

PLANNING & ZONING COMMISSION OPINION OF FINDINGS

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: RICHARD TRAMM, CITY ADMINISTRATOR

SUBJECT: OPINION OF THE PLANNING & ZONING COMMISSION REGARDING
A VARIANCE REQUEST TO THE VEGETATIVE SETBACK REQUIREMENTS OF SECTION
78-162(a) OF THE CITY CODE OF ORDINANCES FOR COMMERCIAL RESERVE "D" IN
TOWN CREEK CROSSING SECTION ONE.

Mayor and Members of City Council,

Pursuant to Section 78-28 of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on June 1, 2021 to consider a variance request from LeFevre Development, Inc. The Subdivision Ordinance requires commercial properties to include a 25-foot vegetative setback when abutting single-family residential properties. In the request, the developer has proposed to locate a vegetative setback on the residential properties instead of the commercial property and has increased the depth of each of these residential lots by 25 feet to accommodate the setback. After considering the request and significant elevation change between the commercial and residential properties, the Planning & Zoning Commission recommended approval of the variance request at its June 1st meeting.

Submitted on behalf of the Planning & Zoning Commission,



Dave McCorquodale
Assistant City Administrator and Director of Planning & Development