

ORDINANCE NO. 08-3935  
ZTA 206-07  
Site Plan Review

**BE IT ORDAINED** by the City Council of the City of Decatur, Alabama as follows:

Section 1. That the *CODE OF DECATUR, ALABAMA*, is hereby amended by adding an article to be numbered as Article VII of Chapter 25, which said Article reads as follows:

## ARTICLE VII. SITE PLAN REVIEW

### **Section 25-160. Purpose**

This article is designed to establish the minimum criteria for review of site plans by the City of Decatur Planning Commission in order to provide for safe and convenient traffic movement throughout the city, and to provide for safe harmonious development between adjacent uses.

### **Section 25-161. Application and Enforcement**

Any development, other than single family residential, constructed along streets designated collector or above by the Long Range Plan of the City of Decatur shall be required to obtain site plan approval from the City of Decatur Planning Commission prior to issuance of a building permit, subject to the provisions of Section 25-166 – Administrative Approval.

### **Section 25-162. Submittal**

Twenty-Five (25) copies of a site plan as specified below shall be submitted to the Planning Department 21 days prior to the Planning Commission meeting.

### **Section 25-163. Site Plan**

A site plan shall be prepared and sealed by a registered professional engineer licensed in the State of Alabama and show the following:

- a) Ingress and egress to the property
- b) Building footprints (including any covered walk ways or entrances)
- c) Traffic circulation within the boundaries of the property including drive through plans.
- d) Drainage plans will include 2 foot contours and proposed grading plan, drainage piping and inlets designed for a 10 year event (calculations required if requested by the City Engineer), capacities of downstream drainage piping, curb and gutter in the parking lot(s) and a five (5) ft. wide sidewalk along collector streets.
- e) Storm water detention facilities to include the following:  
NO detention will be required for new development sites less than one (1) acre;  
NO detention will be required for redevelopment sites which increase the net impervious area by less than 2,500 SF;  
For sites between 1 to 25 acres – provide detention for a minimum of a 10 year storm event along with calculations to show the effect of a 25 and a 100 year storm;  
For sites greater than 25 acres, provide detention for a 25 year storm with calculations to show effect of 100 year storm.
- f) Number of parking spaces proposed (as established by the Zoning Ordinance or by applicant whichever is greater)

- g) Landscaping (15 parking space or greater will require compliance with the landscaping ordinance see section 25-16 of this chapter.)
- h) Lighting (more than 50 spaces will require compliance with the lighting requirements see section 25-16 of this chapter.)
- i) Dumpster location
- j) Loading and unloading
- k) A boundary survey prepared by a registered land surveyor licensed in the State of Alabama that depicts all structures, known easements, ROW's, existing drainage facilities, existing utilities, blue line streams, current FEMA 100-yr floodplain, and wetlands.

**Section 25-164. Beltline Highway/ Highway 67**

Property having frontage along Beltline Highway/ Highway 67 will be required to make provisions (bond, build or realign) to construct a frontage road to City specifications.

**Section 25-165. Conformance to Zoning Ordinance**

No site plan shall be submitted that does not conform to the Zoning Ordinance.

**Section 25-166.**

Administrative review and approval may be obtained if the development does not:

- a) Affect traffic flow
- b) Change the building footprint significantly
- c) Negatively affect the character of any surrounding residential neighborhood
- d) Affect the drainage

Administrative approval shall require signatures from the Planning Director, City Engineer and Building Director or their designated representative.

**Section 25-167.**

Plans will be reviewed for well designed ingress and egress, and the impact on, and mitigation of impact on current traffic patterns; drainage systems; and on adjacent, contiguous or adjoining properties.

**Section 25-168.**

Prior to issuance of a building permit the site plan shall require an approval signature from an officer of the Planning Commission as obtained by a member of the Planning Department staff.”

Section 2. This Ordinance shall take effect immediately upon its approval and publication as required by law.

ADOPTED this 4<sup>th</sup> day of February 2008.