

MEMORANDUM

DATE: August 20th, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

August 13th, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

August 20th, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

August 20th, 2024

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Waye**, *Secretary*; **Hunter Pepper**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**

CALL MEETING TO ORDER

Public Meeting

Annexation

A. Annexation

Patrick Kirk For GSA21, LLC

PAGE NO.

3-5

Zoning

A. Zoning 1425-24

Patrick Kirk For GSA21, LLC

PAGE NO.

6-8

Rezoning

A. Rezoning 1426-24

PWM For Decatur Projects, LLC

PAGE NO.

9-12

Preliminary Plats

A. Preliminary-Valley Park

PWM For Wilshire Development

PAGE NO.

13-16

Consent Agenda

Site Plan

A. Site Plan 678-24

Barrett-Simpson, Inc.

PAGE NO.

17-20

B. Site Plan 681-24

PWM for Land Services, LLC

21-24

C. Site Plan 682-24

St. John & Associates

25-28

D. Site Plan 683-24

PWM for Hernandez Universal Props.

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Other Business

Vacation

A. Vacation of Cherry St.

PWM for Decatur Projects, LLC

PAGE NO.

33-36

B. Decatur Christian Fellowship

Annexation

Annexation

FILE NAME OR NUMBER: CTRL: 8544

ACRES: 5.06 acres +/-

CURRENT ZONE: Unincorporated

APPLICANT: Patrick Kirk

LOCATION AND/OR PROPERTY ADDRESS: 2612 Old Moulton Road

REQUEST: Annex into the city limits

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial

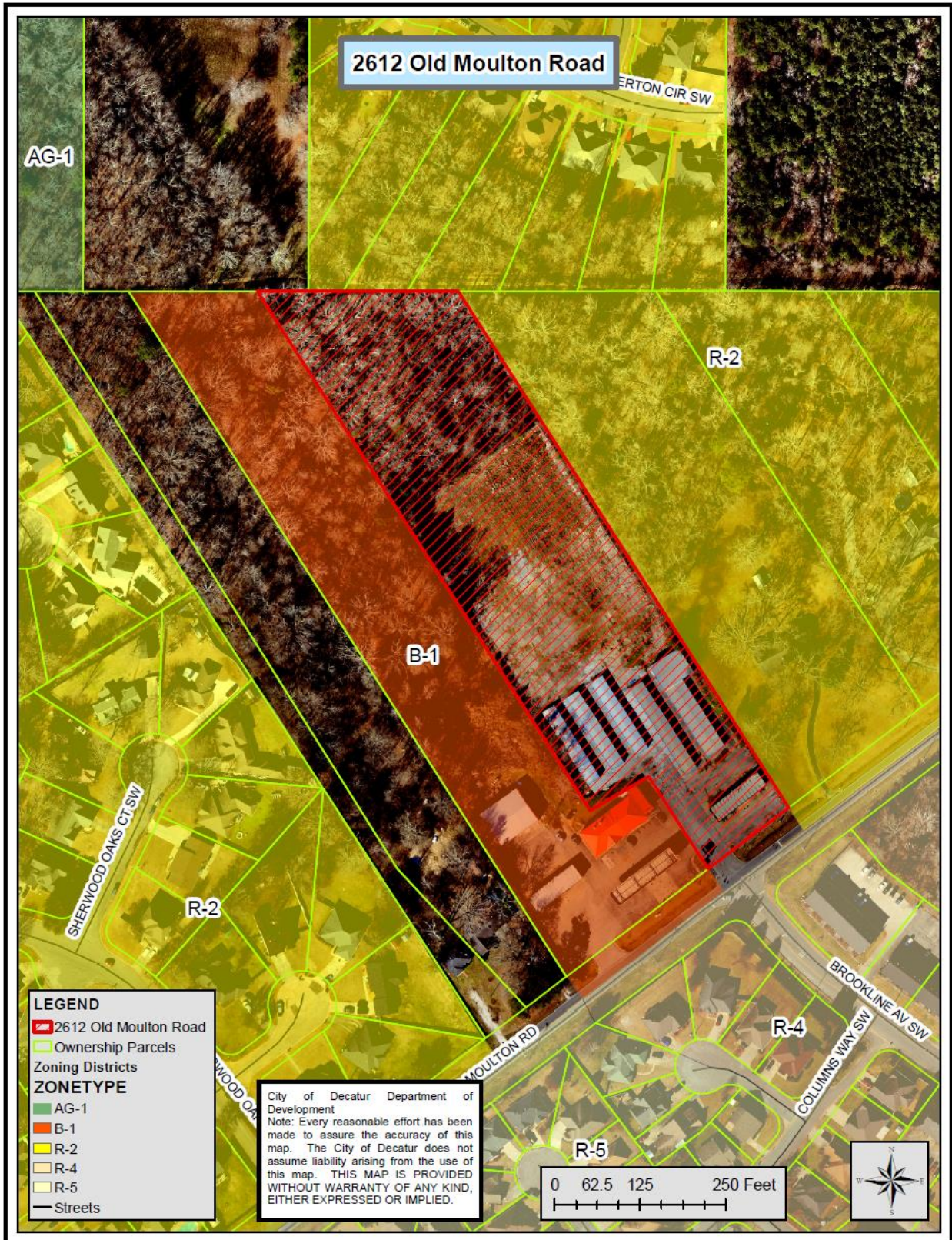
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

- 1.
- 2.

Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.





PRE-ZONING

PRE-Zoning 1425-24

FILE NAME OR NUMBER: Zoning 1425-24

ACRES: 5.2 acres +/-

CURRENT ZONE: Unincorporated

APPLICANT: Patrick Kirk

LOCATION AND/OR PROPERTY ADDRESS: 2612 Old Moulton Road

REQUEST: Zone to B-1 (Local Shopping)

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial

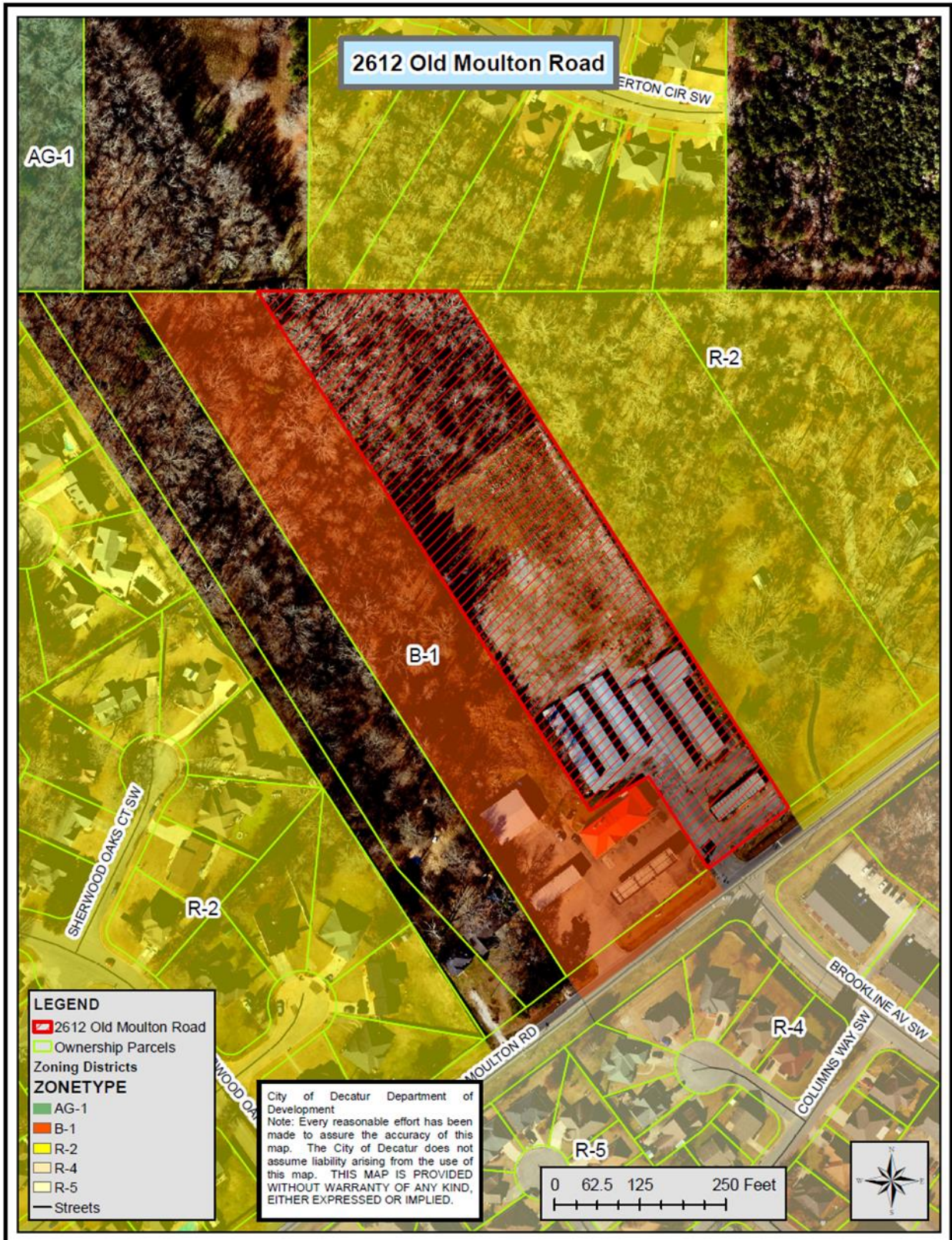
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

- 1.
- 2.

Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.





REZONING

Rezoning 1426-24

FILE NAME OR NUMBER: Rezoning 1426-24

ACRES: 0.77 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 410 Railroad Street NW

REQUEST: Rezone 0.77 acres from M-1 (Light-Industry) to B-5 (CBD)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

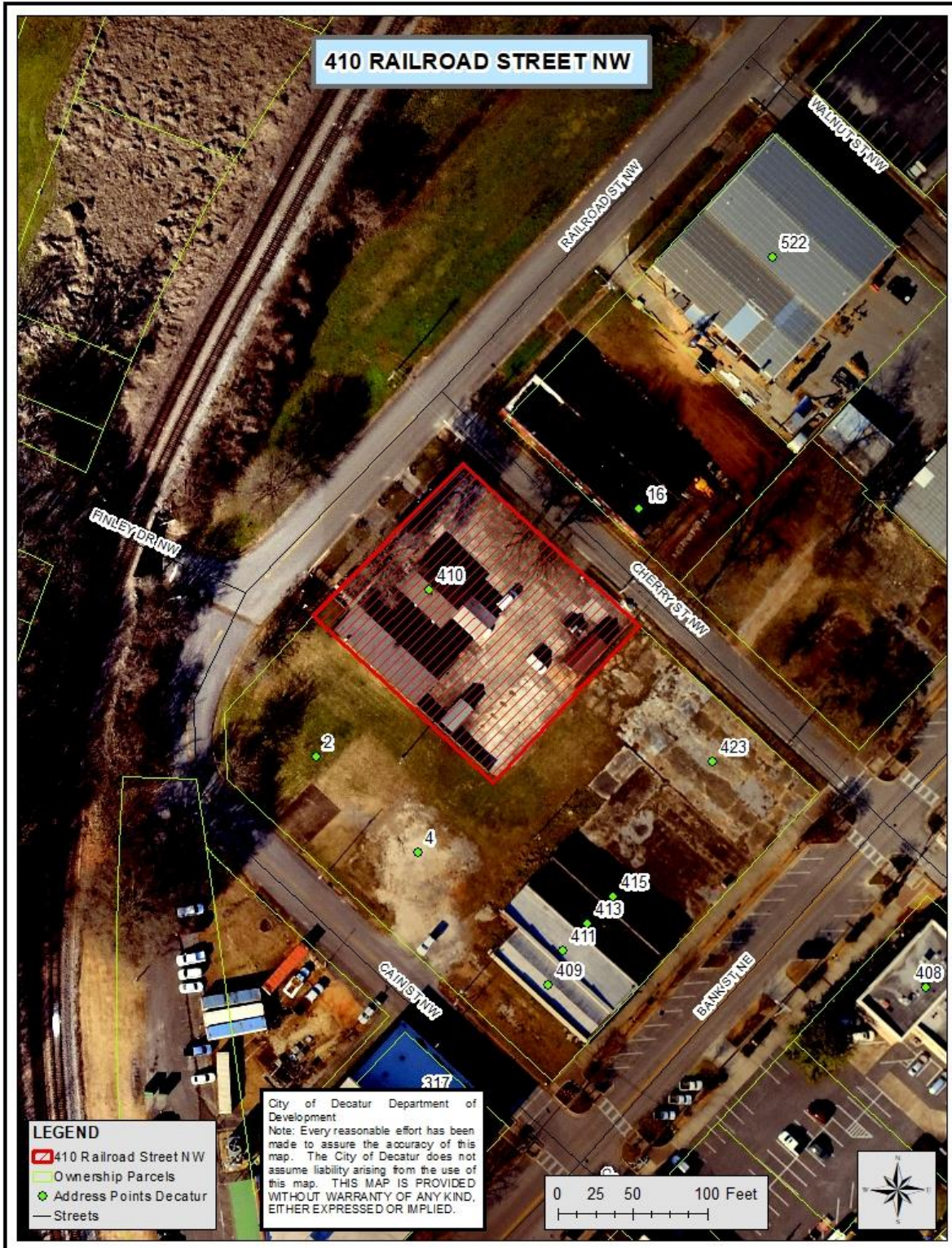
ONE DECATUR STREET TYPOLOGY: Railroad Street NW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. .
- 2.

Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

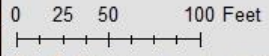


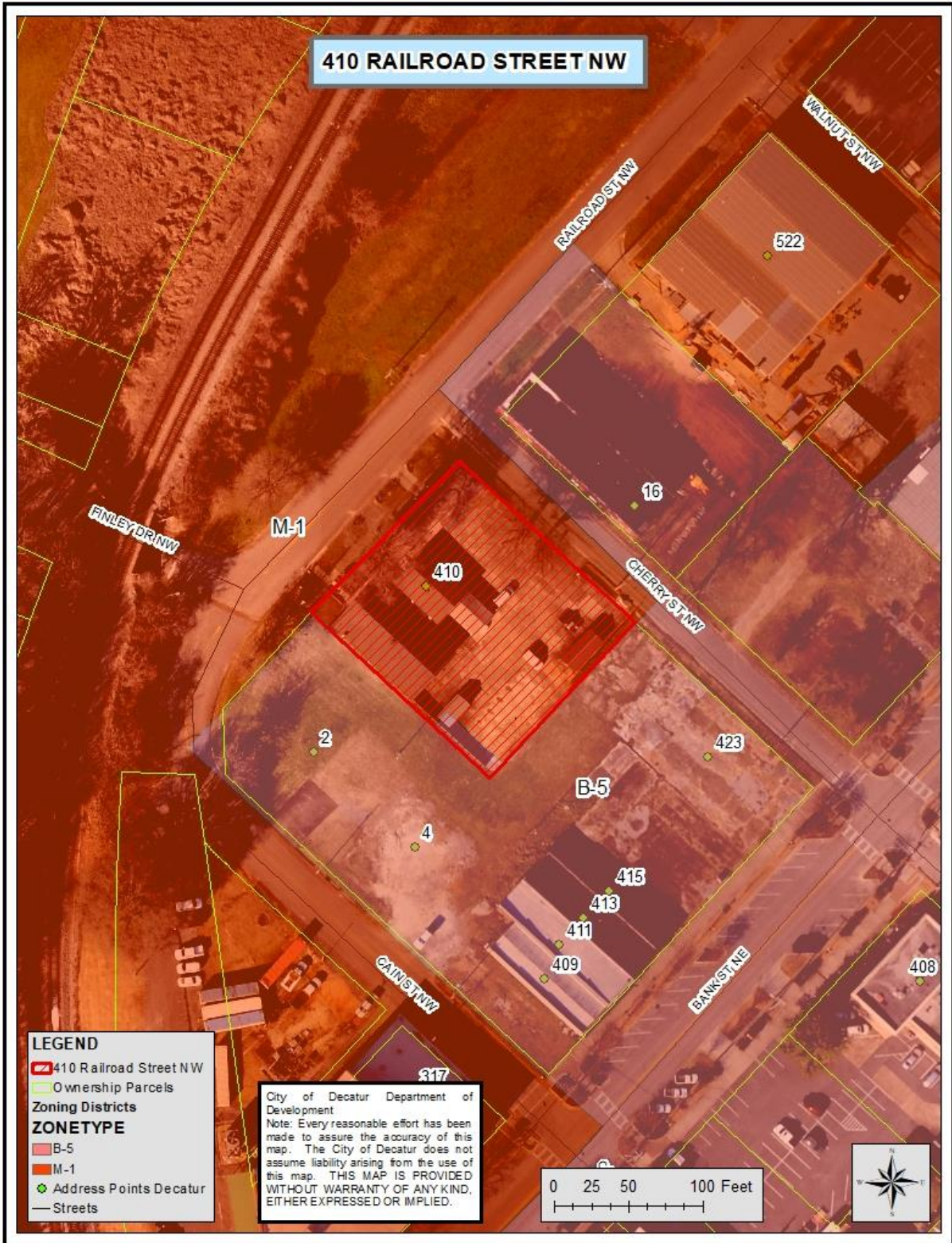
410 RAILROAD STREET NW

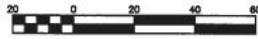
LEGEND

- 410 Railroad Street NW
- Ownership Parcels
- ◆ Address Points Decatur
- Streets

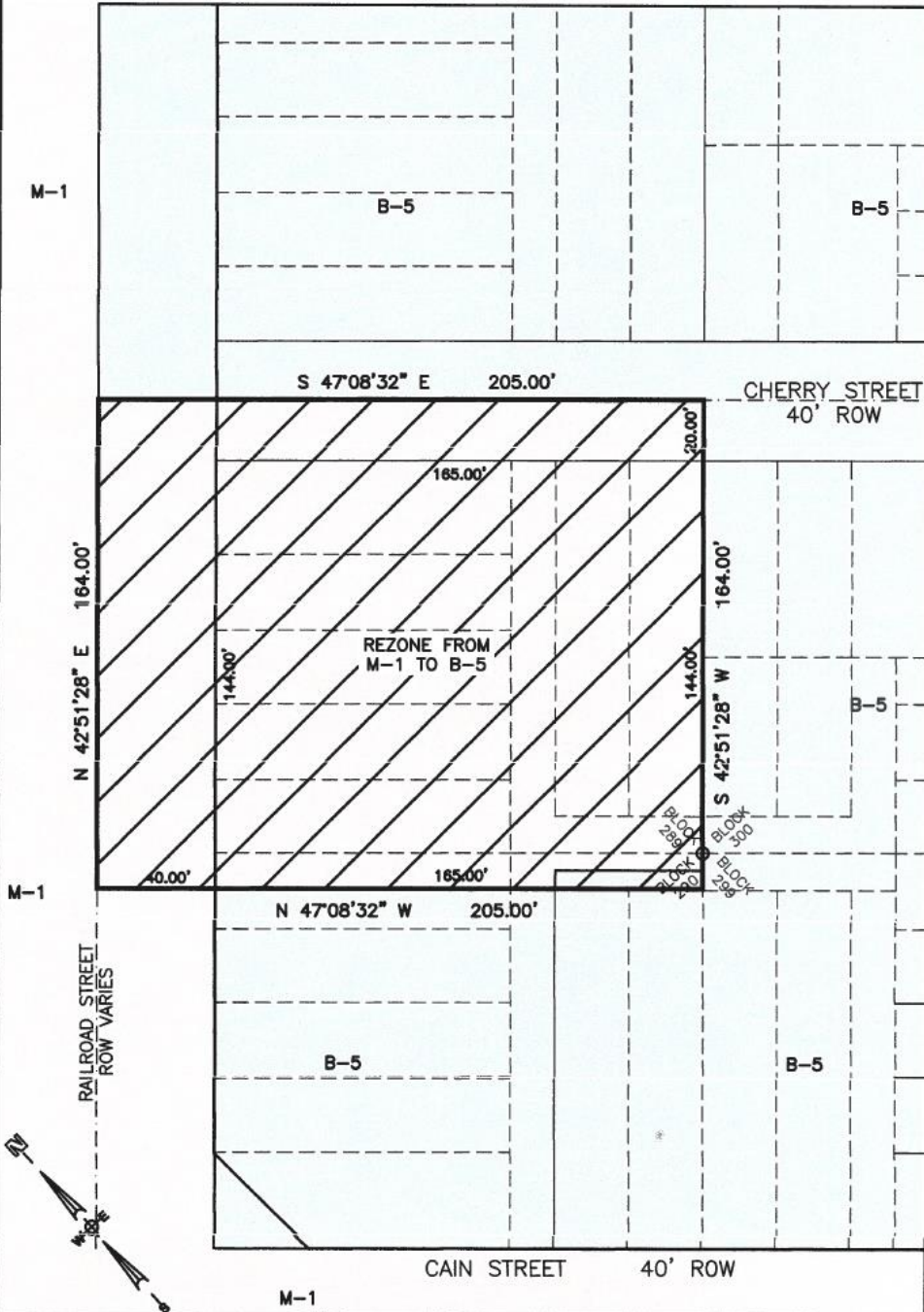
City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.







Scale 1" = 40'



REZONING SKETCH -- DECATUR PROJECTS LLC -- RAILROAD ST & CHERRY STREET
 DRAWING DATE: AUG 2024 DRAWN BY: DDP APPROVED BY: HBM JOB No. D-70-24 SCALE: 1"=40' PAGE 2 OF 2
 PUGHWRIGHTMCANALLY.COM

PRELIMINARY PLAT

Valley Park Phase II

FILE NAME OR NUMBER: Preliminary Plat Valley Park Phase II

ACRES: 10.75 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Clear Creek Drive SW

REQUEST: Construction 32 dwellings on 10.75 +/- acres of land

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Flex Employment Center & Low Residential

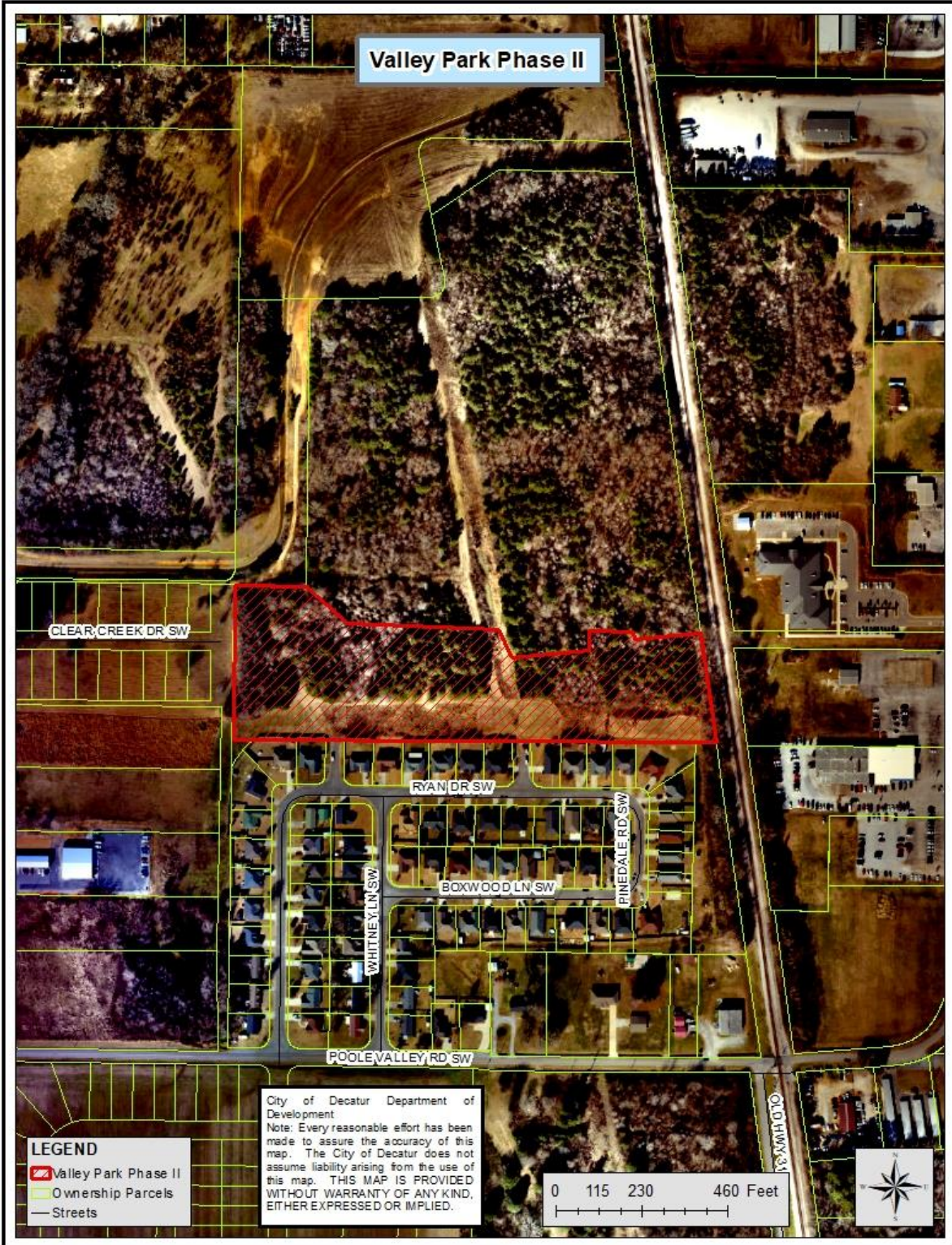
ONE DECATUR STREET TYPOLOGY: Clear Creek Drive is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please change the reference to number nine in the plats notes section to indicate 10.75 acres

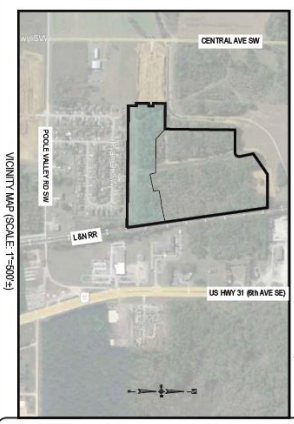
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction







| LINE | BEARING | LENGTH | CURVED BEARING | BEHA NAME |
|------|--------------------|--------|--------------------|----------------------|
| C1 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C2 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C3 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C4 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C5 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C6 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C7 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C8 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C9 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C10 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C11 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C12 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C13 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C14 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C15 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C16 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C17 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C18 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C19 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C20 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C21 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C22 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C23 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |
| C24 | N 89° 57' 47.79" E | 23.76 | S 87° 47' 47.79" E | VALLEY PARK DRIVE SW |



JEFF PARKER (WILSHIRE DEVELOPMENT ALABAMA LLC)
 VALLEY PARK NORTH PHASE II
 CLEAR CREEK DRIVE SW
 SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 WEST
 DECATUR, MORGAN COUNTY, ALABAMA
PRELIMINARY PLAT

| REVISIONS | REVISIONS |
|-----------|-------------|
| NO. | DESCRIPTION |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |

ALABAMA PUBLIC HEALTH CARE AGENCY
 DEPARTMENT OF HEALTH SERVICES
 DIVISION OF PUBLIC HEALTH

PUGH WRIGHT MCANALLY
 CIVIL ENGINEERS

1100 18th Avenue NE, P.O. Box 2416 - DECATUR, AL - 35601-2416
 Pugh Wright McAnally, Inc.

DATE: 07/26/2024
 APPROVED BY: [Signature]
 APPROVED BY: [Signature]
 SCALE: 1"=50'

Sheet Number
010-24
C102

SITE PLANS

Site Plan 678-24

FILE NAME OR NUMBER: Cedar Lake Crossing

ACRES: 6.05 acres +/-

CURRENT ZONE: R-4 (Multi-Family)

APPLICANT: Barrett-Simpson, Inc.

LOCATION AND/OR PROPERTY ADDRESS: Corner of Sandlin Road & Cedar Lake Road

REQUEST: Approve site plan

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

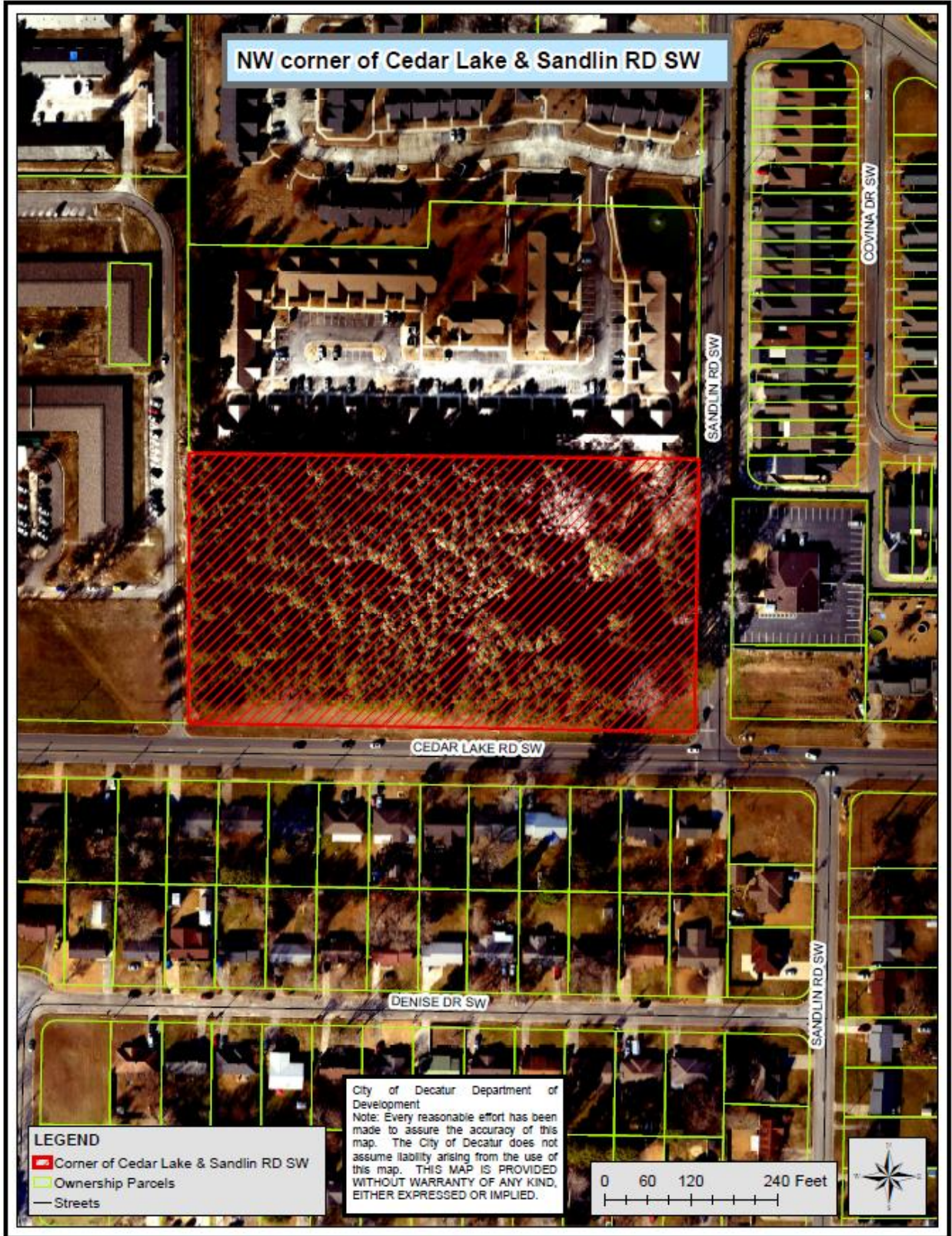
ONE DECATUR STREET TYPOLOGY: Sandlin and Cedar Lake Road are Collector Urban

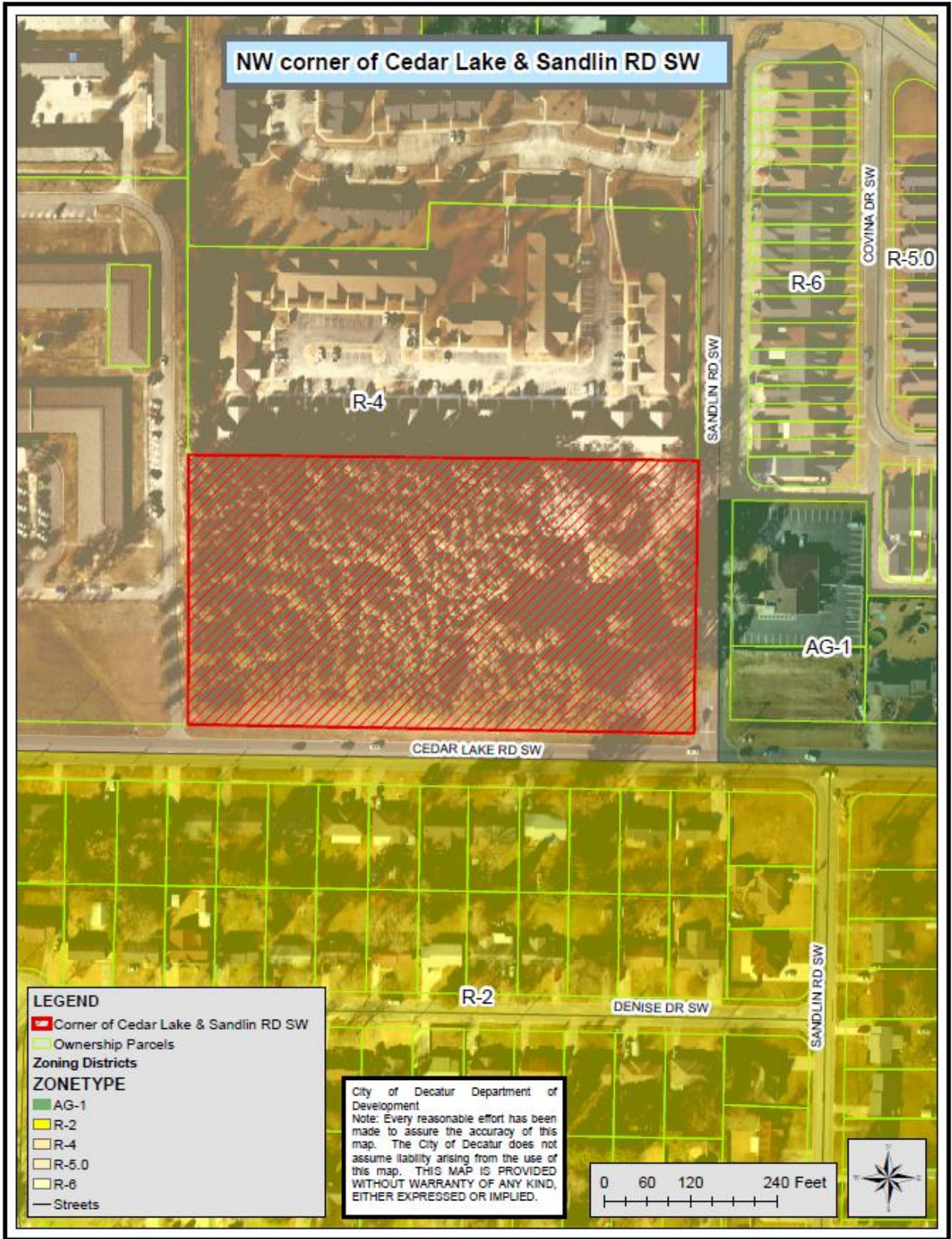
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

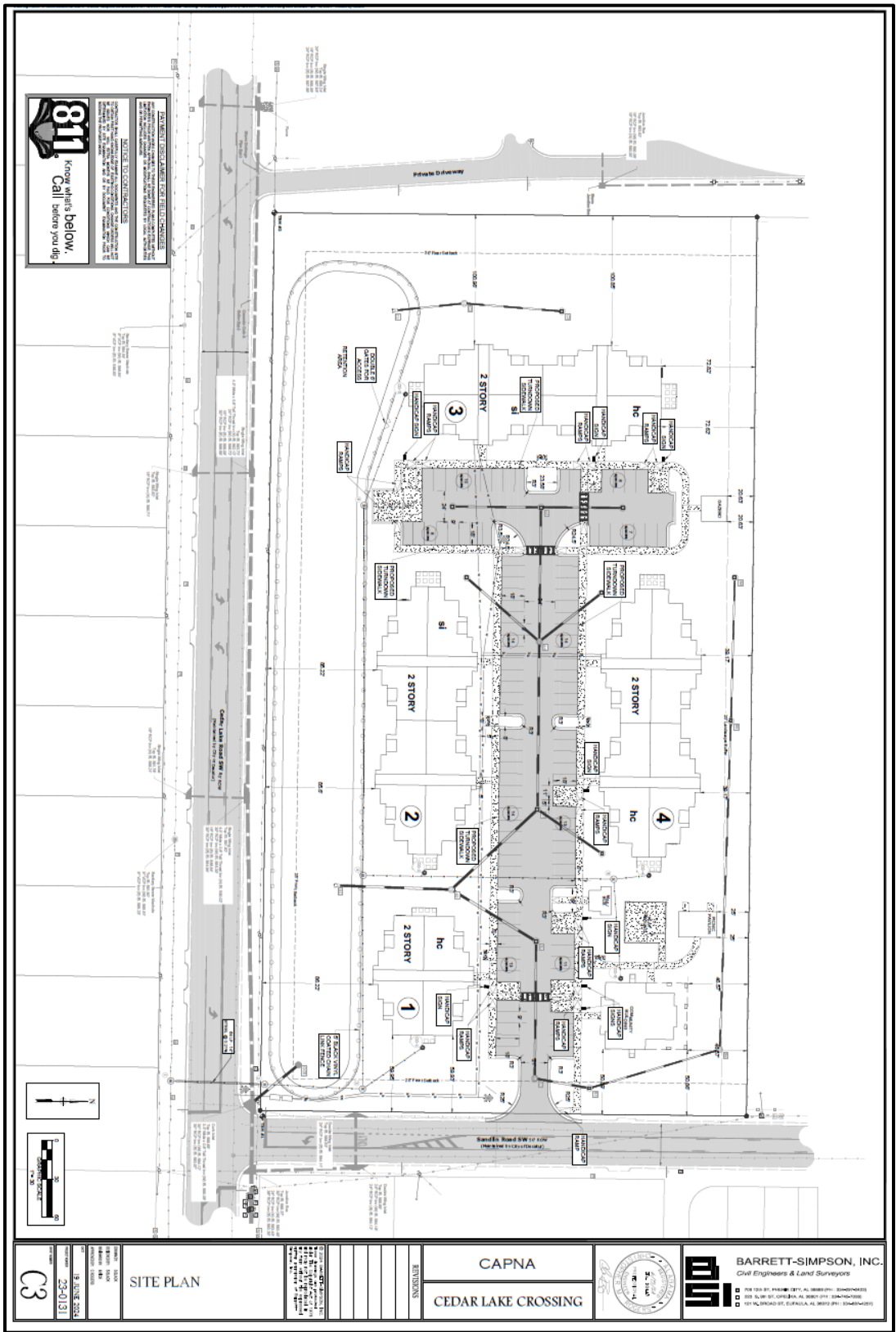
Conditions to be met:

1. Please propose separating fire protection and domestic meter. (DU)
2. Please check erosion control plan
3. Dumpster enclosure detail needed
4. Please update amount of Units on Site Plan
5. Please obtain a variance for dumpsters

Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

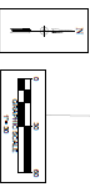






811
 Know what's below.
 Call before you dig.

ADVANTAGE RESIDENTIAL FOR EARTH CHANGES
 NOTICE TO CONTRACTORS
 THE CITY OF CEDAR RAPIDS HAS A POLICY OF ENCOURAGING THE PROTECTION OF UTILITIES AND THE SAFETY OF THE PUBLIC. THE CITY OF CEDAR RAPIDS HAS A POLICY OF ENCOURAGING THE PROTECTION OF UTILITIES AND THE SAFETY OF THE PUBLIC. THE CITY OF CEDAR RAPIDS HAS A POLICY OF ENCOURAGING THE PROTECTION OF UTILITIES AND THE SAFETY OF THE PUBLIC.



| | |
|------------------|--|
| | BARRETT-SIMPSON, INC. Civil Engineers & Land Surveyors 708 13th St., P.O. Box 1000, Cedar Rapids, IA 52402-1000 319.244.1111 |
| | 23-0131 19 JUNE 2024 SHEET NO. 03 |
| SITE PLAN | CAPNA CEDAR LAKE CROSSING |
| REVISIONS | |

Site Plan 681-24

FILE NAME OR NUMBER: Site Plan 681-24

ACRES: 29.68 +/- acres

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Fairgrounds Road

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Major Institution/Civil

ONE DECATUR STREET TYPOLOGY: Fairgrounds Road is a collector urban

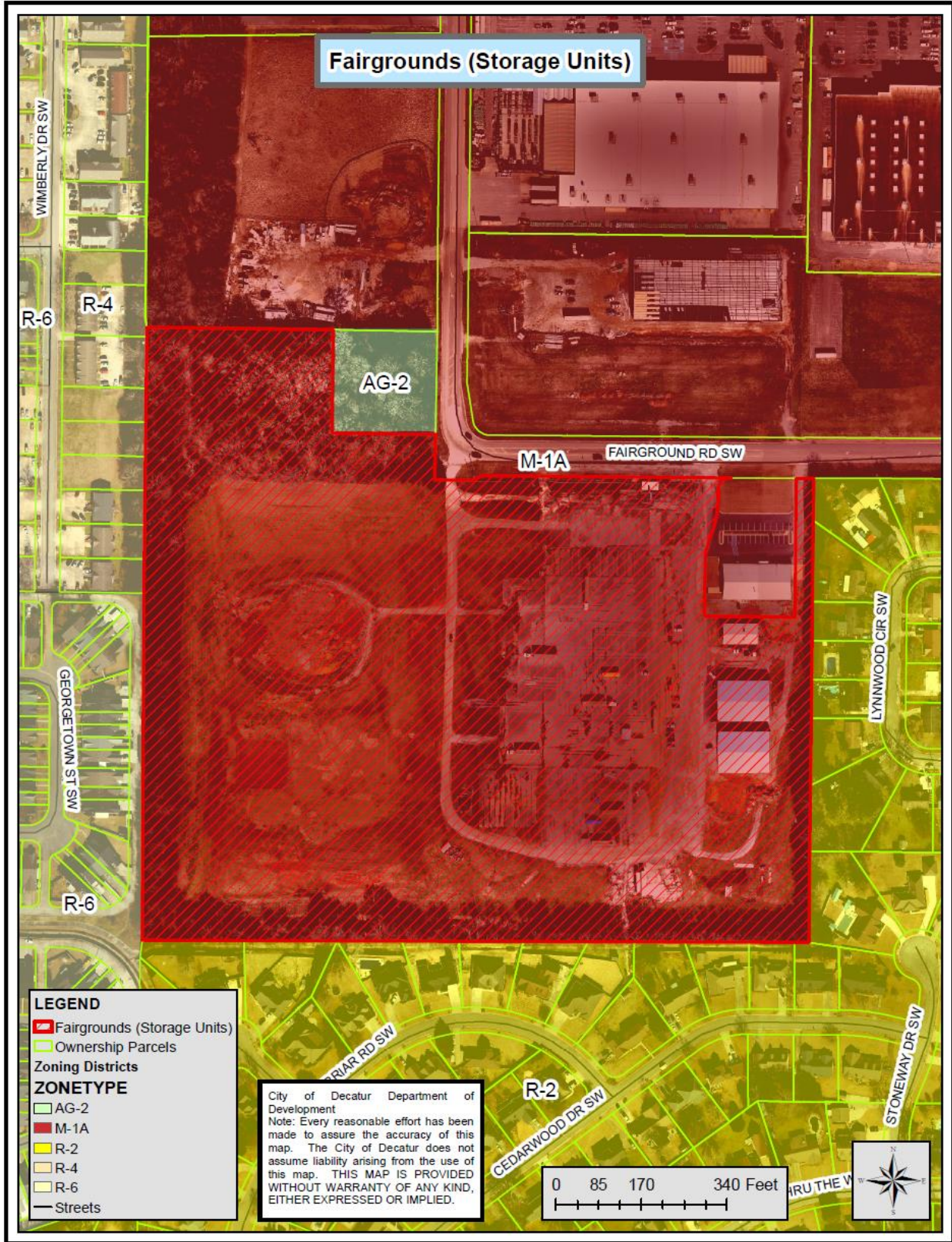
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Label loading and unloading
2. Please add Decatur Utilities easement

Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction





Fairgrounds (Storage Units)

LEGEND

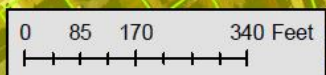
- Fairgrounds (Storage Units)
- Ownership Parcels

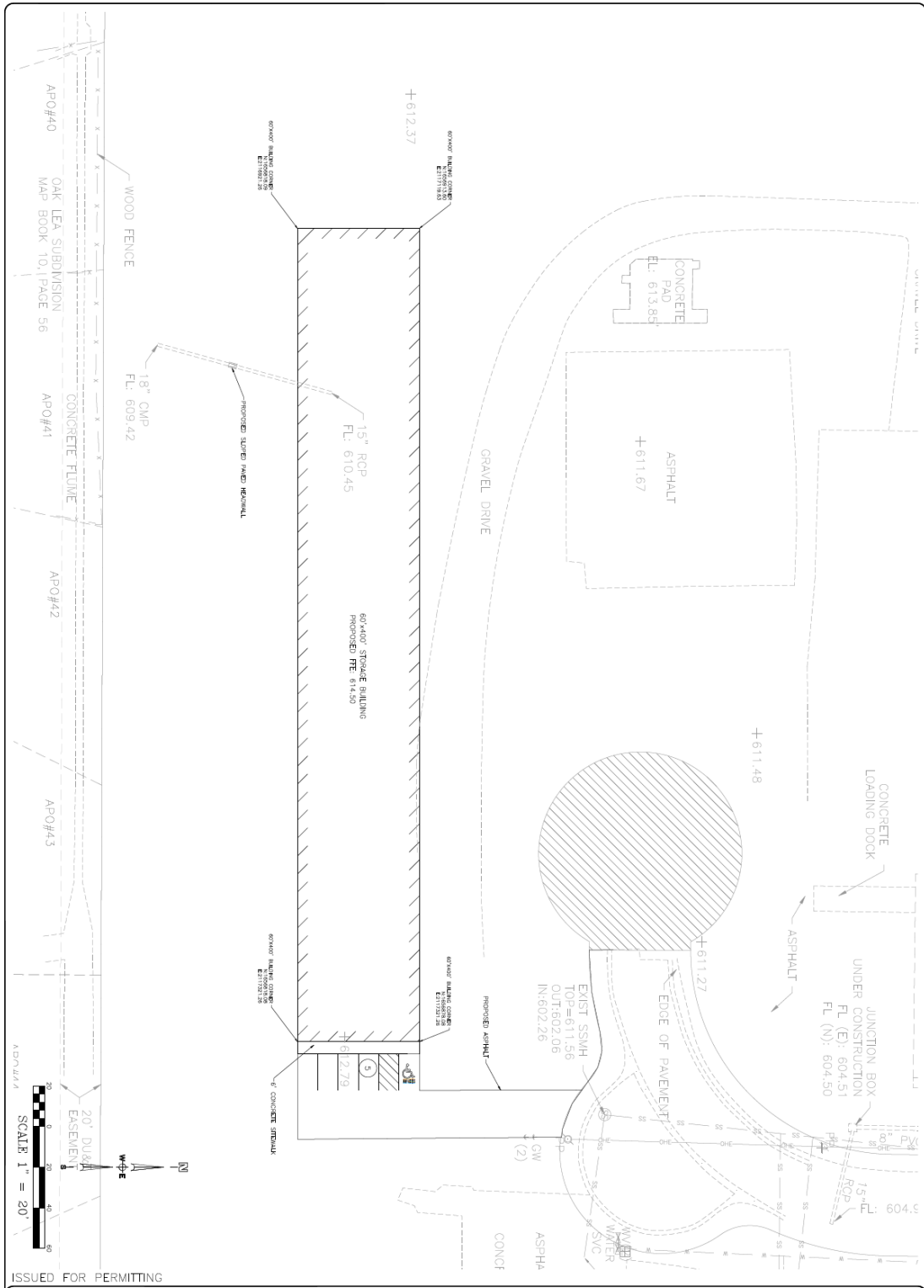
Zoning Districts

ZONETYPE

- AG-2
- M-1A
- R-2
- R-4
- R-6
- Streets

City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.





ISSUED FOR PERMITTING

| SHEET NUMBER C201 | JOB NUMBER 60224 | DATE: 07/26/2014 DRAWN BY: KOW APPROVED BY: PER SCALE: 1" = 20' | LAND SERVICES LLC SELF STORAGE BUILDING PARKBOUNDS RD SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST CITY OF DECATUR, MORGAN COUNTY, ALABAMA | <table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>5</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>1</td><td></td></tr> </tbody> </table> | REVISIONS | DATE | 5 | | 4 | | 3 | | 2 | | 1 | | <p>PUGH WRIGHT MCANALLY CIVIL ENGINEERS 1818 9th AVENUE NE - PO BOX 2410 - DECATUR, AL - (205) 553-9337 Pugh Wright McAnally, Inc. www.pughwrightmcanally.com</p> |
|-----------------------------|----------------------------|--|---|--|-----------|------|---|--|---|--|---|--|---|--|---|--|--|
| | | | REVISIONS | DATE | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | |
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| 1 | | | | | | | | | | | | | | | | | |
| SITE LAYOUT PLAN | | | | | | | | | | | | | | | | | |

Site Plan 682-24

FILE NAME OR NUMBER: Site Plan 682-24

ACRES: 1.65 +/- acres

CURRENT ZONE: B-2 (General-Business)

APPLICANT: St. John & Associates, Inc.

LOCATION AND/OR PROPERTY ADDRESS: 3041 Highway 20

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: General Industrial

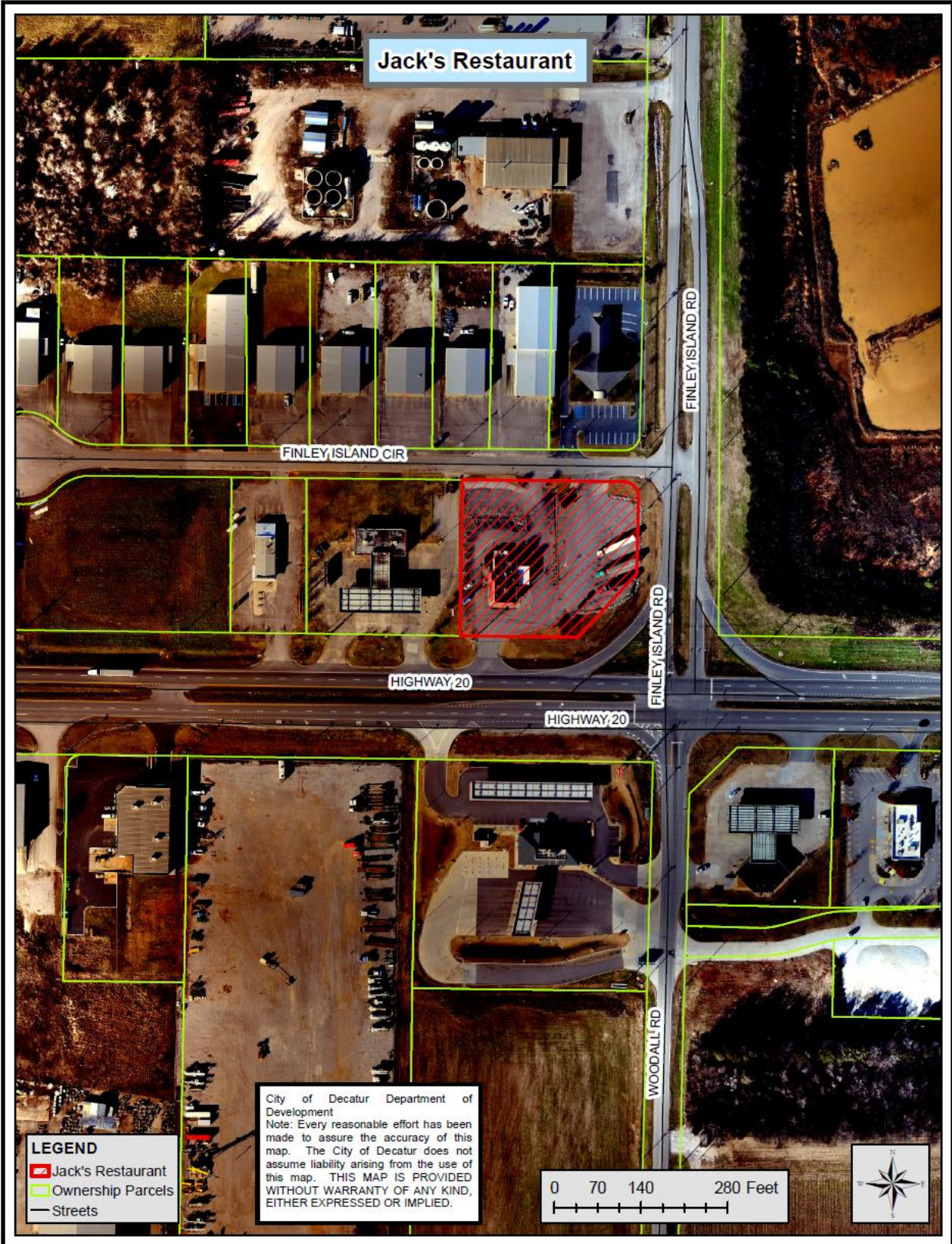
ONE DECATUR STREET TYPOLOGY: Highway 20 is a principal arterial

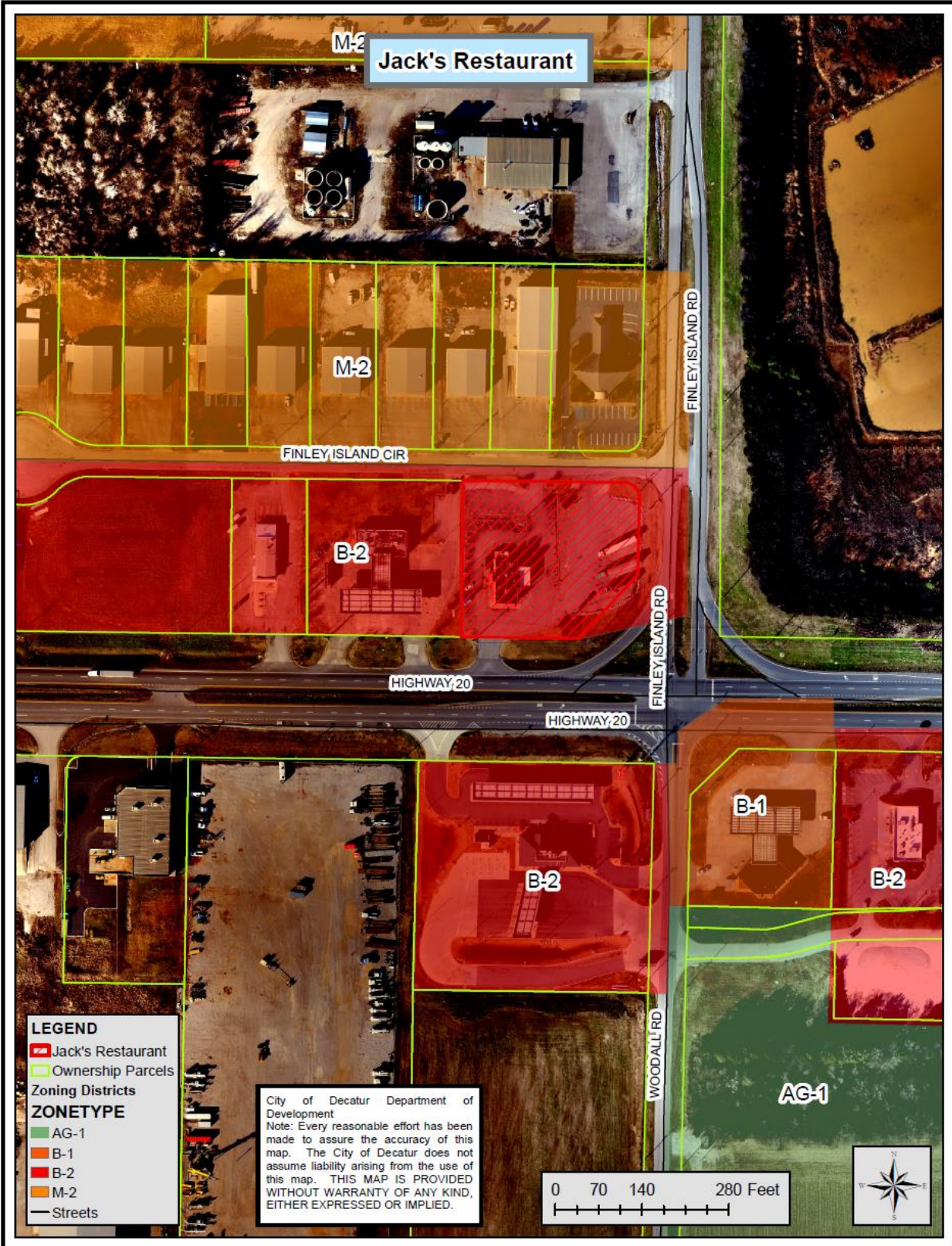
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

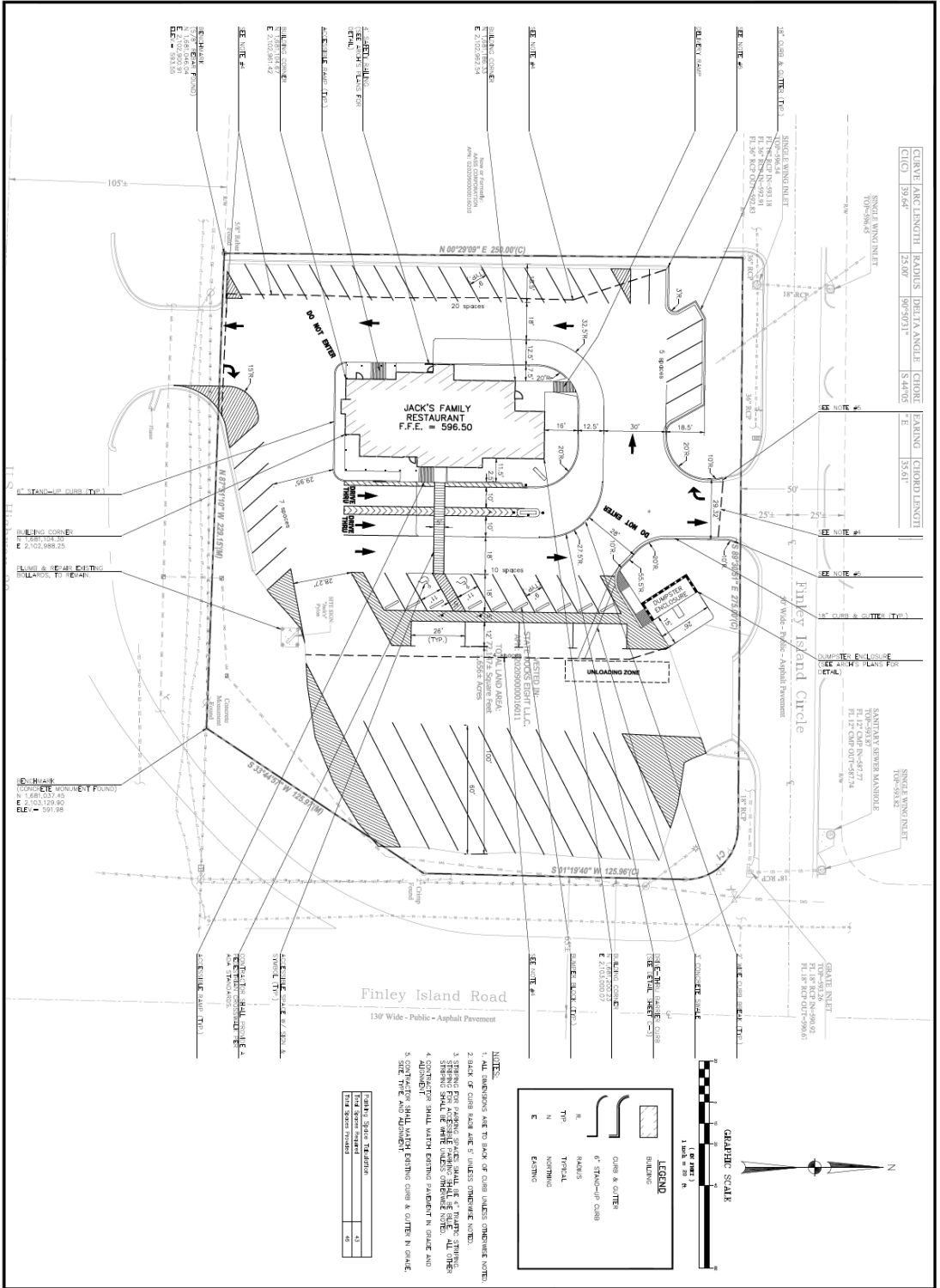
Conditions to be met:


Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction
2. Utility Plan Submission Needed (Adjustments needed)







| <p>Jack's Family Restaurant Site Improvement Plans DECATUR, ALABAMA</p> | <p>St. John & Associates, Inc. Consulting Engineers and Planners Cullman, Alabama 808 WEST AVENUE 55, CULLMAN, ALABAMA 35055 (256) 734-3114</p> |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APP'D BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>7/24/24</td> <td>ISSUED FOR APPROVAL</td> <td>DGH</td> <td></td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | APP'D BY | REVISION | 0 | 7/24/24 | ISSUED FOR APPROVAL | DGH | |
|--|--|---|---|----------|------|-------------|----------|----------|---|---------|---------------------|-----|--|
| NO. | DATE | DESCRIPTION | APP'D BY | REVISION | | | | | | | | | |
| 0 | 7/24/24 | ISSUED FOR APPROVAL | DGH | | | | | | | | | | |
| <p>DATE: 7/24/24</p> | <p>SCALE: 1" = 20'</p> | <p>DRAWN BY: SLB</p> <p>DESIGNED BY: DAB</p> <p>APPROVED BY: DGH</p> | <p>PROJECT: Jack's Family Restaurant Site Improvement Plans</p> <p>DATE: 7/24/24</p> | | | | | | | | | | |

Site Plan 683-24

FILE NAME OR NUMBER: Site Plan 683-24

ACRES: 8.8 +/- acres

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 2902 Sims Street SW

REQUEST: Approved site plan

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Sims Street is a collector urban

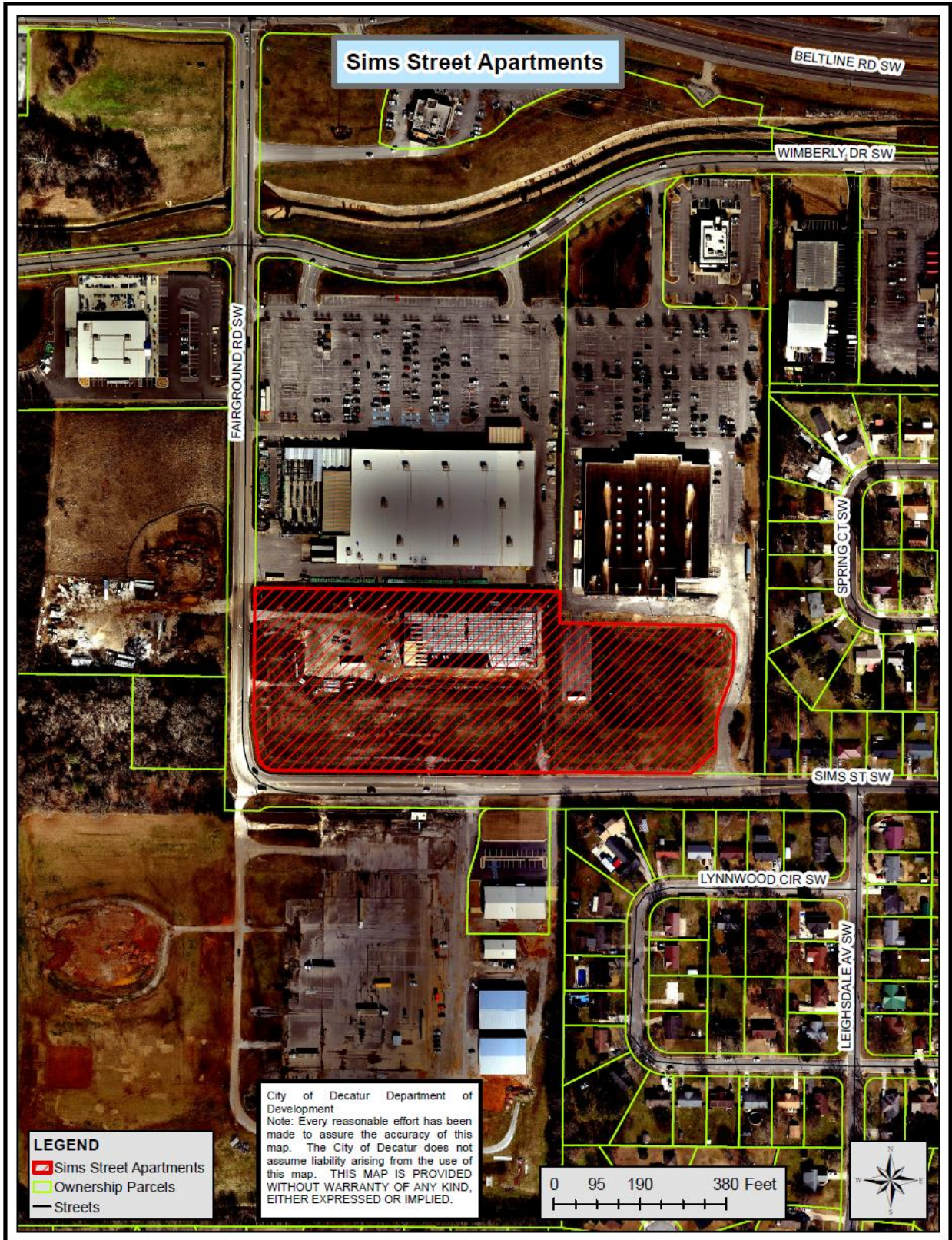
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please show landscaping calculation, required vs. provided
2. Please obtain a variance for parking requirements for the apartment complex or an access agreement between the gym and the apartment complex.
 - a. Sec 25-16,2, r. Whenever two (2) or more uses shall be made of the same property, the parking requirements for each shall apply
3. Please change 128 parking spaces to 148 in the "Required Parking" section
4. Please obtain a variance for number of dumpsters

Point of Information:

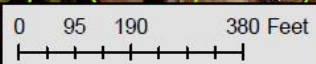
1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction
2. Side access streets will have a NO PARKING sign

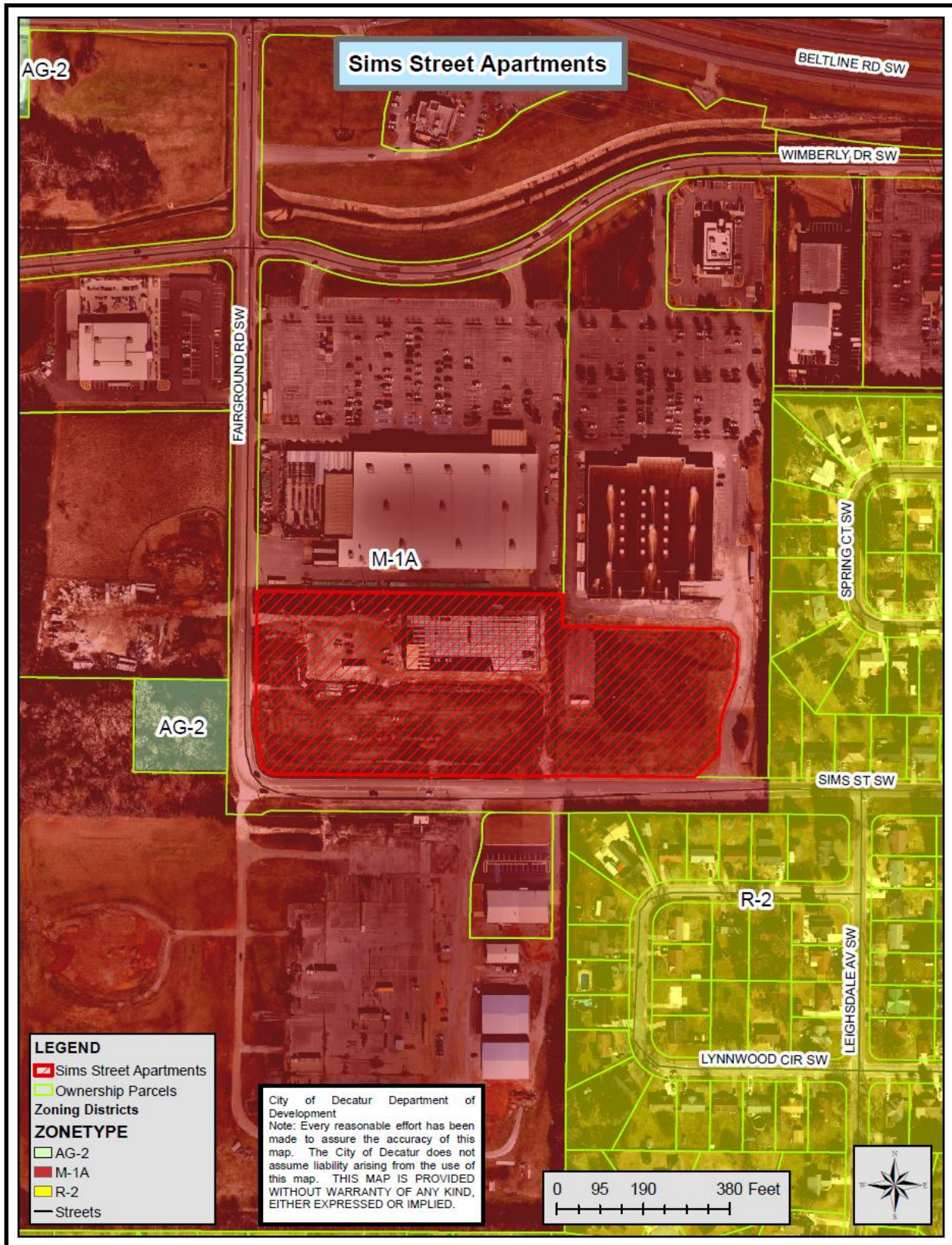


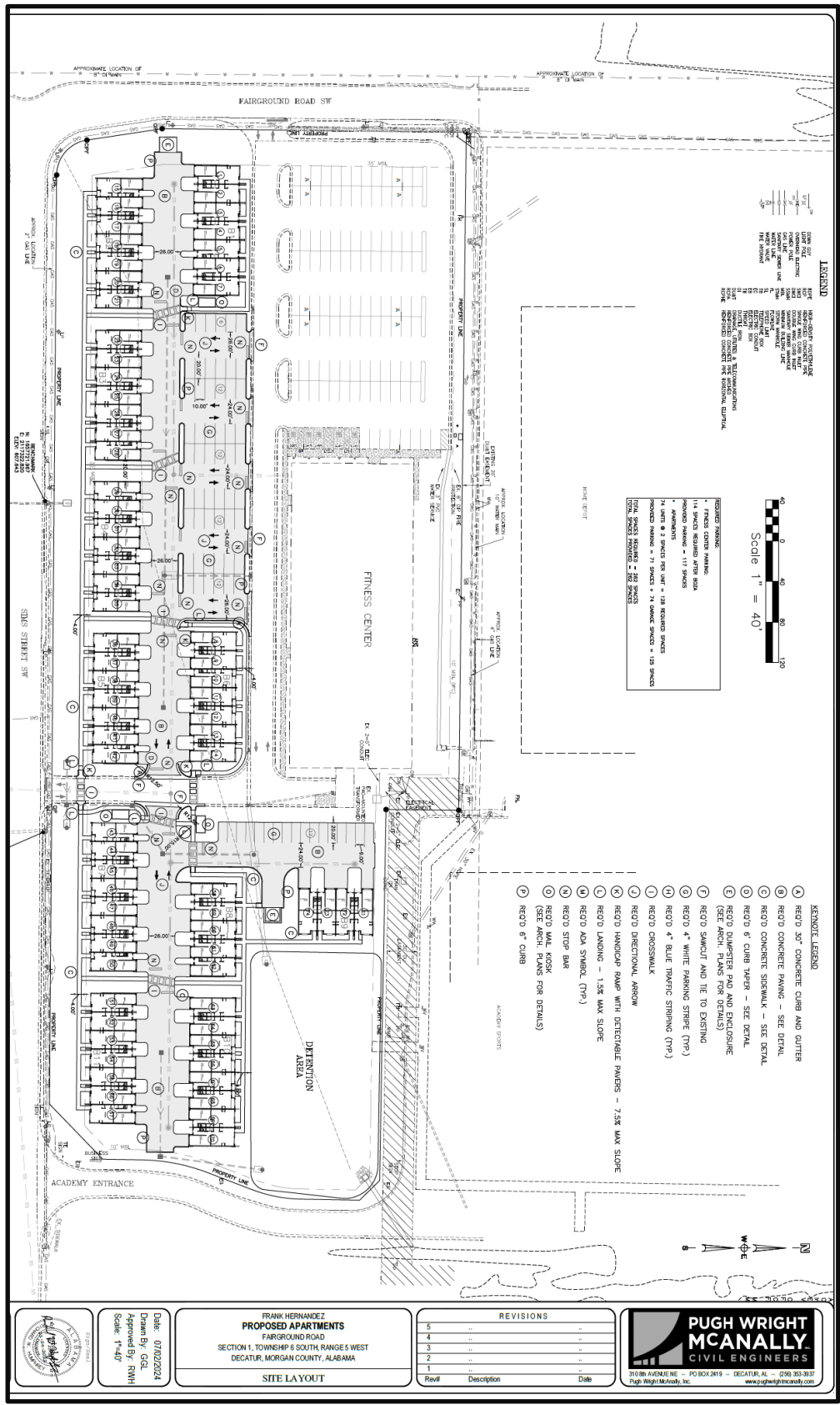
Sims Street Apartments

LEGEND
 Sims Street Apartments
 Ownership Parcels
 Streets

City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.







- ### LEGEND
- 1" = 40'
 - 2" = 80'
 - 4" = 160'
 - 8" = 320'
 - 16" = 640'
 - 32" = 1280'
 - 64" = 2560'
 - 128" = 5120'

- ### REVISIONS
1. FINES CONCRETE MAINS
 114 SQUARES
 2. FINES REBAR AFTER BOA
 PROPOSED MAINS = 117 SQUARES
 1/4 INCH X 2 SQUARES PER FOOT = 128 SQUARES
 PROPOSED MAINS = 21 SQUARES X 24 SQUARES = 128 SQUARES
 TOTAL SQUARES PROPOSED = 252 SQUARES

- ### KENOTE LEGEND
1. RECD. 30" CONCRETE CURB AND GUTTER
 2. RECD. CONCRETE PAVING - SEE DETAIL
 3. RECD. CONCRETE SIDEWALK - SEE DETAIL
 4. RECD. 6" CURB TAPER - SEE DETAIL
 5. RECD. CURBSIDE PAD AND ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
 6. RECD. SWAMP/ AND TIE TO EXISTING
 7. RECD. 4" WHITE PARALLEL STRIPE (TPS)
 8. RECD. 4" BLUE TRAFFIC STRIPE (TPS)
 9. RECD. CROSSWALK
 10. RECD. DIRECTIONAL ARROW
 11. RECD. HANDICAP RAMP WITH DETECTABLE PAVINGS - 7.25% MAX SLOPE
 12. RECD. LANDING - 1.25% MAX SLOPE
 13. RECD. ADA SIGNAL (TPS)
 14. RECD. STOP BAR
 15. RECD. MAIL KIOSK (SEE ARCH. PLANS FOR DETAILS)
 16. RECD. 6" CURB

| | |
|--|------------------|
| | Date: 07/02/2024 |
| | Drawn By: GGL |
| | Approved By: RMW |
| | Scale: 1"=40' |

FRANK HERNANDEZ
PROPOSED APARTMENTS
 FAIRGROUND ROAD
 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST
 DECATUR, MORGAN COUNTY, ALABAMA
SITE LAYOUT

| Rev# | Description | Date |
|------|-------------|------|
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

370 9th AVENUE NE - PO BOX 2019 - DECATUR, AL - 35603-2019
 PUGH.WRIGHT@mc-anally.com www.pughwrightmc-anally.com

Vacation 552-24

FILE NAME OR NUMBER: Vacation 552-24

ACRES: 0.30 +/- acres

CURRENT ZONE: B-5 (CBD) & M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Cherry Street (Between Railroad and Bank Street NW)

REQUEST: Approve vacation

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Cherry Street is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please ensure that ROW is changed to an easement (DU)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction
2. Electric lines will remain. Must have access and easement for power lines (DU)

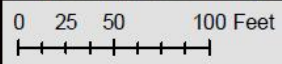
Cherry Street Vacation



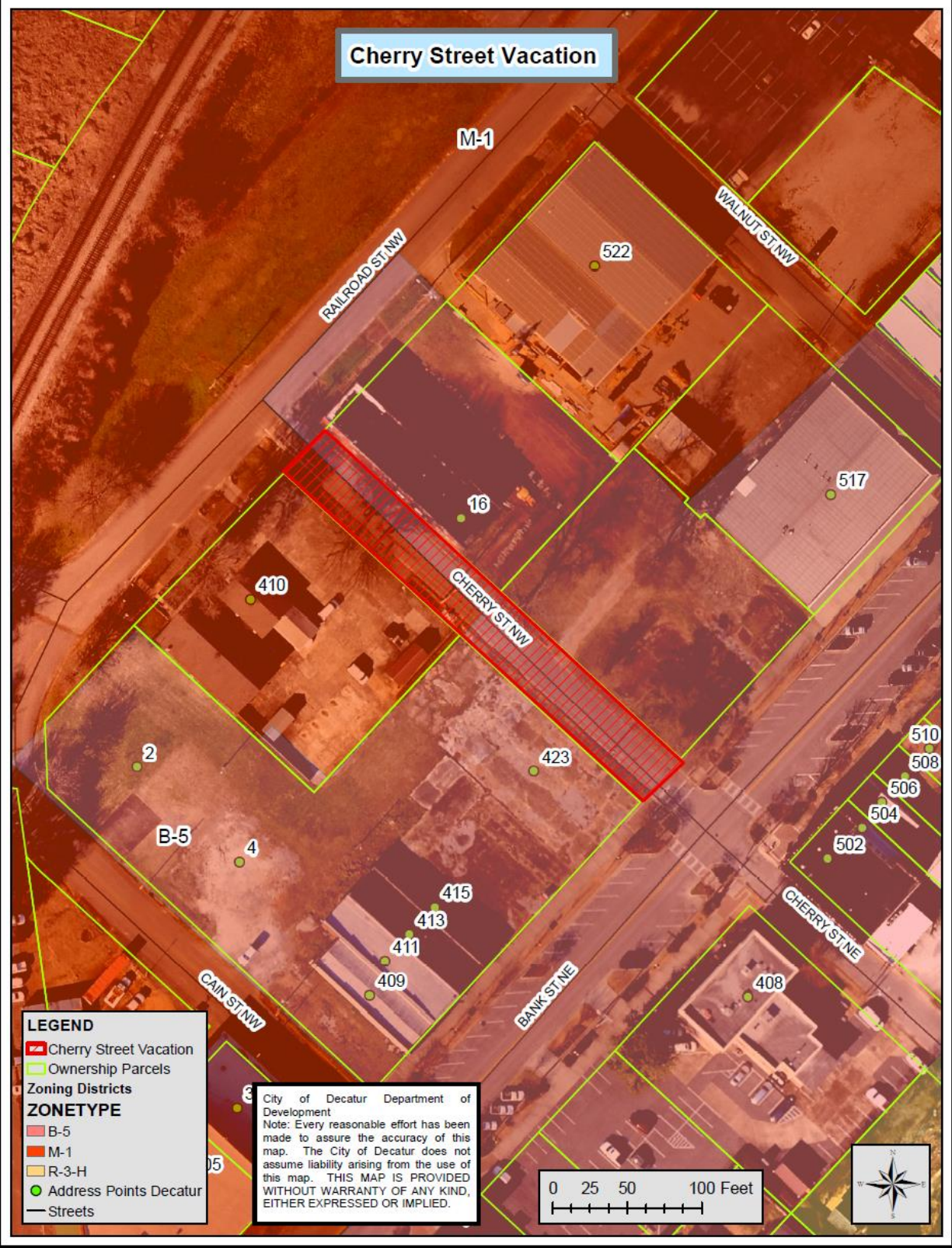
LEGEND

- Cherry Street Vacation
- Ownership Parcels
- Address Points Decatur
- Streets

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.



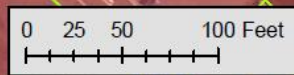
Cherry Street Vacation

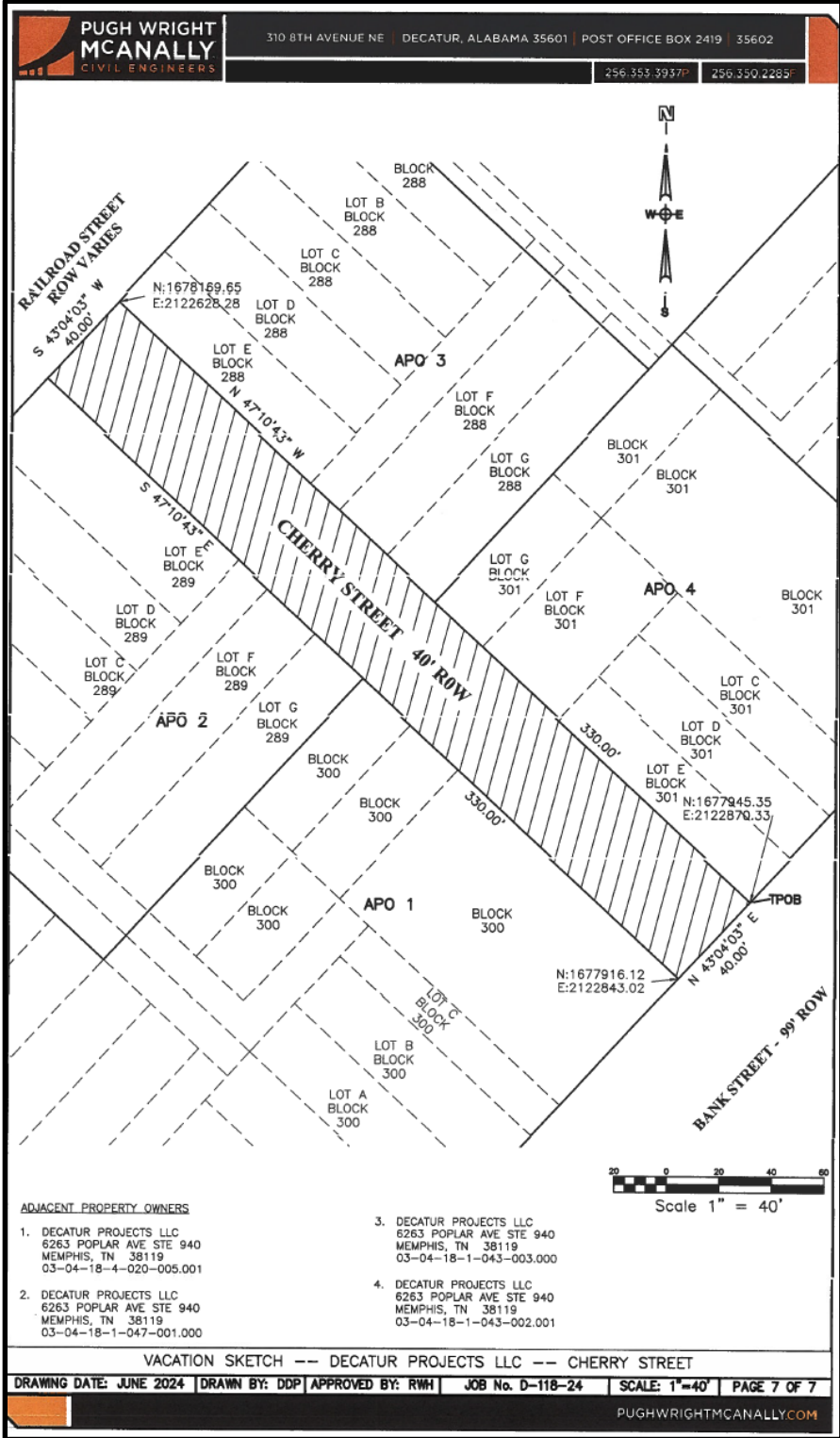


LEGEND

- Cherry Street Vacation
- Ownership Parcels
- Zoning Districts**
- ZONETYPE**
- B-5
- M-1
- R-3-H
- Address Points Decatur
- Streets

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FILE NAME OR NUMBER:

ACRES: 6 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: North of Beltline PL SW

REQUEST: Relieve (terminate) the restrictions in deed on page 70 numbered (d)(1) & (2)

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline PL SW is a collector urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE: