



RANDALL L. WOODFIN
MAYOR

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

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2019-00012

Druid Hills

Description:

An application for a change in zone district boundaries from CB-2, Contingency General Business District, B-6, Health and Institutional District and CO&I, Contingency Office and Institutional District to D-4, Medium Density District and MU-D, Mixed-Use Downtown District in order to allow a new mixed-use development.

Applicant:

BRIAN WOLFE

Owner:

THE LOVELADY CENTER INC

Premises/Geographic:

Bounded by 13th Avenue North and 20th Avenue North, Carroway Blvd. and 25th Street North; 25th Street North,

ZONING ADVISORY COMMITTEE

Parcel Information:

1. 012200243030001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
2. 012200243030002000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
3. 012200243030005000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
4. 012200243030006000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
5. 012200243030007000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
6. 012200243030008000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
7. 012200243030010000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
8. 012200243031001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
9. 012200243031002000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
10. 012200243031003000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
11. 012200243031004000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
12. 012200243031005000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
13. 012200243031006000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
14. 012200243031007000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
15. 012200243031008000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
16. 012200243031009000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
17. 012200243031010000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
18. 012200243031011000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
19. 012200243031012000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
20. 012200243031013000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
21. 012200243031015000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
22. 012200243031016000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
23. 012200243031017000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
24. 012200243032001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
25. 012200243034001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
26. 012200243036001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
27. 012200243036004000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
28. 012200243036005000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
29. 012200243036006000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
30. 012200243036007000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
31. 012200243036008000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
32. 012200243036009000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
33. 012200243036010000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
34. 012200243036011000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
35. 012200243036012000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
36. 012200243037001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
37. 012200243038001000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
38. 012200243038002000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
39. 012200243038003000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
40. 012200243038004000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
41. 012200243038006001; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W
42. 012200252012001000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
43. 012200252013001000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
44. 012200252014001000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
45. 012200252014003000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W

ZONING ADVISORY COMMITTEE

- 46 012200252014004000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 47 012200252014005000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 48 012200252014008000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 49 012200252014009000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 50 012200252014010000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 51 012200252014011000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 52 012200252014012000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 53 012200252014013000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 54 012200252015001000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 55 012200252015002000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 56 012200252015003000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 57 012200252015004000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 58 012200252015005000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 59 012200252015006000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 60 012200252015007000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 61 012200252015008000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 62 012200252015009000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 63 012200252027001000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 64 012200252027002000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W
- 65 012200252027003000; situated in the NW 1/4 of Section 25, Township 17S; Range 3-W

Property Zoned: B-2 GENERAL BUSINESS
B-6 HEALTH AND INSTITUTIONAL
O & I OFFICE AND INSTITUTIONAL

Proposed Use: Rezoning-Commercial / Mixed Use

- 1) The conceptual plan (Exhibit E), as described in the Urban Renewal Plan, shall act as the site plan. If development is proposed that is not consistent with the land use mix of the conceptual plan, then it must be approved, as a site plan amendment, by the Zoning Advisory Committee and the Urban Renewal Plan must be amended and approved by the City Council.
- 2) Properties described as Block B & C in the conceptual plan shall be limited in height to 180 feet.
- 3) Properties described as Block D in the conceptual plan shall be limited in height to 70 feet.
- 4) Properties described as Block E in the conceptual plan shall be limited in height to 100 feet.
- 5) If the property described as Block D in the conceptual plan is developed as an outdoor performance venue, then it shall be set back from 15th Avenue North between 22nd and 23rd Streets North and from 22nd Street North between 15th and 17th Avenues North by no less than 200 feet, and a vegetative buffer and berm shall be placed in the setback as approved by Planning, Engineering and Permits Staff. The hour's operations for the outdoor performance venue should not extend past 12:00a.m.
- 6) If the property described as Block D in the conceptual plan is developed as any entertainment use other than an outdoor performance venue, then it shall be set back from 15th Avenue North between 22nd and 23rd Streets North and from 22nd Street North between 15th and 17th Avenues North by no less than 50 feet, and a vegetative buffer and berm shall be placed in the setback as approved by Planning, Engineering and Permits Staff.
- 7) Applicant must provide quarterly updates to the neighborhood regarding the status of the development.

STATE OF ALABAMA
JEFFERSON COUNTY

I, W. Thomas Magee, Technical Advisor to the Birmingham Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Advisory Committee of the Birmingham Planning Commission at its meeting held August 06, 2019 and the same appears of record in the Official Minutes of said Committee.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Birmingham Planning Commission this day, August 7, 2019.



Tim Gambrel
Chief Planner



RANDALL L. WOODFIN
MAYOR

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

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2019-00013

Ensley

Description: Application for a change in zone district boundaries from R-3, Single Family District to C-2, General Commercial District to allow the adaptive re-use of the existing Council School for a Business Incubator.

Applicant: VARNIE BARKER

Owner: BIRMINGHAM CITY SCHOOLS

Premises/Geographic: 1301 15th Street and 1400 Avenue M

Parcel Information:

- 012200314013001000; situated in the SE 1/4 of Section 31, Township 17S; Range 3-W
- 012200314013001001; situated in the SE 1/4 of Section 31, Township 17S; Range 3-W

Property Zoned: R-3 SINGLE FAMILY DISTRICT

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application filed by the Varnie Barker, representing the owners, Birmingham City Schools, for a change in the zone district boundaries from R-3, Single Family District to C-2, General Commercial District, in order to adaptively re-use the former Council Elementary School as a Business Incubator, be and the same is hereby Continued to the September 3, 2019 ZAC Meeting Date.

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EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2019-00015

Druid Hills

Description: Application to change zone district boundaries from B-6, Health and Institutional District to MU-D, Mixed-Use Downtown in order to create a new mixed-use development.

Applicant: BRIAN WOLFE

Owner: MINARCINE PAUL J

Premises/Geographic: 1547 Walnut Hill Circle

Parcel Information: 1. 012200243036004000; situated in the SW 1/4 of Section 24, Township 17S; Range 3-W

Property Zoned: B-6 HEALTH AND INSTITUTIONAL

Proposed Use: Rezoning-Commercial / Mixed Use

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