

MEMORANDUM

DATE: February 14, 2018

TO: Planning Commissioners

CC: Mayor Tab Bowling; Wally Terry; Herman Marks;
Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

February 20, 2018

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:15 p.m. (Council Chambers)

Agenda

Planning Commission

City of Decatur, AL

February 20, 2018

Time: 3:15 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Daniel Culpepper**, *Secretary*; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**; **Eddie Pike**; **Myna Burroughs**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- January 23, 2018

3. CONSENT AGENDA

CERTIFICATES		PAGE/MAP
A. 3382-18	Certificate to Subdivide (2412 & 2436 Chapel Hill Rd. SW)	1-4
B. 3383-18	Certificate to Subdivide & Consolidate (2104 Queenston Loop & property to the east)	5-9
C. 3384-18	Certificate to Subdivide (2606 Beltline Rd. SW)	10-12
D. 3385-18	Certificate to Consolidate (928 Spring Ave. SW)	13-16

SITE PLAN REVIEWS

A. 567-18	Citgo Snacker Neighborhood Market (1025 Somerville Rd. SE)	17-20 see plat
B. 568-18	Express Oil (1222 Beltline Rd. SW)	21-23 see plat

4. OTHER BUSINESS

VACATION REQUEST

A. 500-18	(Independent Ave./portion of Mallard Fox Dr.)	24-25
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**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: CERT. 3382-18

CONTROL NO. 7832

ACRES: 14.67

CURRENT ZONE: AG-2

NEW ZONE: N/A

APPLICANT/ADDRESS: Pugh/Wright/McAnally - 310 8th Ave. NE Decatur, AL 35601

PROPERTY OWNER/PROPERTY ADDRESS: Bobby Jett, Jr/2412 & 2436 Chapel Hill Rd SW

REQUEST: Subdivide 14.67 acres into two tracts of 13.10 acres and 1.57 acres

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR FUTURE LANDUSE: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

1. Provide a stamped and sealed survey for recording
2. Provide signed letter from property owner requesting subdivision
3. Payment of recording fees
4. Dedicate 5' electric easement both sides of the east boundary of Unit B

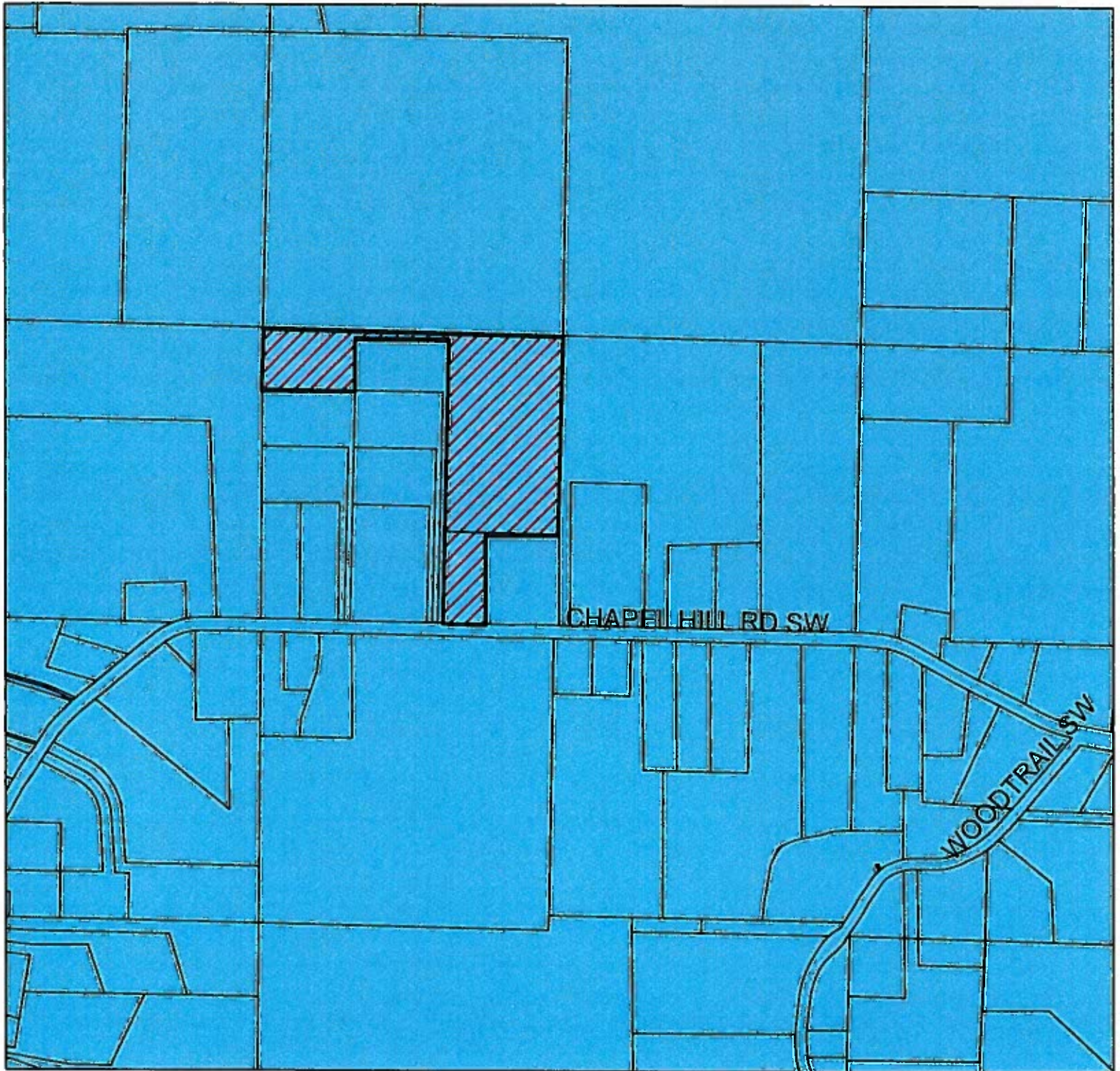
Pt. of Info: Any relocation of utilities will be at the owner's expense. No further subdivision of the 13.10 acre tract.

Recommend approval with stated conditions.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
February 13, 2018

CERTIFICATE TO SUBDIVIDE NO.3382-18



LOCATION MAP

Legend



Ownership



Corporate Limits



SUBJECT PROPERTY

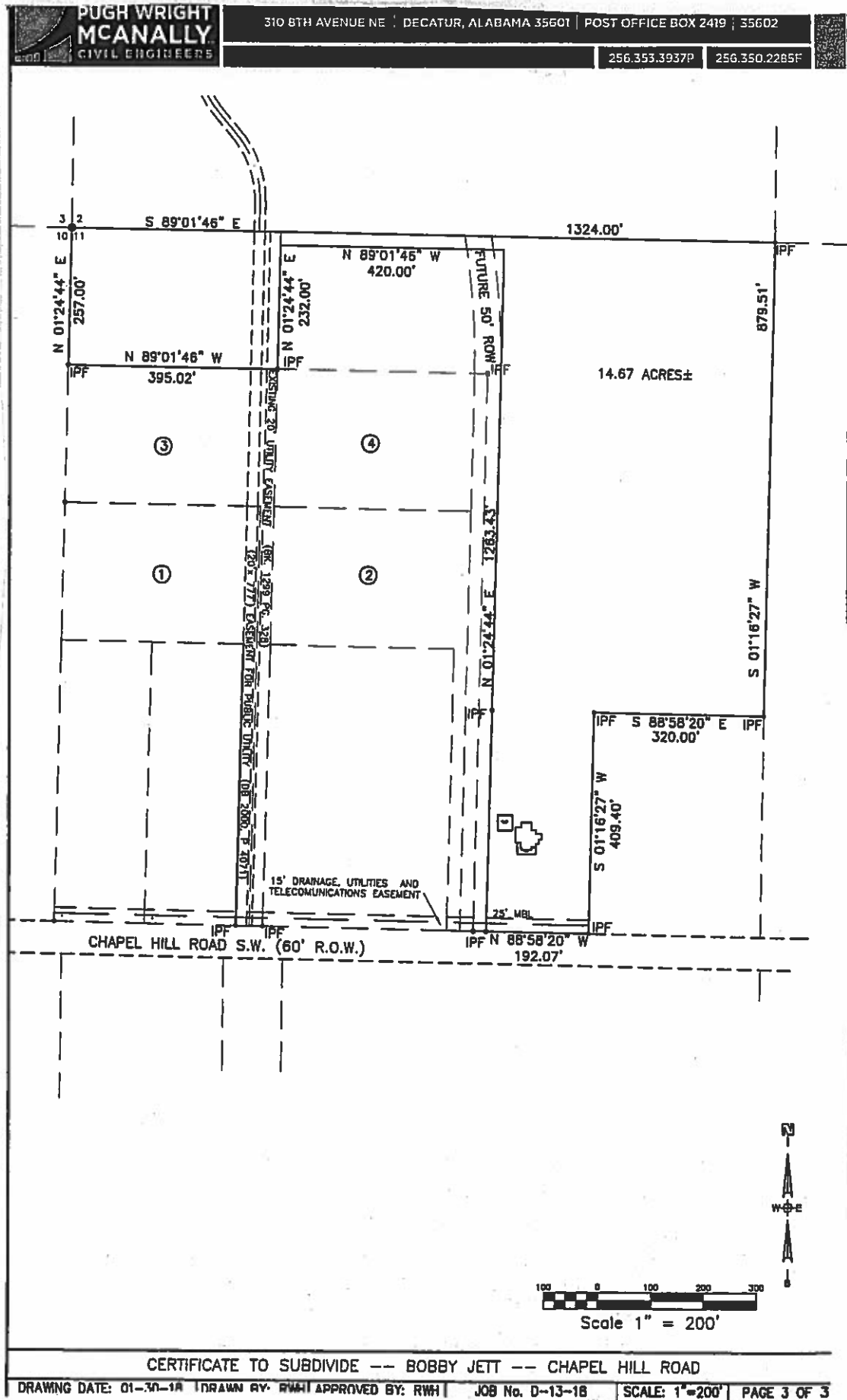
APPLICANT: BOBBY JETT JR.

PROPERTY ZONED AG-2

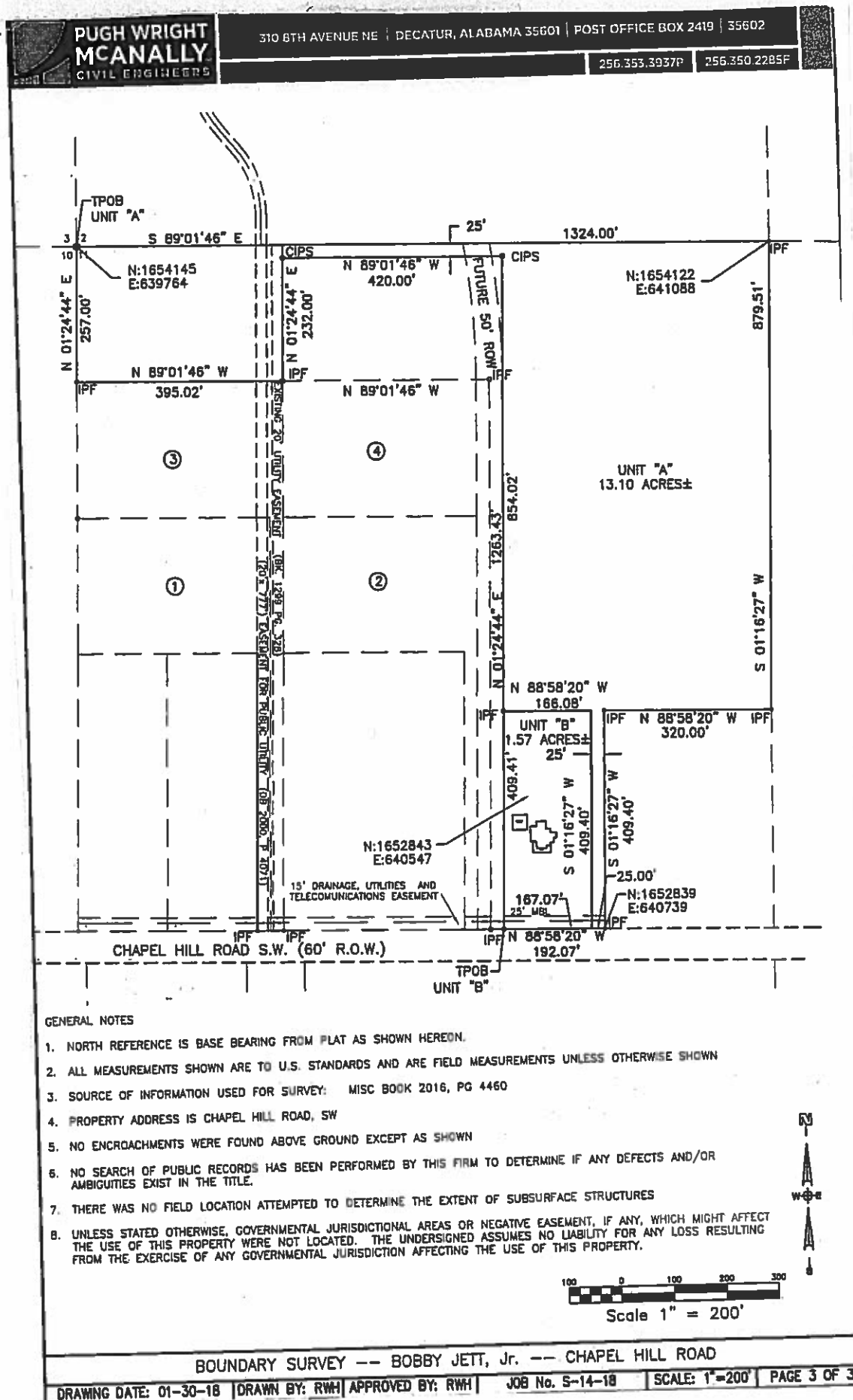


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3382-18



CERTIFICATE TO SUBDIVIDE NO. 3382-18



**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: Cert. 3383-18

CONTROL NO. 7832

ACRES: 19.95

CURRENT ZONE: R-3 and R-5

NEW ZONE: N/A

APPLICANT/ADDRESS: Pugh/Wright/McAnally - 310 8th Avenue NE Decatur, AL 35601

PROPERTY OWNER/PROPERTY ADDRESS: Hill Development Co., LLC - 2104 Queenston Loop & prop. to east

REQUEST: Consolidate Lot 22 and Lot 38 of Princeton Place Subdivision, a Replat of Lot 10 of the Replat of Paul G. Prince Subdivision and subdivide into two tracts of 19.39 acres and .56 acres

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR FUTURE LANDUSE: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

- 1. Provide a stamped and sealed survey for recording**
- 2. Provide signed letter from property owner requesting subdivision**
- 3. Payment of recording fees**
- 4. Construct ROW to the east property line of Unit 22**

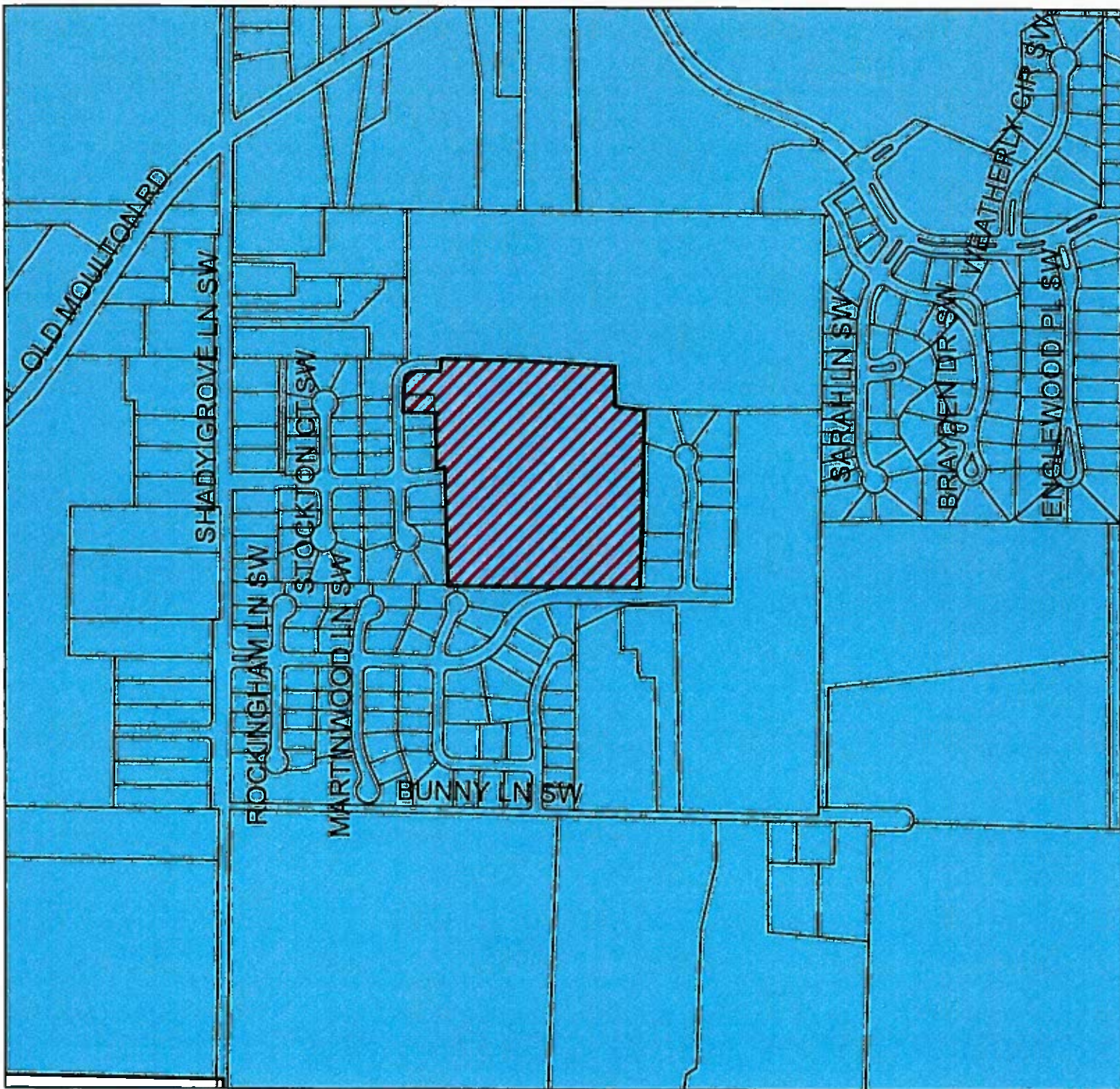
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recommend approval with stated conditions.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
February 13, 2018

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3383-18



Legend

-  Ownership
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

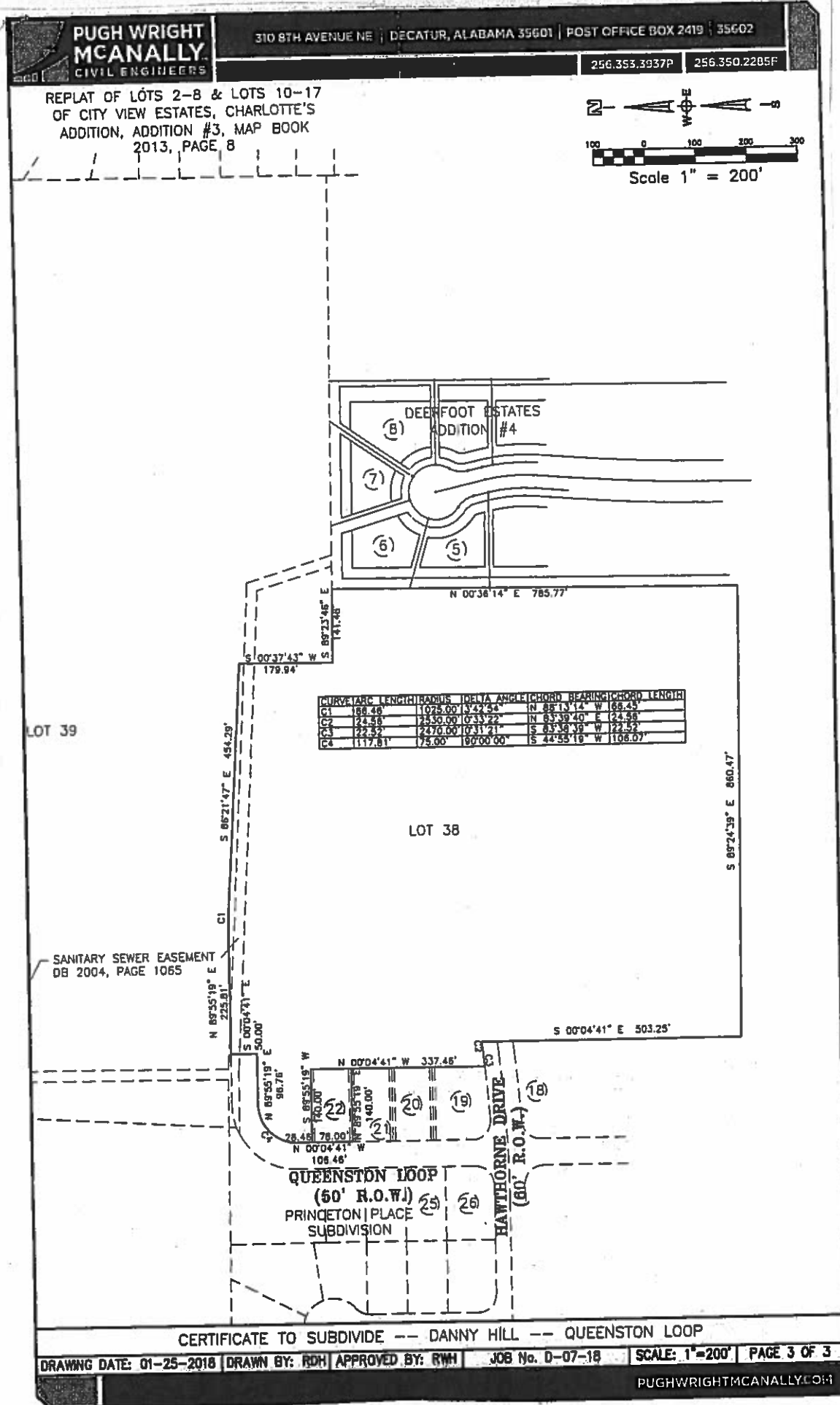
APPLICANT: HILL DEVELOPMENT CO. LLC

PROPERTY ZONED R-3 AND R-5

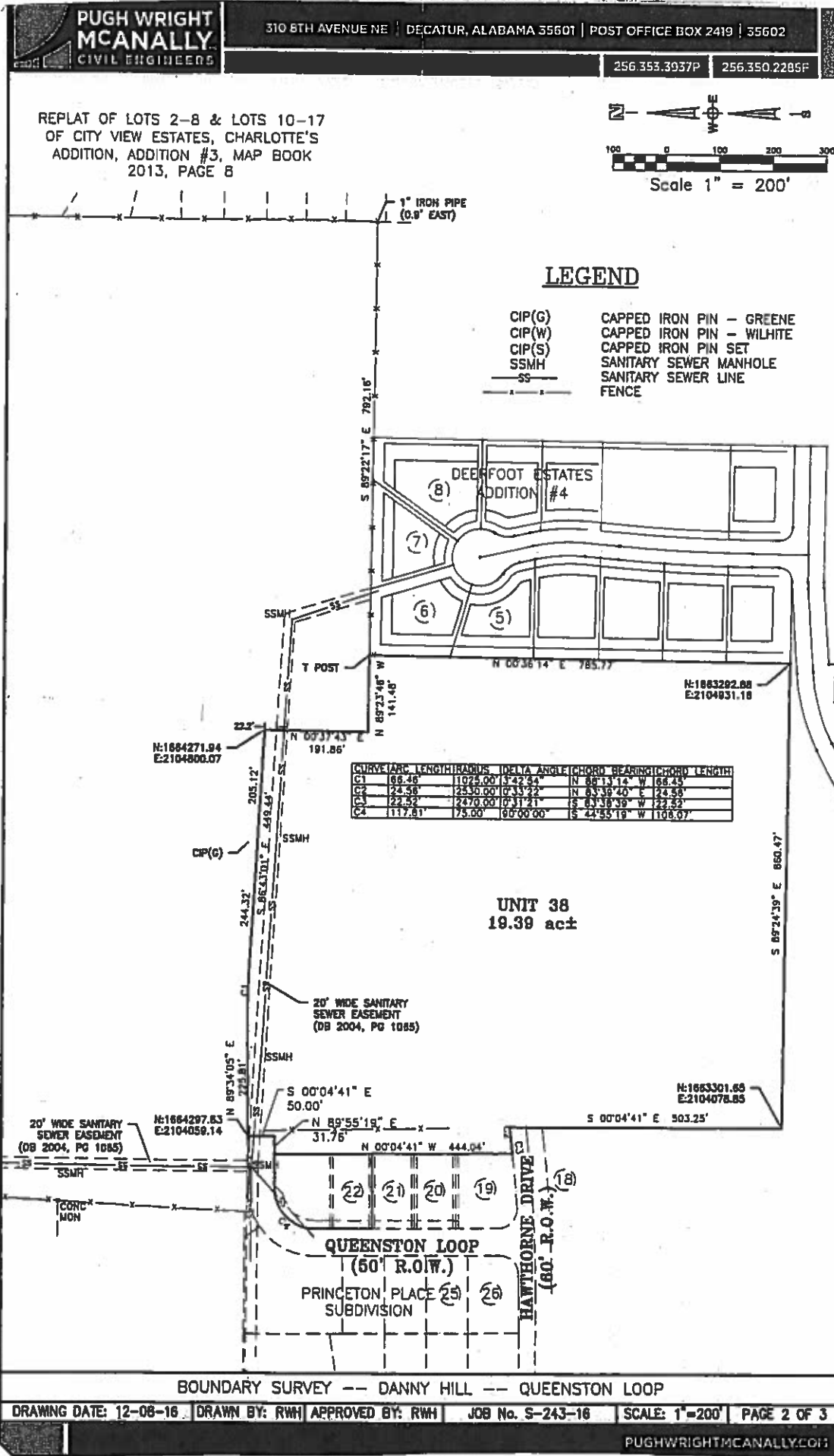


DRAWING NOT TO SCALE

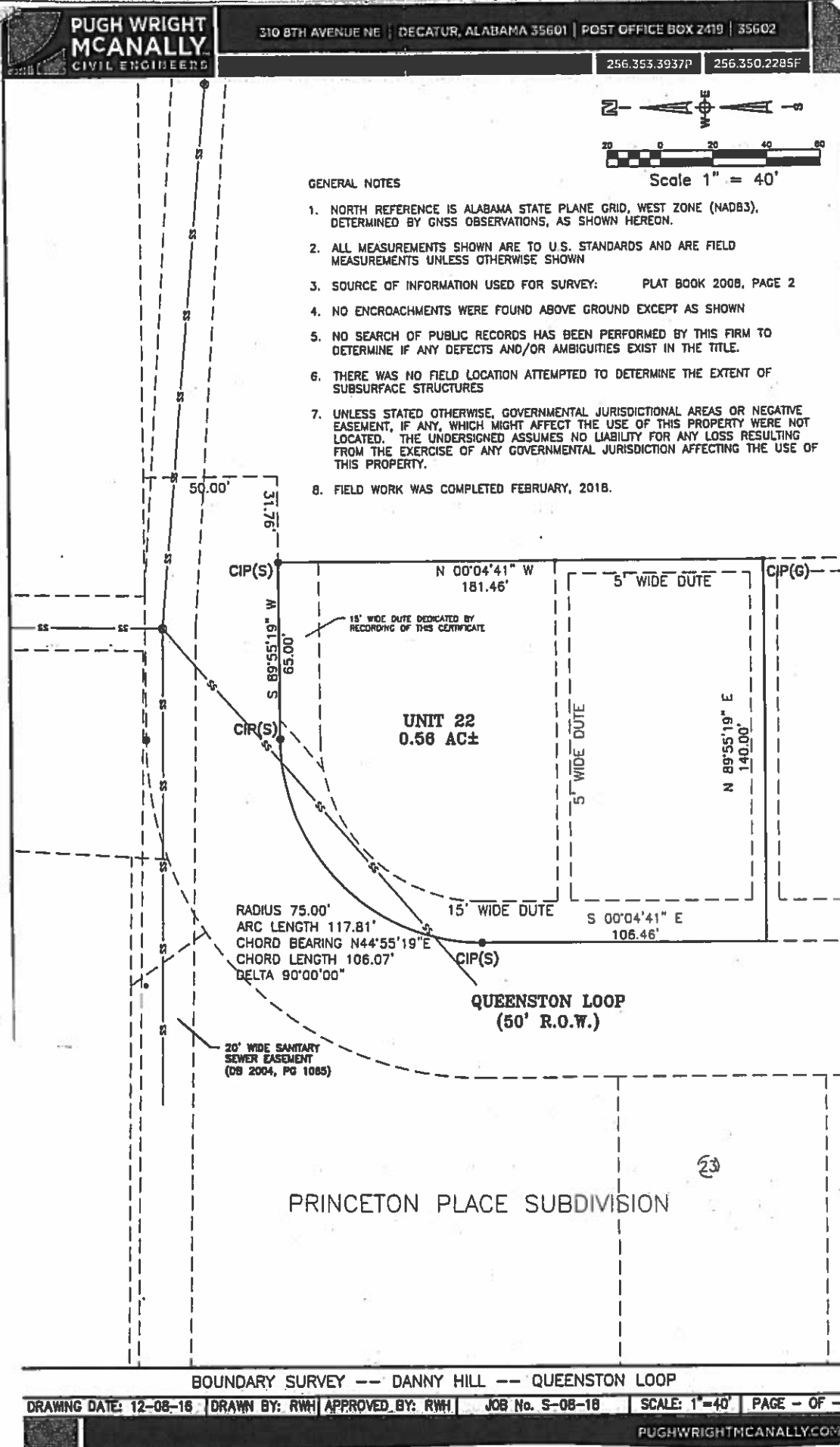
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3383-18



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3383-18



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3383-18



**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: Cert. 3384-18

CONTROL NO. 7834

ACRES: .28

CURRENT ZONE: Planning Jurisdiction

NEW ZONE: N/A

APPLICANT/ADDRESS: Chris Thompson-Pugh Wright McAnally representing

PROPERTY OWNER/PROPERTY ADDRESS: Waters Enterprises/2606 Beltline Rd. SW

REQUEST: Recognize a .28 acre tract as a legal lot within the planning jurisdiction of the City of Decatur

CURRENT LANDUSE: Undeveloped

PROPOSED LANDUSE: Commercial

ONE DECATUR FUTURE LANDUSE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline/Workhorse

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

1. Verify septic tank approval or connect to sewer
2. Payment of recording fees
3. Dedicate 40' easement for existing power line

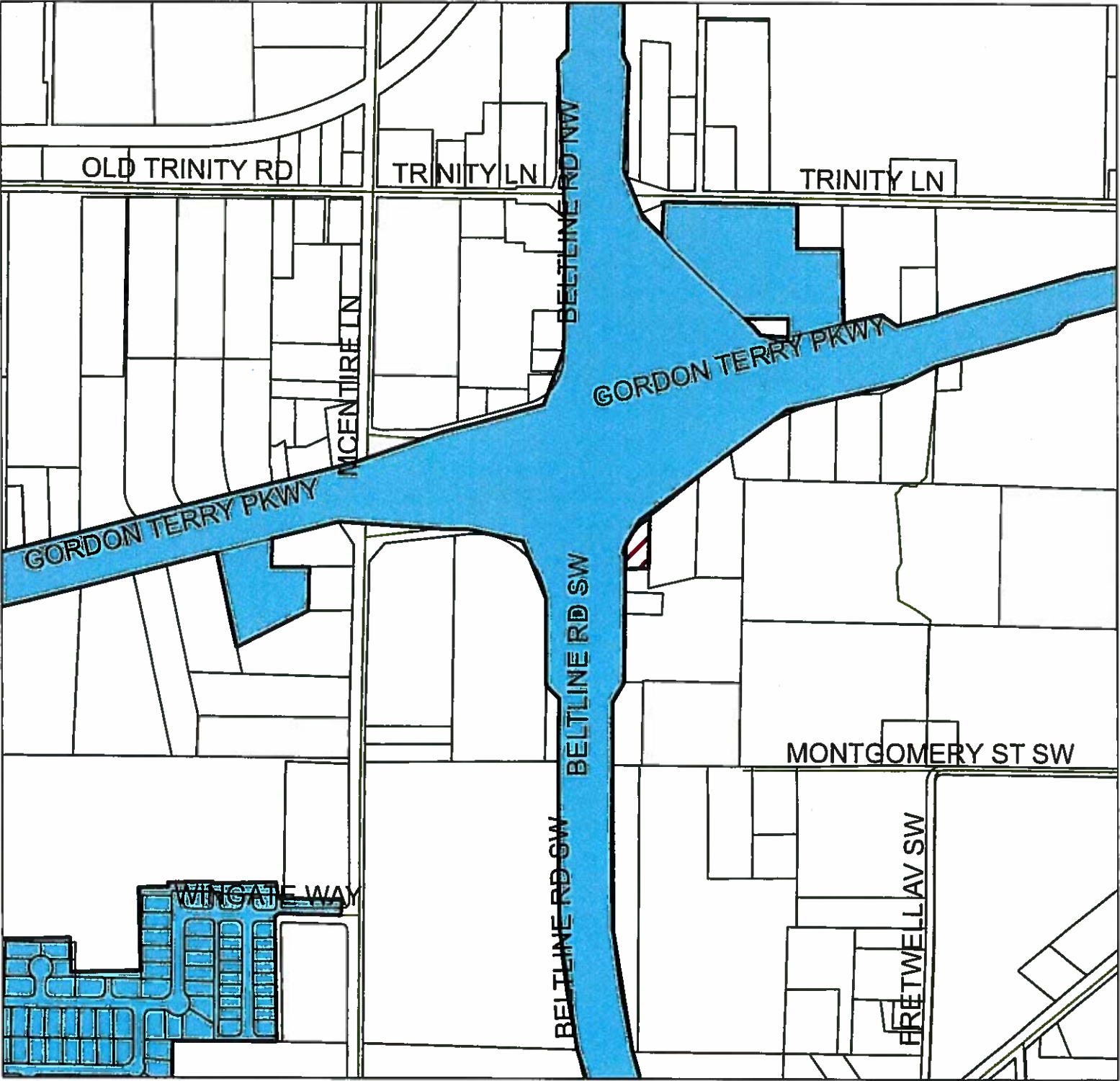
Pt. of Info: Connection to sewer will require annexation into the corporate limits. Any relocation of utilities will be at the owner's expense.

Recommend approval once conditions are met.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
February 13, 2018

CERTIFICATE TO SUBDIVIDE NO.3384-18



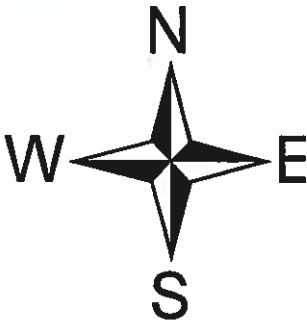
LOCATION MAP

Legend

- Ownership
- Corporate Limits
- SUBJECT PROPERTY

APPLICANT: WATERS ENTERPRISES

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937 | 256.350.2285



- GENERAL NOTES
1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
 3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2006, PG 8458 (TRACT IV)
 4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
 5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
 6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
 7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
 8. FIELD WORK WAS COMPLETED DECEMBER, 2017.

BOUNDARY SURVEY -- CHRIS THOMPSON -- BELTLINE ROAD AT AL HWY 24

DRAWING DATE: 12-20-17	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. S-235-17	SCALE: 1"=30'	PAGE 2 OF 2
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PUGHWRIGHTMCANALLY.COM

**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: Cert. 3385-18

CONTROL NO. 7838

ACRES: 10.05

CURRENT ZONE: M-1A

NEW ZONE: N/A

APPLICANT/ADDRESS: Pugh/Wright/McAnally, - 310 8th Ave. NE Decatur, AL 35601

PROPERTY OWNER/PROPERTY ADDRESS: John Eyster Family Trust, John C. Eyster & E. Lee Barran / 928 Spring Ave. (1222 Beltline Rd.)

REQUEST: Consolidate Lot 2 of Plum Tree Center Subdivision & .51 acres into one tract of 10.05 acres

CURRENT LANDUSE: Commercial

PROPOSED LANDUSE: Commercial

ONE DECATUR FUTURE LANDUSE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

1. Provide a stamped and sealed survey for recording
2. Provide deed showing property ownership
3. Provide signed letter from property owners requesting consolidation
4. Payment of recording fees
5. Completion of Certificate to Subdivide #3381-18
6. Show State Plane coordinates on survey
7. Dedicate easements for existing utilities approved by DU

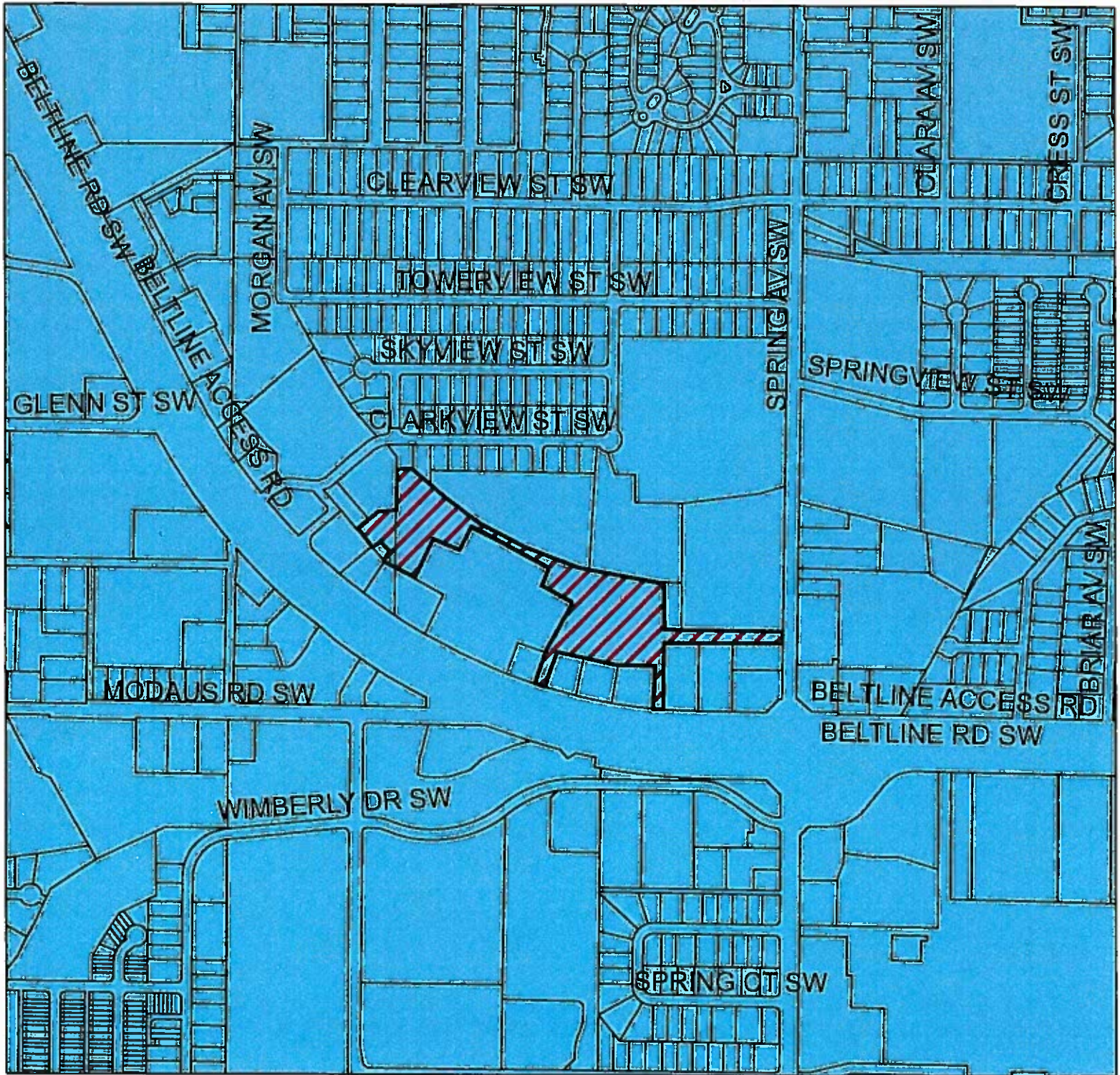
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recommend approval with stated conditions.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:




Prepared by: Hannah Pearson
February 13, 2018

CERTIFICATE TO CONSOLIDATE NO.3385-18



LOCATION MAP

Legend

-  Ownership
-  Corporate Limits
-  SUBJECT PROPERTY

**APPLICANT: JOHN C. EYSTER FAMILY TRUST,
JOHN C. EYSTER AND E. LEE BARRAN**

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3385-18

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

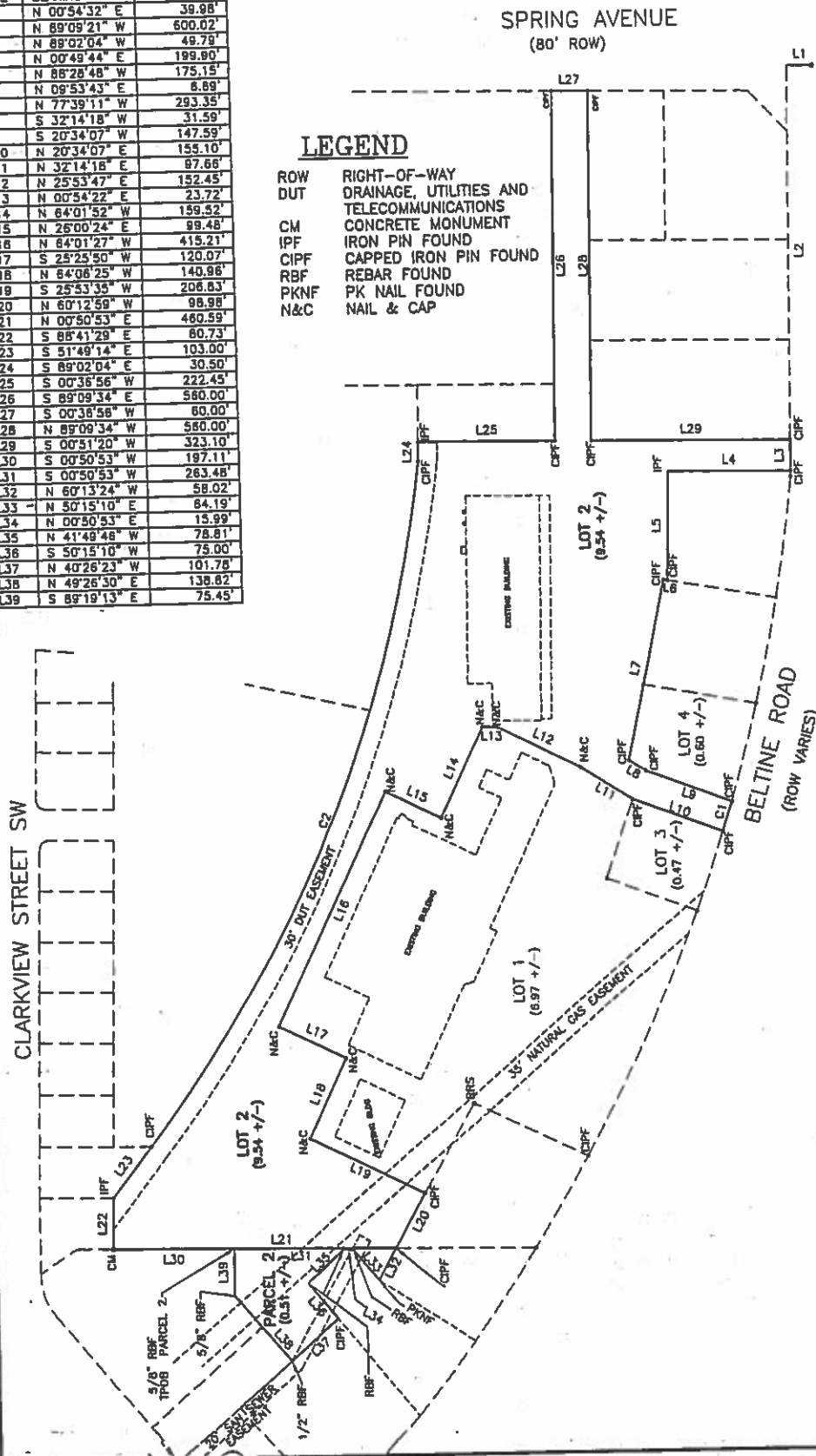
256.353.3937P 256.350.2285F

LINE	BEARING	DISTANCE
L1	N 00°54'32" E	39.88'
L2	N 89°09'21" W	600.02'
L3	N 89°02'04" W	49.79'
L4	N 00°49'44" E	199.80'
L5	N 88°28'48" W	175.15'
L6	N 09°53'43" E	6.89'
L7	N 77°39'11" W	293.35'
L8	S 32°14'18" W	31.59'
L9	S 20°34'07" W	147.59'
L10	N 20°34'07" E	155.10'
L11	N 32°14'18" E	97.68'
L12	N 25°53'47" E	152.45'
L13	N 00°54'22" E	23.72'
L14	N 64°01'52" W	159.52'
L15	N 26°00'24" E	99.48'
L16	N 64°01'27" W	415.21'
L17	S 25°25'50" W	120.07'
L18	N 64°08'25" W	140.98'
L19	S 25°53'35" W	206.83'
L20	N 60°12'59" W	98.98'
L21	N 00°50'53" E	460.59'
L22	S 85°41'29" E	60.73'
L23	S 51°49'14" E	103.00'
L24	S 89°02'04" E	30.50'
L25	S 00°38'56" W	222.45'
L26	S 89°09'34" E	560.00'
L27	S 00°38'56" W	60.00'
L28	N 89°09'34" W	560.00'
L29	S 00°51'20" W	323.10'
L30	S 00°50'53" W	197.11'
L31	S 00°50'53" W	263.48'
L32	N 60°13'24" W	58.02'
L33	N 50°15'10" E	64.19'
L34	N 00°50'53" E	15.99'
L35	N 41°48'48" W	78.81'
L36	S 50°15'10" W	75.00'
L37	N 40°26'23" W	101.78'
L38	N 49°26'30" E	138.82'
L39	S 89°19'13" E	75.45'

LEGEND

ROW RIGHT-OF-WAY
DUT DRAINAGE, UTILITIES AND
TELECOMMUNICATIONS
CM CONCRETE MONUMENT
IPF IRON PIN FOUND
CIPF CAPPED IRON PIN FOUND
RBF REBAR FOUND
PKNF PK NAIL FOUND
N&C NAIL & CAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2748.43'	50.06'	50.06'	S 72°10'27" E	1°01'43"
C2	2163.49'	1185.00'	1180.14'	S 67°03'06" E	3°21'27"



CERTIFICATE TO CONSOLIDATE --- PLUMTREE CENTER --- BELTLINE ROAD, SW, DECATUR, AL

DRAWING DATE: JAN., 2018 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-11-18 | SCALE: 1"=200' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO CONSOLIDATE NO. 3385-18

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F

LINE	BEARING	DISTANCE
L1	N 00°54'32" E	39.98'
L2	N 89°09'21" W	600.02'
L3	N 89°02'04" W	49.78'
L4	N 00°49'44" E	199.90'
L5	N 88°28'48" W	175.15'
L6	N 09°53'43" E	8.89'
L7	N 77°39'11" W	293.35'
L8	S 32°14'18" W	31.59'
L9	S 20°34'07" W	147.59'
L10	N 20°34'07" E	155.10'
L11	N 32°14'18" E	87.68'
L12	N 25°53'47" E	152.45'
L13	N 00°54'22" E	23.72'
L14	N 84°01'52" W	159.52'
L15	N 26°00'24" E	99.48'
L16	N 64°01'27" W	415.21'
L17	S 25°25'50" W	120.07'
L18	N 84°06'25" W	140.98'
L19	S 25°53'35" W	208.83'
L20	N 60°12'59" W	98.98'
L21	N 00°50'53" E	460.59'
L22	S 88°41'29" E	80.73'
L23	S 51°49'14" E	103.00'
L24	S 89°02'04" E	30.50'
L25	S 00°38'56" W	222.45'
L26	S 89°09'34" E	560.00'
L27	S 00°36'56" W	60.00'
L28	N 89°09'34" W	560.00'
L29	S 00°51'20" W	323.10'
L30	S 00°50'53" W	197.11'
L31	S 00°50'53" W	263.48'
L32	N 60°13'24" W	58.02'
L33	N 50°15'10" E	84.19'
L34	N 00°50'53" E	15.99'
L35	N 41°49'46" W	78.81'
L36	S 50°15'10" W	75.00'
L37	N 40°26'23" W	101.78'
L38	N 49°28'30" E	138.82'
L39	S 89°19'13" E	75.45'

LEGEND

ROW RIGHT-OF-WAY
DUT DRAINAGE, UTILITIES AND
TELECOMMUNICATIONS
CM CONCRETE MONUMENT
IPF IRON PIN FOUND
CIPF CAPPED IRON PIN FOUND
RBF REBAR FOUND
PKNF PK NAIL FOUND
N&C NAIL & CAP

SPRING AVENUE
(80' ROW)

SE CORNER
SECTION 36
T5S, 15W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2788.49'	50.08'	50.08'	S 72°10'27" E	101°43'
C2	2183.49'	1195.00'	1180.14'	S 67°03'06" E	372°12'27"

CLARKVIEW STREET SW

BELTLINE ROAD
(ROW VARIES)

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: DB 2011, PG 1778, MB 2012, PG 4
4. PROPERTY ADDRESS IS 1000 BELTLINE ROAD, SW, DECATUR, AL 35603
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN FEBRUARY, 2018.

BOUNDARY SURVEY -- PLUMTREE CENTER -- BELTLINE ROAD, SW, DECATUR, AL

DRAWING DATE: JAN., 2018 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. S-12-18 | SCALE: 1"=200' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: SP# 567-18

CONTROL NO. 7836

ACRES: .28

CURRENT ZONE: B-1

NEW ZONE: N/A

APPLICANT/ADDRESS: Stafford Architecture, 1481 Slaughter Rd., Madison, AL 35758

PROPERTY OWNER/PROPERTY ADDRESS: Mital Patel, 1026 Somerville Rd SE, Decatur, AL 35601

REQUEST: Site plan approval for the addition of a freezer to an existing convenience store

CURRENT LANDUSE: Local Shopping

PROPOSED LANDUSE: Local Shopping

ONE DECATUR FUTURE LANDUSE: Major Institution, Civic Campus

ONE DECATUR STREET TYPOLOGY: City Connector

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

No conditions.

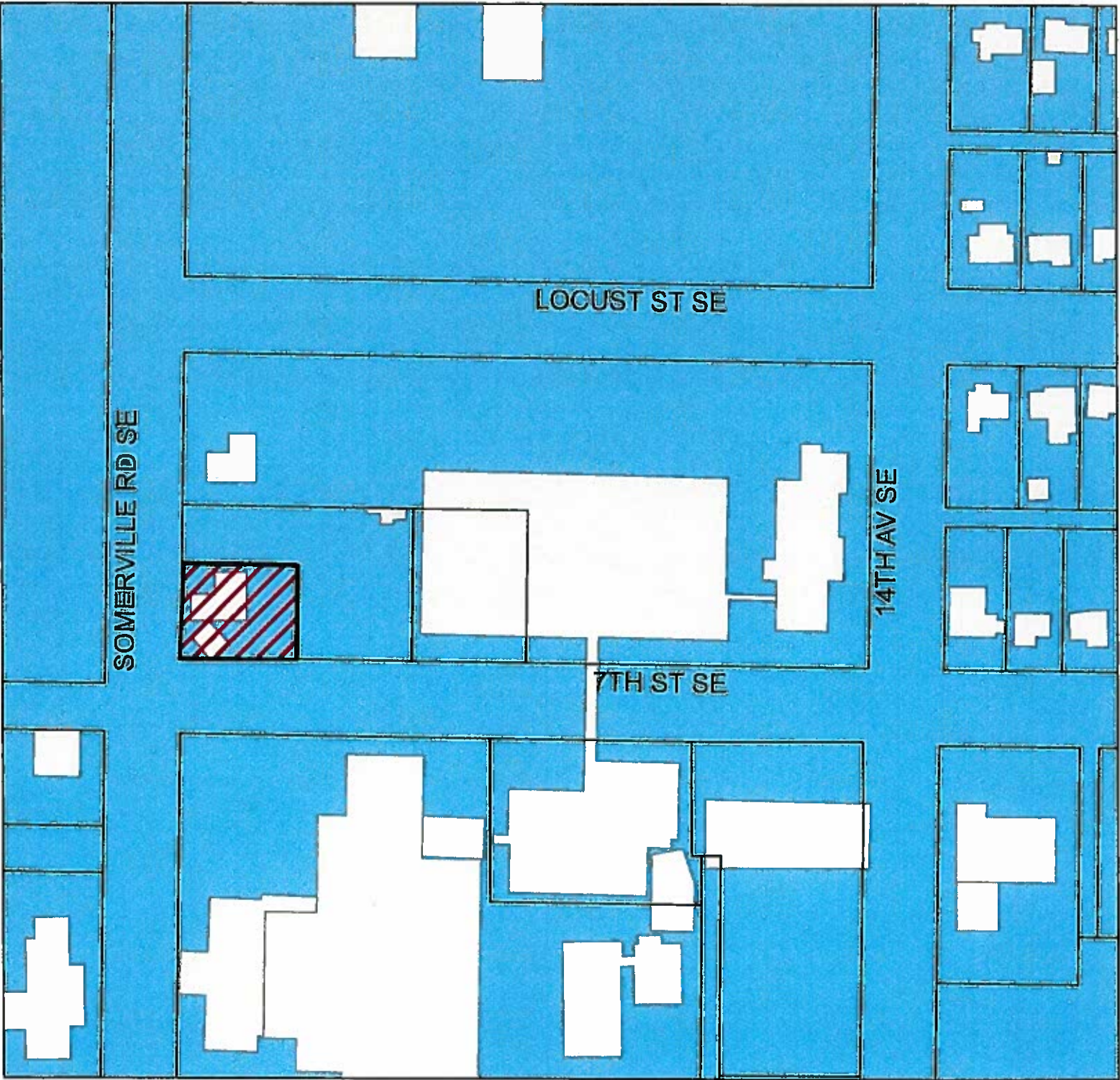
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recommend approval.





COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
February 13, 2018

SITE PLAN NO. 567-18



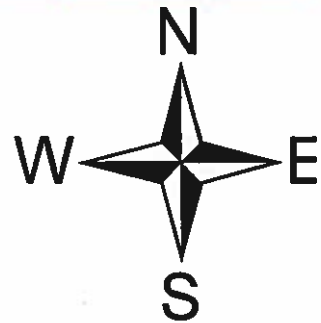
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: MITAL PATEL

PROPERTY ZONED B-1



DRAWING NOT TO SCALE

**THIS SUBDIVISION HAS BEEN
SUBMITTED TO THE PLANNING
COMMISSION FOR:**

☐ LAYOUT APPROVAL
☐ PRELIMINARY APPROVAL
☒ FINAL APPROVAL

**THE SUBDIVISION COMMITTEE
WILL MEET AT 1:15 P.M. ON**

SP# 567-18

ALL PORTIONS OF EXTERIOR WALL WITHIN
10'-0" OF PROPERTY LINE TO BE CONSTRUCTED
FOR 2 HOUR FIRE RATING.

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

CITGO -
SNACKER'S
NEIGHBORHOOD
MINI-MART

ENCLOSURE

1	SITE / FLOOR PLAN
A1	PLAN 1500-1-1

7th Street SE

SCALE: $\frac{3}{16}'' = 1'-0''$

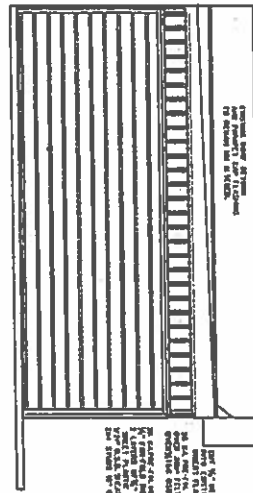


A1

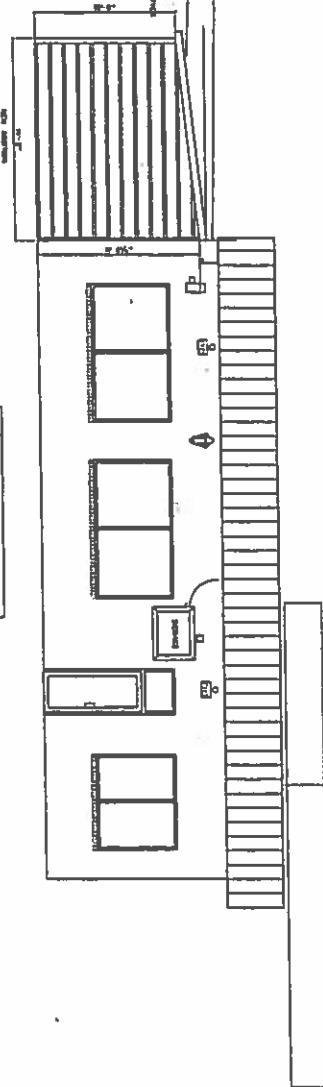
A Walk-In Cooler Addition for
Given-Snacker's Neighborhood Mini-Mart
1024 Somerville Rd. SE, Decatur, Alabama 35601

STAFFORD ARCHITECTURE

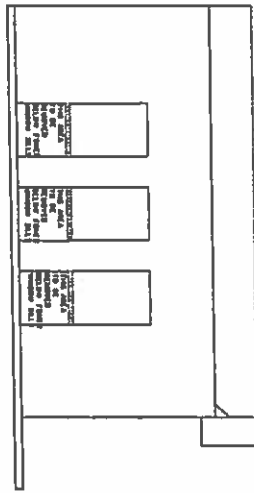
1481 SLAUGHTER RD.
MADISON, AL 35758
PH: 256-325-2889



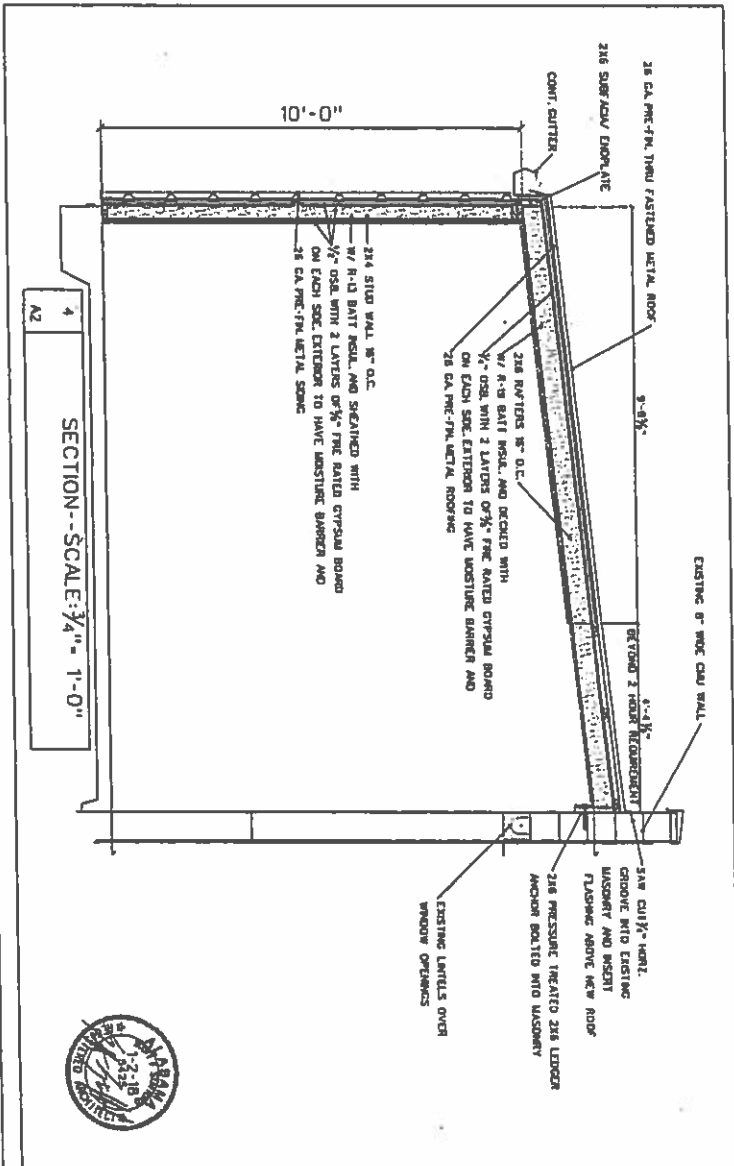
1 NORTH ELEVATION
A2 SCALE 1/4" = 1'-0"



2 WEST ELEVATION
A2 SCALE 1/4" = 1'-0"



NORTH ELEVATION (INTERIOR)
SCALE 1/4" = 1'-0"



**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: SP# 568-18

CONTROL NO. 7839

ACRES: .68

CURRENT ZONE: M-1A

NEW ZONE: N/A

APPLICANT/ADDRESS: Insite Engineering LLC, 5800 Feldspar Way, Hoover, AL 35244

PROPERTY OWNER/PROPERTY ADDRESS: Express Oil & Tire Engineers, 1222 Beltline Rd. SW Decatur, 35603

REQUEST: Site plan approval for a 2300 sq. ft. expansion of the existing Express Oil on the Beltline

CURRENT LANDUSE: Commercial

PROPOSED LANDUSE: Commercial

ONE DECATUR FUTURE LANDUSE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

- 1. Provide applicant signature letter**
- 2. Completion of conditions for Certificate 3381-18**
- 3. Show existing gas line on site plan**

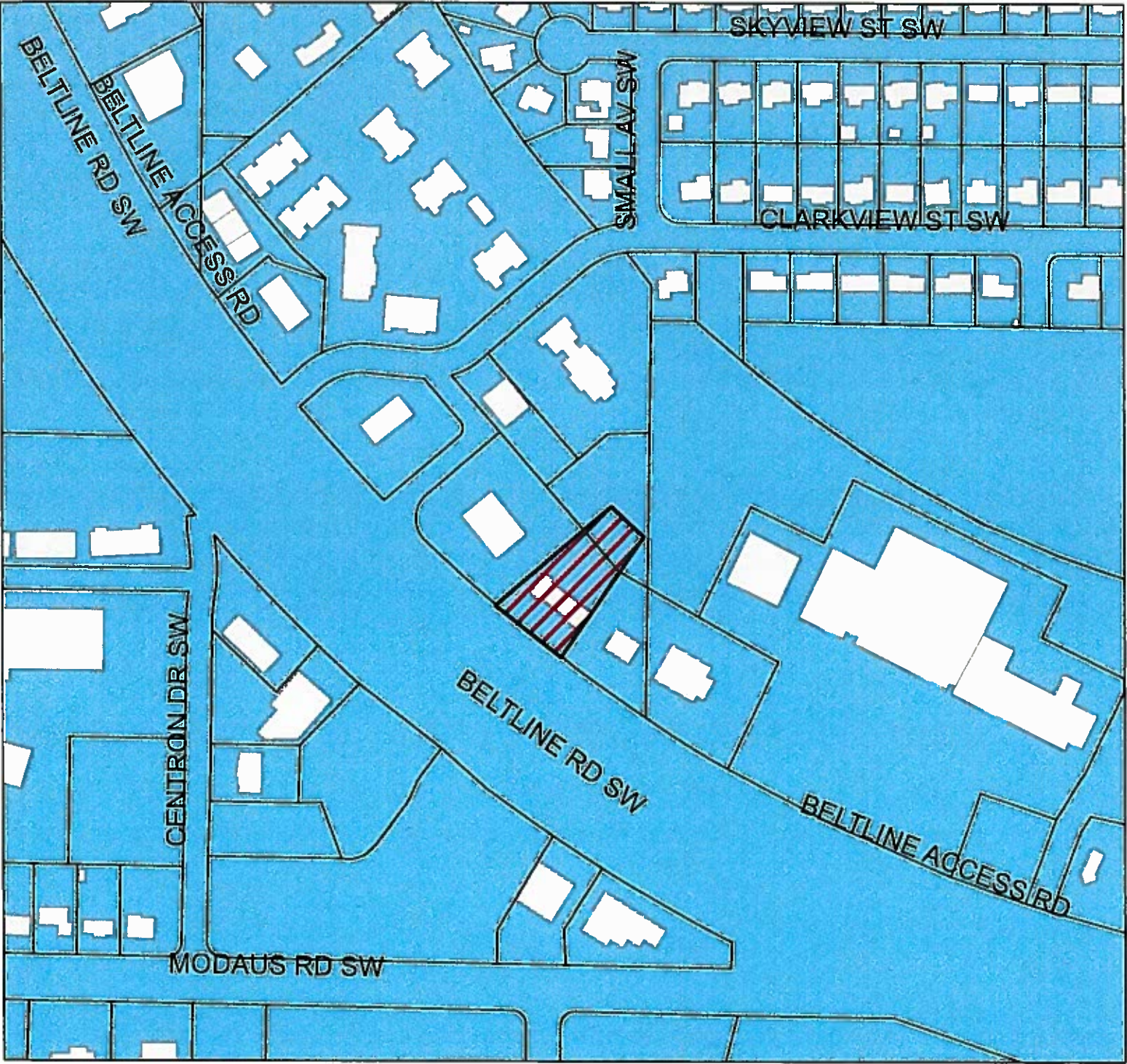
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recommend approval with stated conditions.





COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
February 13, 2018

SITE PLAN NO. 568-18



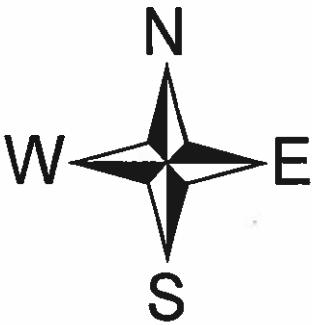
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

APPLICANT: EXPRESS OIL

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

**Staff Report for
Planning Commission
February 20, 2018**

FILE NUMBER: Vacation 500-18

CONTROL NO. 7835

ACRES: 5.07

CURRENT ZONE: M-2

NEW ZONE: N/A

APPLICANT/ADDRESS: Pugh/Wright/McAnally, 310 8th Ave NE, Decatur, AL 35601

PROPERTY OWNER/PROPERTY ADDRESS: Industrial Development Board of the City of Decatur, Nucor Steel Decatur, LLC, Joe Wheeler Electric Membership Corporation and ITC-AL, LLC

REQUEST: Vacate entire ROW for Independence Ave NW and a portion of ROW for Mallard Fox Drive NW

CURRENT LANDUSE: Heavy Industry

PROPOSED LANDUSE: Heavy Industry

ONE DECATUR FUTURE LANDUSE: General Industrial

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

- 1. No conditions.**

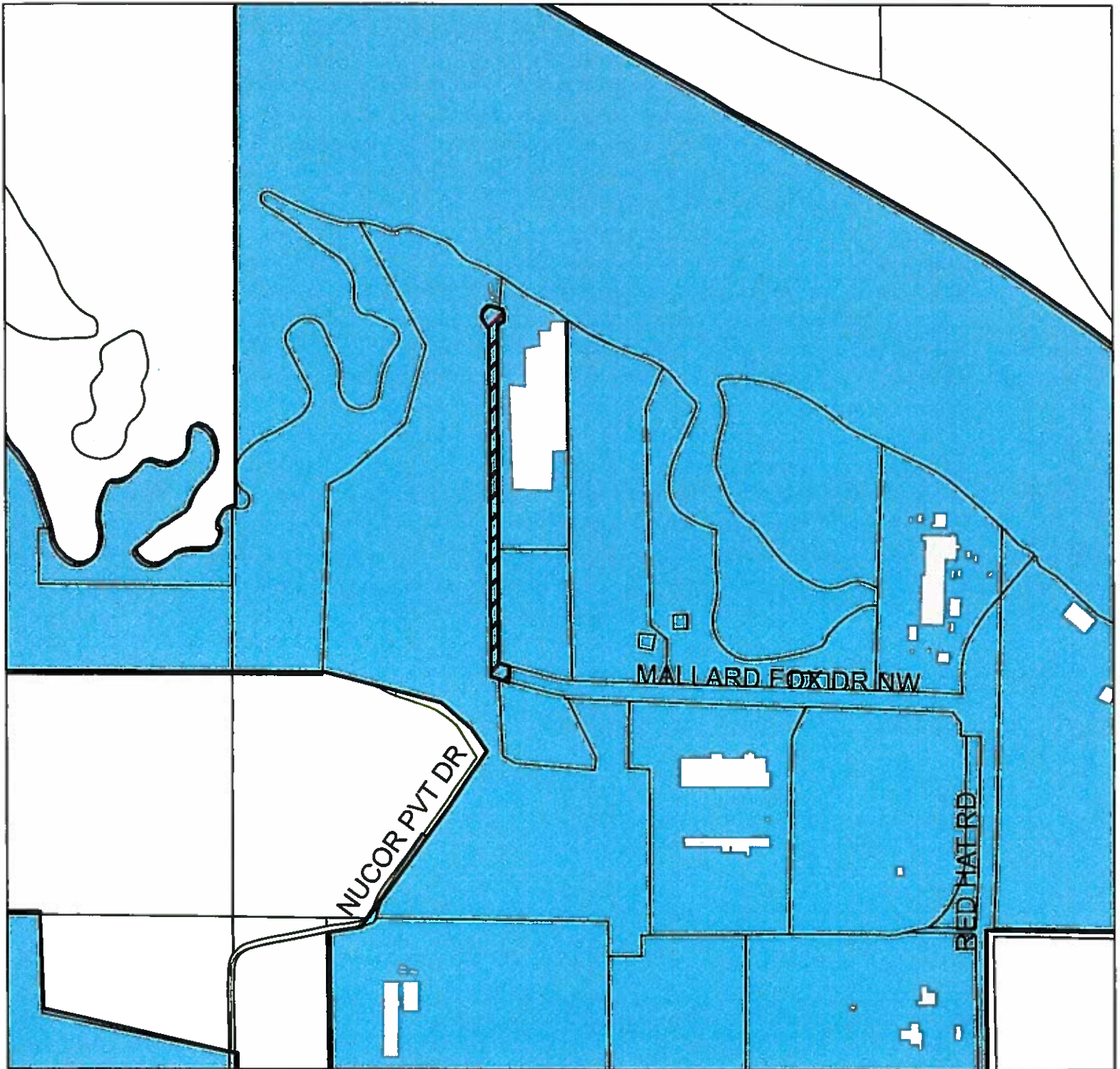
Pt. of Info: Any relocation of utilities will be at the owner's expense. Retain entire vacated ROW as a utility easement.

Recommend approval.

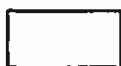



COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
February 13, 2018

VACATION REQUEST NO. 500-18



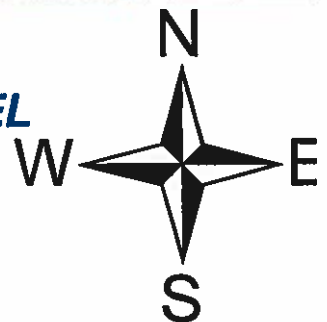
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

**APPLICANT: IDB BOARD, NUCOR STEEL
AND JOE WHEELER ELECTRIC**

PROPERTY ZONED M-2



DRAWING NOT TO SCALE