

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

**Birmingham Planning Commission**

**Meeting Date:** November 2<sup>nd</sup>, 2021

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

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

**Place:** Birmingham City Hall, Council Chambers

**ZAC2021-00016.....Hooper City**  
Application for review and approval of a site development plan in I-3 (Planned Manufacturing District), filed by Marc Pflieger, representing the owner, Gradyco, LLC for the property located at 510 Daniel Payne Dr, Birmingham Alabama 35214, situated in the NW ¼ of Section 16, Township 17-S; 3-W. (Council District 9).

**Proposed Use:** To allow the construction of an industrial warehouse and distribution facility

***Property and Abutting Land Uses***

The subject property is approximately 9.5 acres and is located at 510 Daniel Payne Dr in the Hooper City Neighborhood. The current zoning for the property is I-3. All properties to the north, east, and west of the proposed development are also zoned I-3 (Planned Manufacturing District). To the south is zoned I-1 (Light Manufacturing District) and I-2 (Heavy Industrial District). The site is currently undeveloped. The subject property is located in the Daniel Payne Industrial Park. The Daniel Payne Industrial Park has restrictive to ensure compatibility among uses and all site plans are reviewed by the Architectural Review Committee.

***Applicant's Proposal***

The Applicant is proposing a development that will include a 140,000± square-foot industrial warehouse building and associated infrastructure, including parking, landscaping, and stormwater management. The proposed development is anticipated to create approximately 70 new jobs and the total project investment is expected to be roughly \$13,000,000.00.

***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 140,000 SF warehouse building. For a warehouse, the zoning ordinance requires 1 parking space per 2000 SF of GFA. Therefore, the parking requirement for this project is 70 spaces. The applicant's site plan shows 133 spaces, exceeding the parking requirement. The number of parking spaces required is equal to the maximum allowed. Therefore, 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.*

***Birmingham Department of Transportation (BDOT)***

The Birmingham Department of Transportation (BDOT) reviewed the plans. They would like to see the driveway for the employee parking lot moved slightly east to the center of the parking lot in order to provide more distance between it and the driveway accessing the truck court area. Other than that, all driveway/sidewalk permits will be required. Any new construction or re-development must comply with all BDOT requirements.

***Stormwater***

The City's Stormwater Staff reviewed the site plan and commented that land disturbance permits will be required including Soil Erosion Control, Civil/Stormwater and Driveway. All projects within the area will be required to meet the Standards in the Post Construction Stormwater Ordinance for water quality and water volume control.

***Landscaping***

The Landscaping Plan was reviewed by the City's Landscape Architect. The plan looks good thus far but will need to be reviewed and approved before the issuance of building permits

***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 Thursday, October 14, 2021 to review the proposed project and voted to support the site development plan. The vote was 14 approved and 0 denied.

***Framework Plan Implementation Committee Recommendation***

The Redevelopment Subcommittee of the North Birmingham Framework Plan Implementation Committee supports the request since the zoning is not changing and the proposed development is an allowed use.

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

Staff recommends approval of the site development plan with the following conditions:

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