

**STAFF RECOMMENDATIONS**  
**ZONING ADVISORY COMMITTEE**

**Birmingham Planning Commission**

**Meeting Date:** February 19, 2019

**Time:** 6:00 P.M.

**Pre-Meeting:** 5:30 P.M.

**Place:** City Council Chambers

710 19<sup>th</sup> Street, North

**ZAC2018-00026.....Hooper City**  
Application for the review and approval of a site development plan in a I-3, Planned Manufacturing District in order to build a new maintenance facility, filed by Curtis Thompson, representing the owner, Madrona-Birmingham LLC, for property located at 151 Republic Street and situated in the NW¼ of Section 15, Township 17-S, Range 3-West. (35214, District 9).

**Proposed Use: Maintenance Facility for Tractor Trailers**

**Property and Abutting Land Uses:**

The subject property is located near the intersection of Coalburg Road and Daniel Payne Drive directly south of the FedEx Shipping Center. The subject property is mostly surrounded by manufacturing uses and zoning. The subject property is located in the Daniel Payne Industrial Park and restrictive covenants run with the land to ensure a park atmosphere. The Industrial Park Architectural Review Committee reviews all plans and administers the covenants to ensure their compliance or grant reasonable expectations.

**Applicant's Proposal:**

The applicant is proposing to install a 14,152 square foot one story pre-engineered metal 'stand-alone' building. The proposed building will be used for the maintenance of the existing Melton Truck Lines truck fleet. The services performed on site will be safety inspections, cleaning of truck fleet, oil changes and lubrication. Hours of operation for the maintenance facility will be 8am to 5pm Monday thru Friday.

**Zoning Ordinance:**

The applicant's site development plan meets the submittal requirement as outlined in the I-3, Planned Manufacturing District Guidelines. The I-3, Planned Manufacturing District requires that all site development plan reviews and amendments be reviewed by the Zoning Advisory Committee. The parking requirement for an office is one parking space per 400SF of gross floor area; therefore the parking requirement for the office is 10 parking spaces. The parking requirement for vehicle service, repair including light truck repair is 1 parking space per 500SF of gross floor area; therefore the parking requirement for the maintenance building is 28 parking spaces. The applicant site plan shows 189 parking spaces. When a development includes parking in excess of the maximum required (equal to the minimum), then pervious paving systems are required for those parking spaces which exceed the maximum number of spaces allowed. The applicant needs to provide pervious paving systems or other low impact developments. For parking areas of 20 or more spaces, a parking and circulation plan shall be subject to the approval of the Traffic Engineer.

**Neighborhood Recommendation:**

**The Hooper City Neighborhood Association** met at its regularly scheduled meeting on **February 14, 2019** to review the proposed project and voted to approve it. The vote was 11 approved and 0 denied.

**City's Landscape Architect reviewed site plan and recommends the following conditions:**

According to the Ordinance, a specific tree species cannot make up more than 25% of the total trees; therefore applicant would need to vary his tree species, which should be at least 4 different tree species.

**The City's Stormwater Administrator's Staff reviewed the applicant's proposal and if the request is approved, recommends the following:**

- ADEM Construction NPDES Permit inclusion will be required prior to the issuance of City SEC permits.
- City of Birmingham Soil Erosion Control permit will be required.
- City of Birmingham Civil Construction permit will be required.

- Post Construction runoff shall not exceed pre-project runoff for the 2, 10, and 25-year storm events. The 100-year storm shall safely pass the system.
- LID/GI practices are required for the parking space area that is greater than the requirement for the parking space count.
- Compliance with the Post Construction Stormwater Ordinance is recommended and will be required after ordinance adoption.
- During the preliminary design phase, we recommend a review meeting with City Stormwater and Engineering Personnel.

***Staff's Recommendation to the ZAC:***

Staff recommends the site development plan with the following conditions:

1. Site Development Plan must meet the requirements of the restrictive covenants of Daniel Payne Industrial Park and
2. Site Development Plan must be reviewed and approved by the Architectural Review Committee for the Daniel Payne Industrial Park.

**STAFF RECOMMENDATIONS**  
**ZONING ADVISORY COMMITTEE**  
**Birmingham Planning Commission**  
**Meeting Date:** February 19, 2019  
**Time:** 6:00 P.M.  
**Pre-Meeting:** 5:30 P.M.  
**Place:** City Council Chambers  
710 19<sup>th</sup> Street, North

**ZAC2019-00001.....Oxmoor**  
Application for review and approval of a site development plan of a QC-2, Qualified General Commercial District (per ZAC2018-00009; Ordinance Number 1991G) in order to allow the construction of an 9 garden style apartment buildings consisting approximately 280 units, filed by Brian Hatcher, representing the owner, TDG Wildwood, LLC for the property located at 259 Lakeshore Parkway, Birmingham Alabama 35209, situated in the NW ¼ of Section 26, Township 18-S; 3-W.

Proposed Use: *To allow the construction of 9 garden style apartment buildings consisting of approximately 280 units. (35209). (Council District 7).*

***Property and Abutting Land Uses:***

The subject 18 acres property is located at 259 Lakeshore Parkway in the Oxmoor Neighborhood. The proposed development is located within the western end of Wildwood South Retail Center in Birmingham, Alabama. The site is currently the parking lots that supported the former movie theater on the southern portion of the site.

***Applicant's Proposal:***

The proposed development will be a multi-family residential project that will include approximately 11 garden style apartment buildings consisting of approximately 280 units. The proposed buildings will approximately include the following unit breakdown: (140) 1-bedroom units, (114) 2-bedroom units, and (26) 3-bedroom units. All of the proposed buildings will be three levels except the four southernmost buildings that will be a 3/4 split level to accommodate for grade change. The project includes several amenity areas including a community lawn, which meets the City of Birmingham open-space regulations, pool, patio, and clubhouse. There will be one access to the complex that includes separate resident and visitor entries. In accordance with the City of Birmingham Zoning Ordinance, a minimum of 350 parking spaces will be provided for the bedroom unit breakdown as well as required parking accommodations for existing adjacent retail buildings.

***Previous Actions:***

The subject property "Q" Conditions were amended to allow the use of multi-family type uses (Case ZAC2018-00009) with conditions requiring site development plan review and approval from Zoning Advisory Committee prior to construction.

***Zoning Ordinance:***

The applicant's site plan submittal complies with the C-2, General Commercial District zoning requirements. The parking requirement for multi-family are as follows, 1 parking spaces per dwelling unit is required for 1 bedroom units and 1.5 parking spaces are required for 2 or more bedroom units; therefore the parking requirement for the site is 350 parking spaces. The applicant's site plan shows 443 parking spaces; therefore the applicant is exceeding the parking requirement for the site. When a development includes parking in excess of the maximum required (equal to the minimum), then pervious paving systems are required for those parking spaces which exceed the maximum number of spaces allowed. The applicant can remove 93 parking spaces or provide pervious paving systems or other low impact developments. For parking areas of 20 or more spaces, a parking and circulation plan shall be subject to the approval of the Traffic Engineer. Applicant must submit a site development plan for review and approval from the Zoning Advisory Committee prior to construction. Applicant must provide to the City's Traffic Engineer traffic patterns for A.M and P.M travel addressing ingress and egress to subject property.

***Neighborhood Recommendation:***

***The Overton Neighborhood Association*** met at its regularly scheduled meeting on **February 11, 2019** to review the proposed project and voted to approve the proposed project. The vote was 11 approved and 0 denied.

The City's Stormwater Administrator Staff reviewed the applicant's proposal and if the request is approved, recommends the following:

- *ADEM Construction NPDES Permit inclusion will be required prior to the issuance of City SEC permits.*
- *City of Birmingham Soil Erosion Control permit will be required.*
- *City of Birmingham Civil Construction permit will be required.*
- *Post Construction runoff shall not exceed pre-project runoff for the 2, 10, and 25-year storm events. The 100-year storm shall safely pass the system.*
- *LID/GI practices are required for the parking space area that is greater than the requirement for the parking space count.*
- *Compliance with the Post Construction Stormwater Ordinance is recommended and will be required after ordinance adoption.*
- *During the preliminary design phase, we recommend a review meeting with City Stormwater and Engineering Personnel.*

***Staff's Recommendation to the ZAC:***

The applicant's site development plan ***is consistent*** with the future land use plan and has merit for approval with the following conditions as referenced in case ZAC2018-00009:

1. *No billboards are to be placed on the property;*
2. *Uses are to be limited to shopping center type uses and multi-family uses; and*
3. *A development plan for the Zoning Advisory Committee approval shall be submitted before construction takes place.*