



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

710 - 20TH STREET NORTH
ROOM 210 CITY HALL
BIRMINGHAM, ALABAMA 35203

EDWIN REVELL
DIRECTOR

Hearing Date: Wednesday, October 14, 2020
Time: 5:30PM
Location: Council Chambers

SUB2020-00057

Gate City

Description:	A request for approval of a final plat resurveying 2 lots into 1 lot called DIOCESE OF BIRMINGHAM RESURVEY OF GATE CITY.
Applicant:	WADE LOWERY
Owner:	DIOCESE OF BIRMINGHAM IN ALABAMA
Premises/Geographic:	7406 GEORGIA RD & 6414 INTERLAKEN AVE.
Parcel Information:	012300221029003000
Property Zoned:	R4 Two Family District and Semi-Attached Dwelling District
Proposed Use:	Institutional

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION:

SECOND:

VOTE:



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SUB2020-00058

Overton

Description:	A request for approval of a final plat resurveying 2 lots into 2 lots called CAHABA CENTER AT GRANDVIEW RESURVEY NO. 6
Applicant:	SCHOEL ENGINEERING
Owner:	LAKD HQ LLC
Premises/Geographic:	3660 GRANDVIEW PKY
Parcel Information:	012800263000005002
Property Zoned:	B3 Community Business District
Proposed Use:	Undetermined

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Update the final plat to reflect the recently recording of SUB2020-00017: HIGHLAND COLLEGE RESURVEY: MB: 253 PG: 72
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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SUB2020-00059

Five Points South

Description:	A request for approval of a final plat resurveying 3 lots into 1 lot called 2020 RESURVEY OF A PORTION OF BLOCK 125.
Applicant:	SCHOEL ENGINEERING
Owner:	1630 2ND AVENUE SOUTH LLC
Premises/Geographic:	1630 2ND AVENUE SOUTH
Parcel Information:	012200363024008000
Property Zoned:	M1 Light Industrial District
Proposed Use:	Mixed

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Hearing Date: Wednesday, October 14, 2020
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Location: Council Chambers

SUB2020-00060

Woodlawn

Description:	A request for approval of a final plat resurveying 6 lots into 2 lots called DIVISION AVENUE LLP PLAT NO. 1.
Applicant:	GONZALEZ-STRENGTH & ASSOC
Owner:	DIVISION AVENUE LLP C/O RICHARD G R
Premises/Geographic:	4761 1ST AVENUE N.
Parcel Information:	012300204034002000
Property Zoned:	CB2 Contingency General Business District
Proposed Use:	Mixed

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Verifying the bearings near the Norfolk Southern property is exact.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Hearing Date: Wednesday, October 14, 2020
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SUB2020-00061

Oxmoor

Description: A request for approval of a Preliminary Plat subdividing 2 lots into 44 lots and a request for a waiver from the Subdivision Regulations requirement to install sidewalks along the northside of the proposed Grove Drive called OXMOOR GROVE.

Applicant: PRICE HIGHTOWER

Owner: GRANTS MILL, LLC

Premises/Geographic: 811 & 821 TOM MARTIN DRIVE

Parcel Information: 012900331000001008

Property Zoned: MXD Mixed Use District

Proposed Use: Residential Single Family Detached

It is recommended that the hereinabove described Preliminary Plat be APPROVED subject to the applicant revising the Preliminary Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 - Design Standards of the City of Birmingham Subdivision Regulations. (Sidewalk Waiver is not approved)
- 3) Add the following notes to the plat:

ALL STORM WATER DRAINAGE PIPING, EASEMENTS, AND INLETS OUTSIDE THE STREET RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

A STORMWATER MAINTENANCE AGREEMENT SHALL BE PROVIDED PER THE CITY STORMWATER ORDINANCE PRIOR TO FINAL PLAT APPROVAL.

A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED PRIOR TO FINAL PLAT APPROVAL.

ADD A NOTE THAT THERE IS NO SURFACE WATER DISCHARGE BEYOND THE BASIN ON LOTS 22 AND 23.

APPROVAL FROM JEFFERSON COUNTY ENVIRONMENTAL SERVICES SHALL BE PROVIDED PRIOR TO FINAL PLAT.

PRIOR TO CONSTRUCTION SOIL EROSION CONTROL, CIVIL CONSTRUCTION AND DRIVEWAY PERMIT WILL BE OBTAINED.

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SUB2020-00062

OXMOOR

Description: A request for a favorable recommendation for the dedication of Sydney Drive AND a request for approval of a Final Plat subdividing acreage into 20 lots called FINAL PLAT SYDNEY DRIVE SUBDIVISION

Applicant: JOE SCHIFANO

Owner: TORTORIGI DEVELOPMENT, LLC

Premises/Geographic: 3910 SYDNEY DR

Parcel Information: 012900322000001026

Property Zoned: MXD Mixed Use District

Proposed Use: Residential Single Family Detached

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Label the portion of right of way to be dedicated.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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SUB2020-00063

Southside

Description:	A request for approval of a Final Plat resurveying 12 lots into 1 lot called BARBER COMPANIES RESURVEY OF THE NORTH HALF OF BLOCK 224 OF BIRMINGHAM BLOCKS.
Applicant:	DAVE ARRINGTON
Owner:	BARBER COMPANIES INC THE
Premises/Geographic:	2701 & 2721 5TH AVE. S
Parcel Information:	012300313010001000
Property Zoned:	M1 Light Industrial District
Proposed Use:	Undetermined

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

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