



PLANNING AND ZONING COMMITTEE
THURSDAY, MARCH 1, 2018 3:00P.M.
5TH FLOOR CONFERENCE ROOM, CITY HALL

COUNCILOR STEVEN W. HOYT, CHAIR

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- February 15, 2018

III. 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 Low 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 **SW¹/₄ 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 it was out of their jurisdiction, their recommendation was not necessary.*

*In an attempt to work with **The East Avondale Neighborhood Association** to address their concerns the applicant met again with the **Neighborhood Association** at its regularly scheduled meeting on **February 13, 2018**. The Neighborhood voted to **Support** the proposed rezoning request with conditions.*

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on February 20, 2018 and voted to **Recommend** approval of the applicant's request with the following "Q" Conditions:

- 1. The residential character of the existing structures shall be maintained;*
- 2. No outside music; and*
- 3. Review and approval of a detailed Site Development Plan by the Zoning Advisory Committee.*

IV. OLD AND NEW BUSINESS

V. 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.