



PLANNING AND ZONING COMMITTEE
THURSDAY, DECEMBER 7, 2017, 3:00P.M.
5TH FLOOR CONFERENCE ROOM, CITY HALL

COUNCILOR STEVEN W. HOYT, CHAIR

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- October 33, 2017

III. DISCUSSION OF COMMITTEE APPOINTMENTS/ REAPPOINTMENTS

IV. ZONING ITEMS

1.*ZAC2017-00010.....East Avondale
Application for a change in zone district boundaries from R-4A, Medium Density Residential District to MU-M, Mixed Use Medium District, filed by Scott Phillips, representing the owners, Coby Lake/ Birmingham Properties, LLC for the properties located at 101 42nd Street South and situated in the **SW¼ of Section 29, Township 17-S, Range 2-West. (35233, District 5).**

Proposed Use: **Adaptive re-use of residential structures for office, retail and restaurant type uses.**

The City's Long Range Land Use Plan identifies the property as Residential Medium, a land use designation most comparable to the existing zoning district, therefore, the rezoning request *is Not Consistent with the Plan.*

The applicant met with **The East Avondale Neighborhood Association** at its regularly scheduled meeting on **July 11, 2017** and the neighborhood voted to **Not Support** the proposed rezoning request. The vote was **0 approved** and **8 opposed**.

As a courtesy, the applicant presented the proposed redevelopment to the neighboring **North Avondale Neighborhood**

Association at its regularly scheduled meeting on **July 20, 2017** and there were no objections expressed regarding the applicant's request. The Neighborhood Association stated that it would not hinder an adjoining community's progress.

As a courtesy, the applicant also presented the proposed redevelopment to the neighboring **Forest Park-South Avondale Neighborhood Association** at its regularly scheduled meeting on **August 1, 2017** and there were no objections expressed regarding the applicant's request. The Neighborhood Association stated that because the proposed project was out of their jurisdiction, their recommendation was not necessary.

Zoning Advisory Committee Action:
The Zoning Advisory Committee will meet at its regularly scheduled meeting on December 5, 2017.

2.*ZAC2017-00012.....Druid Hills
Application for a change in zone district boundaries from R-3, Single Family District to MU-L, Mixed-Use Low District, filed by Wayman Newton, representing the owner, Waynew Global Holdings, LLC, for the properties located at 1301 and 1303 20th Street North in the **NE ¼ of Section 26, Township 17-S; 3-W (35234, District 5).**

Proposed Use: ***Professional Office.***

The City's ***Long Range Land Use Plan*** identifies the property for ***Residential Low***; a designation applied to therefore, the proposed rezoning ***is not consistent*** with the Plan.

The Druid Hills Neighborhood Association met at its regularly scheduled meeting on **October 23, 2017** to review the proposed project, no official vote was taken and the applicant has been requested to attend their next regularly scheduled meeting on **January 22, 2018**.

Zoning Advisory Committee Action:
The Zoning Advisory Committee will meet at its regularly scheduled meeting on December 5, 2017.

3.*ZAC2017-00014.....Five Points South
Application for a change in zone district boundaries from QB-3, Qualified
Community Business District to MU-H, Mixed-Use High District, filed by C.
Randall Minor, representing the owner, C H Highland, LLC, for the properties
located at 2173 Highland Avenue South and 2150 14th situated in the **NW¼ of
Section 06, Township 18-S, Range 2-West. (35205, District 3).**

Proposed Use: ***Multiple-family, retail and restaurant type uses.***

The City's ***Long Range Land Use Plan identifies the property as Mixed
Use High;*** therefore, the proposed rezoning request ***is Consistent*** with
the Plan.

The Five Points South Neighborhood Association met at its regularly
scheduled meeting on **November 27, 2017** and voted to ***Recommend*** the
proposed development.

Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled
meeting on **December 5, 2017.**

4.*ZAC2017-00016.....Oxmoor
Application for a change in zone district boundaries from MXD, Mixed Use
District to I-1, Light Manufacturing District, filed by William L. Silver, III,
representing the owner, United States Steel Corporation, for the properties at
3701, 3801, and 3851 Lakeshore Parkway situated in the **SE ¼ of Section 11
and 12, Township 18-S; 4-W. (35020, District 7).**

Proposed Use: ***Warehouse and Distribution Center.***

Although the proposed development ***is not consistent*** with ***the City's
Long Range Land Use Plan*** the proposed development is compatible
with surrounding uses.

The Oxmoor Neighborhood Association met at its regularly scheduled
meeting on **November 13, 2017** to review the proposed project and the
Neighborhood Association voted ***to Recommend*** approval of applicant's

request of I-1, Light Manufacturing District. The vote was **7 approved**
and 3 denied.

Staff recommendation is that this application **does have merit** for approval with following “Q” condition.

- All development plans must be reviewed and approved by The Oxmoor Steering Committee.

Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled meeting on December 5, 2017.

V. OLD AND NEW BUSINESS

VI. ADJOURN

If accommodation is required for an event or meeting, please contact: Chiara Perry, Birmingham City Council Public Information Officer, with reasonable advance notice by e-mailing her at Chiara.Perry@birminghamal.gov or calling her at (205) 254-2498.