

AGENDA
CITY OF MONTEVALLO
PLANNING AND ZONING COMMISSION

January 21, 2021 – 6:00 P M

City of Montevallo
City Hall
541 Main Street
Montevallo, AL 35115

PUBLIC HEARING

1. Verification of Quorum.

2. Call to Order.

3. Case No. Z20-011 – Their Four, LLC Rezoning from R-2 to O-I *(continued from December 17, 2020)*

This is a request from Letta Hallman, Montevallo Realty, on behalf of the property owner, Their Four LLC, for approval of a rezoning request from R-2, Single Family District to O-I, Office & Institutional District to allow for the conversion of the onsite buildings to office space.

The subject property is located at 432 and 440 Middle Street; Parcel Identification Number 58-27-8-28-2-001-011.000.

4. Case No. SP20-011 – Shoal Creek Apartments Site Development Plan

This is a request from Mike Hardy, Hardy Properties, LLC, property owner, for approval of a site development plan to construct three 10-unit apartment buildings in accordance with the approved Shoal Creek Apartments R-2 Special District.

The subject property is located generally at 130, 136 and 152 Corvette Way; Parcel Identification Number 58-27-5-21-1-004-023.000.

DISCUSSION ITEMS- *(continued from December 17, 2020)*

1. Parking requirements for businesses located within the Urban Core.

Montevallo Main Street has asked the Planning and Zoning Commission to consider eliminating parking minimums within the Urban Core.

Parking requirements are determined by use in the Zoning Ordinance. Some consideration is currently provided for shared or on-street parking for Urban Core businesses.

2. Site plan requirements and review procedures for approval and certification.

Montevallo Main Street has asked the Planning and Zoning Commission to consider revising the requirements for site plan submittals and their review and approval procedures, specifically in reference to redevelopment of existing commercial property in the Urban Core.

A site plan is required for new construction or a 25% improvement to an existing site. Site plans are reviewed for compliance with the Zoning Ordinance by staff and must also be approved by both the Planning and Zoning Commission and the City Council.