

BIRMINGHAM PLANNING COMMISSION

MINUTES

The Birmingham Planning Commission convened in the City Council Chamber on Wednesday, February 8, 2023 at 4:35 p.m.

MEMBERS PRESENT: Chairman Michael Morrison, Chairman Pro-Tem Haley Colson-Lewis, Brian Gunn, J. Charles Jordan II, Sharon Deep-Nelson, Ronald Crenshaw, Michael Eddington, Councilor Valerie Abbott, Chief Chaz Mitchell, and Councilor LaTonya Tate

MEMBERS ABSENT: Vice-Chairman Dr. Nyesha Black, Stephen Schrader, and Patty A. Pilkerton

STAFF PRESENT: Michael Ward, Heather Garrison, Tim Gambrel, and Roderick Lowe

I. APPROVAL OF AGENDA

The meeting was called to order by Chairman Morrison. Councilor Abbott made a motion to approve the agenda as presented. The motion was seconded by Chief Mitchell and the agenda was approved unanimously.

II. APPROVAL OF MINUTES FROM JANUARY 4, 2023

Councilor Abbott made a motion to approve the minutes from the Commission's meeting on January 4, 2023. The motion was seconded by Chief Mitchell and the minutes were approved unanimously.

III. DIRECTOR'S REPORT

No Director's Report.

IV. CASE NO. PF-2-23

SUBJECT: A request for the approval of the location, character, and extent of improvements associated with the second phase of the UAB Science and Engineering Complex, which includes a new 116,000 s.f., 5-story academic and research facility.

APPLICANT: Brian Templeton, Director, Planning, Design & Construction at UAB

PREMISES: The facility is bounded by 14th Street South to the east, 13th Street South to the west, UAB Mini Park to the north with University Boulevard farther to the north, and UAB Mervyn Sterne Library to the south with 10th Avenue South farther to the south.

Senior Planner Heather Garrison introduced the case and Brian Templeton, the Director of Planning, Design, and Construction at UAB.

Mr. Templeton presented the information on a slide show explaining that the images were slightly off-scale and the courtyard area would complete the U (for staging for Phase III). In addition, Mr. Templeton described that there are a lot of utilities around this location although the character will be like Phase I; metal paneling and glass facade with a glass atrium causeway where the trees will not berm up.

Chairman Morrison opened the floor to questions.

Chief Mitchell asked the reason behind the neighborhood's request for conditions. Mr. Templeton responded that they want the storage area/loading dock screened and UAB plans to screen that area with a combination of brick wall and evergreen. Chief Mitchell then asked if they would install a new pedestrian bridge to replace the one that was removed for Phase I. Mr. Templeton answered no and said they would maintain the signaled crosswalk.

Chief Mitchell made a motion to approve Case No. PF-1-23 as presented. The motion was seconded by Councilor Tate. Chief Mitchell then made a motion to rescind his motion. Councilor Tate then seconded Chief Mitchell's motion to rescind his motion.

Commissioner Deep-Nelson made a motion to approve Case No. PF-1-23 as presented with the condition to install a minimum six-foot high evergreen screen or equivalent visual barrier around the storage area/loading dock on the north edge of the site. The motion was seconded by Commissioner Schrader and the following resolution was approved unanimously:

WHEREAS, UAB is requesting approval of the location, character, and extent of improvements associated with the second phase of the UAB Science and Engineering Complex, which includes a new 116,000 s.f., 5-story academic and research facility; and

WHEREAS, the facility is bounded by 14th Street South to the east, 13th Street South to the west, UAB Mini Park to the north with University Boulevard farther to the north, and UAB Mervyn Sterne Library to the south with 10th Avenue South farther to the south; and

WHEREAS, this project is included in the approved 2020 UAB Campus Master Plan; and

WHEREAS, this new facility is part of UAB's strategy to provide world class support and opportunities for its students, faculty, and staff; and

WHEREAS, this project will design and construct the second phase of a planned three-phase new Science and Engineering Complex which, when all phases are complete, will house all

of UAB’s natural science programs within the College of Arts and Sciences as well as the engineering programs of the School of Engineering; and

WHEREAS, this second phase of the Complex (Phase II) will provide approximately 116,000 s.f. of modern classrooms, instructional laboratories, research laboratories, and faculty office space for the school; and

WHEREAS, the space will be purposefully designed to accommodate contemporary engineering techniques and research protocols to support the students, faculty, and researchers within the school; and

WHEREAS, Phase II will be physically connected to Phase I of the Complex and will be located in the heart of UAB’s academic district; and

WHEREAS, Phase II of the Science and Engineering Complex will include the following features: consolidation of services provided at various locations across UAB’s main campus to a centralized location convenient to primary academic and residential facilities, be adjacent and connected to Phase I and will share a plaza with Sterne Library, will include classrooms, instructional and research laboratories, support and office spaces, and conforms to the UAB Master Plan; and

WHEREAS, parking will be provided by the standard campus permitting system with faculty and staff parking being relocated according to the UAB parking distribution algorithm; and

WHEREAS, this project will not significantly affect the adopted parking and transportation strategies identified in the UAB Parking and Transportation Plan; and

WHEREAS, the Five Points South Neighborhood approved with conditions the location, character, and extent of Phase II of the Science and Engineering Complex at UBA with the condition to install a minimum six-foot high evergreen screen or equivalent visual barrier around the storage area/loading dock on the north edge of the site; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the request for the approval of the location, character, and extent of Phase II of the Science and Engineering Complex at UAB is hereby APPROVED as illustrated in the document entitled “Science and Engineering Complex, Phase II”, dated February 1, 2023, subject to:

1. The applicant installing a minimum six-foot high evergreen screen or equivalent visual barrier around the storage area/loading dock on the north edge of the site.

V. SUBJECT: A request to allow an accessory structure (a pool house) on a 7-acre parcel within a Holding Zone District (HZD).

APPLICANT: Glenn and Casey Harnett

PREMISES: 4425 Sicard Hollow Road

Senior Planner Heather Garrison introduced the project and property owner Glenn Harnett.

Mr. Harnett expressed that he wanted to build a pool with a pool house.

Chairman Morrison asked if there were any questions from the Commissioners.

Councilor Abbott stated she thought it weird to require this action for a Holding Zone and not others. Chief Planner Tim Gambrel explained that it was the nature of the Holding Zone as it was intended to be used for newly annexed parcels that didn't have zoning at the time. In addition, Mr. Gambrel stated that most of those areas were rezoned with the Northeast Area Framework Plan, however, some areas are still designated as Holding Zone Districts.

Chief Mitchell made a motion to approve the pool house as an accessory structure within a Holding Zone District. The motion was seconded by Councilor Abbott and the following resolution was approved unanimously:

WHEREAS, the City's Zoning Ordinance allows accessory structures on lots one acre or more within a Holding Zone District (HZD) only by conditional approval of the Commission; and

WHEREAS, the applicant has submitted plans and illustrations to construct an accessory structure (pool house); and

WHEREAS, the accessory structure (pool house) will be approximately 1,787 s.f.; and now therefore

BE IT RESOLVED by the Birmingham Planning Commission that said Planning Commission hereby approves this request to allow the accessory structure (pool house) within a Holding Zone District (HZD) at 4425 Sicard Hollow Road as illustrated on the design drawing titled, "4425 Sicard Hollow Road".

VI. Other Business and Communications

There being no further business the meeting was adjourned at 5:06 p.m.