

STAFF RECOMMENDATIONS

**ZONING ADVISORY COMMITTEE
Birmingham Planning Commission**

Meeting Date: February 18th, 2020

Time: 6:00 P.M.

Pre-Meeting: 5:30 P.M.

Place: City Council Chambers
710 19th Street, North

ZAC2019-00040 **North Birmingham**
Application to change zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District) in order to allow a gravel parking area for storage of trailers and other equipment filed by Reliable Property Group LLC, representing the owner, Finley Blvd LLC, for the properties located at 2409 20th Street North; 2008 24th Avenue North; 2015 24th Court North; 2014 24th Avenue North; 2019 24th Court North and 2414 21st Street North and situated in the SW ¼ of Section 23, Township 17-S, Range 3-West (Council District 9).

Proposed Use: Gravel parking area for storage of trailers and other equipment

Property and Abutting Land Uses:

The subject properties are currently undeveloped and zoned C-2. Finley Boulevard abuts the property to the North. Beyond Finley is a vacant, undeveloped parcel and the Sunoco gas station, both zoned C-2. To the West of the site is vacant, undeveloped property and 1 single-family house (owned by Nathaniel Booker) zoned C-2. South of the site is 24th Avenue North. Below the street is the Pyles Transport business and the Alabama Brick business, both of which are zoned I-1. To the East of the site, across 21st Street North is Fleet Pride, zoned C-2.

Applicant’s Proposal:

The applicant (Reliable Property Group, LLC) manages Storage Trailers of Alabama. This business provides storage rental (storage trailers, storage containers and conex boxes), trailer rental and used equipment sales. They also have used trailer rentals for local and regional deliveries. The business also offers pick-up and delivery services and is able to provide on-site and off-site storage at their facility.

The applicant is proposing to clear the site and construct a gravel parking area for storage of trailers and other equipment. A six foot chain link fence would surround the site and access would be restricted to a driveway on 20th Street North.

The City’s **Long Range Land Use Plan** identifies the properties as **Light Industrial**. This land use category is reserved for light industrial and office uses, small warehouse and distribution facilities, urban agriculture, and other supporting uses such as minor retail and services related to the industrial uses. Light industrial districts can be located in “business park” settings, and are typically located near major transportation routes such as Interstates, State Highways, railroad ROWs, and airport facilities. Residential uses are not recommended and are only permitted by the Zoning Board of Adjustments with special exception. The proposed rezoning request is **consistent** with the **Long Range Land Use Plan**.

Zoning Ordinance:

Gravel parking lots used for storage are allowed in the Zoning Ordinance:

“Storage lots for commercial vehicles and trailers (other than passenger vehicles) not used for daily transportation (e.g., truck trailers, moving trailers, RV’s, campers, farm implements, construction vehicles) may be approved by the City Engineer for a substitute improved surface, such as, but not limited to compacted gravel. Such substitute surface, where approved by the City Engineer, shall have concrete curbing around the parking area perimeter to confine the gravel.”

The applicant will need to resurvey the lots for the intended use. The applicant will also need to vacate the alley (or possibly obtain a right-of-way use agreement) for driveway access. Soil Erosion, Civil, Driveway, Fence and Stormwater permits shall be obtained prior to any construction including placement of gravel or fencing.

Implementation Committee & Neighborhood Recommendation:

The applicant met with the North Birmingham Redevelopment Committee of the North Birmingham Implementation Committee on Tuesday, January 28th, 2020. The Committee voted unanimously to ***recommend*** approval of the rezoning request subject to the following “Q” Conditions:

- 1) The applicant should install landscaping (shrubs) along the front of the fence on the Finley Avenue side of the property.*
- 2) The curb cut/driveway on 20th Street North should include at least 20 feet of concrete or asphalt (to catch any loose gravel on vehicles exiting the site)*
- 3) Any changes/modifications to the site plan or any future development must be reviewed by the North Birmingham Implementation Committee and the Zoning Advisory Committee.*

The applicant was scheduled to meet with the *North Birmingham Neighborhood Association* on Monday, February 10th, 2020, at its regularly scheduled meeting. Unfortunately, the meeting was cancelled due to inclement weather.

Staff's Recommendation to ZAC:

The applicant's rezoning request is ***consistent*** with the future land use plan and is ***recommended*** for approval (subject to the Q Conditions recommended by the Implementation Committee).