									P						P
Funeral Home	S															P
Golf Course	P								S	P	S	P				P
Grocery Store												P				
Gymnasium/Health Club									P	P	P ¹					P
Home Improvement Sales									P	P	S	P	P			P
Hotel/Motel									P	P	S					P
Kennel	P								P	P		P	S			S
Laundry Plant, Dry Cleaning and Dyeing, etc									S	S						P
Live/Work																S
Lodges, Summer Camps	P								P	P	P	P	P	P		P
Major Appliance Repair																
Manufacturing Incidental to Retail on Premises																P
Manufactured Home Sales									S	S						P
Microbrewery																P
Mobile Accessory Storage Containers (sale or rent) ¹									P	P						P
Mobile Vendor ¹										S						S
Automobile / Motorvehicle Rental									P	P	S	P	P			P
Moving Truck & Trailer Rental (principal use) ²									S	S						S
Multi-Media Production (TV or radio station)										S						P
Museum/Art Gallery (private or semi-public)	S								P	P		P	P			P
Office (General)									P	P		P	P			P
Pawn Shop									P	P	P	P	P	P		P
Personal Care Services										P						P
Personal Instruction									P	P	P	P	P	P		P
Printing and Publishing									P	P	P	P	P			P

4) Add Single-Family Residential to B-1 District.

Section 114-131.7 - TABLE OF PERMITTED MEDICAL AND RESIDENTIAL USES

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Medical Uses																
Animal Hospital/Veterinarian	P								P ⁴	P ⁴	P ⁴	P ⁴				P
Assisted Living Facility	S				S	S			P	P	S	S				
Detoxification Clinic									S	S		S				
Hospital									P	P		P				
Medical Office									P	P	P	P	P	S		
Medical or Scientific Lab									P	P	S	P	P	S		
Nonresidential Drug Treatment Facility									S	S		S				
Nursing Home	S				S	S			S	S		P				
Outpatient Clinic (Including surgery)									P	P		P	P			
Rehabilitation Facility									P	P		P				
Residential Uses																
Apartments (8 or more units)						P			P ⁴	P	P					
Live/Work									P	P	P	P	P	P	P	P
Manufactured Single-Family Home	S	S	S	S	S	S	P	P								
Single-Family Dwelling	P	P	P	P		P ¹			P							
Two-Family Dwelling					P											
Three-, Four-, Five-, Six-, Seven-Family Dwelling					P	P ⁵			P ³							

¹ Existing single-family dwellings are permitted uses in the R-A District

5) Allow Group Homes as a Permitted Use in the A-C, R-1, R-2, R-3 & R-4 Districts.

Section 114-131.6 - TABLE OF PERMITTED INSTITUTIONAL USES

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Institutional Uses																
Cemetery/Masoleum	S								S	S	S	S				S
Correctional Facility																
Community Center	S	S	S	S	S	S	S	S	P	P	S	P				P
Daycare Center More than 6 (child or adult)									P	P	S	P				
Fraternity/Sorority House (off campus)						P			P	P	S					
Group Home/Shelter Home	S ¹	S ¹	S ¹	S ¹	S ¹	P			P	P	P					
Halfway/Transitional Housing						P			P	P	P					
Crematory	S								S	S	S	S				
Public Uses (Police, Fire, Utilities, Public Works, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institution	S	S	S	S	S	S			S	S	S	S	S	S		
School, College/University	S								P	P		P	P			
School, Technical/vocational/business									P	P		P	P			P
Semi-public land use									P	P	S	P	S			
Transient (Homeless) Shelter									P	P						P