AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 17, 2024

1. **CALL TO ORDER (INCLUDING INVOCATION)**

2. **ROLL CALL AND ESTABLISHMENT OF A QUORUM**

3. **INTRODUCTIONS AND MEETING PROCEDURES**

4. **APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
   A. November 12, 2024

5. **VERIFICATION OF NO CONFLICT OF INTEREST**

6. **VERIFICATION OF PROPER NOTIFICATION**

7. **DISCLOSURE OF EX PARTE COMMUNICATION**

8. **OLD BUSINESS**
   A. **R-24-5 Bronze Properties, LLC** - Bronze Properties, LLC requests rezoning for approximately 3.36 acres located at Station Circle, east of Highway 43 N, from RS-1 (Family Single Residential) to C-3 (General Commercial). **Continued to January Meeting - ACTION REQUIRED.**
   B. **S-25-24 RSVY Lot 1R of the RSVY of Northport Station, Ph I & Unplatted Land** - Herndon Hicks & Associates requests preliminary plat approval for approximately 13.84 acres located at 4419 Highway 43 N. **Continued to January Meeting - ACTION REQUIRED.**
   C. **AMD-24-03 City of Northport** - The City of Northport proposes amendments to the Subdivision Regulations.
   D. **S-19-24 Resurvey Lots 40 & 41 Quinns Town** – Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street.

9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
   A. **R-24-7 Crux Climbing, LLC** - Crux Climbing, LLC is requesting rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN).
   B. **SP-24-08 The Square at Mill Creek** - Longleaf Engineering requests conditional use approval for a performance residential development for

approximately 4 acres located east of Highway 43 N and south of Owen Parkway.

C. **AMD-24-04** - City of Northport proposes the adoption of the Engineering Design and Construction Manual as an Appendix to the Zoning Ordinance.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

I. The Chairman calls for the next agenda item.

II. Staff provides a summary of the case and answers any questions from the Commission.

III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.

IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.

V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.

VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.

   i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.

   ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.

VII. The Chairman will call for a roll call vote.

OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 12, 2024

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, November 12, 2024, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mr. Roland Lewis and Mr. Timothy Martin. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer, Ms. Meredith Mullins, Planner, Mrs. Katelyn Lesley, Administrative Assistant.

Chairman Kevin Turner introduced the board members and staff members to the public.

Information on Back of Agenda – Chairman Kevin Turner explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) –

Motion by Mr. Randolph to approve the minutes of the regular meeting minutes for October 8, 2024. **Seconded by Mr. Wiggins.** Voice vote was given. **Motion Carried.**

Motion by Mr. Kemp to approve the minutes of the special-called meeting for October 28, 2024. **Seconded by Mr. Randolph.** Voice vote was given. **Motion Carried.**

Verification of No Conflict of Interest – None

Verification of Proper Notification – Mrs. Ramm confirmed proper notification was given.

Disclosure of Ex Parte Communication – None

Old Business

A. **S-23-24 The Townes at Vestavia** - Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **WITHDRAWN** – no action needed.

B. **SP-24-05 The Townes at Vestavia** – Cabaniss Engineering requests conditional use approval for a performance residential development for 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **WITHDRAWN** – no action needed.

New Business

A. **SP-24-06 Justin Terry** – Justin Terry requests conditional use approval for an office in a M-1 (Light Industrial) zone for the property located at 2403 10th Street.

Mrs. Ramm stated that Justin Terry has requested conditional use approval for an office in an M-1 (Light Industrial) zone for the property located at 2403 10th Street. A sketch is provided showing the approximate layout of the property, but no new construction is proposed currently. Mrs. Ramm stated that since this is a conditional use, the Planning Commission may attach to any recommendation for approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding properties. Mrs. Ramm stated the draft for the Northport Compass plan shows this area as "General Mixed Use", which supports a wide array of commercial uses, including offices. Mrs. Ramm stated that the site is surrounded by residential property that is zoned Neighborhood Commercial, a church zoned Residential Single-Family and Office-Institutional, a parking lot zoned Light Industrial and a residence zoned Historic Neighborhood.

Mr. Turner asked staff if the property had a similar use before. Mrs. Ramm stated that the property did have a prior conditional use approval, for Jolly Heating and Cooling. She stated that the property has been vacant for a year; therefore, it has lost the non-conformity status. The previous owners used the property for office space. Mr. Turner clarified that no new construction has been proposed. Mrs. Ramm stated that was correct.

Justin Terry, 2403 10th Street, Suite C, stated that he did not have anything to include. He stated that the building was previously used as an office space, and this will not change. He will be renting the building.

Chairman Turner open the floor for a public hearing.

With no one to appear before the Commission, Chairman Turner closed the public hearing.

Motion by Mr. Turner to make a favorable conditional use approval for an office in an M-1(Light Industrial) zone for the property located at 2403 10th Street. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Randolph - Yes; and Mr. War – Yes. **Motion Carried.**

B. **SP-24-07 Melvin Alexis Ramos Reyes** – Melvin Alexis Ramos Reyes requests approval to place a mobile home as an in-dwelling at 3417 68th Avenue. **WITHDRAWN** – no action needed.

C. **A-24-5 Aubry McCarley** – Aubry McCarley requests annexation of approximately 1.38 acres located at 7600 Highway 43, with the original zoning designation of C-3 (General Commercial).

D. **S-24-24 RSVY of Lots 4 & 5 of Oakhill** – Porter-Higginbotham Engineering requests preliminary plat approval for approximately 1.38 acres located at 7600 Highway 43.

Mrs. Ramm stated that Aubrey McCarley has requested annexation of approximately 1.38 acres located at 7600 Highway 43. The property is contiguous to the city limits and is surrounded by land zoned General Commercial to the east across Highway 43, and by unincorporated land to the south, west, and north that is currently in use for single-family residential. Mrs. Ramm stated that the applicant is requesting General Commercial zoning to allow construction of an office development. Mrs. Ramm stated that this property lies within the property growth areas identified in the comprehensive plan. The future land use plan within the Northport Compass

identifies this property as “Limited Mix”. The proposed use and requested zoning do not conflict with the comprehensive plan.

Mr. Turner asked Mr. Matthews if ALDOT would require the access to come off the secondary street. Mr. Matthews stated that ALDOT’s access manual would require their access off of a secondary street whenever that is an option, so he would not expect them ever allowing an entrance on to Highway 43.

Bruce Higginbotham, 2009 Paul Bryant Drive, stated Mr. McCarley would like to build a professional office space for his own company, the office itself would house six employees, a conference room, and a training area for his employees. Mr. Higginbotham stated that the reason for the zoning they chose (C-3) they felt like it met their needs and the City’s needs based on land use plans. Mr. Higginbotham stated that the concern would be, and the main reason would be to remove the interior lot line and to remove all the existing structures, they do not anticipate any traffic, there will be no public coming in and out. Mr. Higginbotham said they plan to use secondary access and have already received a favorable recommendation from ALDOT and the County. Mr. Higginbotham stated they would request a waiver not to extend the right of way, they would like to keep that 5ft, the reason is the property slopes from the back of the property toward Highway 43, they will have some issues making sure they have enough dirt and keeping it within the permanent boundary he has. Mr. Higginbotham stated that the corner of 43 will be meeting those needs as well.

Mr. Kemp asked Mr. Higginbotham if this property had any connection with the property at the corner of Highway 43 and Tom Montgomery Road. Mr. Higginbotham confirmed it is the same owner. Mr. Higginbotham also stated that Mr. McCarley has operations on Tom Montgomery Road and this will be strictly an office.

Chairman Turner opened the floor for a public hearing.

Eddie Fulmer, 4409 Oak Meadow Drive, stated he is concerned about traffic.

Michael Clark, 4410 Oak Meadow Drive, stated he is concerned about property values and traffic.

James Reeves, Oak Meadow Drive, stated he is concerned about traffic.

Chairman Turner closed the floor for a public hearing.

Bruce Higginbotham, 2009 Paul Bryant Drive, stated that this is not something where they are selling anything, this is strictly just their employees coming to work there.

Chairman Turner asked Mrs. Ramm and Mr. Patten for examples of different uses within the C-3 Zone. Mr. Patten read the allowable uses for this zone as shown in the zoning ordinance. Chairman Turner then expressed his opinion that most of the commercial uses currently on Highway 43 have access directly from Highway 43, Mrs. Ramm agreed. Chairman Turner asked what about this use is triggering C-3, Mr. Patten stated that it was the request of the applicant, and it was in keeping with the comprehensive plan. Chairman Turner stated that he is having some trouble because this is in an already platted subdivision, if this went through it would make the next property available for the same type of use.

Mr. Kemp stated that since this in and of itself is a request to zone this property into the city in a C-3 category, the covenants would not fall under the jurisdiction of the city itself.

Motion by Mr. Randolph to make a recommendation to the Council for the annexation of approximately 1.38 acres located at 7600 Highway 43 with the original zoning designation of C-3 (General Commercial). **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Randolph – Yes; Mr. Kemp – No; Mrs. Hayes – Yes; Mrs. Kelly – No; Mr. Turner – No; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Motion by Mr. Turner to approve the preliminary plat to include for half-street improvements, sidewalks, capped sanitary sewer, and ROW width waivers for approximately 1.38 acres located at 7600 Highway 43. **Seconded by Mr. Randolph.** Roll call was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

E. **R-24-5 Bronze Properties, LLC** – Bronze Properties, LLC requests rezoning for approximately 3.36 acres located at Station Circle, east of Highway 43 N, from RS-1 (Family Single Residential) to C-3 (General Commercial). **CONTINUED** – no action needed.

F. **S-25-24 RSVY Lot 1R of the RSVY of Northport Station, Ph. I & Unplatted Land** – Herndon Hicks & Associates requests preliminary plat approval for approximately 13.84 acres located at 4419 Highway 43 N. **CONTINUED** – no action needed.

G. **AMD-24-02 City of Northport** – The City of Northport proposes amendments to the Zoning Ordinance.

Mrs. Ramm stated that the City of Northport is requesting an update to the zoning ordinance. The city, working in conjunction with KPS Group, began the task of overhauling the zoning ordinance in February. The proposed changes are the result of 8 different work sessions, staff and consultant reviews, and public input received during the comprehensive planning process. This would be a recommendation to the city council.

Jason Fondren with KPS, stated that the overall goal over the last year of working with the City of Northport on updating the Zoning Ordinance, was for better understanding and making this more user friendly for citizens/property owners, developers and staff. The proposed Zoning Ordinance simplifies and consolidates zoning districts along with existing zones to change over time with the aspects of the Comprehensive Plan. Mr. Fondren stated that they have updated the Zoning Ordinance to coordinate with the Subdivision Regulations, which segue into updating the subdivision regulations. Mr. Fondren stated that in terms of making the Ordinance more "user friendly", we re-organized the Ordinance to simplify it by re-arranging the articles and giving general and more specific articles. The current Ordinance contains 11 Articles that have now been converted into 14 Articles. He stated that they have updated the terminology and definitions to be consistent throughout. Mr. Fondren stated we have made sure the ordinance meets State Law, First Amendments, Fair Housing Act, and other federal regulations that impact the zoning ordinance.

Chairman Turner opened the floor for a public hearing.

With no one appearing, Chairman Turner closed the public hearing.

Motion by Mr. Turner to make a recommendation to Council to adopt the proposed Zoning Ordinance. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly -Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

H. **AMD-24-03 City of Northport** – The City of Northport proposes amendments to the Subdivision Regulations. **CONTINUED** – no action needed.

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

ADJOURNMENT – Motion by Mr. Turner. Seconded by Mr. Wiggins

Meeting was adjourned at 6:51pm.

_____
Kevin Turner, Chairman

ATTEST:

_____
Julie Ramm, Secretary

City of Northport

Planning and Zoning Commission – December 17, 2024

Staff Report

Case: AMD-24-2

Applicant: City of Northport

Location: N/A

Request: Subdivision Regulation Update

The City of Northport is requesting an update to the subdivision regulations. During the November meeting, the Commission made a favorable recommendation to City Council for amendments to the zoning ordinance. Staff is currently working in conjunction with KPS to clean up redundancies and conflicts between the new ordinance and other sections of the City's development code. Some of these items proposed within this amendment are:

- **Master Plans, Special District Plans, and Waivers** – Staff proposes an update that would facilitate waivers being part of the discussion for Master Plans and Special District Plans. This amendment would allow the commission to consider these waivers earlier in the process, and any subsequent preliminary plat that matches an approved Master Plan or Special District Plan would be considered a conforming plat.
- **Landscaping** – Staff proposes an amendment to remove landscaping requirements within the city limits, as these are already addressed within the zoning ordinance.

The attached drafts show the proposed changes, with text proposed for removal marked with a strikethrough and text to be added shown in blue font.

Any action on this item will require 6 affirmative votes.

ARTICLE XIII. – SUBMISSION ; APPROVAL PROCEDURE ; PLAT REQUIREMENTS

Sec. 302. – Preliminary Master Subdivision Plan.

A developer presenting a preliminary plat who owns, leases, or has options to purchase 20 or more acres of additional vacant land contiguous to, but not included in, said preliminary plat, shall also submit a preliminary master subdivision plan tentatively depicting the proposed future development of the additional land. Such a master subdivision plan is intended to assist the planning and zoning commission in coordinating the phased development of large areas, and acceptance of the preliminary master subdivision plan by the planning and zoning commission shall not be deemed equivalent to their granting preliminary plat approval of the entire development. As a minimum the preliminary master subdivision plan shall contain an outline of the contiguous land from deed legal descriptions and shall show preliminary street and lot layout and areas to be reserved for public purposes. Said plan shall show topography of the adjacent land from existing topographic maps such as USGS quadrangle maps. Any waivers required should be requested with the master plan, and any preliminary plats matching said master plan shall be considered a conforming plat.

ARTICLE XIII. - PLANNED DEVELOPMENTS ~~AND CONDOMINIUMS~~

Sec. 1301. - Site design standards

These regulations seek to encourage sound innovations in site planning by permitting reasonably flexible site design standards in planned developments. Subdivisions within a Special District must be designed in accordance with all subdivision regulations unless otherwise shown on an approved Special District Plan. Any plat matching an approved Special District Plan shall be considered a conforming plat.

ARTICLE IV. – SUBDIVISION DESIGN PRINCIPLES

Sec. 406. – Landscaping and Screening Requirements

For the purpose of this section, the terms listed below are defined as indicated:

1. *Screening.* A barrier of natural or manmade nature that presents a visual obstacle to the eye. Screens may consist of, but are not limited to, any combination of the following: walls, fences, bushes, trees, hedges, shrubs, and earthen berms.

2. *Buildable area.* That part of the building lot not occupied by improvements (covered by buildings, driveways, walks, swimming pools, patios, etc. or containing overhead or underground obstacles such as power service lines or septic fields lines), or projected improvements to the property; easements for access, storm sewers, drainage facilities, or utilities; and located behind the minimum building line and inside the rear and side setback line.

3. *Owner.* Any person or business, including the developer, who has legal title to a lot and who builds or causes to have built a dwelling unit on the property.

The following provisions shall apply to all developments in the ~~City of Northport and its~~ planning jurisdiction beyond the corporate limits of the City of Northport.

A. Screening shall be required for all new developments including residential subdivision, apartment complexes, commercial and industrial developments, at locations at which unlike land uses abut the proposed development. In particular, screening shall be provided as buffers whenever new group developments, new commercial, and new industrial developments abut single-family residential and whenever new group and single-family residential developments abut existing commercial and industrial districts. Screens of manmade materials shall be at least eight feet high. Screens of living materials shall be at least a height of five feet and of a variety that would normally be expected to grow to a height of eight feet and present a visual barrier within five years after planting. All such landscaping/screening shall be placed outside (behind) the utility and street right-of-way boundary in order to prevent the necessity of their removal at a later date.

B. Developers shall attempt to preserve outside the buildable area of each lot at least one sound and healthy hardwood tree four or more inches in diameter (measured at a point three feet above the natural ground) per 3,000 square feet of developed land outside the buildable area. Whenever this guideline cannot be followed or where no such trees exist, trees or shrubs shall be planted outside the buildable area of each lot at the rate of at least one tree (at least five feet high or three years old) or shrub per 3,000 square feet of land unless the owner as defined in this section expresses by

written statement to the secretary of the planning and zoning commission that he/she does not want any or only part of the required trees or shrubs planted. If trees or shrubs are to be planted, the owner or builder may elect to wait until the dormant season for the vegetation to be planted in order to improve the livability of the vegetation.

C. Landscaping plans will be provided along with subdivision plats and site plans for the review and recommendations of the planning and zoning commission secretary prior to submission and approval by the planning and zoning commission. In cases where owners of the subdivision will develop and build all of the homes within the subdivision, the landscaping plan will identify location of trees or shrubs to be planted, provided that the dwelling owner shall have all of the rights to determine whether or not to plant trees on a specific lot as any other person as provided in paragraph B above.

D. Final subdivision plats and site plans shall have indicated thereon all building setback lines (front, sides, and rear). Also, the recorded plat will contain a statement similar to the following: "Each lot shall meet the landscaping requirements of section 406 of the subdivision regulations of the City of Northport."

City of Northport

Planning and Zoning Commission – December 17, 2024

Staff Report

Case: S-19-24 Resurvey of Lots 40 & 41 Quinns Town

Applicant: Susan Simon

Location: 3700 14th Street

Request: Preliminary Plat

Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street. The proposed plat would consolidate the 2 current lots into 1 new lot. This lot consolidation is required to remove an interior lot line from the buildable area of the property.

The current site consists of a residential property zoned RS-4. It is surrounded to the north and south by single-family residential properties zoned RS-4, to the east by a vacant lot zoned RS-4, and to the west by an undeveloped lot zoned Agricultural.

There are 3 waivers being requested with this plat:

- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages, which would call for new sidewalks along 14th Street and 36th Avenue. The applicant is requesting that this requirement be waived, as there are no sidewalks in the immediate vicinity to connect to. The property currently sits at the dead end of 14th Street and is one lot south of the dead end of 36th Avenue.
- **Half-street Improvements** – The subdivision regulations require that half-street improvements be constructed along all right-of-way frontages, which would call for full width paving and curb and gutter along both public streets. 14th Street currently has 23 feet of paving with valley gutter, while 36th Avenue has 11 feet of paving and no curb or gutter. The applicant has requested that this requirement be waived to match the existing infrastructure present throughout the neighborhood.
- **Right-of-way Dedication** – The subdivision regulations require that all public rights-of-way be a minimum of 60 feet wide. Both public rights-of-way within this plat are currently 40 feet wide. The applicant has requested this waiver to match the R.O.W. width present throughout the rest of the neighborhood.

The Future Land Use Plan within Northport Compass identifies this area as "Conservation", which is described as allowing for recreation and low-intensity commercial uses. It is worth noting that this land use category was assigned due to the property lying within a special flood hazard area on FEMA's maps. Any construction will be required to comply with all city, state, and federal development regulations.

Any action on this item will require 6 affirmative votes.

City of Northport Planning Commission

Preliminary Plat

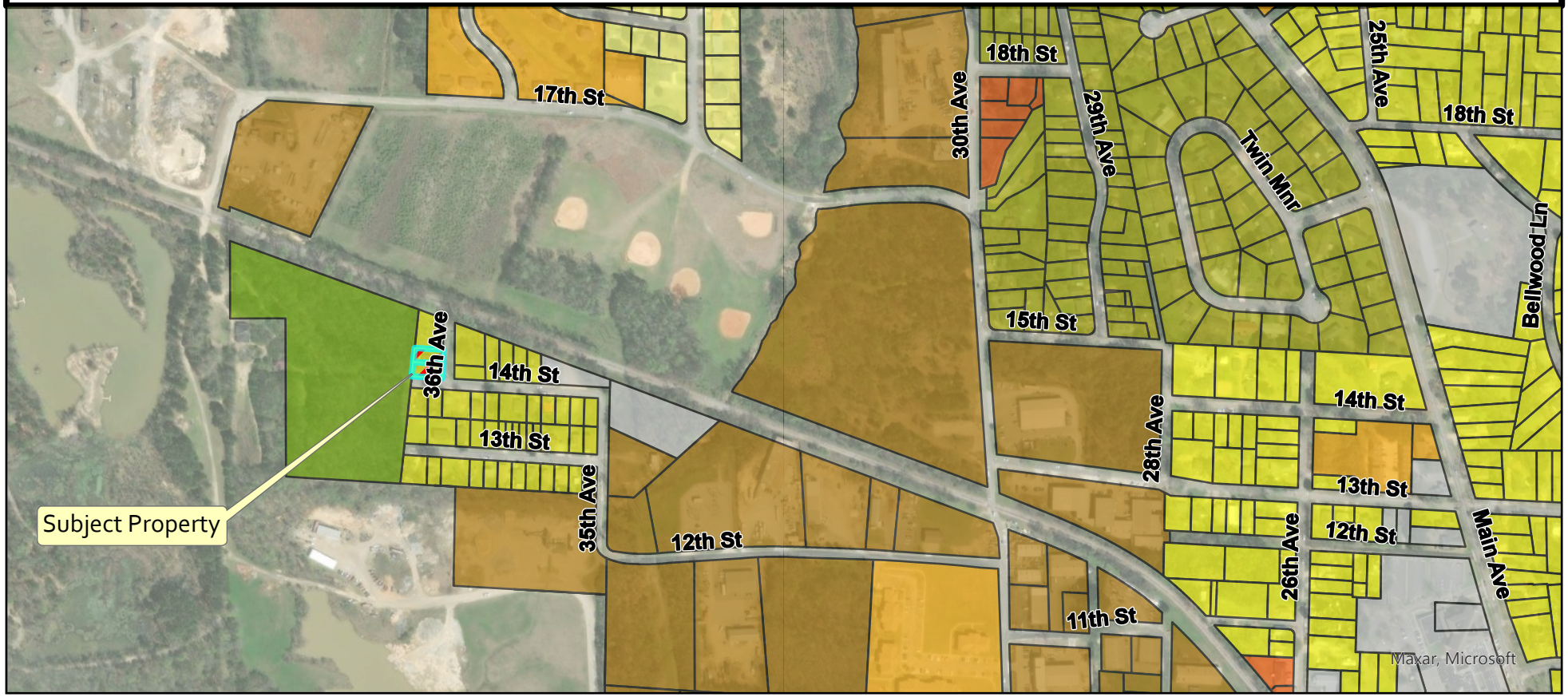
Zoning

- Agriculture
- General Commercial
- Light Industrial
- Neighborhood Commercial
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Subject Property

N
W E
S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 387.5 775 1,550 Feet



City of Northport Planning Commission

Preliminary Plat

Parcels

- Parcels

Future Land Use

- Conservation
- Conservation Floodway
- Conservation Development
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential
- Medium Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Subject Property

0 387.5 775 1,550 Feet

N W E S

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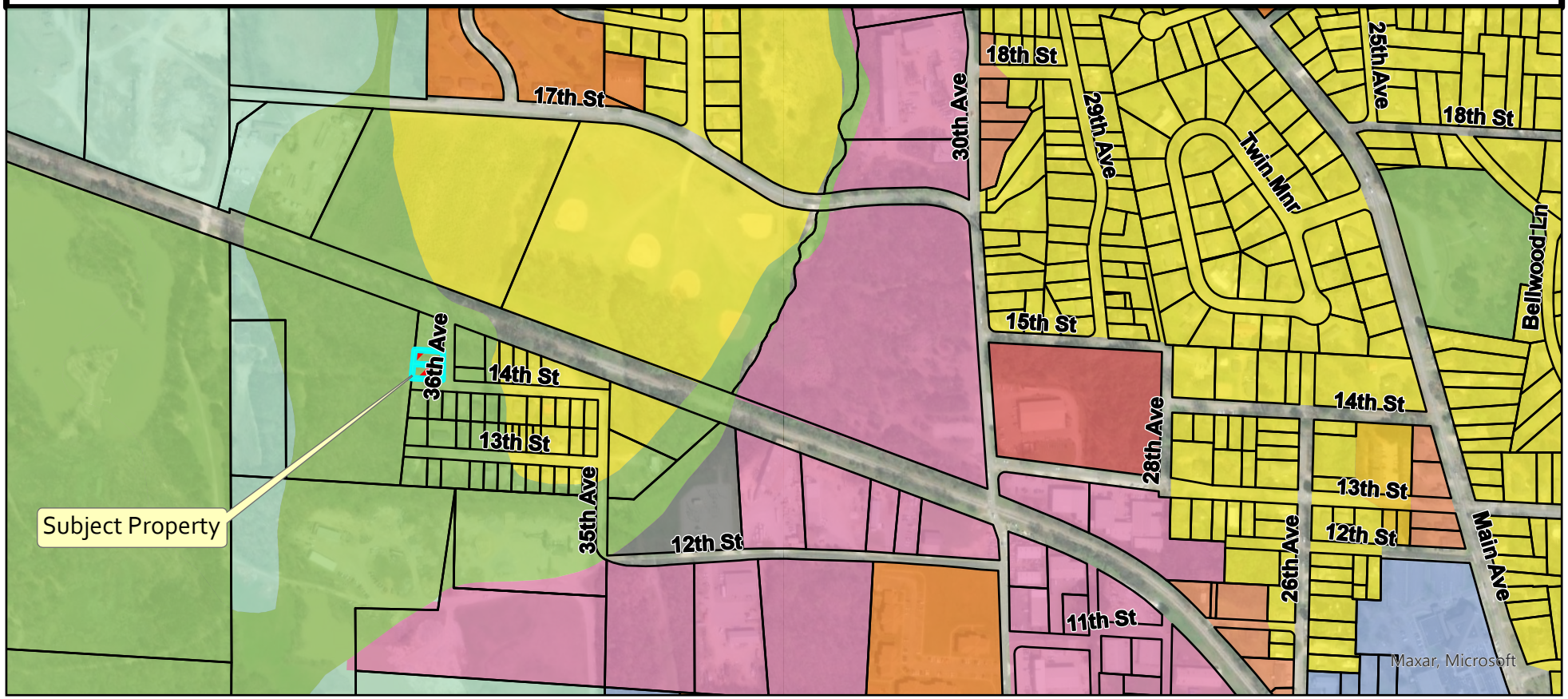
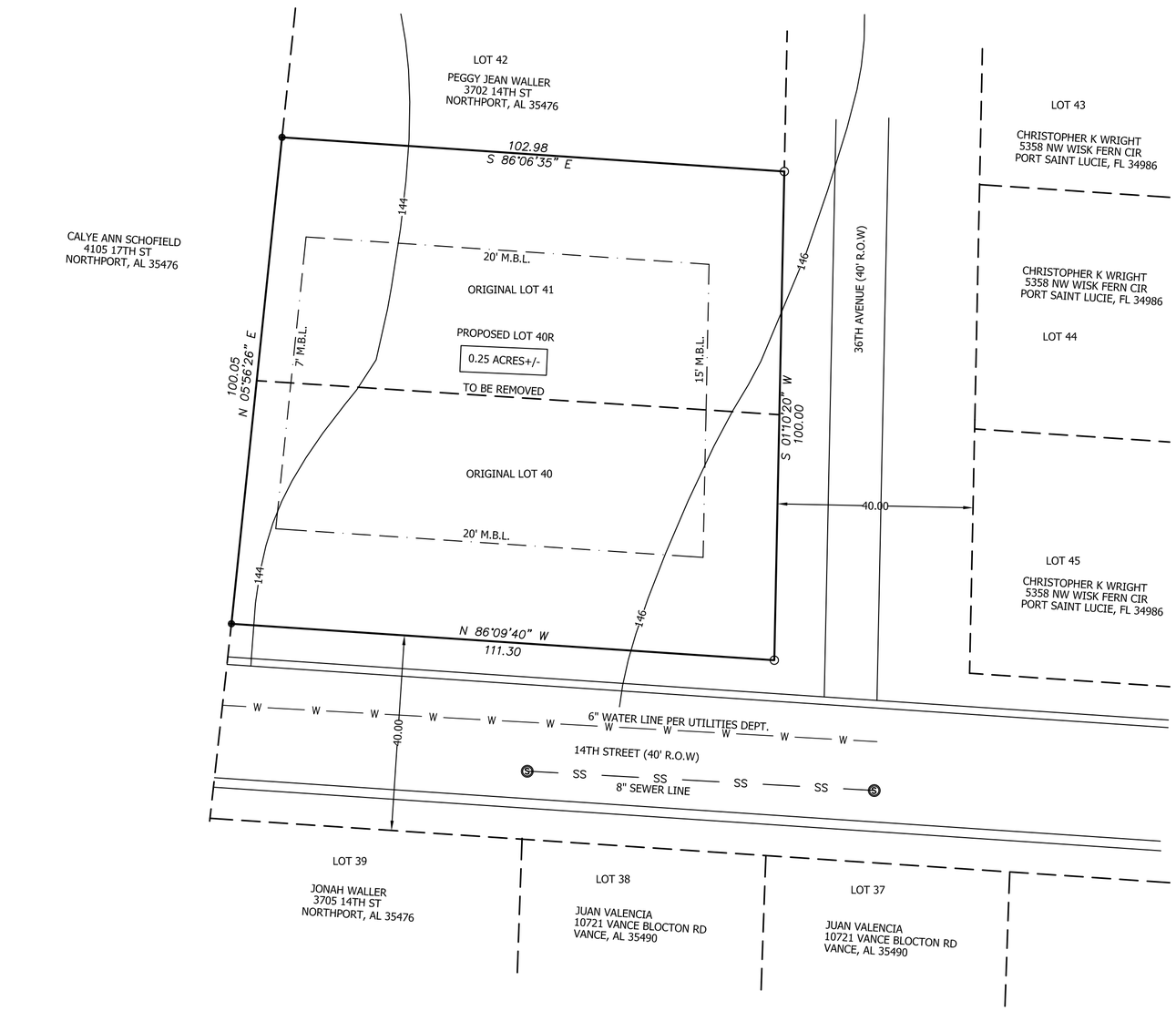
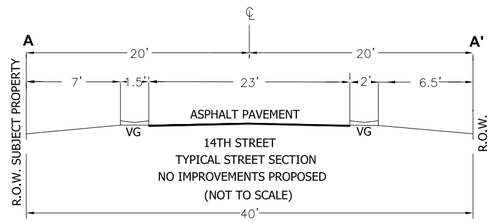
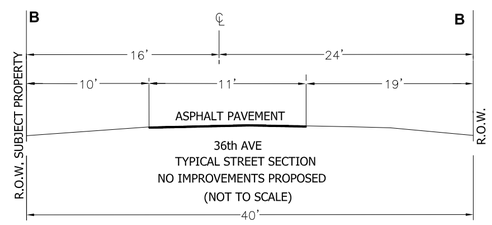


Property as seen from
14th St and 36th Ave
looking Northwest



VICINITY MAP - NOT TO SCALE





20 10 0 20 40 60

SCALE: 1" = 20'

LEGEND

- ● IRON FOUND
- ○ 1/2" CAPPED REBAR SET (CA 0065)
- R.O.W. RIGHT-OF-WAY
- Ⓢ SANITARY SEWER MANHOLE
- —SS— SANITARY SEWER LINE
- —W— WATER LINE

NOTES:

1. OWNER: SUSAN K SIMON
   3700 14TH ST
   NORTHPORT, AL 35476
2. PROPERTY IS ZONED RS-4
3. ACREAGE IN PLAT: 0.25
4. PROPERTY IS SERVED BY CITY OF NORTHPORT SEWER
5. PER FEMA FLOOD MAP 01125C0502F EFF:8/26/07 ALL OF SUBJECT PROPERTY LIES IN ZONE AE (REGULATORY FLOODWAY) THE ENTIRE PROPERTY IS DEDICATED AS A DRAINAGE EASEMENT. CONSTRUCTION WITHIN THE EASEMENT WILL BE LIMITED TO WHAT IS ALLOWABLE UNDER APPLICABLE CITY, STATE, AND FEMA REGULATIONS.
6. CONTOURS TAKEN FROM COUNTY TOPO
7. SURVEYOR: DAVID R. HERNDON P.L.S. – ALABAMA LICENSE #14105
8. WAIVERS REQUESTED FROM SIDEWALKS, 1/2 STREET IMPROVEMENTS, AND ADDITIONAL RIGHT-OF-WAY

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

PRELIMINARY PLAT

RESURVEY OF LOTS 40 & 41 QUINNS TOWN (P.B. 6, PG. 26)

PART OF THE SW 1/4 OF THE NW 1/4 SECTION 16, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2024 PG 6082	Job No.	2403-029
Field Work	8/2024	Date	11/21/2024
Survey Type	SUBDIVISION	Scale	1"=20'
ACAD File	2403-029.dwg	Drawn By	JRH
COGO File	2403-029.txt	Approved By	DRH
		Surveyed by	KN

City of Northport

Planning and Zoning Commission – December 17, 2024

Staff Report

Case: R-24-7

Applicant: Crux Climbing, LLC

Location: North of Rice Mine Road and West of UCP Parkway

Request: Rezoning

Crux Climbing, LLC is requesting rezoning of approximately 1.14 acres located north of Rice Mine Road and west of UCP Parkway from Office-Institutional (O-I) to Bridge Avenue North (BAN, proposed to be renamed to Suburban Mixed-Use in the revised zoning ordinance). The applicant is requesting rezoning to allow for an indoor recreation facility.

The current site consists of a vacant lot zoned Office-Institutional (O-I). It is surrounded to the east and north by vacant land zoned Office-Institutional (O-I), to the west by vacant land zoned Residential Single-Family (RS-4), and to the south by vacant land zoned Bridge Avenue North (BAN).

The future land use plan found within Northport Compass shows this property as "Limited Mix Use", which has the following description: "This category includes commercial, recreational, institutional, and high density and multifamily residential uses. These areas will tend to include a higher percentage of office, service, and other non-retail business activity, compared to the "Commercial Mix" and "General Mixed-Use" categories. This range of uses serves as a transition between neighborhoods and the core of commercial, mixed-use, and industrial nodes. Use flexibility is also intended to optimize reinvestment opportunities in already developed areas".

The allowable uses for the requested zoning district from the current zoning ordinance are listed below:
Permitted Principal Uses: Retail, restaurants, entertainment, artist studios, offices, personal services, professional services, lodging, service stations/car washes and similar auto-oriented uses, multi-family housing, daycare/pre-school, institutional/civic uses, and parking garages. Drive-through windows/facilities are permitted when following the district's site design standards.
Permitted conditional uses are limited to the following: passenger terminals and utility substations.

The commission recommended adoption of an updated zoning ordinance during the November meeting. This update would see the Bridge Avenue North District renamed to Suburban Mixed-

Use, along with revising the allowable uses for this district. The allowable uses can be found in the "SMX" column of the table shown below:

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right C – Conditional Use A blank cell indicates the use is prohibited

Nonresidential Uses	UMX	LMX	HDC	RCI	SMX	HN
Ambulance service, subject to §7.04					P	
Artisanal manufacturing	C	C	C	C	C	
~~Auto repair, Minor~~	~~C~~[1]				~~P~~	
Bank or Financial services, excluding Alternative Financial Services	P	P	P	P		
Bar	P	P	C		P	
Brewpub	P		P		P	
Business or Professional office	P	P	P	P	P	
Business support service	P	P			P	
~~Car wash~~					~~P~~	
Cemetery						C
Commercial school, fully enclosed	P		P	P	P	
Commissary	P	P	C		P	
Communication tower, subject to §7.06					C	
Cottage developments, subject to §7.10				P		
Day care center	P	P	P	P	P	
Dry cleaning pick-up/drop-off business	P	P	P		P	
Entertainment, Indoor	P	P	P	C	P	
Entertainment, Outdoor	C				C	
Extended care facility				P	P	
Garden center or Nursery	C				P	
~~Gas Station~~	~~C~~				~~P~~	
General retail, Enclosed	P	P	P	P	P	
Home occupation, subject to §7.21	P	P	P	P	P	P
Hotel	P	P	P		P	
Institutional uses, Major, subject to §7.24	C	C	C	P	C	

Table 6-8 Permitted Uses, Downtown Districts

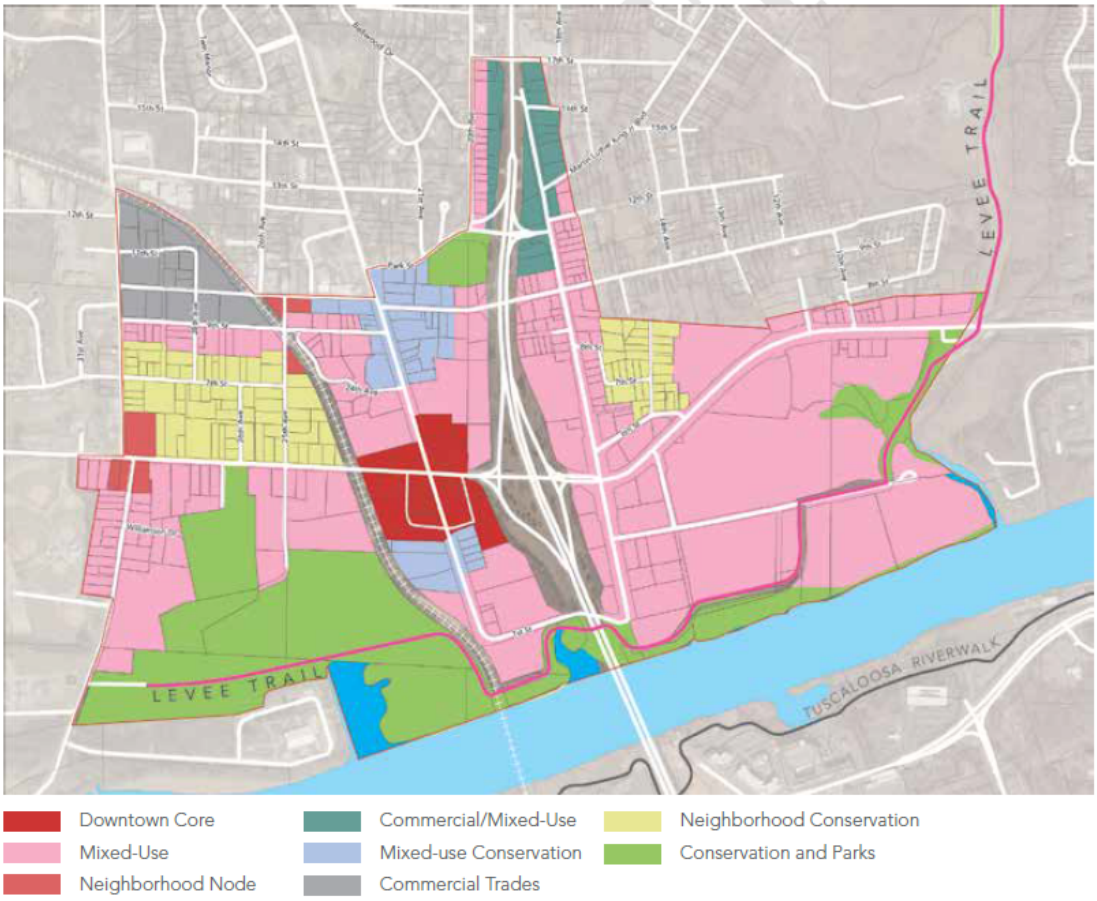
P – Permitted by Right C – Conditional Use A blank cell indicates the use is prohibited

Nonresidential Uses	UMX	LMX	HDC	RCI	SMX	HN
Institutional uses, Minor	P	P	P	P	P	
Package Store	C		C		C	
Parking, Freestanding	P	P	P	C	P	
Parking, Structured (also refer to district regulations)	P	P	P	P	P	
Passenger terminal	C				C	
Personal services	P	P	P	P	P	
Public facility	P	P	P	P	P	P
Public utility facility, Minor	C	C			C	C
Recreation, Indoor	P	P	P	P	P	
Recreation, Outdoor	C				C	
Recycling center, subject to §7.36	C				C	
Repair services, subject to §7.37					P	
~~Restaurant, Fast food~~					~~C~~	
Restaurant-bar	P	P	P		P	
Restaurant, Standard	P	P	P	P	P	
Restaurant, Take-out or delivery only	P	P	P		P	
Short-term rental, subject to §7.40	P	P	P	P	P	P
~~Social services~~						
Studio (dancing, music, art)	P	P	P	P	P	
Veterinary office, Pet grooming, no outdoor pens, subject to §7.48	P	C			P	
Residential Uses	UMX	LMX	HDC	RCI	SMX	HN
Accessory dwellings, subject to §7.02				SE		
Caretaker dwelling, subject to §6.05.03.A.2	C	C		C	C	
Duplex, subject to §7.12				P		P
Multifamily dwellings, subject to §7.31	~~P~~		~~P~~		~~P~~	
Single-family dwelling, detached				P		P
Townhouses, subject to §7.45		C		C	C	
Upper-story dwellings	P	P	P	P	P	

The planning sub-areas defined in the comprehensive plan show this parcel as “Mixed-use” (see figured 6-8 below). The requested zoning is not in conflict with the comprehensive plan.

Any action on this item will be a recommendation to City Council.

Figure 6-8 Planning Sub-areas



City of Northport Planning Commission

Rezoning Request

Zoning

- Bridge Avenue North
- Conservation
- Historic Neighborhood
- Multi-Family Housing
- Office and Institutional
- Residential Single-Family - 1
- Residential Single-Family - 4
- Working Riverfront
- Subject Property

N
W E
S

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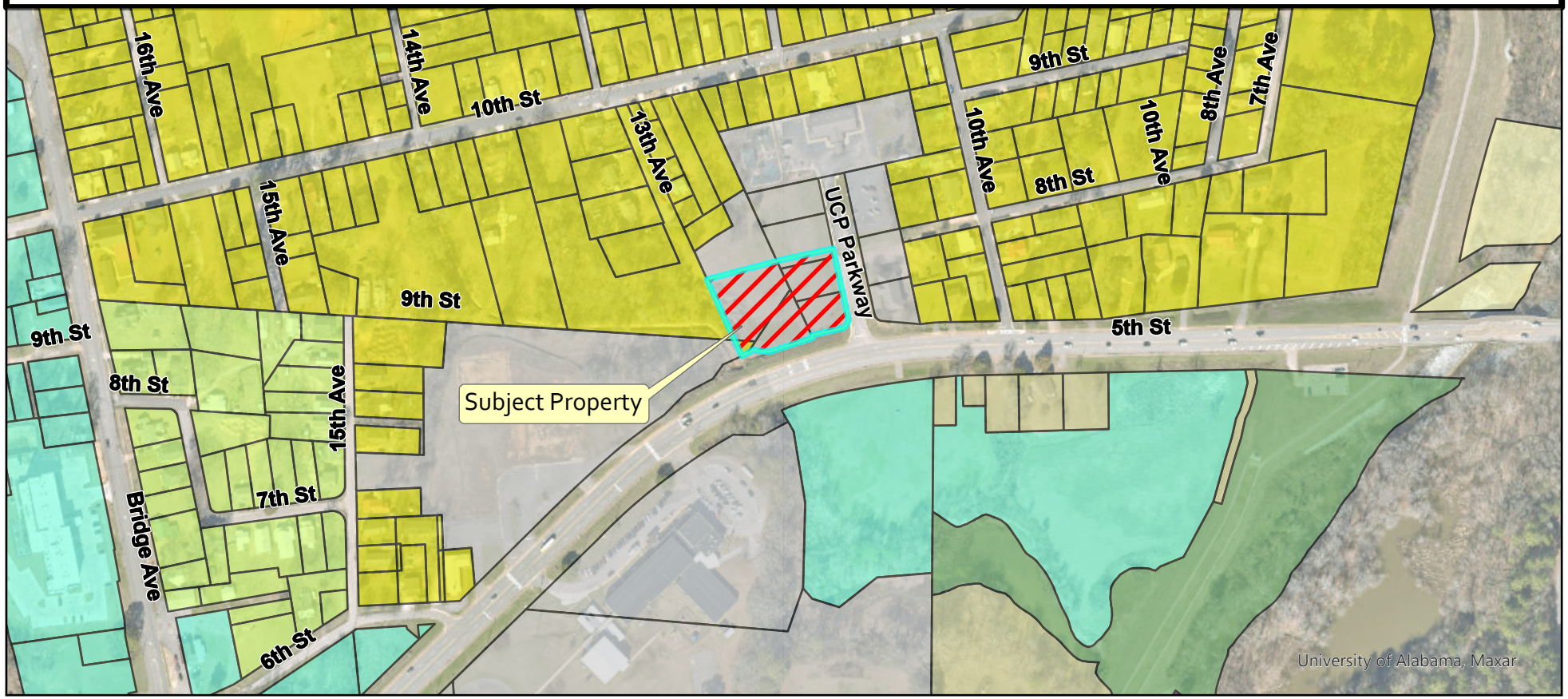

City of Northport Planning Commission

Rezoning Request

Parcels

- Parcels

Future Land Use

- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- Medium Density Residential
- Institutional
- Subject Property

N
W E
S

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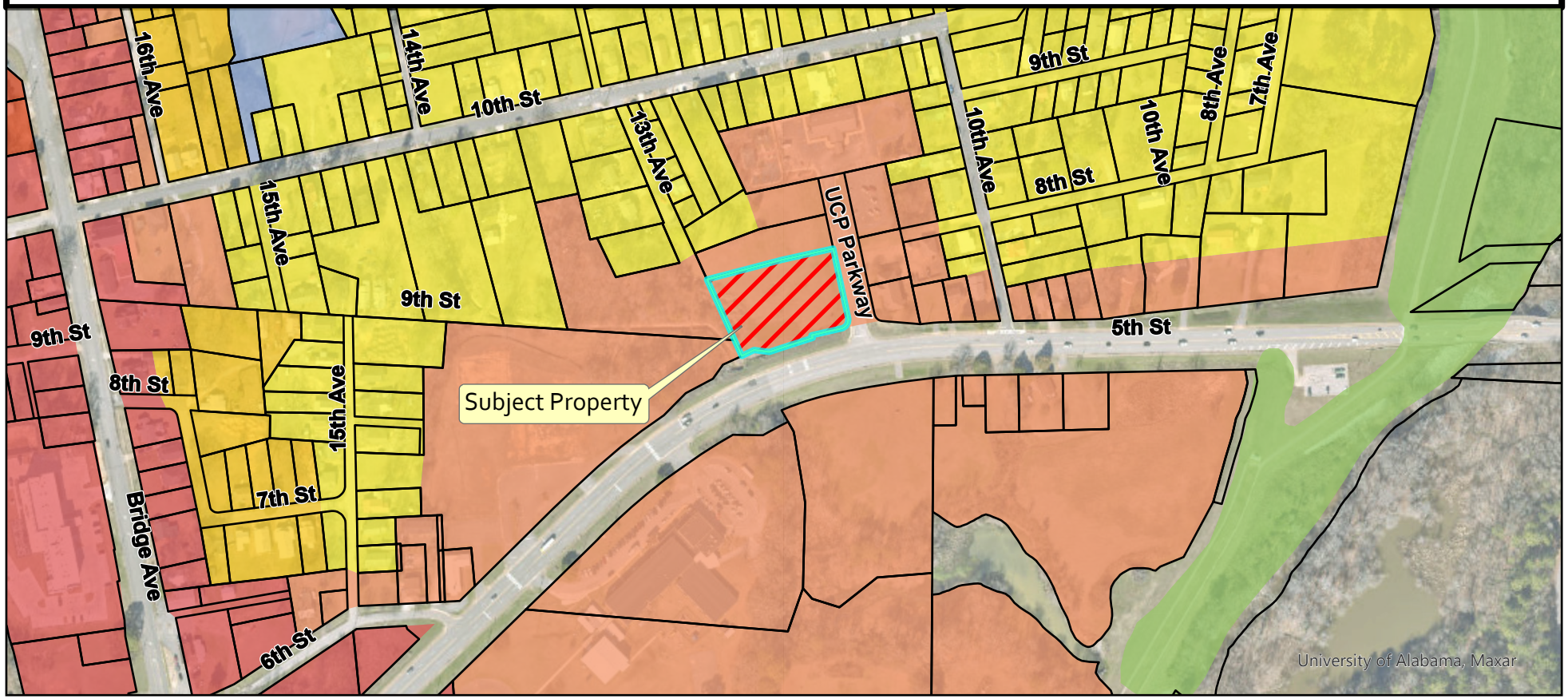
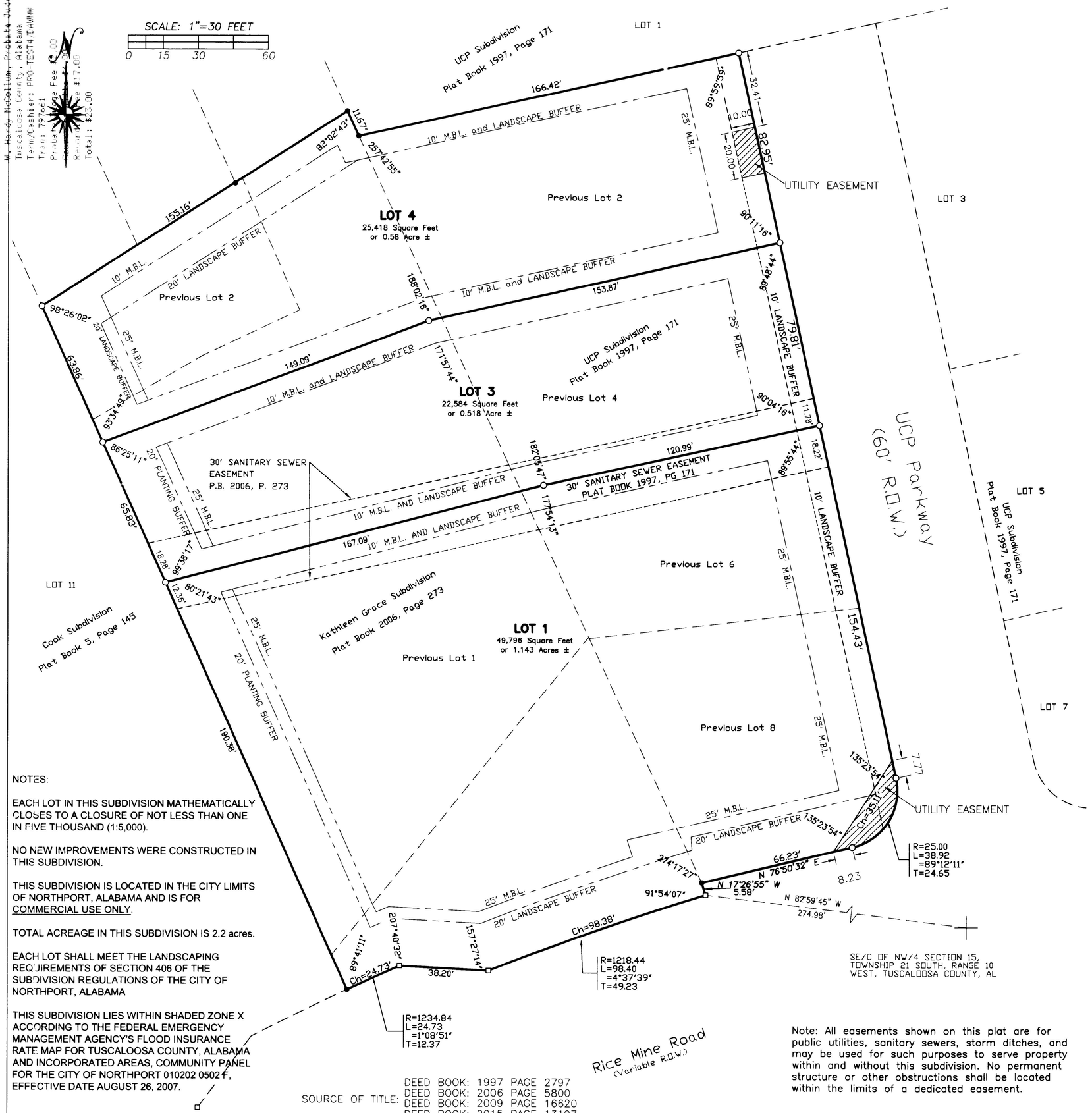


Subject property at the intersection of 5th Street and USP Parkway looking South
Google
Image capture: Apr 2013
© 2024 Google
United States
Terms
Privacy
Report a proble
3:04 PM

PLAT Book 2015 Page 113
Recorded: 9/15/2015 9:43:43 AM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-TEST4/DAWMW
Trans: 797661
Probate Fee $.00
Recording Fee $17.00
Total: $20.00



NOTES:

EACH LOT IN THIS SUBDIVISION MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE IN FIVE THOUSAND (1:5,000).

NO NEW IMPROVEMENTS WERE CONSTRUCTED IN THIS SUBDIVISION.

THIS SUBDIVISION IS LOCATED IN THE CITY LIMITS OF NORTHPORT, ALABAMA AND IS FOR COMMERCIAL USE ONLY.

TOTAL ACREAGE IN THIS SUBDIVISION IS 2.2 acres.

EACH LOT SHALL MEET THE LANDSCAPING REQUIREMENTS OF SECTION 406 OF THE SUBDIVISION REGULATIONS OF THE CITY OF NORTHPORT, ALABAMA

THIS SUBDIVISION LIES WITHIN SHADED ZONE X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR TUSCALOOSA COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL FOR THE CITY OF NORTHPORT 010202 0502 F, EFFECTIVE DATE AUGUST 26, 2007.

SOURCE OF TITLE:
DEED BOOK: 1997 PAGE 2797
DEED BOOK: 2006 PAGE 5800
DEED BOOK: 2009 PAGE 16620
DEED BOOK: 2015 PAGE 13197

Note: All easements shown on this plat are for public utilities, sanitary sewers, storm ditches, and may be used for such purposes to serve property within and without this subdivision. No permanent structure or other obstructions shall be located within the limits of a dedicated easement.

STATE OF ALABAMA
TUSCALOOSA COUNTY

I, Kevin Douglas Hinkle, a Professional Land Surveyor in the State of Alabama in the firm of Montgomery and Hinkle, Inc., hereby state that I have surveyed the property shown hereon and designated as RIVERFRONT PROFESSIONAL PARK being a resurvey of Lots 2, 4, 6, and 8 of UCP Subdivision, Plat Book 1997, Page 171 and Lots 1 and 2 of Kathleen Grace Subdivision, Plat Book 2006, Page 273, and part of and being Situated in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 21 South, Range 10 West and that this plat is a true and correct mapping of said survey; 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; and the undersigned owner, BOSCALIS LLC, hereby accepts and adopts said survey and plat.

Witness our hands this the 24 day of August, 2015.

Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024

David Burns
General Partner
BOSCALIS LLC
Owner

State of Alabama
Tuscaloosa County

I, Martha Hinkle, a Notary Public, in and for said County, in said State, hereby certify that David Burns, whose name is signed to the foregoing certificate as Owner, is known to me and acknowledged before me on this day that, being informed of the contents of said certificate, he, as such owner, executed the same voluntarily.

Notary Public
My commission expires 8/27/2018

The lots on this plat are subject to approval or deletion by the Tuscaloosa County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system that could restrict the use of the lot or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as if set out hereon.

This the 10th day of September 2015.

Environmental Supervisor

This plat approved by the Engineering Department of the City of Northport, Alabama on this the 9th day of September, 2015.

Engineer

This plat approved by the Planning and Zoning Commission of the City of Northport, Alabama on this the 9th day of Sept, 2015.

Secretary

This plat approved by the Engineering Department of the County of Tuscaloosa, Alabama on this the 11 day of September, 2015.

County Engineer

LEGEND

- ● IRON FOUND
- ○ 1/2" REBAR and CAP SET
- □ CONCRETE MONUMENT SET
- △ CALCULATED POINT-NOT MONUMENTED
- R.O.W. RIGHT-OF-WAY

NO.	REVISIONS	BY	DATE

DES
DRN
CHK
APPD

THIS DRAWING AND ALL THE INFORMATION SHOWN HEREON IS THE PROPERTY OF TUSCALOOSA ENGINEERING ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

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Montgomery and Hinkle, inc.
Professional Land Surveyors
4709 Highway 69
Northport, Alabama 35473
205-248-7396
kevin@mhisurvey.com

TUSCALOOSA ENGINEERING ASSOCIATES, INC.
6300 CLEMENTS FOLEY ROAD
NORTHPORT, AL 35473
PHONE: 205-242-0208
EMAIL: ronhenderson@charter.net

RIVERFRONT PROFESSIONAL PARK
FINAL PLAT

City of Northport

Planning and Zoning Commission – December 17, 2024

Staff Report

Case: SP-24-8 The Square at Mill Creek

Applicant: Longleaf Engineering

Location: East of Highway 43 and South of Owen Parkway

Request: Conditional Use

Longleaf Engineering is requesting conditional use approval for a performance residential development in a C-3 zone for the property located east of Highway 43 and south of Owen Parkway – Lot 4 of the Gloryland Subdivision. The proposed development consists of 41 apartment units and related amenities within a single 4-acre lot. The property is surrounded by undeveloped land zoned C-3 (General Commercial) to the west and south, and by single-family residential neighborhoods zoned RS-1 and RS-SD (Residential Single-Family) to the east and north.

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. Some examples of conditions the commission may wish to consider attaching to this recommendation could include:

- **Sidewalks** – The Commission could consider attaching a requirement that this development include new public sidewalks to allow connectivity to the residential neighborhood to the east and future commercial developments to the north and west.
- **Building Materials** – For residential developments without frontage on a special corridor, the ordinance does not specify which building materials are allowed – only that metal siding is prohibited. Since this development will likely be visible from a special corridor, the Commission could recommend that this approval include a requirement that all building materials meet the standards for special corridors. These corridors require

siding to be natural materials such as wood or stone, along with options for manufactured brick or cement board.

- **Landscaping** – To reduce visibility from the street into residential rear yards, the commission could consider adding a requirement for a berm to be installed along Owen Parkway frontage with an unbroken hedge row planted on top.

The site plan as proposed does not meet the requirements of the zoning ordinance for 25-foot front and rear yards. The proposed development includes front yards of 7 feet along with rear yards as small as 10 feet. The zoning ordinance allows the commission to approve an adjustment from these standards, provided that it does not otherwise conflict with the intent of the ordinance.

The draft for the Northport Compass plan shows this area as a mixture of high density residential and limited mixed use, which supports the proposed use.

Any action on this item will be a recommendation to the City Council.

City of Northport Planning Commission

Conditional Use Application

Parcels

- Parcels

Zoning

- Agriculture
- Commercial Highway
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - SD
- Subject Property

N W E S

0 500 1,000 2,000 Feet

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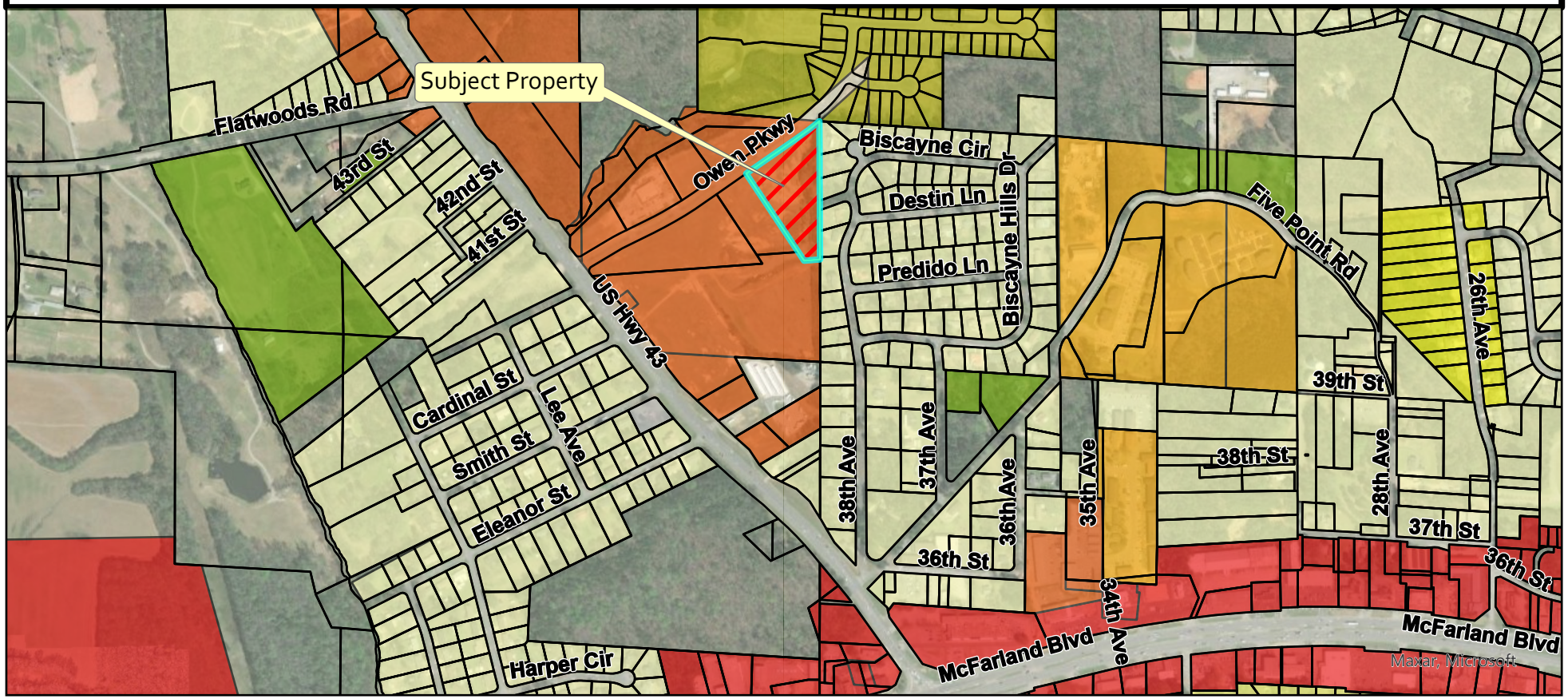

City of Northport Planning Commission

Conditional Use Application

Parcels

- Parcels

Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Subject Property

0 500 1,000 2,000 Feet

N W E S

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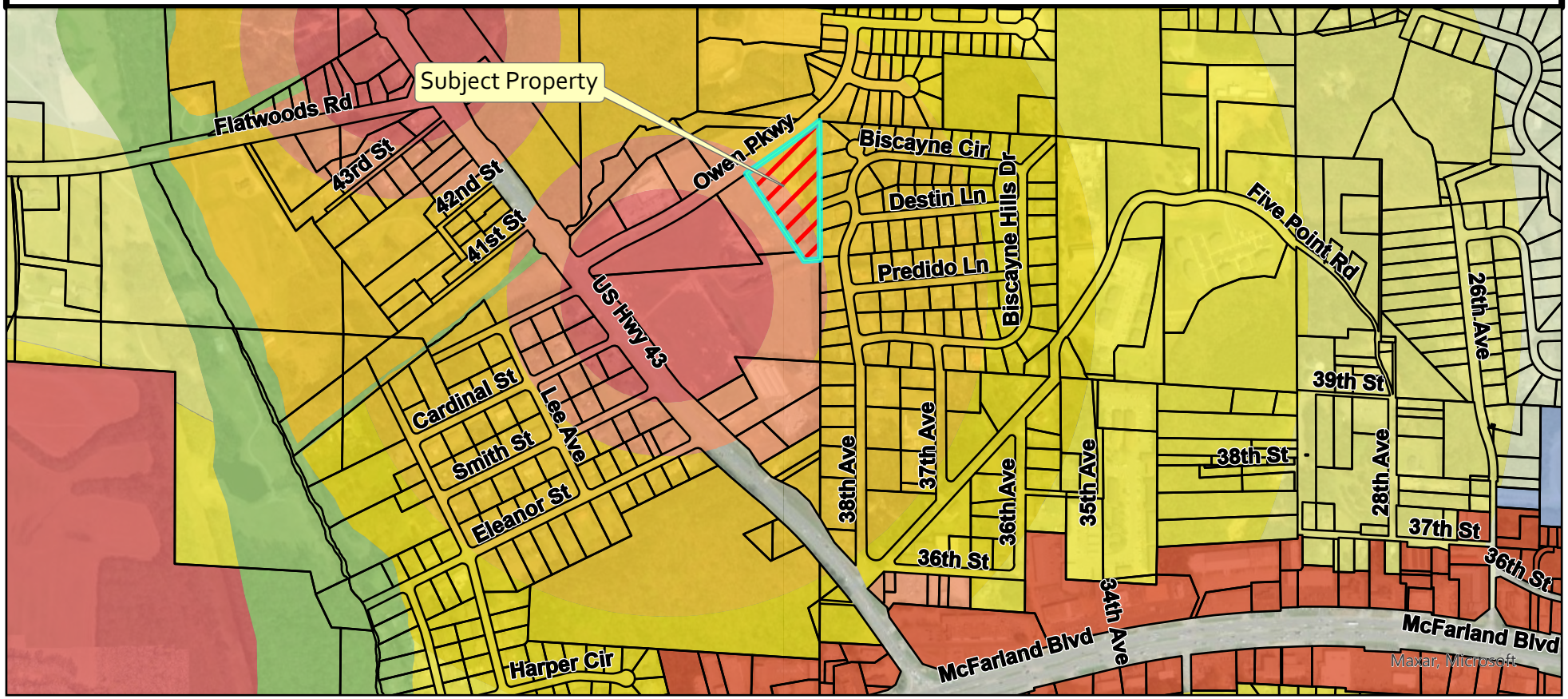


Subject property as seen from Owen Parkway looking Southwest.
Google
Image capture: Mar 2014 © 2024 Google

THE SQUARE AT MILL CREEK
SITE DEVELOPMENT PLAN

Section 5, Township 21 South, Range 10 W
Parcel ID: 63 31 03 05 4 001 003.004
Total Site Area: +/- 4.0 Acres
Total Units: 41 Apartment Units

NOTES

1. Current Zoning: C-3 (General Commercial)
2. Performance residential developments require a minimum of 20% open space. The proposed development includes 79% common space (3.1 acres). Common/open space consists of all areas within this parcel excluding the proposed unit footprints.
3. All areas located outside of the actual dwelling units shall be considered common area and shall be owned and maintained by the HOA.
4. One parking space per bedroom to be provided as per requirements for Multiple Unit Development projects.
   - Total number of units: 41 Units
   - Total number of parking spaces provided: 96 Spaces
   - Maximum number of bedrooms to be constructed: 96 Bedrooms (Avg. 2.3/Unit)
5. Sanitary sewer and water services to be provided by City of Northport.
6. No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0501G (1/16/2014).

WATER DISTRIBUTION DESIGN INFO

Total water usage is dependent on the future use of the proposed lots.
Total water usage and proposed water mains shall conform to the following requirements:
Maximum daily flow = 175%, maximum hourly flow = 300%
40 - 80 psi residential pressure targeted
Velocity limited between 3 - 7 fps
Hydrant spacing limited to 1,000 feet, where all structures are within 600 feet of hydrant (approximate locations shown on plat).
Anticipated water main sizing throughout development: 8" & 6"

Owner: Hill and Spann Land Company LLC
1105 Old Highway 45
Scooba, MS 39358

Developer: The Builders Group
1307 25th Avenue
Tuscaloosa, AL 35401

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

Multiple Unit Development Requirements:

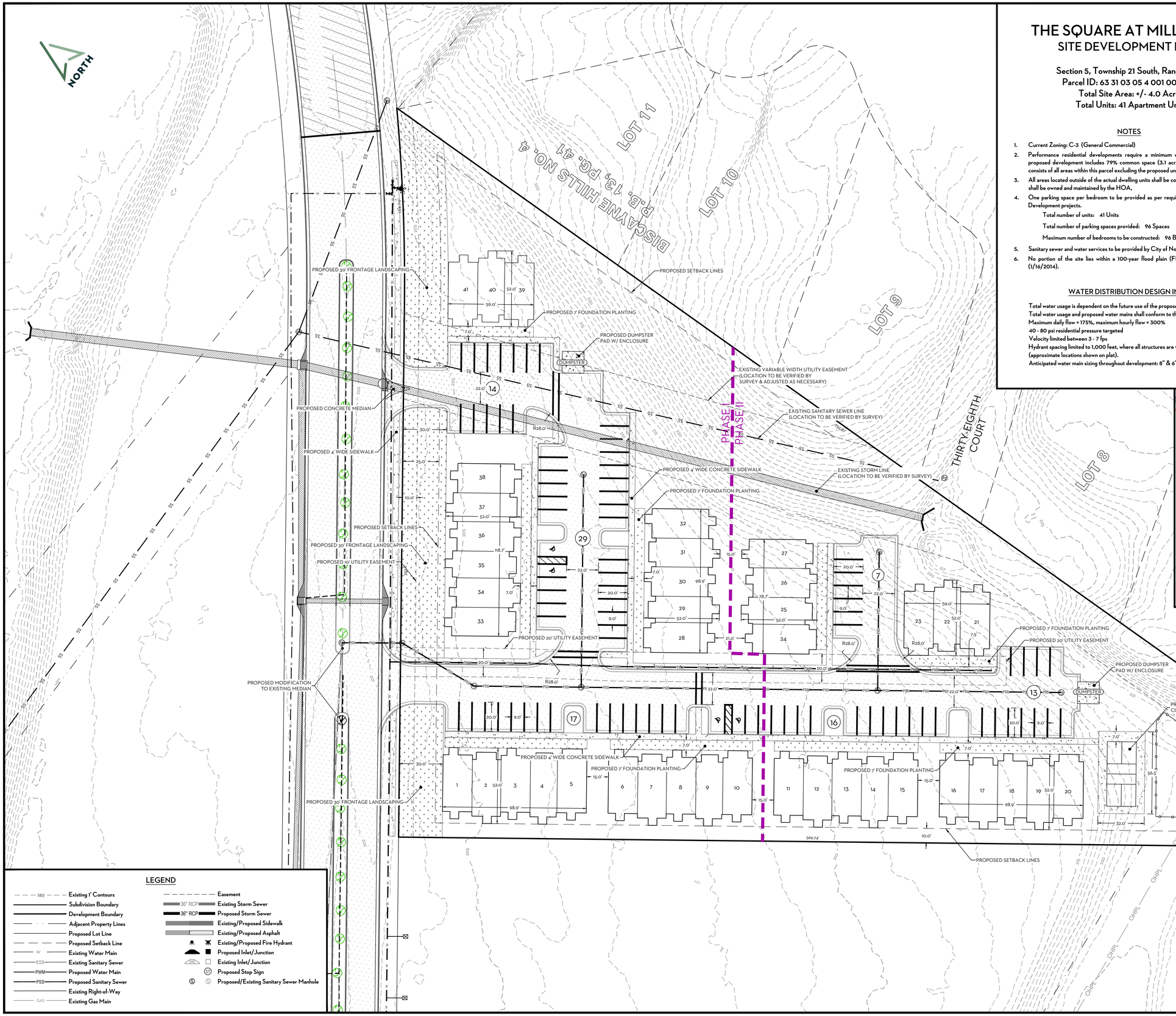
Min Lot Area:	10,000 SF	
Max ISR:	0.75	Proposed ISR: 0.49
Max FAR:	0.85	Proposed FAR: 0.21
Min Spacing Between Buildings:	15'	
Min Lot Width:	70'	
Off-Street Parking:	1/Bedroom	
Setbacks:		
Front/Street:	25'	
Sides:	10' & 10'	
Rear:	25'	
Max Structure Height:	40'	

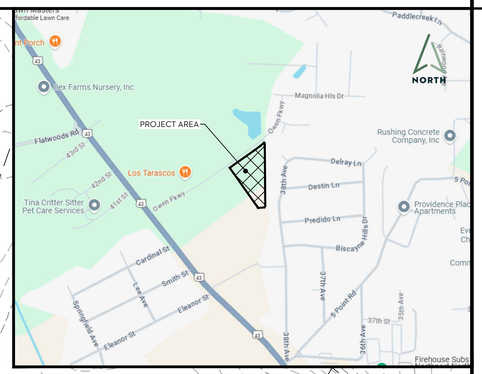
Phase Plan:

Phase I is anticipated to be constructed by December 31, 2025. Consists of 24 units.
Phase II is anticipated to be constructed by December 31, 2026. Consists of 17 units.

Requested Waivers: None

Requested Variances: None





LONGLEAF ENGINEERING
1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

SITE DEVELOPMENT PLAN

THE SQUARE AT MILL CREEK
OWEN PARKWAY
NORTHPORT, ALABAMA

Rev	Date	Description
1	11/21/2024	Revisions per City Staff Comments

Drawn By: RAD | Checked By: RTS | Date: 11/11/2024
File: The Square at Mill Creek.dwg

GRAPHIC SCALE
0 30
1" = 30'

SHEET
1 OF 1

City of Northport

Planning and Zoning Commission – December 17, 2024

Staff Report

Case: AMD-24-4

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Update

The City of Northport is requesting adoption of the Engineering Design and Construction Manual as an appendix to the zoning ordinance. The proposed manual will establish minimum standards for design and construction of land development projects and public infrastructure throughout the city. A copy of the manual can be found on the Northport Compass website at www.northportcompass.com

Any action on this item will be a recommendation to City Council.