

**STAFF RECOMMENDATIONS**

**ZONING ADVISORY COMMITTEE**

**Birmingham Planning Commission**

**Meeting Date:** November 19<sup>th</sup>, 2019

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

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

**Place:** City Council Chambers

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

**ZAC2019-00038** ..... **Southside**  
Application to change zone district boundaries from B-3 (Community Business District) and B-1 (Neighborhood Business District) to MU-D (Mixed-Use Downtown) in order to construct a new, mixed-use development that includes hotel, medical office, retail and restaurant uses filed by Corporate Realty Development, representing the owner, Southern Research Institute, for the properties located at 817 22<sup>nd</sup> Street South, 823 22<sup>nd</sup> Street South, 825 22<sup>nd</sup> Street South, 2200 9<sup>th</sup> Avenue South, 2228 9<sup>th</sup> Avenue South, 832 23<sup>rd</sup> Street South, 828 23<sup>rd</sup> Street South, 826 23<sup>rd</sup> Street South, 824 23<sup>rd</sup> Street South, 806 23<sup>rd</sup> Street South and 2206 8<sup>th</sup> Avenue South, and situated in the SW ¼ of Section 31, Township 17-S, Range 2-West (Council District 5).

**Proposed Use:** Mixed use development to include a hotel, medical office, retail and restaurant uses

**Property and Abutting Land Uses:**

The subject property contains approximately 4.7 acres of property. Abutting the subject property to the North is the Retina Specialists of Alabama office building and the Easy Money strip mall (zoned M-1). To the South are a vacant lot, parking lot and South Town Convenience Store, zoned B-3 and B-1. To the East is the Southtown Court Housing Community, zoned R-7. The Baptist Church of the Covenant (zoned M-1) and Southern Research Institute (zoned B-3) are to the West of the property.

**Applicant’s Proposal:**

The applicant is requesting the MU-D zoning district to allow for a greater flexibility for current and future uses within the proposed mixed-use development. The project will create a direct connection of mixed-use areas along 23<sup>rd</sup> Street and University Boulevard. The proposed ground level retail and restaurant uses, as well as planned sidewalk improvements, will create a vibrant streetscape and pedestrian friendly corridor. The hotel and medical office buildings are tailored to fit the needs of the local community and facilitate shared parking. The parking deck and loading zones will be tucked behind the active uses. The parking decks will be constructed to minimize the street view and will be situated below grade at many portions of the site. A mid-block interior driveway provides vehicular and service access with the intent of minimizing traffic along public streets.

The City’s **Long Range Land Use Plan** identifies the property as **Institutional**. The proposed rezoning request is **somewhat consistent** with the **Long Range Land Use Plan**.

**Zoning Ordinance:**

The applicant’s conceptual site plan shows hotel, medical office and retail space fronting on University Boulevard. General office space is shown on the corner of 22<sup>nd</sup> Street South and 9<sup>th</sup> Avenue South. Parking is shown as interior – including some surface parking and a parking facility. MU-D zoning does not require any parking. The conceptual site plan shows 1,086 total parking spaces on site. The applicant must work with the Stormwater & Engineering Staff to include LID techniques or include pervious paving. If there was a parking requirement in MU-D, it would require:

Hotel - 1 per 2 guest rooms (160 rooms provided = 80 spaces) plus additional required spaces for restaurant, night club, retail stores, personal service establishments, offices, and assembly rooms, etc.

Medical Office - 1 per 400 sf of GFA (140,700 SF = 352 spaces)

General Office - 1 per 400 sf of GFA (172,200 SF = 431 spaces)

Retail - 1 per 300 sf of GFA (30,200 SF = 101 spaces)

All landscaping must comply with the requirements in Title 1, Chapter 6 of the Zoning Ordinance (Landscaping, Buffering and Screening).

The development will have to comply with all of the City's Stormwater requirements, including a Stormwater Management Permit that will include a Stormwater Management meeting during the conceptual phase of the project.

The parcels must be presented to the Subdivision Committee for approval of a resurvey.

***Neighborhood Recommendation:***

The *Southside Neighborhood Association* met at its regularly scheduled meeting on October 24<sup>th</sup>, 2019, to review the proposed project and voted to ***recommend*** approval of the proposed rezoning request. The vote was 5 approved and 0 denied.

The *Five Points South Neighborhood Association* met at its regularly scheduled meeting on October 28<sup>th</sup>, 2019 to review the proposed project and voted to ***recommend*** approval of the proposed rezoning request. The vote was 10 approved and 0 denied.

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

The applicant's rezoning request is ***somewhat consistent*** with the future land use plan and has ***merit*** for approval. The Staff ***recommends*** approval of the rezoning request.