

STAFF RECOMMENDATIONS
ZONING ADVISORY COMMITTEE
Birmingham Planning Commission
Meeting Date: June 15, 2021
Time: 6:00 P.M.
Pre-Meeting: 5:30 P.M.
Place: WebEx

ZAC2021-00011.....Hooper City
Application for review and approval of a site development plan in I-3 (Planned Manufacturing District), filed by Caleb Martin, PE, representing the owner, CREG Birmingham, LLC for the property located at 200 Republic Street, Birmingham Alabama 35214, situated in the NW ¼ of Section 15, Township 17-S; 3-W. (Council District 9).

Proposed Use: To allow the construction of an industrial facility for the storage and maintenance of semi-tractor trailer trucks.

Property and Abutting Land Uses:

The subject property is 10.116 acres and is located at 200 Republic Street in the Hooper City Neighborhood. The current zoning for the property is I-3. All properties surrounding the proposed development are also zoned I-3. The site is currently undeveloped. The subject property is located in the Daniel Payne Industrial Park. In the Daniel Payne Industrial Park, restrictive covenants run with the land to ensure compatibility among uses and the Industrial Park Architectural Review Committee reviews all plans and administers the covenants to ensure their compliance.

Applicant's Proposal:

The Applicant is proposing a multi-use industrial facility that will house CRST Malone Flatbed Division headquarters, various facilities for light repairs and overnight and weekend parking of semi-tractor trailer trucks. The facility will also include training for recent hires in company standard procedures. The proposed structure on the property will consist of a main campus building that will house typical office purposes as well as truck maintenance operations. The hours of operation will be 6am-7pm Monday-Friday with occasional truck drop off and pick up occurring outside of those days and times.

Zoning Ordinance:

The applicant's site development plan meets the submittal requirements 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 applicant is proposing an approximately 24,991 SF building divided between office (approximately 12,187 SF) and vehicle service (approximately 12,193 SF plus 611 SF of storage) uses. The site plan indicates 58 parking spaces. The Zoning Ordinance requires 1 parking space per 400 SF of office use and 1 parking space per 500 SF of vehicle service use; therefore, the number of required spaces for this development is 57 spaces. The number of parking spaces required is equal to the maximum allowed. Therefore, the proposed site plan would exceed the maximum parking requirements by 1 space. The additional parking space as proposed should comply with engineering guidelines for excessive 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 Zoning Ordinance states:

The number of parking spaces required is equal to the maximum allowed. When a development includes parking in excess of the maximum allowed, then Low Impact Development techniques such as, bio retention cells, vegetated swales, extended detention systems, infiltration trenches, pervious paving or dry wells, to reduce run-off at a rate as established in City of Birmingham, Engineering Design Guidelines, is required for those parking spaces which exceed the maximum number of spaces allowed as determined by the Director, except in the following instance: 1. When parking spaces, over the maximum, are covered by a structure such that no stormwater will fall on those parking spaces, those spaces will not count against the maximum allowed. 2. In the B-4 and

MU-D districts, the maximum parking requirement shall be equal to that of the same use in the B-3 or MU-H districts, but only for the purpose of determining when LID will be required for any proposed parking.

Stormwater:

The City's Stormwater Management team reviewed the Applicant's Civil Site plans and provided the following comments:

- 1) A complete set of land Disturbance Permits will be required.
- 2) The applicant will need to submit a Storm Water Management Plan.
- 3) A Storm Water Maintenance Agreement will be required.
- 4) A Storm Water Concept meeting will be required.

Landscape:

The Landscaping Plan was reviewed by the City's Landscape Architect. It appears to meet all the requirements outlined in the City's Zoning Ordinance.

Daniel Payne Industrial Park:

The Daniel Payne Industrial Park Architectural Review Committee will be required to review all plans and administer the covenants to ensure their compliance.

Neighborhood Recommendation:

The Hooper City Neighborhood Association met at its regularly scheduled meeting on **June 10, 2021** to review the proposed project and voted to support the site development plan. The vote was **15 approved** and **0 denied**.

Framework Plan Implementation Committee Recommendation:

The Redevelopment Subcommittee of the North Birmingham Framework Plan Implementation Committee has no opposition to the request since the zoning is not changing and the proposed development is an allowed use.

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.
2. Site Development Plan must be reviewed and approved by the Architectural Review Committee for the Daniel Payne Industrial Park.
3. Applicant must meet all Stormwater requirements.
4. Once a site development plan has been approved, no work shall be done and no permits shall be issued except in accord with said plan. No certificate of occupancy shall be issued until all site improvement as required by an approved site development plan has been completed.