



RANDALL L. WOODFIN
MAYOR

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

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2020-00009

Crestwood South

Description: Application to change zone district boundaries from B-6 (Health and Institutional District) to C-2 (General Commercial District) and B-6 (Health and Institutional District) to MU-H (Mixed Use High District) in order to construct a multi-family apartment complex and a mixed-use development

Applicant: SCHOEL ENGINEERING

Owner: BAPTIST HEALTH SYSTEM INC

Premises/Geographic: 800 Montclair Road

Parcel Information:

- 012300331002001000; situated in the NE 1/4 of Section 33, Township 17S; Range 2-W
- 012300331002010500; situated in the NE 1/4 of Section 33, Township 17S; Range 2-W

Property Zoned: B-6 HEALTH AND INSTITUTIONAL

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Schoel Engineering Company, representing the owner, Birmingham Metro LLC., for the property located at 800 Montclair Road for an application for a change in zone district boundaries from B-6 (Health & Institutional District) to C-2 (General Commercial District) and B-6 (Health & Institutional District) to MU-H (Mixed-Use High District) to construct a multi-family complex and a mixed-use development, be and the same is hereby Recommended to the City Council for Approved with the following "Q" conditions:

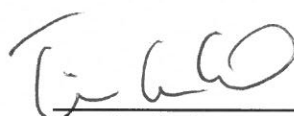
- No buildings for LOT 1 MU-H (Mixed-Use High District) will exceed 125 feet in height;
- No buildings for LOT 2 C-2 (General Commercial District) will exceed 75 feet in height;
- The portion of the property abutting Montclair Road will have an approximately 60-80-foot natural buffer that shall maintain the natural vegetation and coverings on site to the maximum extent possible;
- The applicant will preserve the two (2) existing ponds on the site to the maximum extent possible;
- The applicant will maintain a minimum of 50% of the existing trees on the site on LOT 2;
- A Reservoir/Water Tank or Utility Substation shall be permitted only when constructed to support the needs of the propose development on parcels Lot 1 (MU-H) and Lot 2 (C-2);
- On-premise signage to the site will be allowed to advertise retail and/or residential services located on the Lot 1 (MU-H) and the Lot 2 (C-2) on any On-premise signage as approved by the Planning, Engineering and Permits Department;
- Car Wash, Manual shall be permitted only as an accessory to other uses on the site and not as a primary use;
- Mini-Storage Warehouse shall be permitted only as an accessory to residential uses on the site and not as a primary use;
- Drive-In/Drive Through shall be permitted; however, any fast food establishment will not be allowed to utilize a drive through as an accessory to the site;
- Cellular, Microwave or Two-Way Antennas shall be permitted; however, they must be constructed with a stealth design as approved by the Planning, Engineering and Permits Department;
- Cellular, Microwave or Two-Way Towers shall be permitted; however, they must be constructed with a stealth design as approved by the Planning, Engineering and Permits Department;
- The following are Prohibited Uses on Lot 2 (C-2) Lower Tract
 - Adult Establishment
 - Arena
 - Automobile Sales
 - Automobile Service
 - Automobile/Light Truck Repair
 - Bus Station
 - Car Wash, Automated
 - Chicken Coop
 - Convenience Store
 - Donation Center
 - Family Day/Night Care Home
 - Family Group/Night Care Home
 - Funeral Home
 - Garage Sale/Yard Sale
 - Internment, Columbarium
 - Internment, Mausoleum
 - Off-Premise Sign
 - Opioid Replacement Therapy Treatment Facility
 - Payday Loan
 - Recycling Collection Center
 - Reservoir/Water Tank
 - Rummage Sale
 - Stadium
 - Title Loan/Pawnshop
- The following are Prohibited Uses on Lot 1 (MU-H) Upper Tract
 - Adult Establishment
 - Arena
 - Automobile Sales
 - Automobile Service
 - Automobile/Light Truck Repair
 - Bus Station

- g. Car Wash, Automated
- h. Convenience Store
- i. Donation Center
- j. Family Day/Night Care Home
- k. Funeral Home
- l. Garage Sale/Yard Sale
- m. Internment, Columbarium
- n. Internment, Mausoleum
- o. Off-Premise Sign
- p. Opioid Replacement Therapy Treatment Facility
- q. Payday Loan
- r. Recycling Collection Center
- s. Reservoir/Water Tank
- t. Rummage Sale
- u. Stadium
- v. Title Loan/Pawnshop
- w. Mini-Storage Warehouse

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, Tim Gambrel, 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 July 21, 2020 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, July 22, 2020.



**Tim Gambrel
Chief Planner**



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

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ROOM 210 CITY HALL
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EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2020-00010

Forest Park

Description: Application to change zone district boundaries from O & I (Office & Institutional District) to MU-L (Mixed-Use Low District) to allow for a new 2-story office and condo building

Applicant: LANCE BLACK

Owner: WHITEGROUP

Premises/Geographic: 617 37th Street South 35222

Parcel Information: 1. 012300322010008000; situated in the NW 1/4 of Section 32, Township 17S; Range 2-W

Property Zoned: O & I OFFICE AND INSTITUTIONAL

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Lance Black, representing the owner, Whitegroup, for the property located at 617 37th Street South, for a change in the zone district boundaries from O&I (Office & Institutional District) to MU-L (Mixed-Use Low District) in order to allow for a new 2-Story Office & Condominium building, be and the same is hereby Recommended to the City Council for Approval.

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ZONING ADVISORY COMMITTEE

ZAC2020-00012

Central City

Description: Proposed amendments to the City's Zoning Ordinance - including revisions to allow an animal kennel in MXD; amend the parapet height requirement; amend the ZAC hearing section (to allow special called meetings of the Planning & Zoning Committee); and to amend the date for heavy industrial buffer requirements

Applicant:

Owner: BHAM CITY OF

Premises/Geographic: 710 20th Street North - City Hall

Parcel Information: 1. 012200253025002000; situated in the SW 1/4 of Section 25, Township 17S; Range 3-W

Property Zoned:

Proposed Use: Text Change

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the Proposed amendments to the City's Zoning Ordinance - including revisions to allow an animal kennel in MXD; amend the parapet height requirement; amend the ZAC hearing section (to allow special called meetings of the Planning & Zoning Committee); and to amend the date for heavy industrial buffer requirements, filed by the Department of Planning, Engineering & Permits, be and the same is hereby Recommended to the City Council for Approval.

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