

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama

Planning and Zoning Commission

Application for Subdivision Southern Trace Cottages Sector 9-Phase 3

APPLICATION

An application for final subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Southern Trace Cottages Sector 9-Phase 3". This proposed subdivision consists of 7 lots that are zoned R-5, Garden Home Residential District.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations.

CASE #:	S-2018-001
APPLICANT NAME:	CHARLES KESSLER, III
PROPERTY OWNER:	TRUSTEE OF NINA J KESSLER
TAX PARCEL ID#:	part of 2400251000001008
SITE ADDRESS:	790 SOUTHERN TRACE PARKWAY; LEEDS, AL 35094
	JEFFERSON COUNTY
ZONED:	R-5, GARDEN HOME RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed final plat. The hearing is scheduled on

Date: Thursday, April 12, 2018
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson
E-mail: bwatson@leedsalabama.gov

Phone: 205-699-0907
Fax: 205-381-4077

Mailing Address:
City of Leeds
Planning and Zoning Commission
1404 9th Street
Leeds, AL 35094

S-2018-001
BAMBINELLI ZACHARY V
6720 SOUTHERN TRACE CIR
LEEDS AL 35094-5500

S-2018-001
FRANKLIN WENDY L
6700 SOUTHERN TRACE CIR
LEEDS AL 35094-5500

S-2018-001
HUGHETT DEBORAH P
6708 SOUTHERN TRACE CIR
LEEDS AL 35094-5500

S-2018-001
KESSLER CHARLES G JR
3505 BENT RIVER RD
VESTAVIA AL 35216-5364

S-2018-001
KESSLER NINA J TRUSTEE OF
3505 BENT RIVER RD
VESTAVIA AL 35216-5364

S-2018-001
MCWHORTER JONATHAN &
JENNIFER
6704 SOUTHERN TRACE CIR
LEEDS AL 35094-5500

S-2018-001
NEUMANN TAYLOR & ELENA
6393 SOUTHERN TRACE DR
LEEDS AL 35094

S-2018-001
ROMANS JASON PAUL & LESLEY
6712 SOUTHERN TRACE CIR
LEEDS AL 35094-5500

S-2018-001
WAITES ANTHONY R
6716 SOUTHERN TRACE CIR
LEEDS AL 35094-5500

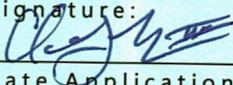
5-2018-001

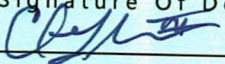
SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA

DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558

INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: Wellington Development LLC	
Mailing Address: 3505 Bent River Road	
Telephone: (205) 985-7171	E-mail: Charles3@Kadcohomes.com
Signature: 	
Date Application Filed:	Requested Hearing Date:

Part 2. Parcel Data		
Owner(s) of Record: Wellington Development LLC		
Owner Mailing Address: 3505 Bent River Road		
Site Address: 790 Southern Trace Parkway		
Tax Parcel ID # 24 00 25 1 000 001.008	Existing Zoning:	Proposed Zoning:
Telephone: (205) 985-7171	E-Mail: Charles3	
Signature Of Designated Plat Representative: 		

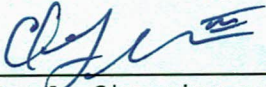
Part 3. Request	
<input checked="" type="checkbox"/> New Subdivision	<input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Resurvey of Existing Recorded Subdivision	

Part 4 Additional Information	
<input type="radio"/> Number of proposed Lots	
<input type="radio"/> Approximate Acreage	
<input type="radio"/> Concurrent Zoning/Variance Case(s)	
<input type="radio"/> Concurrent Construction Case	
<input type="radio"/> Review Fee (see Schedule) \$100 + \$50 per lot	

Release for Postponement of Case

I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.

Signature of Designated Plat Representative:



Date:

1/24/2018

Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.

Signature of Designated Plat Representative:



Date:

1/24/2018

FOR OFFICE USE ONLY

Application Number:

Date Received:

Received by:

Scheduled Public Hearing Date:

Scale: 1" = 50'

SOUTHERN TRACE COTTAGES
SECTOR 9 - PHASE 3

A circular professional seal for Steven Michael Allen, an Alabama Registered Professional Land Surveyor. The seal features the text "ALABAMA REGISTERED" at the top, "No. 12944" in the center, and "PROFESSIONAL LAND SURVEYOR" at the bottom. The name "STEVEN MICHAEL ALLEN" is inscribed around the perimeter, with a star on each side.

[illegible]