



# Zoning Advisory Committee

## Staff Report

Department of Planning, Engineering, & Permits

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ZAC2023-00002

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Glen Iris Neighborhood

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**Request:** Application for a Site Development Plan Review for a new Stivers Ford Dealership.

**Filed by:** Brian Harris of ArcTerra Inc. on behalf of the owner, Stivers Realty Lc.

**Location:** 500 Palisades Boulevard Birmingham, AL 35209, and situated in the NE ¼ of Section 14, Township 18-S, Range 3-West, (Council District 3).



January 2023 photo from Google Maps of the construction site



**Proposed Use:** A Stivers Ford Dealership.

***Applicant's Proposal.***

The applicant is constructing a new Stivers Ford Dealership that will have outdoor automobile sales, indoor showrooms, and a parts and service department. The sales floor will be open Monday – Friday 8:00 am to 8:00 pm and on Saturdays 8:00 am to 7:00 pm. The parts and service department will be open Monday – Friday 7:00 am to 6:00 pm and on Saturdays 8:00 am to 4:00 pm.



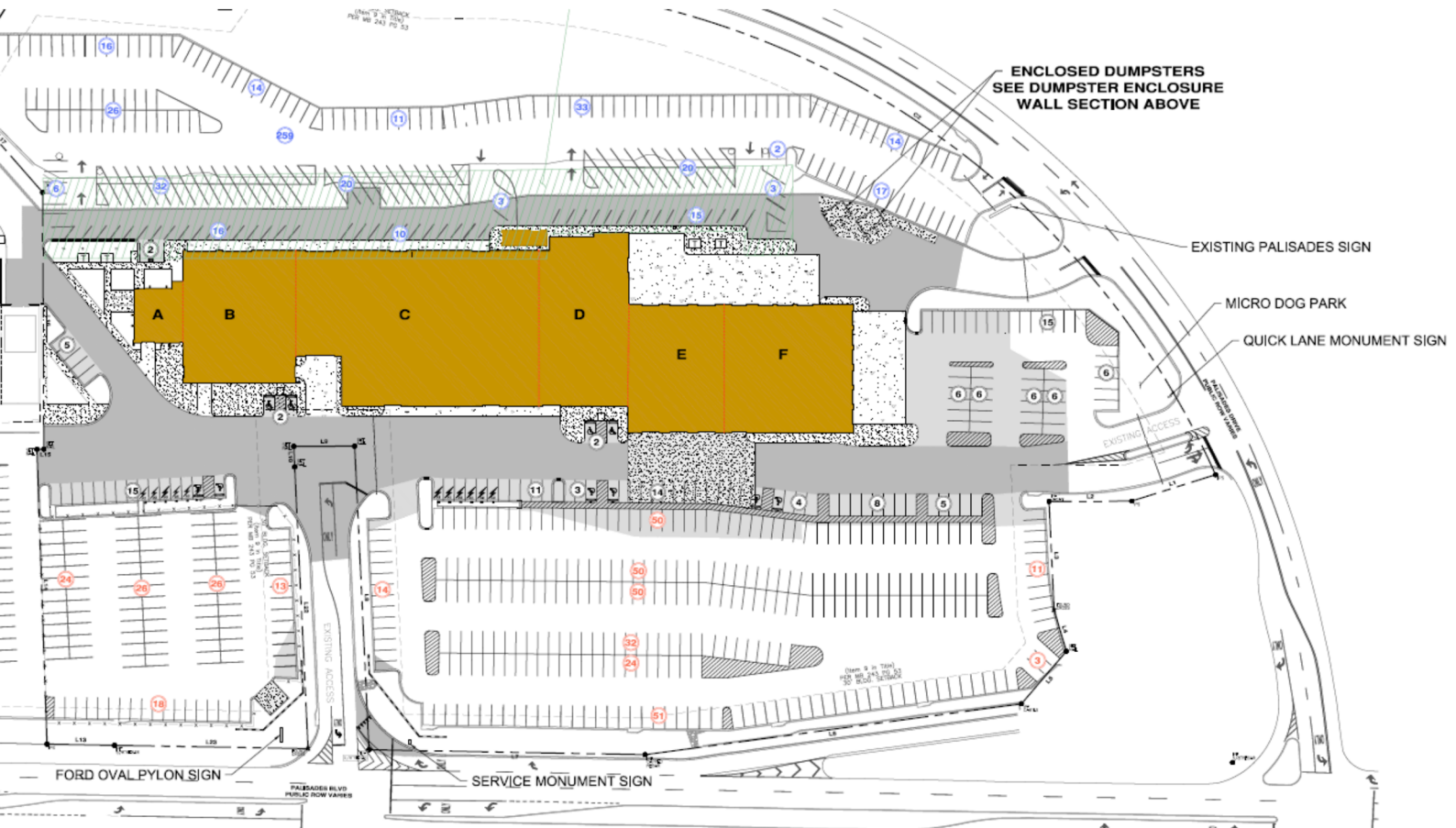
Architectural  
Renderings





OVERALL BUILDING INFORMATION

| BUILDING SECTION            | TOTAL SQUARE FOOTAGE | MAXIMUM HEIGHT | HOURS OF OPERATION           |
|-----------------------------|----------------------|----------------|------------------------------|
| (A) BRONCO SALES / SHOWROOM | 1,783.7 S.F.         | 20'-6"         | MON-FRI 8AM-8PM; SAT 8AM-7PM |
| (B) FORD SALES / SHOWROOM   | 16,732.6 S.F.        | 40'-0"         | MON-FRI 8AM-8PM; SAT 8AM-7PM |
| (C) SERVICE                 | 23,647.2 S.F.        | 31'-0"         | MON-FRI 7AM-6PM; SAT 8AM-4PM |
| (D) PARTS                   | 19,367.3 S.F.        | 31'-0"         | MON-FRI 7AM-6PM; SAT 8AM-4PM |
| (E) DIESEL                  | 8,253.3 S.F.         | 31'-0"         | MON-FRI 7AM-6PM; SAT 8AM-4PM |
| (F) QUICKLANE               | 11,259.5 S.F.        | 31'-0"         | MON-FRI 7AM-6PM; SAT 8AM-4PM |



**PARKING DELINEATION:**

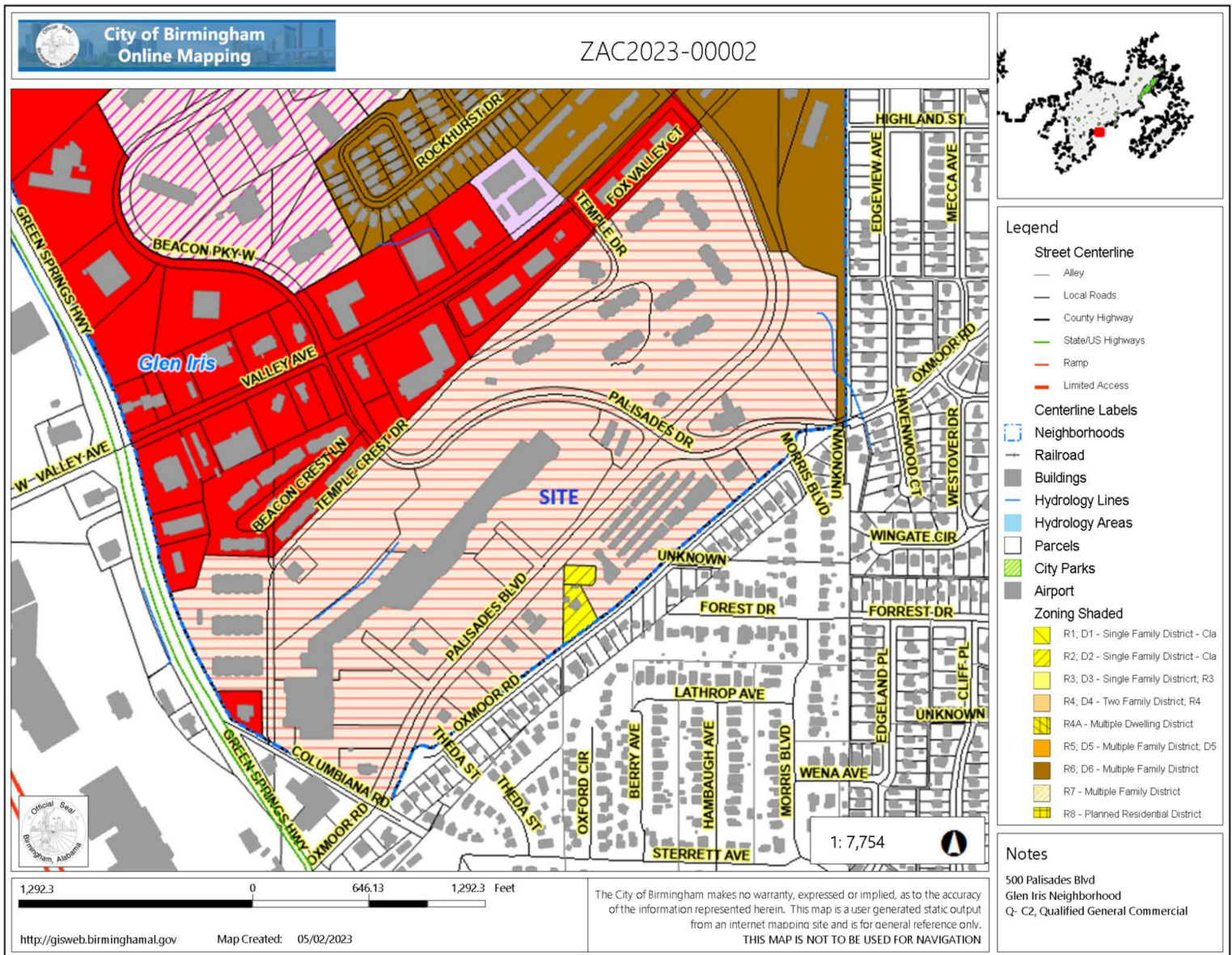
- ⊗ DENOTES CUSTOMER PARKING SPACE (116 TOTAL GROUND LEVEL)
- ⊠ DENOTES INVENTORY DISPLAY SPACE (392 TOTAL GROUND LEVEL)
- ⊗ DENOTES DECK TOP SPACE FOR VEHICLE STORAGE/EMPLOYEE PARKING (259 TOTAL DECK LEVEL)

**SITE PLAN**



**Property and Abutting Land Uses.**

The subject property sits on 18.98 acres of land, currently zoned “Q” **C-2, Qualified General Commercial District**. Adjacent parcels to the North, East and West are zoned **B-5, Planned Shopping District**. To the South abutting parcels are also zoned **B-5, Planned Shopping District** and **R-2, Single Family District**.

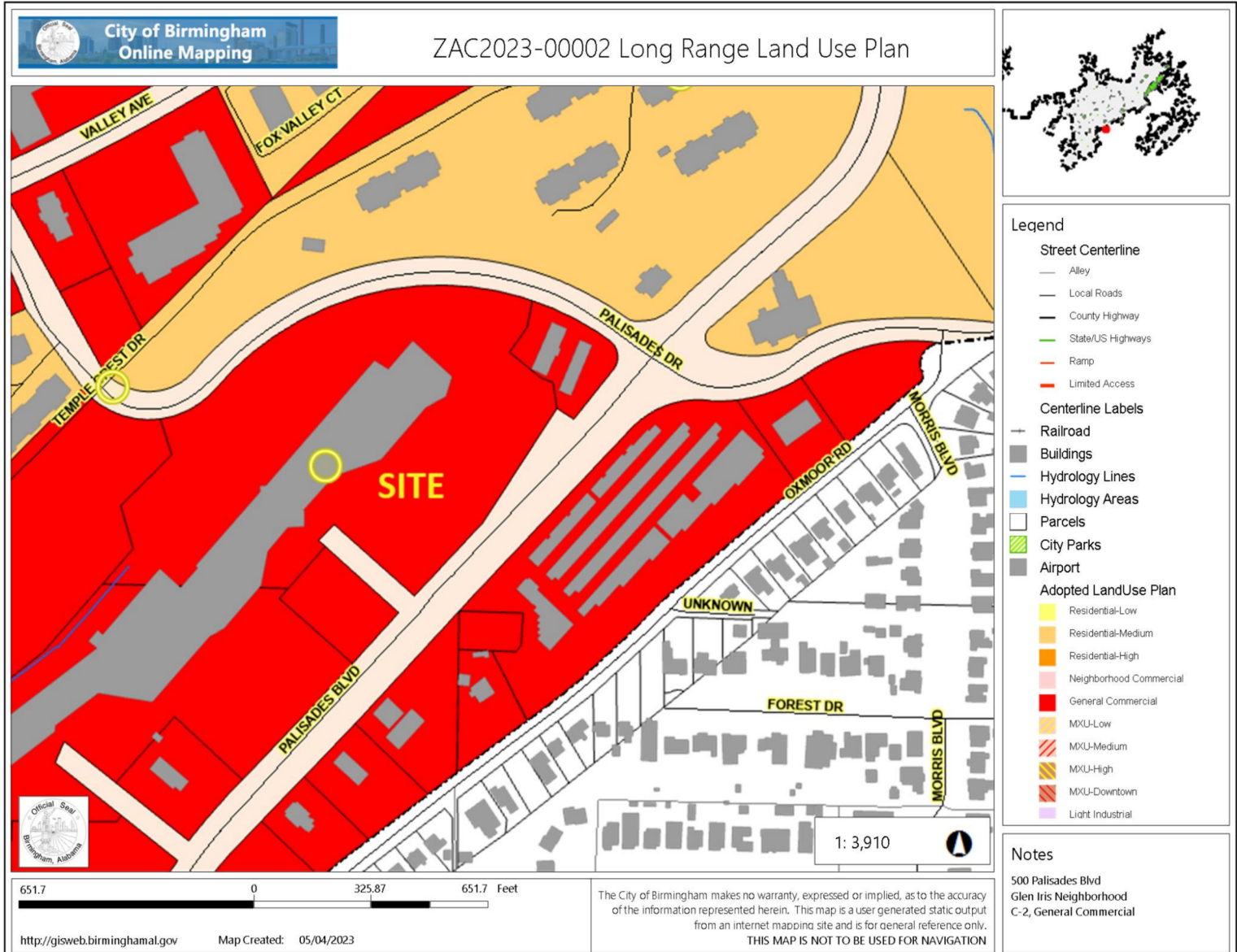


The **C-2, General Commercial District** is designed to allow for areas serving a citywide or regional trade area, including shopping and entertainment centers that offer a range of retail and service establishments. Uses in this district include: large supermarkets, department stores, movie theaters, big box stores, supporting retail and other services, leisure and entertainment uses, high density multi-family, schools, churches, and neighborhood-serving public uses. Office uses with ground floor retail are encouraged. This district is intended to be accessible by auto, but should be designed to accommodate pedestrians and bicyclists, provide interior circulation between properties, and appropriate landscaping to counter heat island and stormwater impacts.



**Long Range Land Use Plan.**

The City's **Long-Range Land Use Plan** identifies the property as C-2, General Commercial District.





***Previous Actions.***

**ZAC2020-00002.** In 2020 this property was rezoned from B-5, Mixed Business District to “Q” C-2, Qualified General Commercial District in order for the property to be redeveloped into an automobile dealership and service center. The following “Q” Conditions were placed on the property:

1. *The following uses are prohibited:*
  - a. *Funeral Home (including a crematorium)*
  - b. *Internment, Columbarium*
  - c. *Internment, Mausoleum*
  - d. *Internment, Cemetery*
  
2. *Submission to and approval by the local Neighborhood Association and the Zoning Advisory Committee (ZAC) of a site development plan to include but not be limited to, the location and heights of all structures; parking; ingress and egress (including a traffic circulation plan); landscaping; location, size and number of all signs; storm water drainage; buffering and screening; exterior lighting plan; the location and screening of solid waste disposal container by a fence constructed of wood, masonry brick, or concrete which is architecturally compatible with the primary building sufficient in height on all 4 sides with a double wooded gate at the entrance; and screening of all HVAC units and satellite dishes. In addition, the site development plan should include details regarding the proposed hours of operation, delivery schedule (if applicable), noise mitigation plan and any other information required by the PEP Staff. All on and off-site improvements shall be developed and maintained in strict conformance with the approved site development plan. All landscaping as per approved landscaping plan, shall be installed prior to the occupancy of the development and shall be maintained in a living condition no less than as installed. Any amendments, additions, deletions, alteration or changes to any of the above listed standards of the approved site development plan, shall require approval of an amendment to the approved site development plan by the local Neighborhood Association and the Zoning Advisory Committee (ZAC).*



***Zoning Ordinance.***

**Automobile Sales:** A retail business which sells automobiles that is primarily housed in a structure and characterized by a mixture of secondary supporting uses; however, the principal use of the site shall be the marketing and outside display of automobiles, whether by sale, rental, lease or other commercial or financial means. Secondary supporting uses may include on-site facilities for the repair and service of automobiles previously sold, rented, or leased by the dealership. No visibly disabled vehicles shall be stored on the premises.

**Automobile Service:** Any building used for the replacement of any part, or repair of any part, to an automobile that does not require removal of the engine head or pan, engine transmission or differential, including, but not limited to oil change and lubrication, cooling, electrical, fuel and exhaust systems, wheel alignment and balancing, brake adjustment, relining and repairs, mufflers, batteries, tire services and sales, shock absorbers, installation of stereo equipment, car alarms or cellular phones, dispensing of gasoline and motor fuels at retail , but excludes dismantling, rebuilding, reconditioning, or salvage of automobiles, in whole or in part.

**Parking Requirement.**

Vehicle and equipment sales including recreational and heavy equipment sales and service (all required spaces shall be identified as customer parking): 1 per 500 sq. ft. of Gross Floor Area

$$81,043.6 \text{ sq. ft.} / 500 = 162$$

**162 Parking Spaces required for the site**

**The site plan shows 116 customer parking spaces**

Employee Parking and Vehicle Storage: 259 spaces

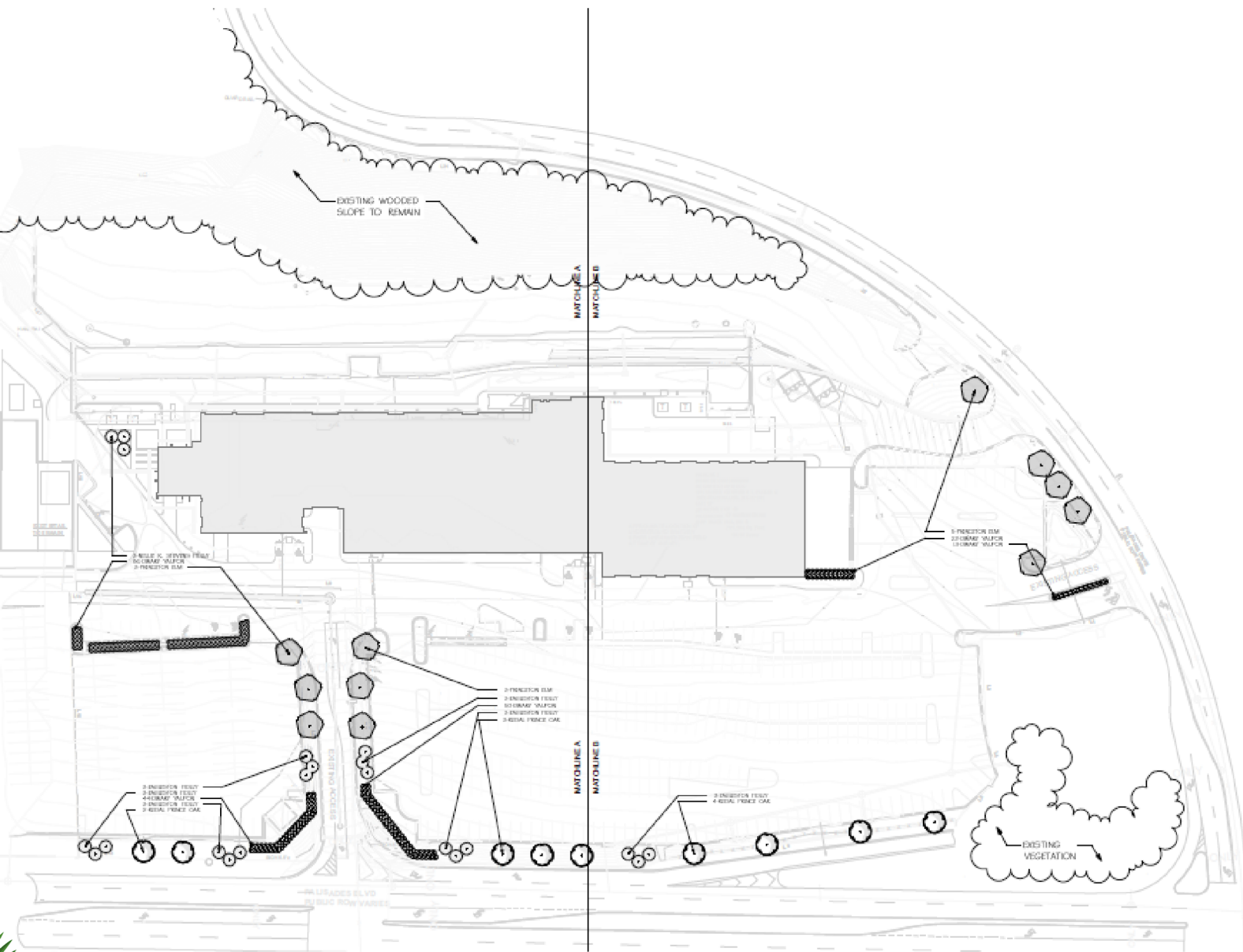
Inventory Parking: 392 spaces

Customer Parking: 116 spaces

**767 spaces total**

**Landscape Review.**

The City's landscape architect has reviewed the conceptual plan and does not have any concerns.



**Landscape  
Plan**



***Stormwater.***

The City's Stormwater Engineer has approved this project with all stormwater, floodplain, and soil erosion ordinances applying:

- City of Birmingham Soil Erosion control permit will be required.
- City of Birmingham Civil Construction permit will be required.
- City of Birmingham Stormwater Permit requirements will apply, including certifications from the design engineer.
- Post construction runoff shall not exceed pre-project runoff for the 1,2,10, and 25-year storm events.
- The 100-year storm shall safely pass the system.
- LID/GI practices are required for the parking space areas that are greater than the requirement for the parking space count.
- Compliance with the Post Construction Stormwater Ordinance is required.

***Birmingham Department of Transportation.***

The Department of Transportation has reviewed the site plan and does not have any immediate concerns regarding traffic circulation or ingress/egress of the site.

***Neighborhood Recommendation.***

The ***Glen Iris Neighborhood Association*** met at its regularly scheduled meeting on **May 1, 2023**, to review the site development plan and voted to support the development plan (31 votes to support, 1 vote to not support, 2 abstained).

***Framework Plan.***

This property is located within the **Northside Southside Framework Plan Area**. This framework plan has not been adopted.





# Zoning Advisory Committee

## Staff Report

Department of Planning, Engineering, & Permits

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ZAC2023-00003

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Eastlake Neighborhood

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**Request:** Application to change zone district boundaries from CB-1 (Contingency Neighborhood Business District) to C-2 (General Commercial District) in order to allow for an event center.

**Filed By:** Courtney Jones, the owner

**Location:** 6900 2nd Avenue South, and situated in the SE ¼ of Section 15, Township 17-S, Range 2-West, 35212 (Council District 5).





***Proposed Use:*** An event center named ATLAS 360.

***Applicant's Proposal.***

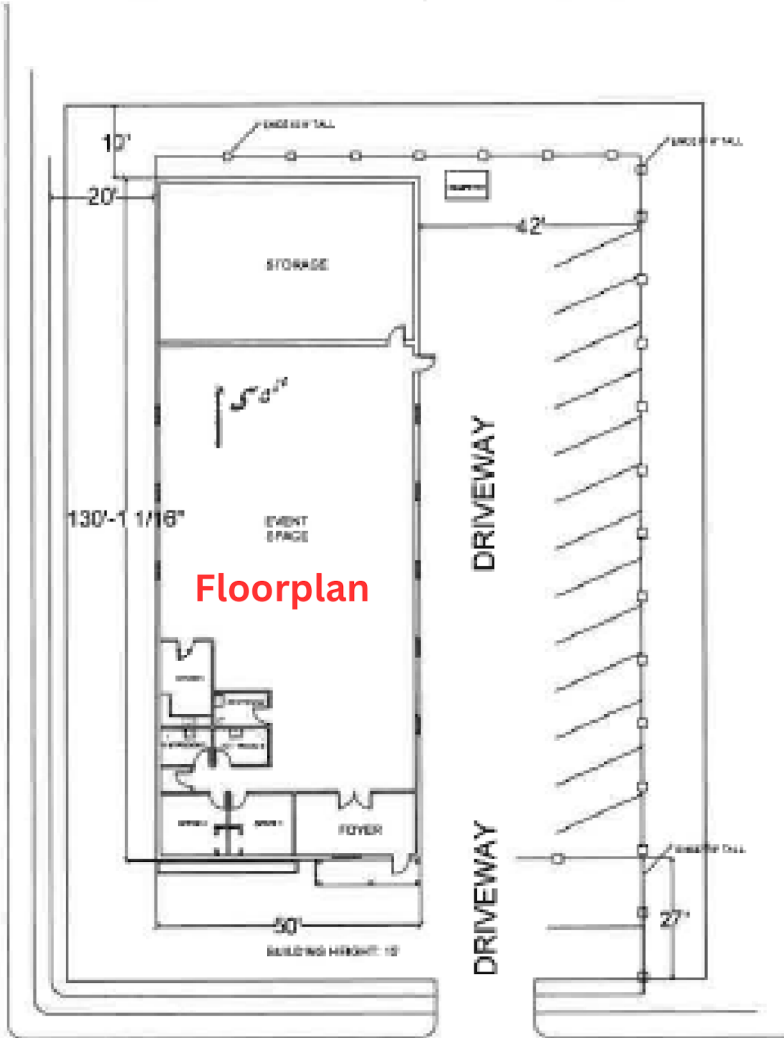
The applicant will be opening ATLAS 360, a full-service event venue that will host weddings, receptions, corporate events, private parties, baby showers, banquets, fundraisers, and holiday parties. The operating hours will be Monday – Thursday 12:00 pm – 10:00 pm and Friday – Sunday 12:00 pm – 12:00 am.



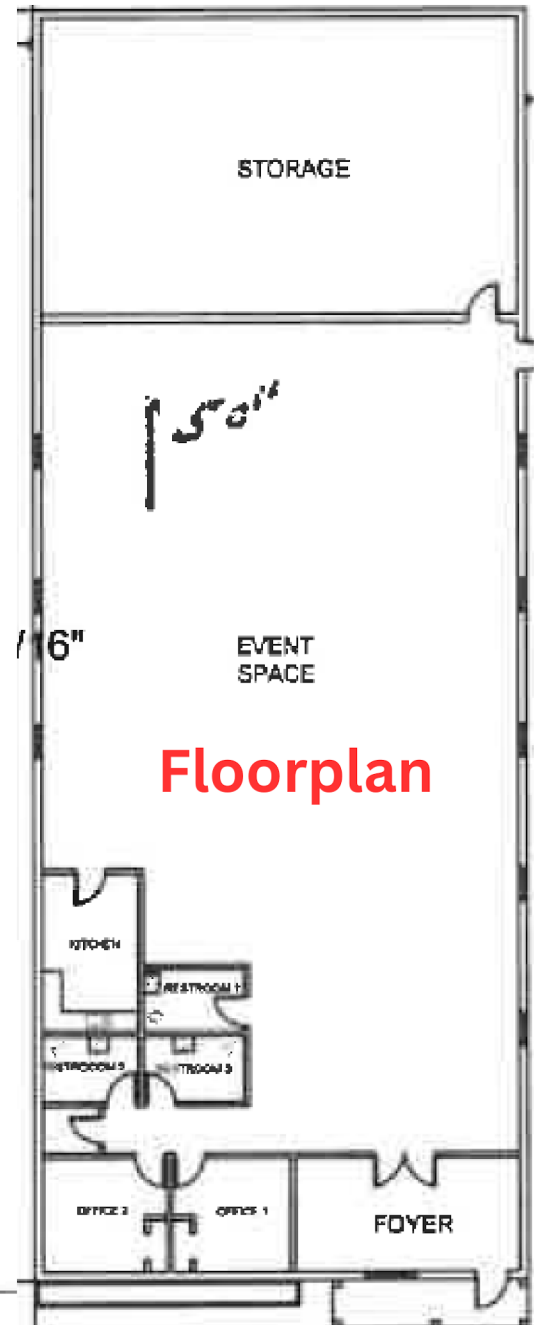
**Applicant's construction photos**

6900 SECOND AVENUE SOUTH  
BIRMINGHAM, AL 35212

69TH STREET SOUTH



2ND AVENUE SOUTH



SITE PLAN

SITE PLAN 1/32" = 1'-0"

# SITE PLAN

Total building square footage:  
6,000 sq. ft.

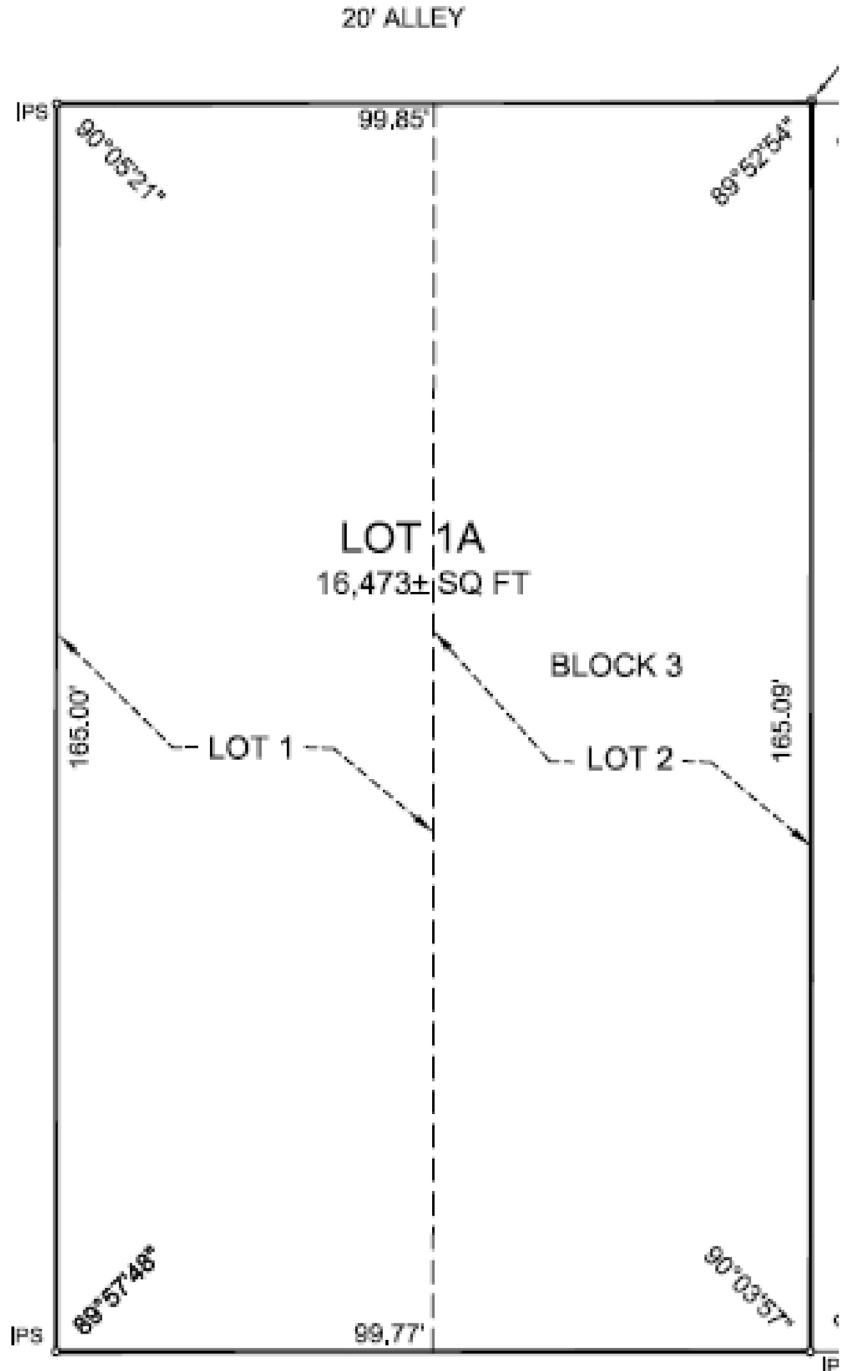


ZAC2023-00003

Eastlake Neighborhood

*Survey*

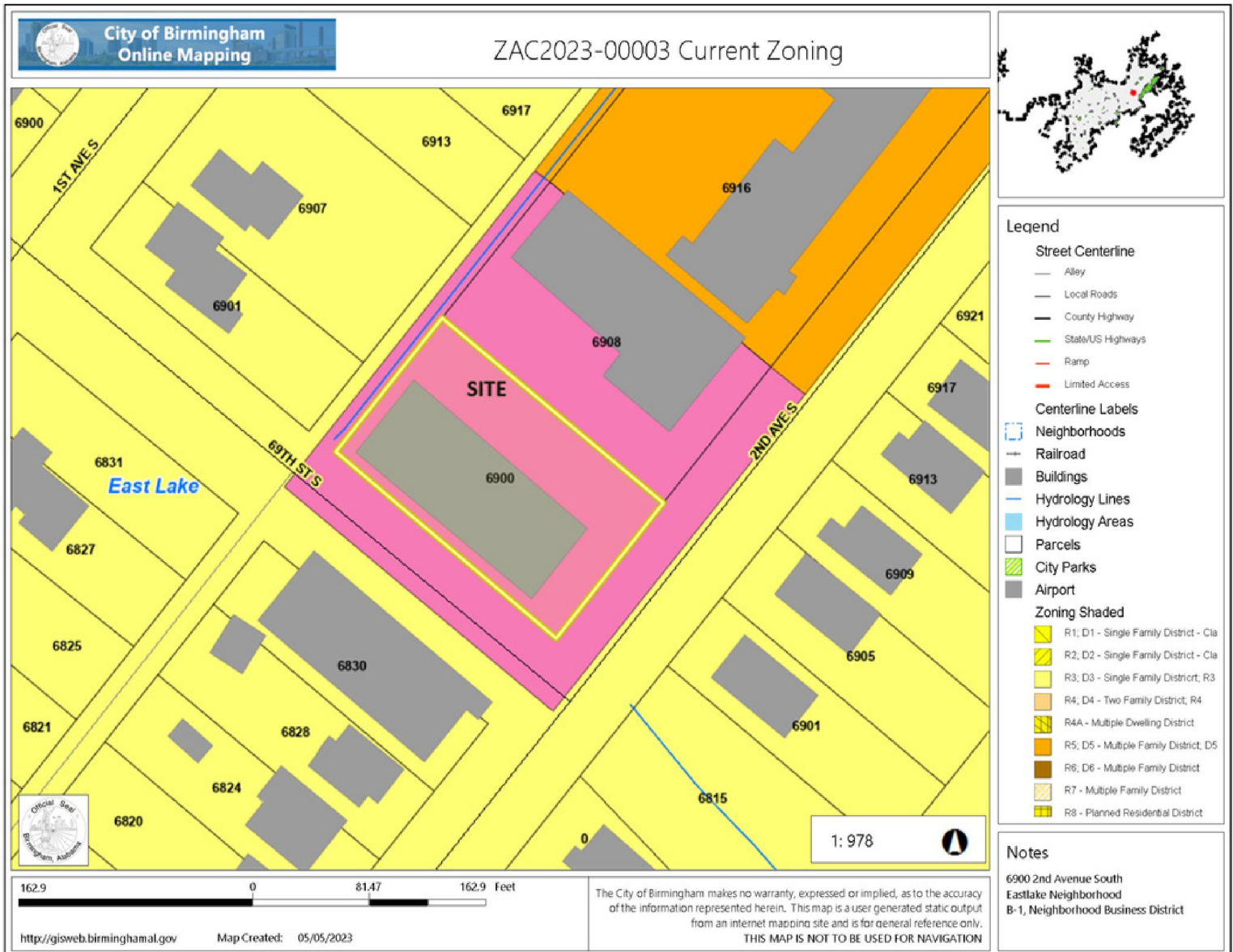
69TH STREET SOUTH



2ND AVENUE SOUTH

***Property and Abutting Land Uses.***

The subject property sits on .37 acres of land, currently zoned **CB-1, Contingency Neighborhood Business District**. Adjacent parcels to the North, South and West are zoned **R-3, Single-Family District**. The parcel to the East is also zoned **CB-1, Contingency Neighborhood Business District**.



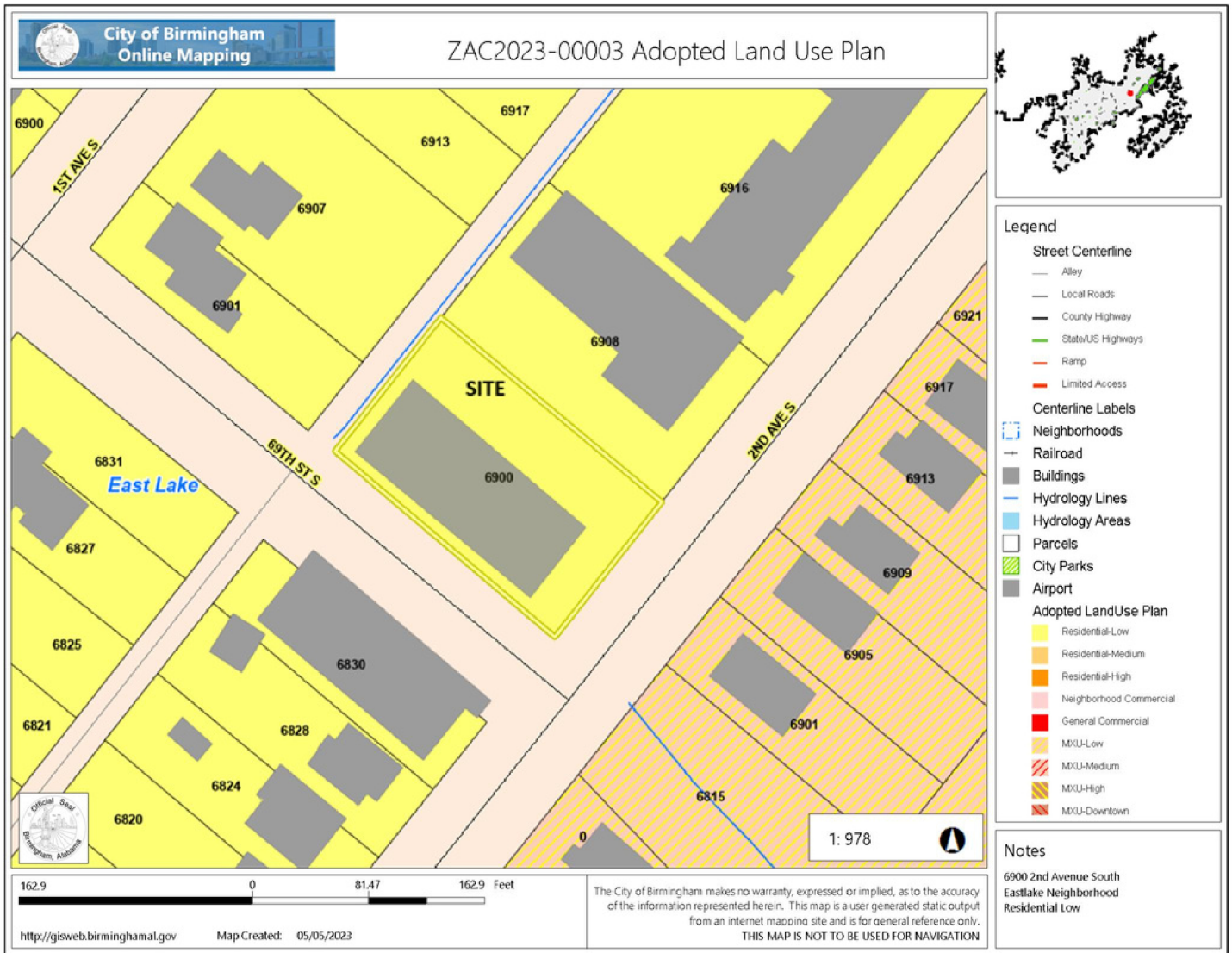


**Uses permitted in the B-1, Neighborhood Business District are:**

1. Any use permitted in the R-5 Multiple Dwelling District.
2. Greenhouse having a retail outlet on the premises.
3. Bakery with sales of all bakery products at retail on the premises only; except, that catering services direct to consumer shall be permitted.
4. Barbershop, beauty shop, massage or similar personal service shops.
5. Catering shop, business, music, dancing, or similar school.
6. Dressmaking and tailoring; provided, that all work is done for individuals, at retail only, and on the premises.
7. Drugstore limited to size to that which is of service to the immediately surrounding neighborhood only.
8. Dwelling, jointly with other uses or as a principal use.
9. Laundromat or shop for the delivery or picking up of laundry or dry cleaning.
10. Medical or dental office or clinic and other professional or business office.
11. Parking lot or parking garage.
12. Restaurant or coffee shop; provided that the serving of food or beverages to patrons waiting in parked automobiles shall not be permitted.
13. Retail store, limited in character and size to that which is of service to the immediately surrounding neighborhood only, except for any such use listed for the first time in the B-2 or B-3 districts.
14. Service station, except, no up shall be located within fifty feet of a dwelling district, nor any portion of a structure within fifteen feet of a dwelling district.
15. Shoe repairing, repairing of household appliances and bicycles on an individual service call basis, and other uses of a similar character limited in size and nature to those which serve the immediately surrounding neighborhood.
16. Telephone exchange or outdoor public telephone booth.
17. Tourist home.
18. Utility installations.
19. Adult Care Facility or Child Care Center.
20. Farmers Market
21. Public Market
22. Pay Day (Deferred Presentment) and Title Loan operations
23. Accessory structures and uses

**Long Range Land Use Plan.**

The **Long-Range Land Use Plan** identifies the property as **Residential Low**. This Dwelling District is designed to allow for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the comprehensive plan. Uses in these districts include: single-family homes, schools, churches, and neighborhood-serving public uses.



**The applicant is seeking C-2, General Commercial.** The General Commercial District is designed to allow for areas serving a citywide or regional trade area, including shopping and entertainment centers that offer a range of retail and service establishments. Uses in this district include: large supermarkets, department stores, movie theaters, big box stores, supporting retail and other services, leisure and entertainment uses, high density multi-family, schools, churches, and neighborhood-serving public uses. Office uses with ground floor retail are encouraged. This district is intended to be accessible by auto, but should be designed to accommodate pedestrians and bicyclists, provide interior circulation between properties, and appropriate landscaping to counter heat island and stormwater impacts.



***Zoning Ordinance.***

**Event Center:** Any building where the primary use is staging of temporary events, and may be operated by a vendor for the purpose of renting space for private functions.

**Permitted By Special Exception.**

Event Center. In the C-2 General Commercial district a special exception may be granted by the Zoning Board of Adjustment provided that the following conditions are met:

1. A traffic study may be required by the City Traffic Engineer.
2. If the event center is within 200 feet of a dwelling district, the hours of operation shall be limited to 7:00a.m.-12:00a.m

The applicant is aware they must go before the Zoning Board of Adjustment to obtain a Special Exception to allow an event center.

**Parking Requirement.**

Event Center: 1 parking space per 100 sq. ft. of Gross Floor Area

6,000 sq. ft. / 100 = **60 parking places required**

**The site plan shows 12 parking spaces. The site is 48 parking spaces short for the use.**

The applicant is aware that they will need to go before the Zoning Board of Adjustment for a parking modification.

***Landscape Review.***

Prior to any permits being issued the City's landscape architect will need a landscape plan for the site that conforms to the City's zoning ordinance. The site requires a B-2 buffer on each side that is adjacent to a street (along 69th and 2nd), a C buffer along the alley, and no buffer required adjacent to like-zoning.

***Stormwater.***

The City's Stormwater Engineer has approved this project with all stormwater, floodplain, and soil erosion ordinances applying:

- City of Birmingham Soil Erosion control permit will be required.
- City of Birmingham Civil Construction permit will be required.
- City of Birmingham Stormwater Permit requirements will apply, including certifications from the design engineer.
- Post construction runoff shall not exceed pre-project runoff for the 1,2,10, and 25-year storm events.
- The 100-year storm shall safely pass the system.
- LID/GI practices are required for the parking space areas that are greater than the requirement for the parking space count.
- Compliance with the Post Construction Stormwater Ordinance is required.

***Birmingham Department of Transportation.***

The Department of Transportation has reviewed the submitted site plan and does not have any concerns with traffic flow, parking, or ingress and egress of the site.



***Neighborhood Recommendation.***

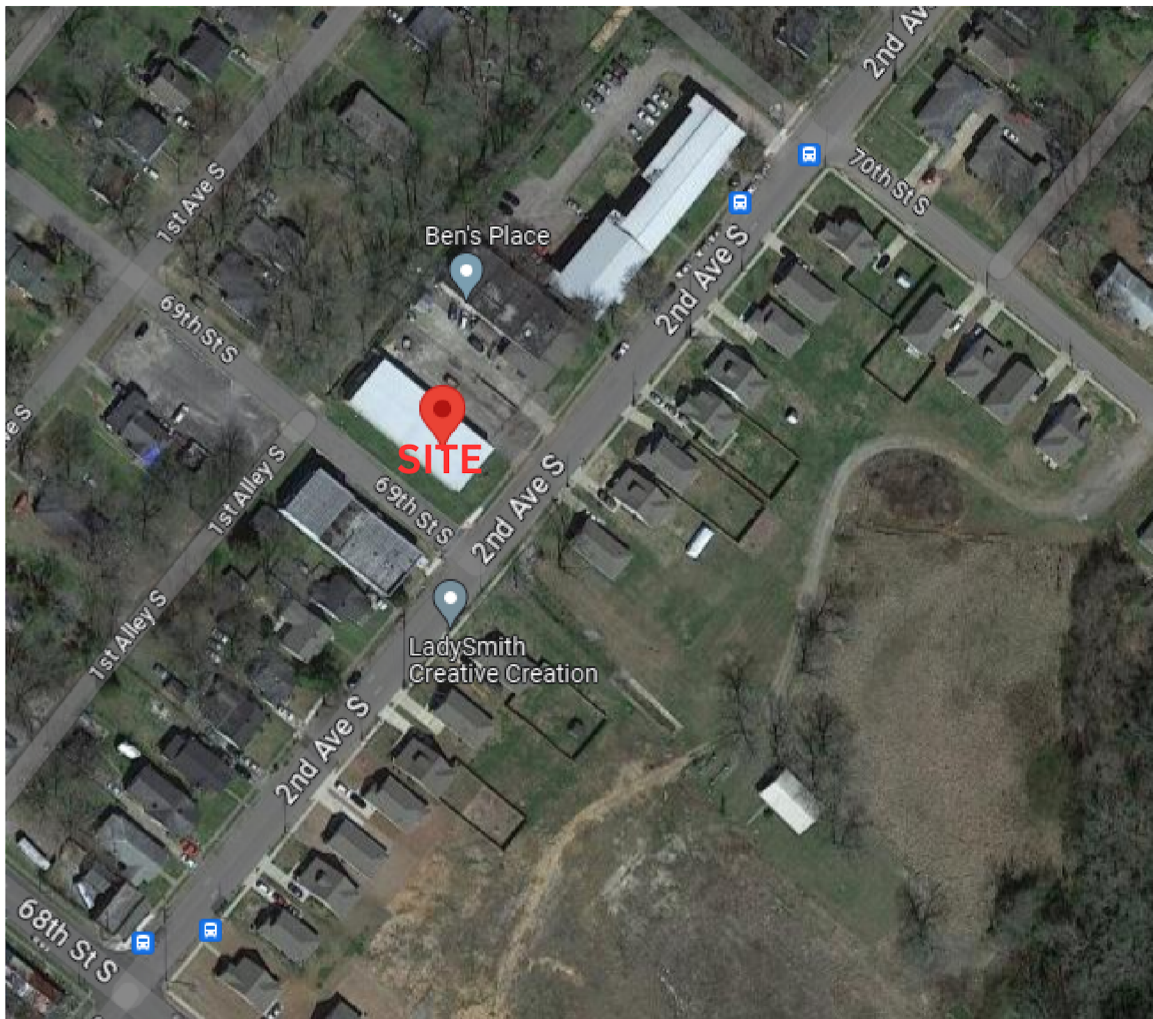
The ***Eastlake Neighborhood Association*** met at its regularly scheduled meeting on **May 2, 2023**, to review the proposed project and voted to *unanimously support* the request (24 votes).

***Framework Plan.***

This property is located within the ***Eastern Framework Plan Area***. This framework plan has not been adopted and an Implementation Committee has not been formed.

***Zoning Advisory Committee.***

The ***Zoning Advisory Committee*** met at its regularly scheduled meeting on **May 16, 2023** and voted to *unanimously recommend* the rezoning request to the Planning and Zoning Committee.



# Zoning Advisory Committee

## Staff Report

Department of Planning, Engineering, & Permits



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ZAC2023-00005

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Smithfield Community

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**College Hills Neighborhood, Graymont Neighborhood and Smithfield Neighborhood**

Application for a change in zone district boundaries for 8 development sites (sites included in the Choice Neighborhood Grant Application):

- **Site 1** to be rezoned from MU-L (Mixed-Use Low) to MU-M (Mixed-Use Medium);
- **Site 2** to be rezoned from MU-L (Mixed-Use Low) to MU-M (Mixed-Use Medium);
- **Site 3** to be rezoned from D-5 (Multiple Dwelling) to MU-M (Mixed-Use Medium);
- **Site 4** to be rezoned from MU-L (Mixed-Use Low) to MU-M (Mixed-Use Medium);
- **Site 5** to be rezoned from D-3 (Single Family Residential) to MU-M (Mixed-Use Medium);
- **Site 6** to be rezoned from MU-L (Mixed-Use Low) to MU-M (Mixed-Use Medium);
- **Site 7** to be rezoned from D-3 (Single Family Residential) to D-5 (Multiple Dwelling);
- **Site 8** to be rezoned from D-3 (Single Family Residential) and D-4 (Medium Density Residential) to D-5 (Multiple Dwelling)



The plan contains proposed zoning changes to accommodate redevelopment of the Smithfield Court public housing community and other key sites in Smithfield. The Smithfield Choice Neighborhood project area is generally bounded by Interstate 59/20 to the north, Interstate 65 to the east, Graymont Avenue to the south, and 7th Street West to the west.

The Choice Neighborhood Program is the U.S. Department of Housing and Urban Development's signature place-based initiative that leverages public and private dollars to support locally driven strategies that address obsolete public housing sites through a comprehensive approach to neighborhood transformation which focuses on directing resources to address three integrated case goals: Housing, People/Education, and Neighborhoods.

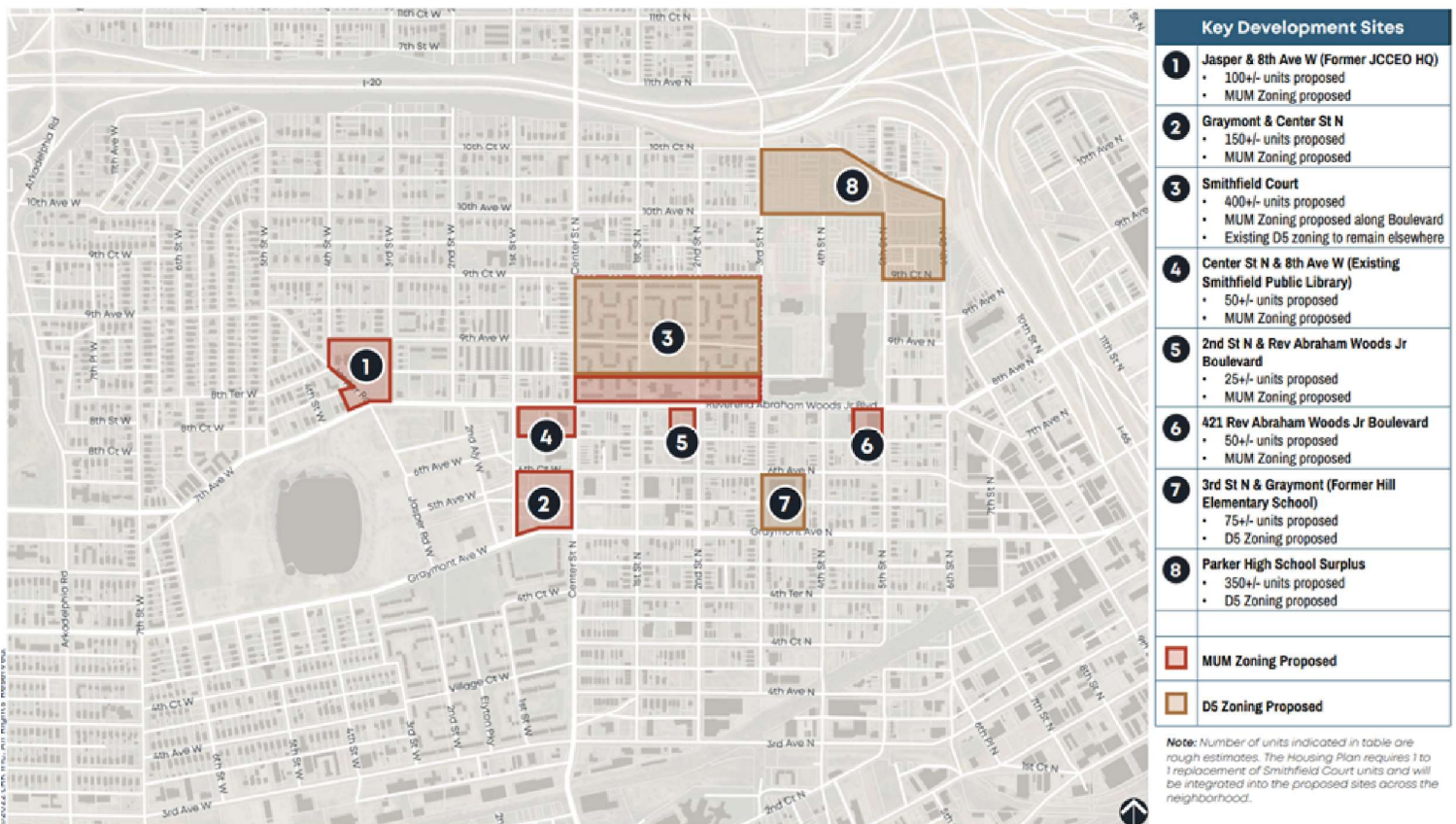
The proposed redevelopment of Smithfield Court, a public housing site in the Smithfield Neighborhood, will upgrade and modernize an approximately 30-acre site into a mixed-use, mixed-income community.

While central to the Choice Neighborhoods program, this proposed redevelopment targets several key sites in addition to the Smithfield Court public housing site as catalysts for the reimagination and revitalization of the entire Smithfield Community.

Located less than two miles from Downtown Birmingham's Central Business District and characterized by a well-established residential neighborhood, the conceptual site plan and proposed mix of uses are intended to complement and support existing and future land uses and needs, while still respecting the scale of the surrounding context. The overall goal for this plan is to be a framework for redevelopment that supports and improves the quality of life for residents, offers new opportunities to the neighborhood, and supports a vibrant future. Nearly all of the key development sites identified by this redevelopment plan are currently zoned in a classification that does not allow for a mix of uses appropriate to the vision identified by residents of the neighborhood.

To achieve the goals of this plan, it is recommended that several key development sites should be rezoned to **Mixed-Use Medium (MU-M)** to reinforce Reverend Abraham Woods Jr. Boulevard as a key commercial corridor and Center Street as an essential north-south connection. On the other sites within the project area, it is recommended that those sites are rezoned to the **Multiple Dwelling (D-5) District** to allow for a mix of appropriately scaled residential densities throughout the neighborhood. This combination of zoning designations across the redevelopment area will provide opportunities for community use as well as potential retail commercial uses that enhance the existing character and will address the unmet needs of the community.

On January 4, 2023, the Birmingham Planning Commission approved an amendment to the City’s Future Land Use Plan. This amendment changed the future land use for each of the eight (8) sites identified in the Choice Neighborhood Program. The proposed zoning changes are consistent with the Future Land Use Plan.



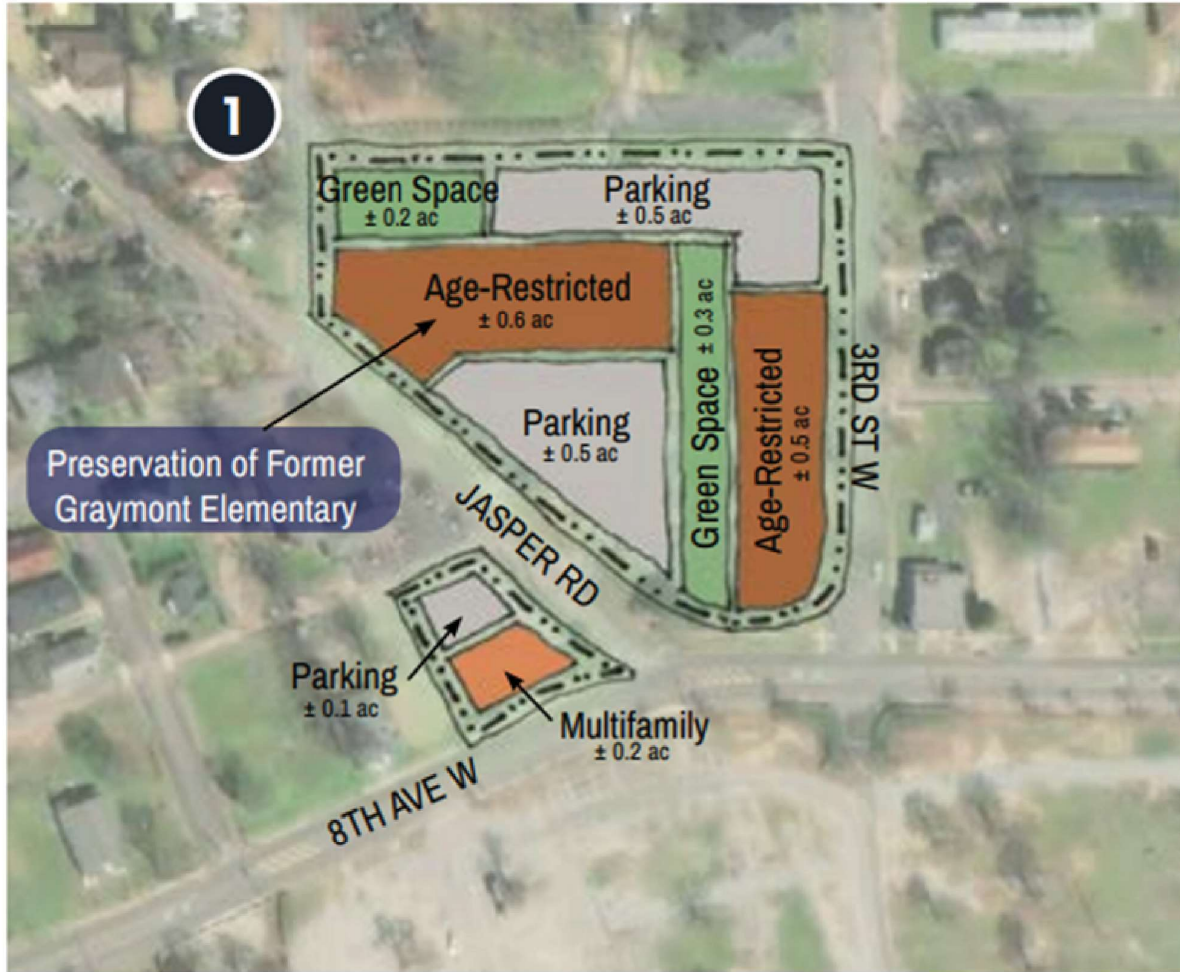


**Site #1 : Former JCCEO Building**  
**Mixed-Use Low to Mixed-Use Medium**

**Current Zoning Map**



This site is currently zoned MU-L, Mixed-Use Low. The Mixed-Use Low District is designed to be compact, walkable, and contain residential and commercial areas, often with a “Main Street” spine that historically served as a town center with two- to threestory buildings. Uses can be mixed horizontally (side-by-side), or vertically (one above the other). Uses in this district include: multi-family, townhouse, cottage and small-lot single-family residential, neighborhood supporting retail and services, offices, hotels and live/work structures. Main Street areas would typically be characterized by ground-floor uses including small markets, convenience retail and services, restaurants and cafes, and existing or potential residential uses on upper floors.



**Site #1 : Former JCCEO Building**

|  |  |
|--|--|
| <p><b>Current Zoning:</b> MU-L (Mixed-Use Low)</p> | <p><b>Proposed Zoning:</b> MU-M (Mixed-Use Medium)</p> |
| <p>300 8th Avenue West</p>                         | <p>Parcel #: 012200342027001000</p>                    |

**Proposed Use:** This site includes the adaptive reuse of the existing building for approximately 100 senior housing units. An early childhood learning center or daycare are possible ground floor uses.



**Site #1 : Former JCCEO Building**

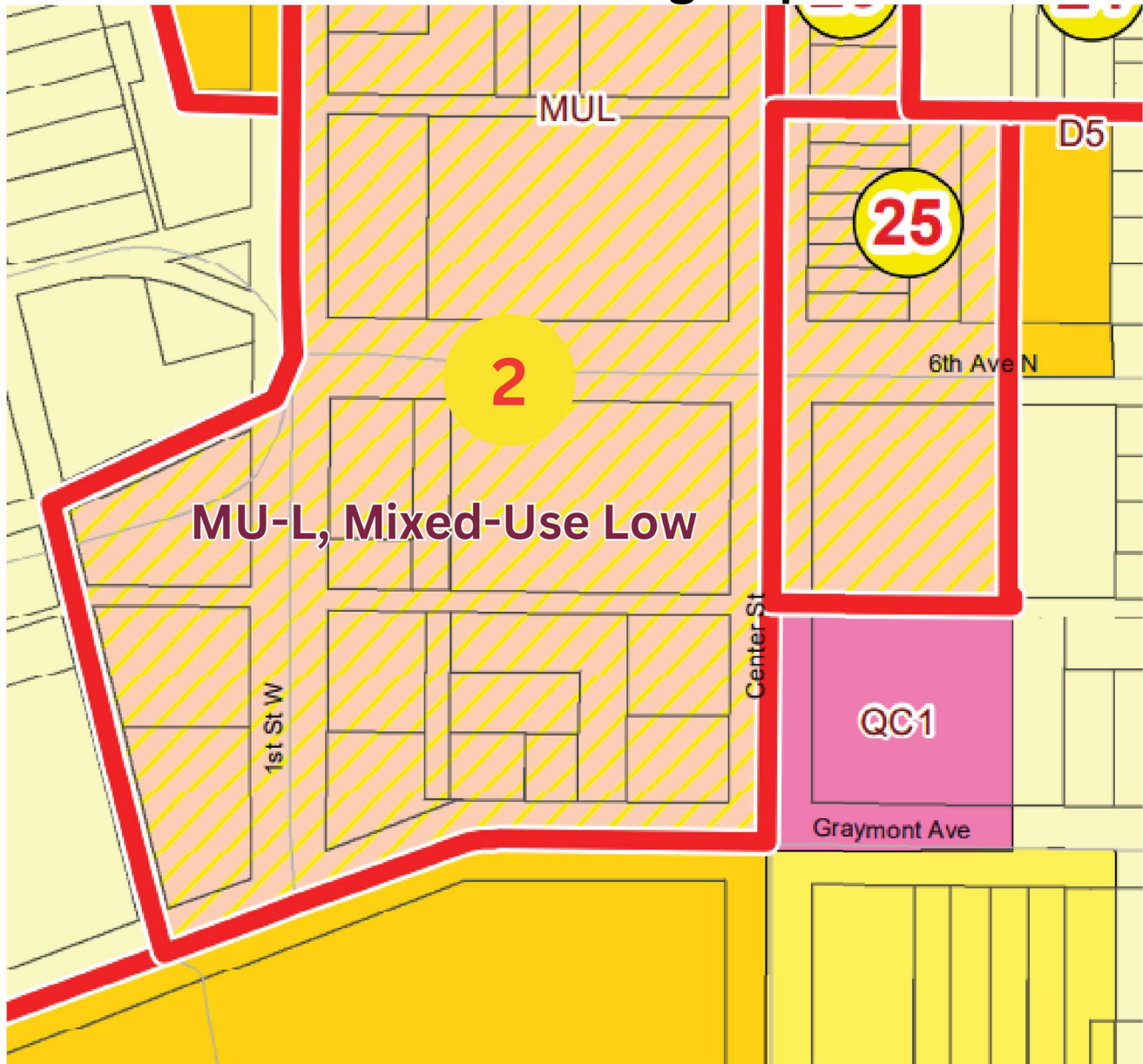


The Mixed-Use Medium District will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.



**Site #2 : Graymont Ave W & Center St N**  
Mixed-Use Low to Mixed-Use Medium

**Current Zoning Map**



This site is currently zoned MU-L, Mixed-Use Low. The Mixed-Use Low District is designed to be compact, walkable, and contain residential and commercial areas, often with a “Main Street” spine that historically served as a town center with two- to threestory buildings. Uses can be mixed horizontally (side-by-side), or vertically (one above the other). Uses in this district include: multi-family, townhouse, cottage and small-lot single-family residential, neighborhood supporting retail and services, offices, hotels and live/work structures. Main Street areas would typically be characterized by ground-floor uses including small markets, convenience retail and services, restaurants and cafes, and existing or potential residential uses on upper floors.



**Site #2 :**  
**Graymont**  
**Ave W &**  
**Center St N**

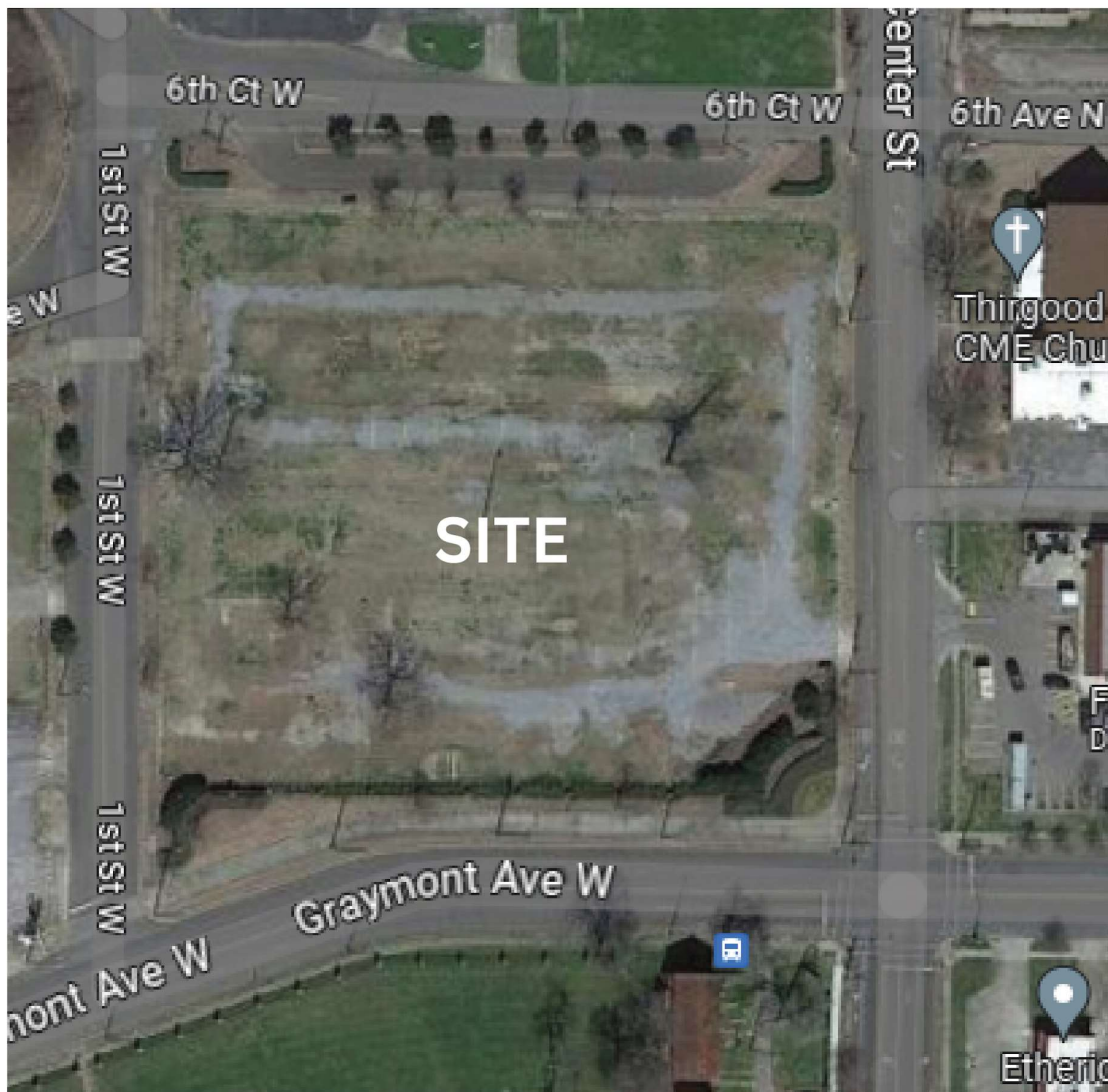


| Current Zoning: MU-L (Mixed-Use Low) | Proposed Zoning: MU-M (Mixed-Use Medium) |
|--------------------------------------|--|
| 532 Center Street                    | Parcel #: 012200344013001000             |
| 27 6th Avenue West                   | Parcel #: 012200344013007000             |
| 531 1st Street West                  | Parcel #: 012200344013008000             |
| 517 1st Street West                  | Parcel #: 012200344013009000             |
| 515 1st Street West                  | Parcel #: 012200344013010000             |
| 28 Graymont Avenue                   | Parcel #: 012200344013012000             |
| 8 Graymont Avenue                    | Parcel #: 012200344013015000             |
| 14 Graymont Avenue                   | Parcel #: 012200344013020000             |
| 18 Graymont Avenue                   | Parcel #: 012200344013013000             |
| 12 Graymont Avenue                   | Parcel #: 012200344013014000             |
| 2 Graymont Avenue                    | Parcel #: 012200344013016000             |

**Site #2 : Graymont Ave W & Center St N**

***Proposed Use:*** This site includes approximately 150 multi-family residential units constructed over ground floor commercial and/or community uses.

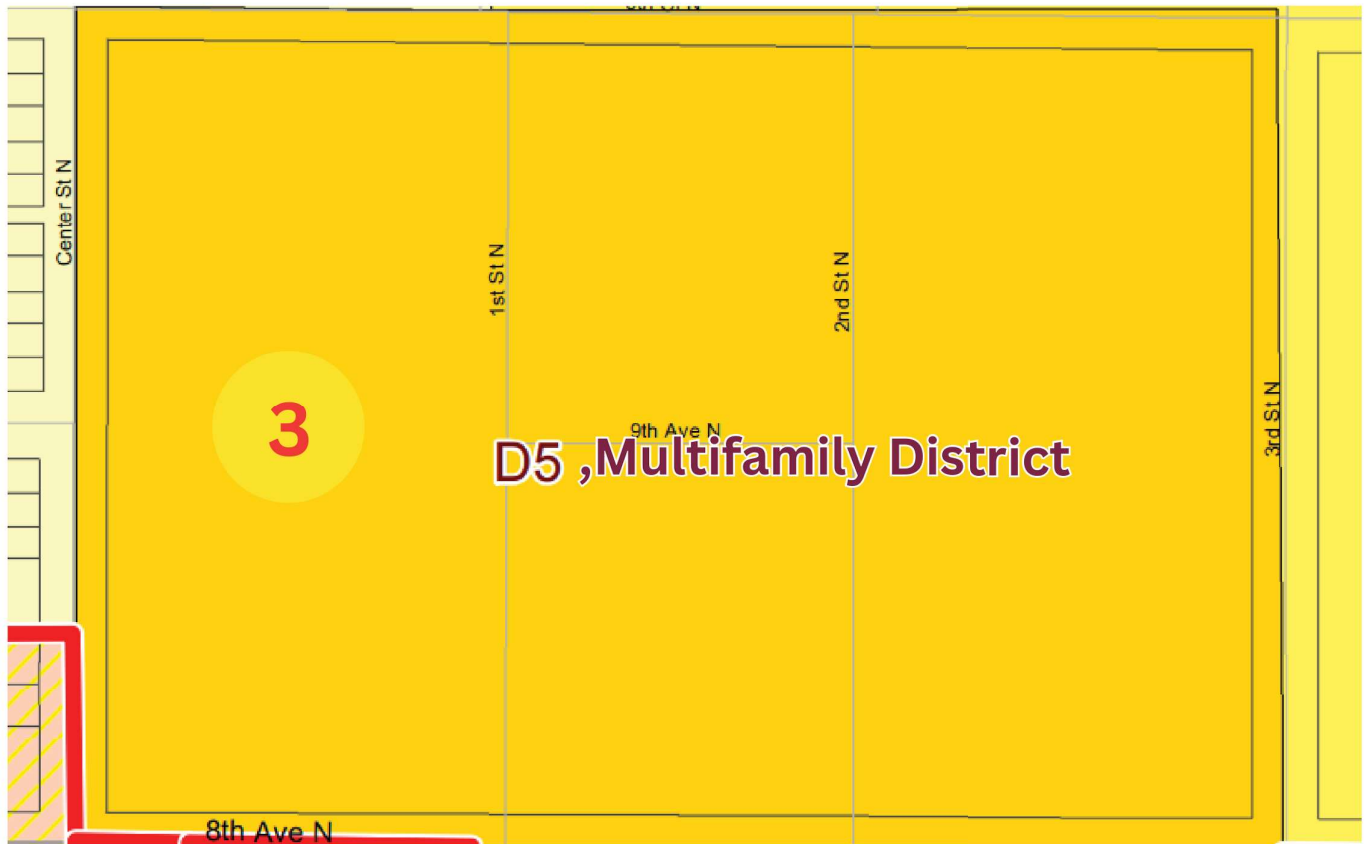
The Mixed-Use Medium District will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.



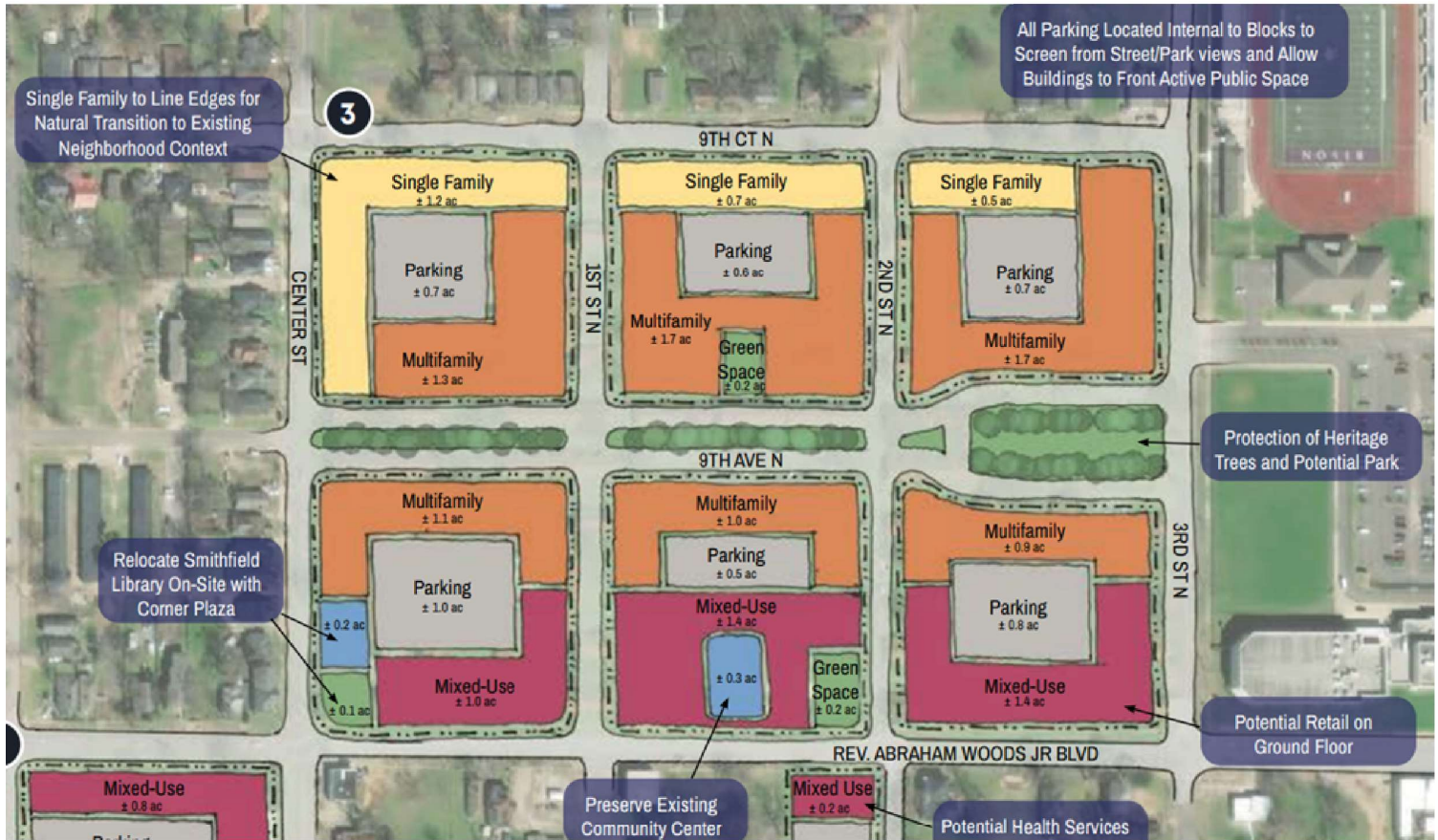


**Site #3: Smithfield Court**  
**D-5, Multiple Family to Mixed-Use Medium**

**Current Zoning Map**



The site is currently zoned D-5, Multifamily District. The Multifamily District is designed to allow for a range of medium to high density residential development characterized by multi-family structures. Generally, they will be found at or adjacent to major transportation or transit corridors and intersections and in downtown adjacent areas. Uses in this district include: multi-family rental and condominium structures and townhouses, typically in large developments or mid-rise and high-rise buildings, schools, churches, and neighborhood-serving public uses.



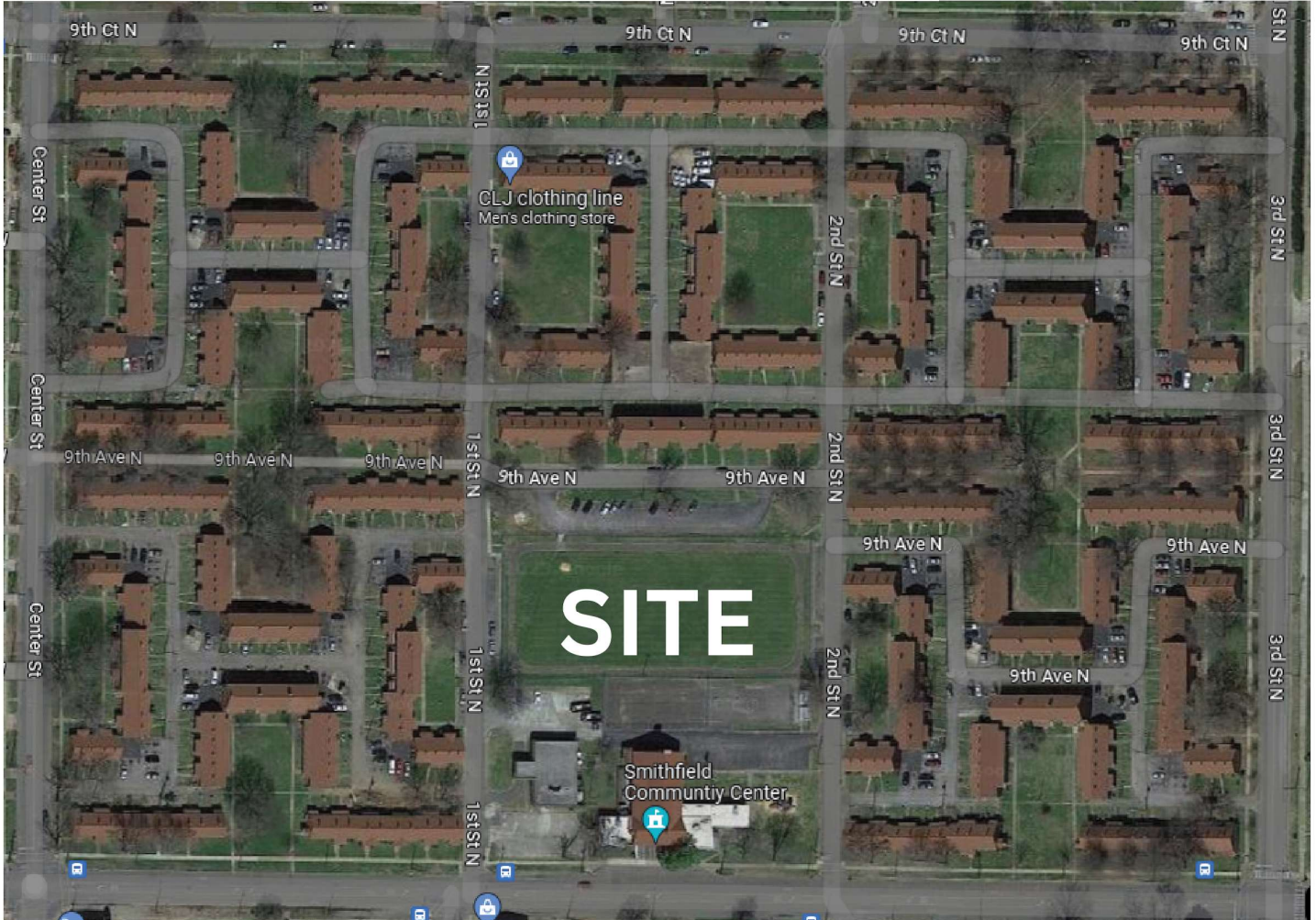
### Site #3: Smithfield Court

|   |   |
|---|---|
| <b>Current Zoning:</b> D-5 (Multiple Family Dwelling) | <b>Proposed Zoning:</b> MU-M (Mixed-Use Medium) |
| 288 9th Ave North                                     | Parcel #: 012200341025001000                    |

**Proposed Use:** MU-M is proposed across the first 1/3 of the super block along the Boulevard to allow for ground floor commercial and/or community uses. The remainder of the site will retain the D-5 zoning. This site will include approximately 400 units of multi-family residential, duplexes, cottages, townhouses and garden style apartments. The design includes open space and recreation amenities throughout the site.



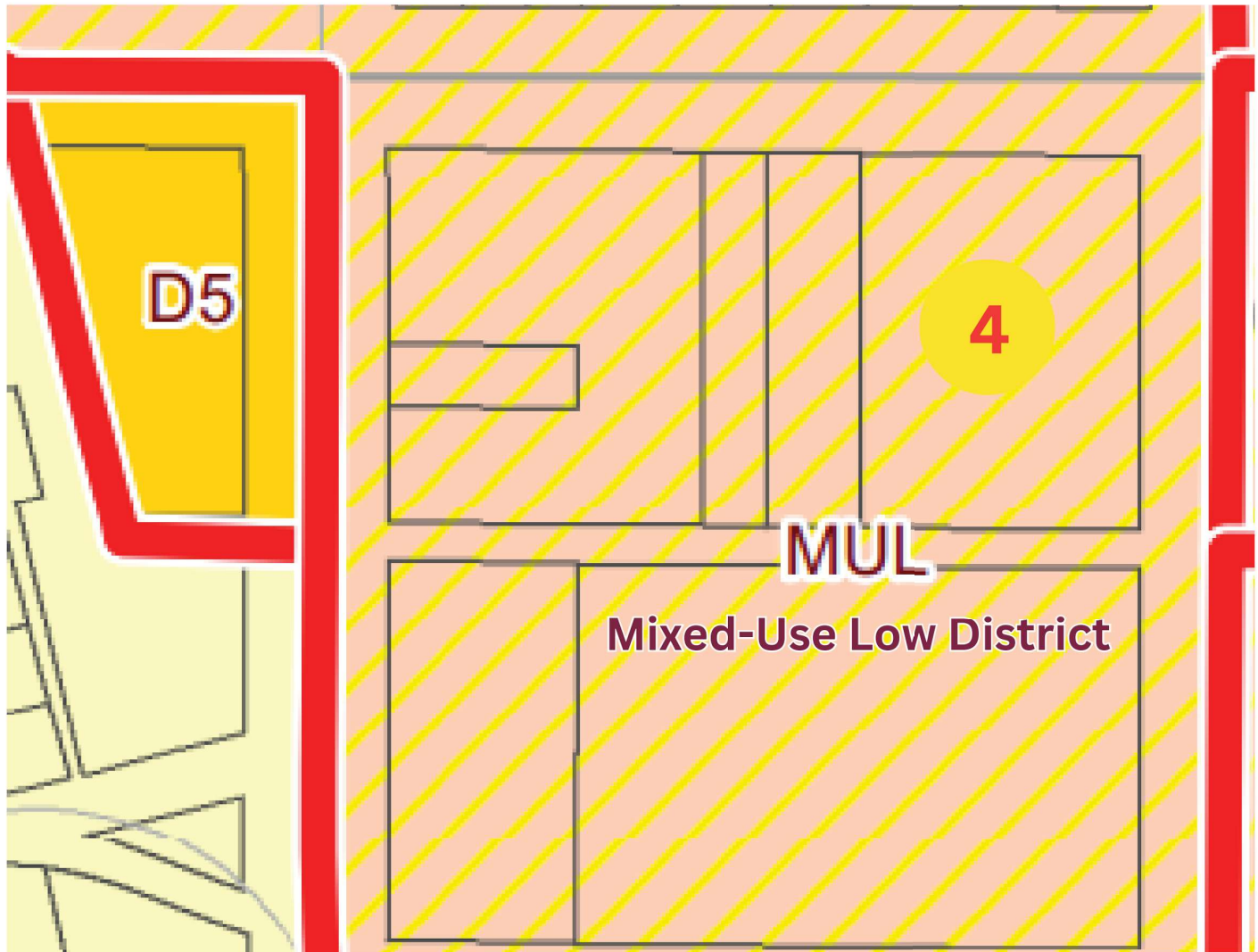
**Site #3: Smithfield Court**



The Mixed-Use Medium District will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.

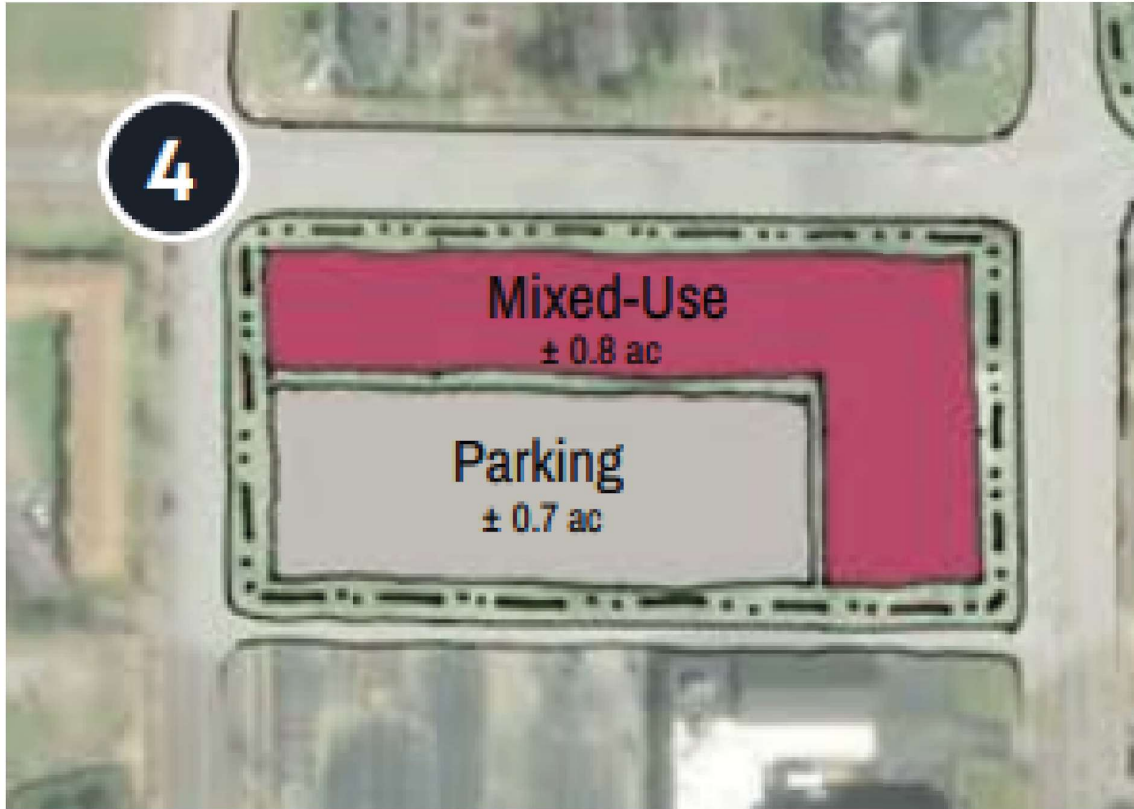
**Site #4: Smithfield Library**  
Mixed-Use Low to Mixed-Use Medium

**Current Zoning Map**



The site is currently zoned MU-L, Mixed-Use Low. The Mixed-Use Low District is designed to be compact, walkable, and contain residential and commercial areas, often with a “Main Street” spine that historically served as a town center with two- to threestory buildings. Uses can be mixed horizontally (side-by-side), or vertically (one above the other). Uses in this district include: multi-family, townhouse, cottage and small-lot single-family residential, neighborhood supporting retail and services, offices, hotels and live/work structures. Main Street areas would typically be characterized by ground-floor uses including small markets, convenience retail and services, restaurants and cafes, and existing or potential residential uses on upper floors.



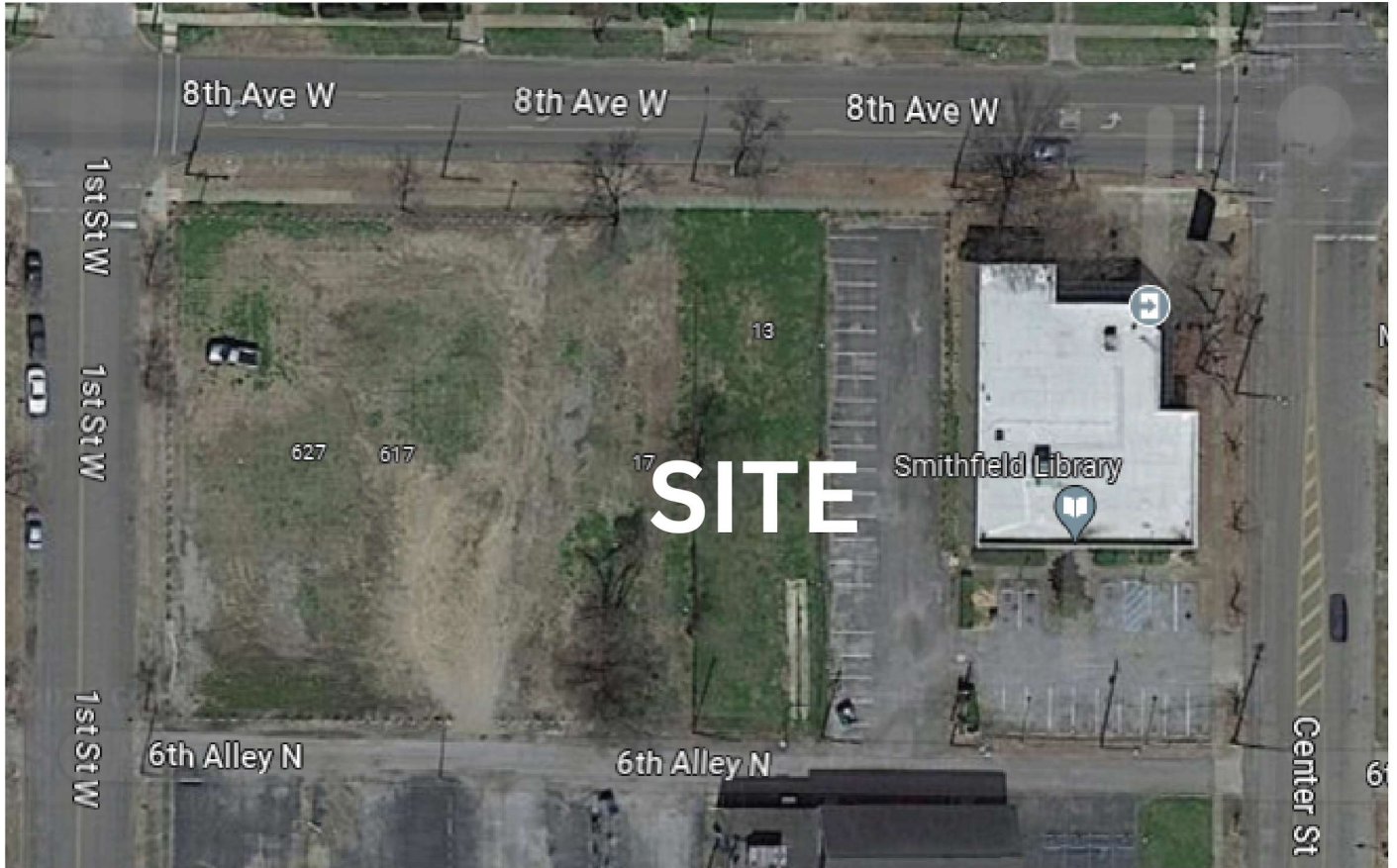


### Site #4: Smithfield Library

| Current Zoning: MU-L (Mixed-Use Low) | Proposed Zoning: MU-M (Mixed-Use Medium) |
|--------------------------------------|--|
| 617 1st Street West                  | Parcel #: 012200344005012000             |
| 627 1st Street West                  | Parcel #: 012200344005010000             |
| 5 8th Avenue West                    | Parcel #: 012200344005001000             |
| 13 8th Avenue West                   | Parcel #: 012200344005003000             |
| 17 8th Avenue West                   | Parcel #: 012200344005004000             |

**Proposed Use:** This site includes approximately 50 multi-family units constructed over ground floor commercial and/or community type uses.

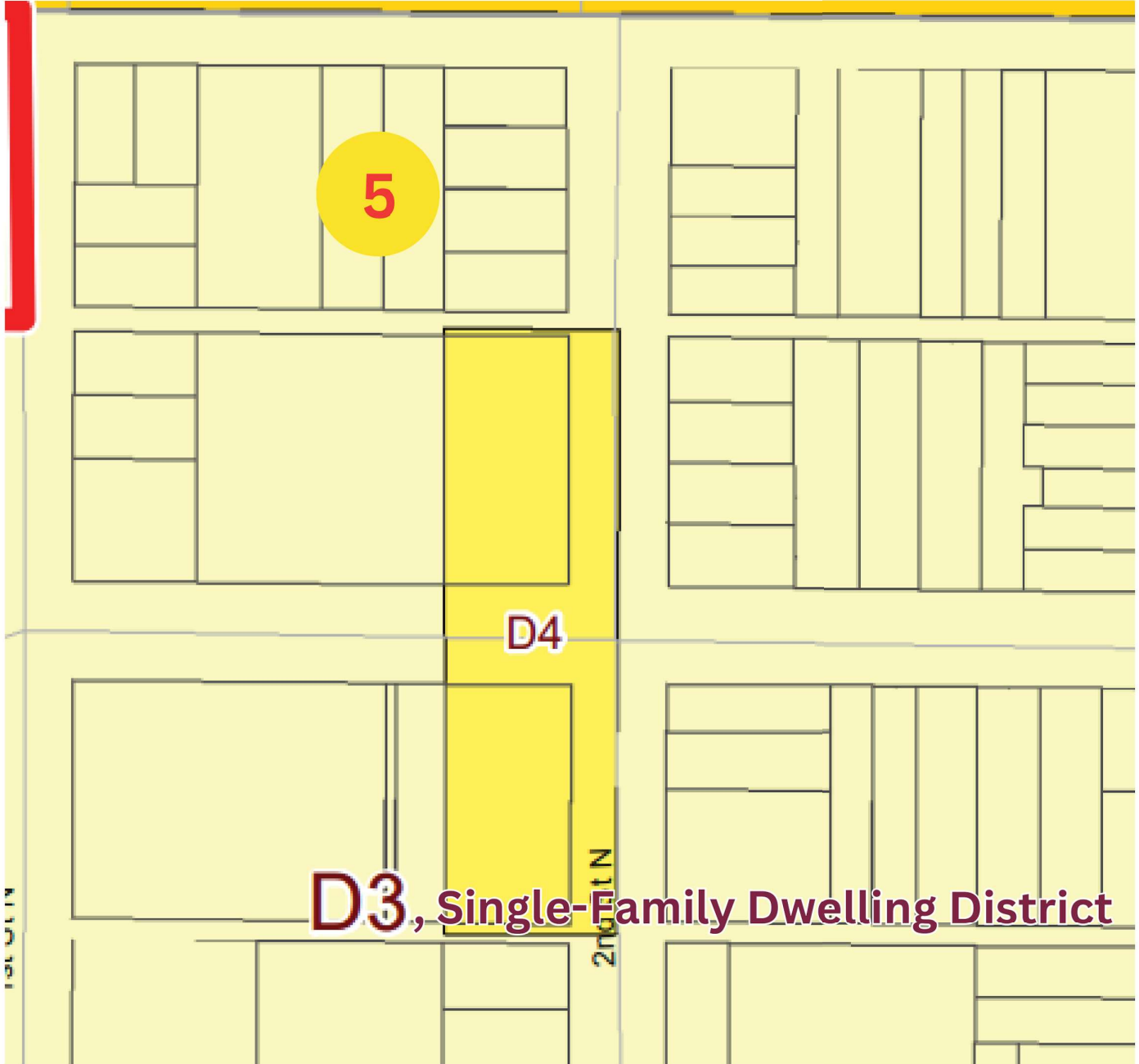
**Site #4: Smithfield Library**



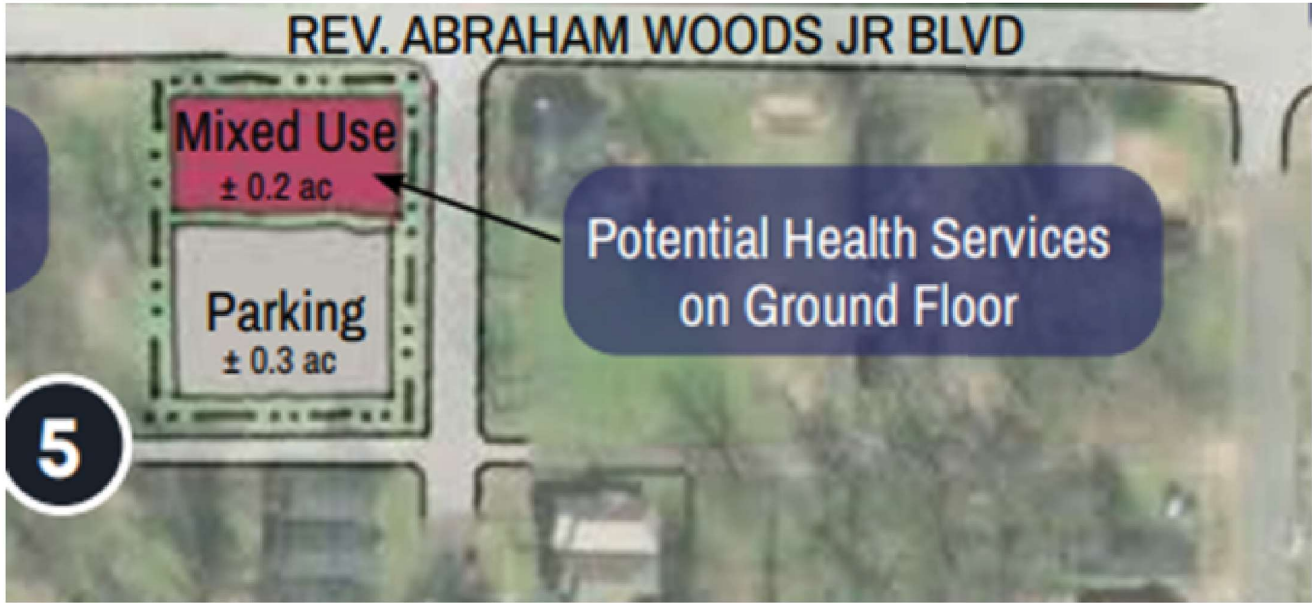
The Mixed-Use Medium District will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.



**Site #5: Boulevard Site**  
**D-3, Single-Family to Mixed-Use Medium**  
**Current Zoning Map**



The site is currently zoned D-3, Single-Family Dwelling District. The Single-Family Dwelling District is designed to allow for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the comprehensive plan. Uses in these districts include: single-family homes, schools, churches, and neighborhood-serving public uses.



### Site #5: Boulevard Site

| Current Zoning: D-3 (Single-Family Dwelling) | Proposed Zoning: MU-M (Mixed-Use Medium) |
|--|--|
| 125 Rev. Abraham Woods Jr Boulevard          | Parcel #: 012200344003001005             |
| 616 2nd Street North                         | Parcel #: 012200344003001003             |
| 620 2nd Street North                         | Parcel #: 012200344005001000             |
| 624 2nd Street North                         | Parcel #: 012200344003001002             |
| 628 2nd Street North                         | Parcel #: 012200344003001001             |

**Proposed Used:** This site includes approximately 25 multi-family units constructed over ground floor commercial and/or community type uses.



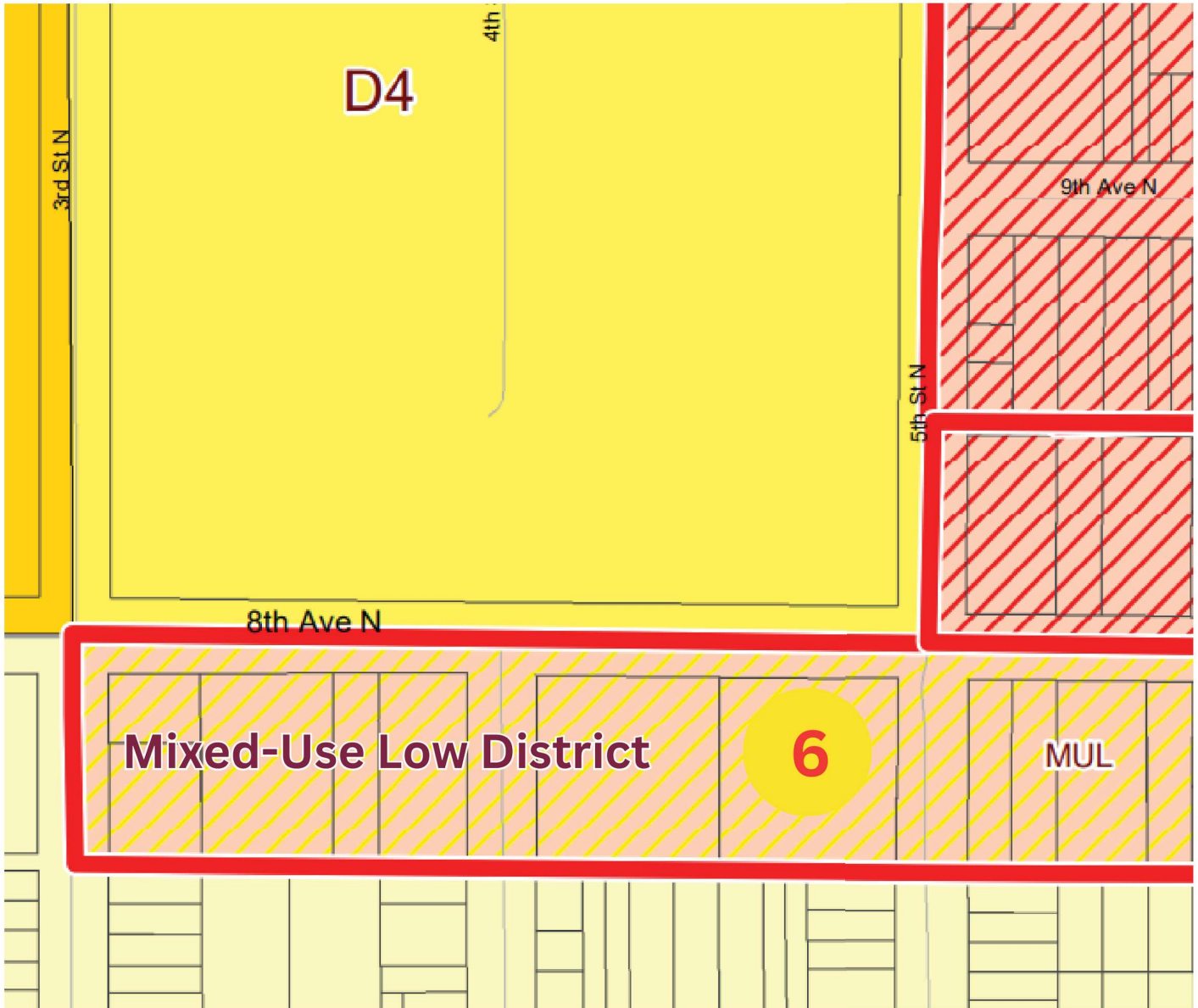
**Site #5: Boulevard Site**



The Mixed-Use Medium District will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.

**Site #6 : 421 Rev. Abraham Woods Jr. Blvd**  
**Mixed-Use Low to Mixed-Use Medium**

**Current Zoning Map**



The site is currently zoned MU-L, Mixed-Use Low. The Mixed-Use Low District is designed to be compact, walkable, and contain residential and commercial areas, often with a “Main Street” spine that historically served as a town center with two- to threestory buildings. Uses can be mixed horizontally (side-by-side), or vertically (one above the other). Uses in this district include: multi-family, townhouse, cottage and small-lot single-family residential, neighborhood supporting retail and services, offices, hotels and live/work structures. Main Street areas would typically be characterized by ground-floor uses including small markets, convenience retail and services, restaurants and cafes, and existing or potential residential uses on upper floors.



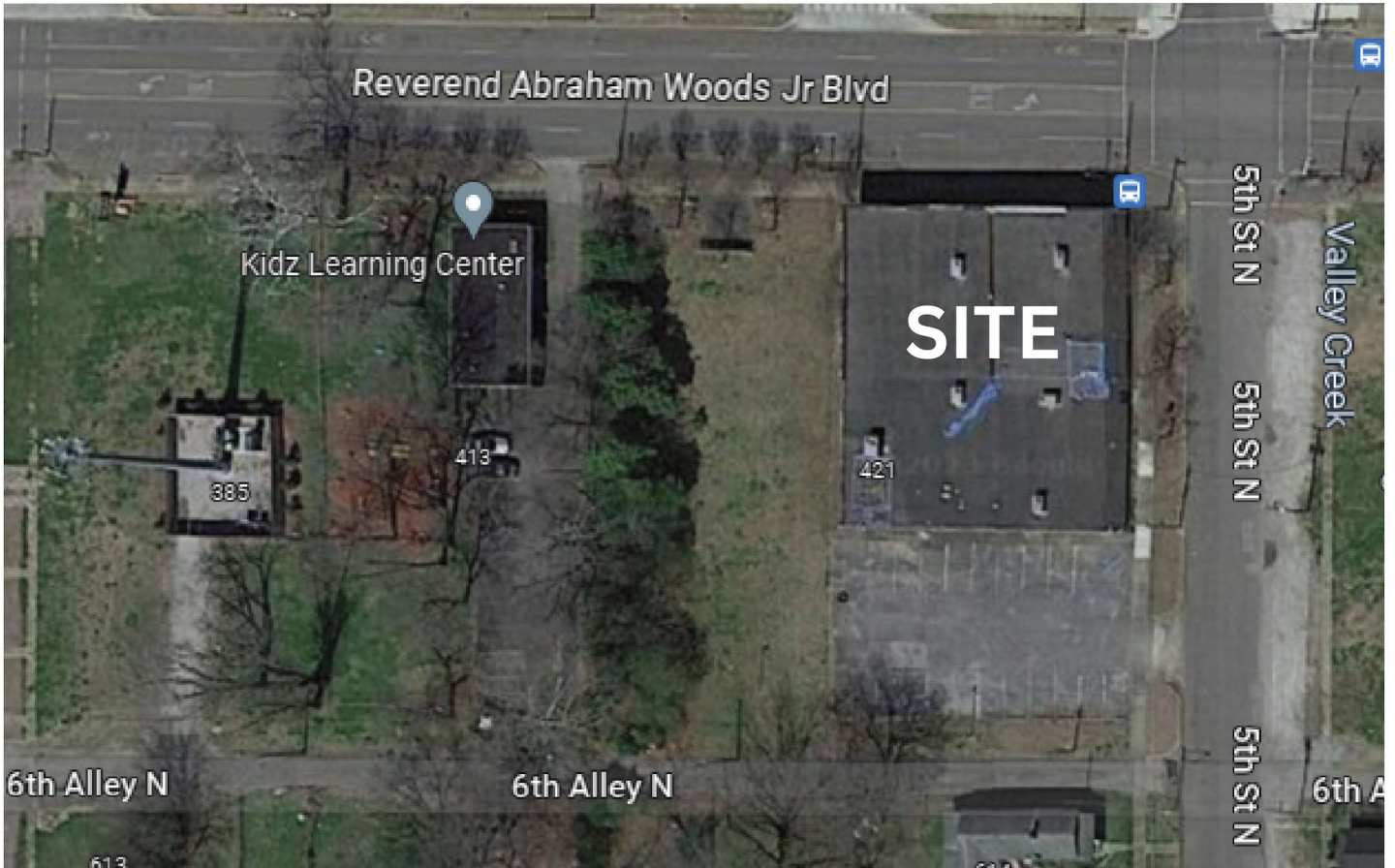


**Site #6 : 421 Rev. Abraham Woods Jr. Blvd**

|                                      |  |
|--------------------------------------|--|
| Current Zoning: MU-L (Mixed-Use Low) | Proposed Zoning: MU-M (Mixed-Use Medium) |
| 421 Rev. Abraham Woods Jr Boulevard  | Parcel #: 012200353008001000             |

**Proposed Use:** This site includes approximately 50 multi-family units constructed over ground floor commercial and/or community type uses.

**#6 : 421 Rev. Abraham Woods Jr. Blvd**



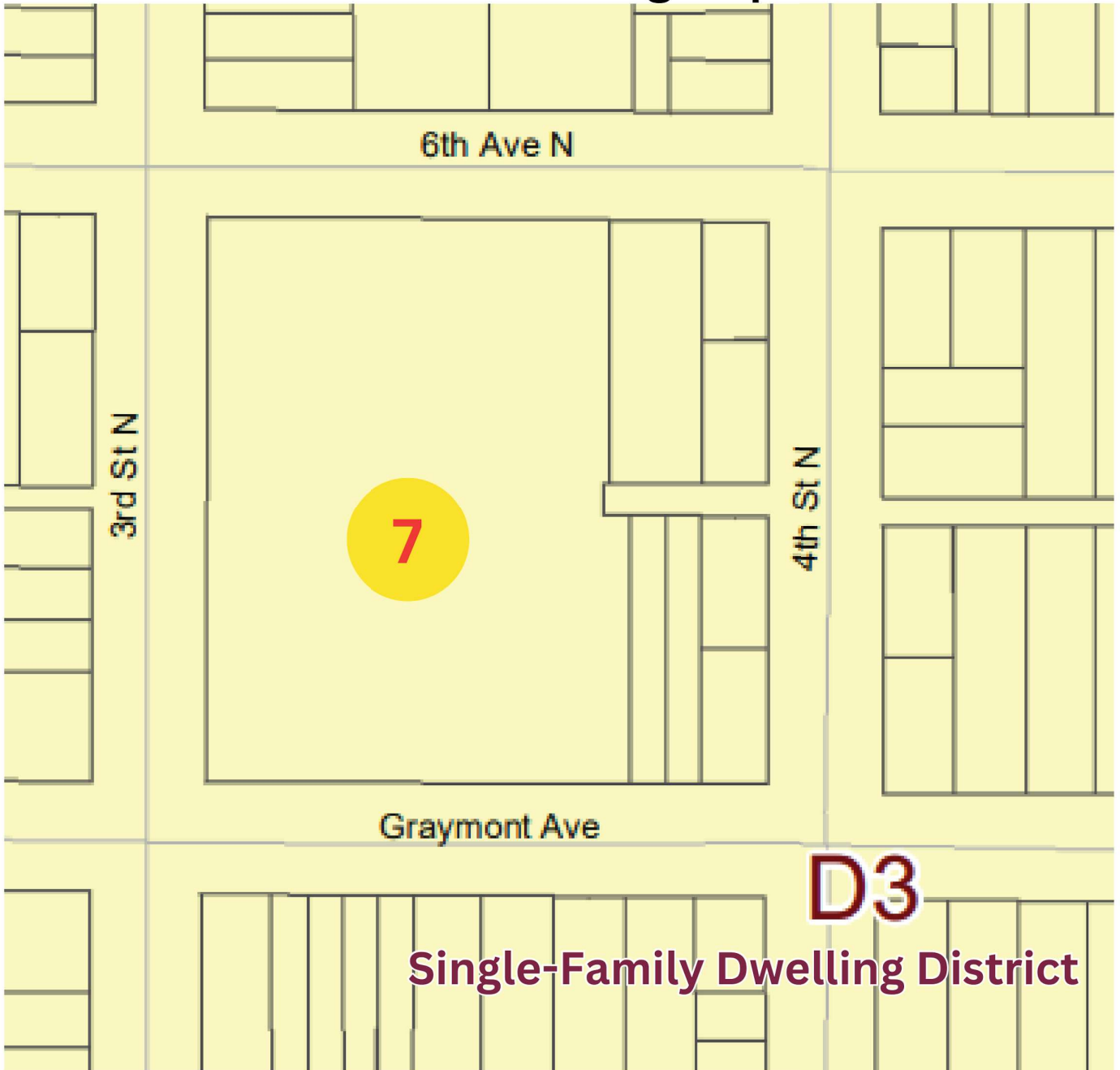
The Mixed-Use Medium District will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.



**Site #7: Hill Elementary**

D-3, Single-Family Dwelling to D-5, Multifamily Dwelling

**Current Zoning Map**



The site is currently zoned D-3, Single-Family Dwelling District. The Single-Family Dwelling District is designed to allow for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the comprehensive plan. Uses in these districts include: single-family homes, schools, churches, and neighborhood-serving public uses.



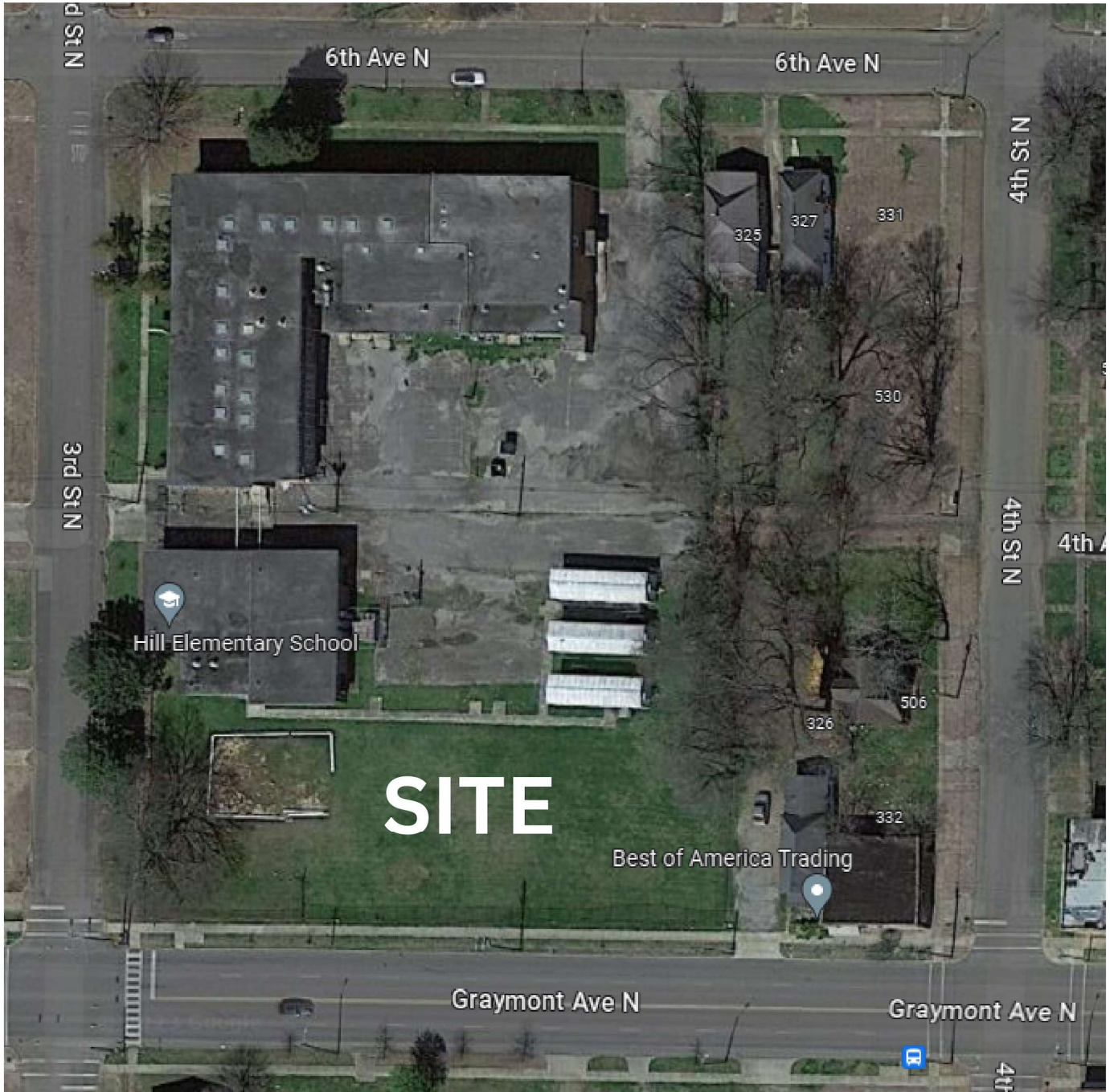
### Site #7: Hill Elementary

|   |  |
|---|--|
| <b>Current Zoning:</b> D-3 (Single-Family Dwelling) | <b>Proposed Zoning:</b> D-5 (Multiple Family Dwelling) |
| 507 3rd Street North                                | Parcel #: 012200353010002000                           |

**Proposed Use:** This site includes approximately 75 multi-family units.



**Site #7: Hill Elementary**

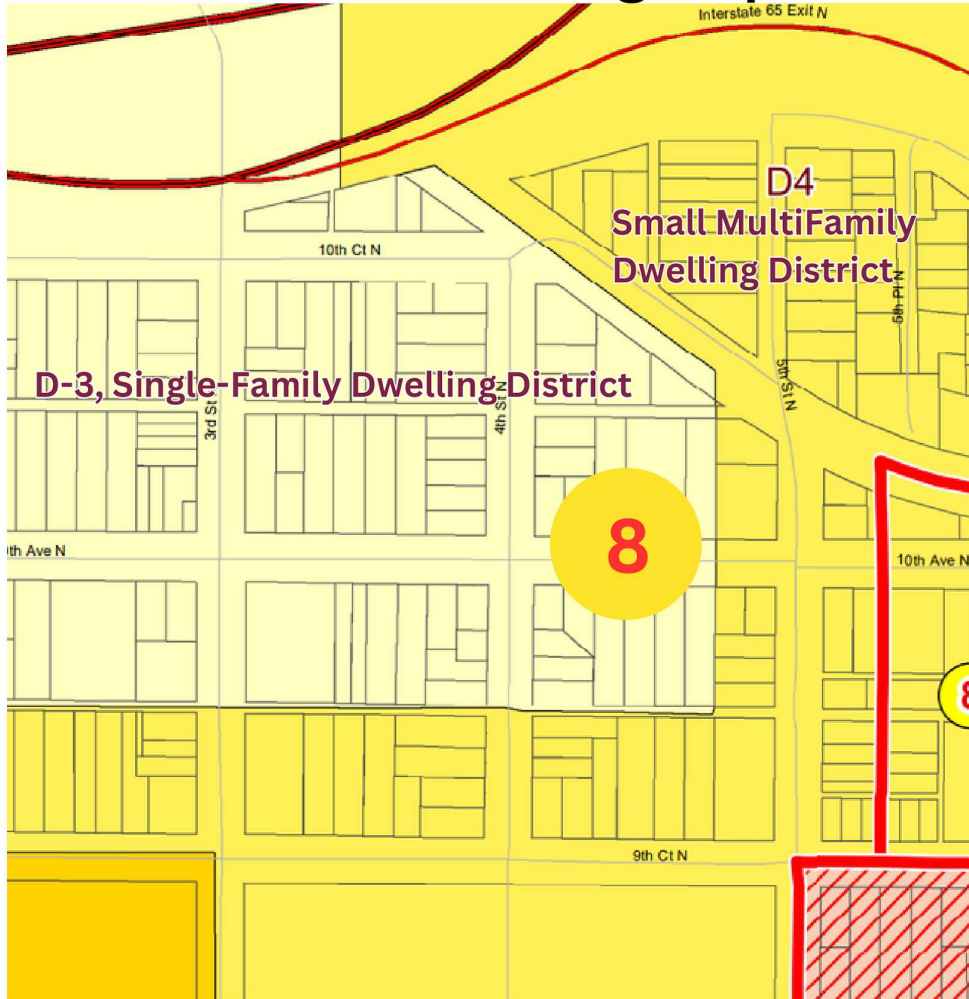


The D-5, Multifamily District is designed to allow for a range of medium to high density residential development characterized by multi-family structures. Generally, they will be found at or adjacent to major transportation or transit corridors and intersections and in downtown adjacent areas. Uses in this district include: multi-family rental and condominium structures and townhouses, typically in large developments or mid-rise and high-rise buildings, schools, churches, and neighborhood-serving public uses.

**Site #8: Parker Surplus**

**D-3, Single Family District to D-5, Multifamily District**

**Current Zoning Map**



The site is currently zoned D-3, Single-Family District and D-4, Small Multifamily District.

The D4, Small Multifamily District is designed to allow for either established residential subdivisions where the pattern of development contains both one-and two-family, cottage developments, small multi-family structures and where maintaining a mixture of housing types is desirable. Uses in this district include: one and two-family homes, cottages, townhouses, small multi-family, schools, churches and neighborhood-serving public uses.

The D-3, Single-Family Dwelling District is designed to allow for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the comprehensive plan. Uses in these districts include: single-family homes, schools, churches, and neighborhood-serving public uses.





### Site #8: Parker Surplus

| Current Zoning: D-4 (Medium Density Residential) | Proposed Zoning: D-5 (Multiple Family Dwelling) |
|--|---|
| 949 5th Street North                             | Parcel #: 012200352019007000                    |
| 951 5th Street North                             | Parcel #: 012200352019008000                    |
| 501 10th Avenue North                            | Parcel #: 012200352019006000                    |
| 505 10th Avenue North                            | Parcel #: 012200352019005000                    |
| 517 10th Avenue North                            | Parcel #: 012200352019004000                    |
| 519 10th Avenue North                            | Parcel #: 012200352019003000                    |
| 521 10th Avenue North                            | Parcel #: 012200352019002000                    |
| 525 10th Avenue North                            | Parcel #: 012200352019001000                    |
| 948 6th Street North                             | Parcel #: 012200352019023000                    |
| 1005 5th Street North                            | Parcel #: 012200352014001000                    |
| 500 10th Avenue North                            | Parcel #: 012200352014002000                    |
| 508 10th Avenue North                            | Parcel #: 012200352014003000                    |



### Site #8: Parker Surplus (continued)

| Current Zoning: D-4 (Medium Density Residential) | Proposed Zoning: D-5 (Multiple Family Dwelling) |
|--|---|
| 522 10th Avenue North                            | Parcel #: 012200352014004000                    |
| 526 10th Avenue North                            | Parcel #: 012200352014005700                    |
| 1012 5th Street North                            | Parcel #: 012200352015014000                    |
| 430 10th Avenue North                            | Parcel #: 012200352015013000                    |
| 947 5th Street North                             | Parcel #: 012200352019009000                    |
| 945 5th Street North                             | Parcel #: 012200352019010000                    |
| 941 5th Street North                             | Parcel #: 012200352019011000                    |
| 937 5th Street North                             | Parcel #: 012200352019012000                    |
| 942 5th Place North                              | Parcel #: 012200352019021000                    |
| 940 5th Place North                              | Parcel #: 012200352019020000                    |
| 938 5th Place North                              | Parcel #: 012200352019019000                    |
| 500 9th Court North                              | Parcel #: 012200352019013000                    |





### Site #8: Parker Surplus (continued)

| Current Zoning: D-4 (Medium Density Residential) | Proposed Zoning: D-5 (Multiple Family Dwelling) |
|--|---|
| 502 9th Court North                              | Parcel #: 012200352019014000                    |
| 504 9th Court North                              | Parcel #: 012200352019015000                    |
| 508 9th Court North                              | Parcel #: 012200352019016000                    |
| 512 9th Court North                              | Parcel #: 012200352019017000                    |
| 516 9th Court North                              | Parcel #: 012200352019018000                    |
| 520 9th Court North                              | Parcel #: 012200352019022000                    |
| 524 9th Court North                              | Parcel #: 012200352019022001                    |
| 528 9th Court North                              | Parcel #: 012200352019022002                    |



### Site #8: Parker Surplus

| Current Zoning: D-3 (Single-Family Dwelling) | Proposed Zoning: D-5 (Multiple Family Dwelling) |
|--|---|
| 420 10th Avenue North                        | Parcel #: 012200352015012000                    |
| 412 10th Avenue North                        | Parcel #: 012200352015011000                    |
| 408 10th Avenue North                        | Parcel #: 012200352015010000                    |
| 404 10th Avenue North                        | Parcel #: 012200352015009000                    |
| 400 10th Avenue North                        | Parcel #: 012200352015008000                    |
| 1009 4th Street North                        | Parcel #: 012200352015007000                    |
| 1015 4th Street North                        | Parcel #: 012200352015006000                    |
| 421 10th Terrace North                       | Parcel #: 012200352015001000                    |
| 409 10th Terrace North                       | Parcel #: 012200352015002000                    |
| 1017 4th Street North                        | Parcel #: 012200352015005000                    |
| 1021 4th Street North                        | Parcel #: 012200352015004000                    |
| 1031 4th Street North                        | Parcel #: 012200352015003000                    |





### Site #8: Parker Surplus (continued)

| Current Zoning: D-3 (Single-Family Dwelling) | Proposed Zoning: D-5 (Multiple Family Dwelling) |
|--|---|
| 1000 4th Street North                        | Parcel #: 012200352016011000                    |
| 1004 4th Street North                        | Parcel #: 012200352016012000                    |
| 1006 4th Street North                        | Parcel #: 012200352016013000                    |
| 1010 4th Street North                        | Parcel #: 012200352016014000                    |
| 1014 4th Street North                        | Parcel #: 012200352016015000                    |
| 320 10th Avenue North                        | Parcel #: 012200352016010000                    |
| 316 10th Avenue North                        | Parcel #: 012200352016009000                    |
| 312 10th Avenue North                        | Parcel #: 012200352016008000                    |
| 308 10th Avenue North                        | Parcel #: 012200352016007000                    |
| 304 10th Avenue North                        | Parcel #: 012200341018006000                    |
| 302 10th Avenue North                        | Parcel #: 012200341010007000                    |
| 300 10th Avenue North                        | Parcel #: 012200341010005000                    |



### Site #8: Parker Surplus (continued)

| Current Zoning: D-3 (Single-Family Dwelling) | Proposed Zoning: D-5 (Multiple Family Dwelling) |
|--|---|
| 1016 4th Street North                        | Parcel #: 012200352016016000                    |
| 1020 4th Street North                        | Parcel #: 012200352016017000                    |
| 1024 4th Street North                        | Parcel #: 012200352016018000                    |
| 1030 4th Street North                        | Parcel #: 012200352016001000                    |
| 323 10th Court North                         | Parcel #: 012200352016002000                    |
| 317 10th Court North                         | Parcel #: 012200352016003000                    |
| 315 10th Court North                         | Parcel #: 012200352016004000                    |
| 313 10th Court North                         | Parcel #: 012200352016005000                    |
| 309 10th Court North                         | Parcel #: 012200352016006000                    |
| 1011 3rd Street North                        | Parcel #: 012200341010004000                    |
| 1019 3rd Street North                        | Parcel #: 012200341010003000                    |
| 305 10th Court North                         | Parcel #: 012200341010001000                    |
| 301 10th Court North                         | Parcel #: 012200341010002000                    |

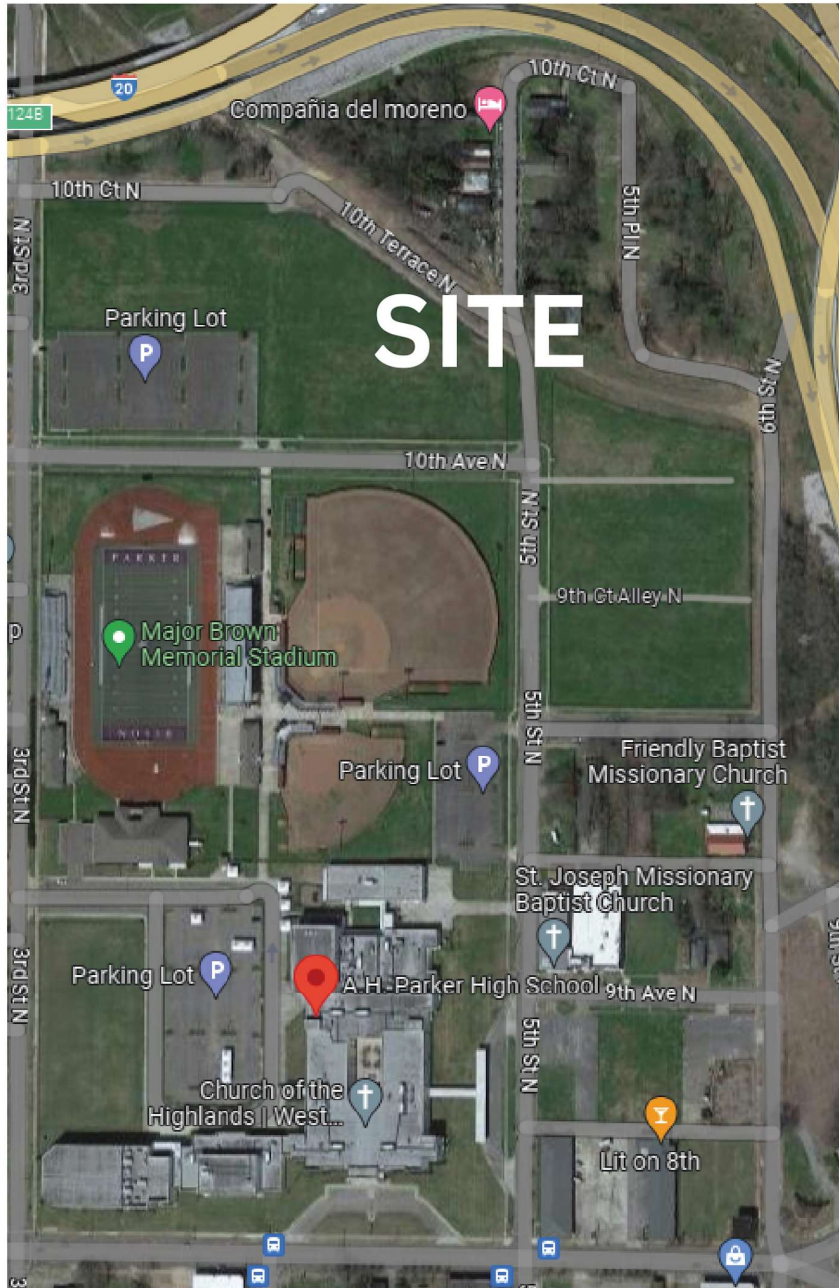




### Site #8: Parker Surplus

**Proposed Use:** This site includes approximately 350 multi-family units. A pocket park and open space is also proposed for the site. The existing Parker High School parking lot will be relocated.

**Site #8: Parker Surplus**



The D-5, Multifamily District is designed to allow for a range of medium to high density residential development characterized by multi-family structures. Generally, they will be found at or adjacent to major transportation or transit corridors and intersections and in downtown adjacent areas. Uses in this district include: multi-family rental and condominium structures and townhouses, typically in large developments or mid-rise and high-rise buildings, schools, churches, and neighborhood-serving public uses.



***Stormwater.***

Stormwater staff will need to review the required documents showing how increased quantities of run-off for the impervious area will be addressed.

***Birmingham Department of Transportation.***

The Department of Transportation has reviewed the conceptual plan and does not have any immediate concerns regarding traffic circulation. For ingress/egress of each site BDOT prefers the developments utilize alley access where possible. Prior to any permits being issued a more detailed site plan for each individual site will need to be submitted for review.

***Landscaping.***

All landscaping, buffering and screening must comply with Chapter 6 of the City's Zoning Ordinance. Prior to any permits being issued a more detailed landscaping plan for each individual site will need to be submitted for review.

**Community Recommendation.**

The *Smithfield Community* met on **May 8, 2023**, to review the proposed project and voted to *recommend* the proposed zoning changes. The vote was 17- approved and 0-denied.

**Framework Plan.**

This property is located within the *Western Framework Plan Area*. This Implementation Committee is not currently active.

**Zoning Advisory Committee.**

The *Zoning Advisory Committee* met at its regularly scheduled on **May 16, 2023** to review the proposed rezoning request and unanimously voted to *recommend* the zoning changes to the Planning and Zoning Committee.

