



PLANNING AND ZONING COMMITTEE

FRIDAY, APRIL 13, 2018, 12:00 P.M.
5TH FLOOR CONFERENCE ROOM, CITY HALL

COUNCILOR STEVEN W. HOYT, CHAIR

SPECIAL CALL MEETING AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- March 21, 2018 and April 3, 2018

III. DISCUSSION OF PLANNING COMMISSION APPOINTMENTS

IV. ZONING ITEMS

1.*ZAC2018-00001.....Five Points South Application for a change in zone district boundaries from QB-3, Qualified Community Business District to B-3, Community Business District, filed by C. Randall Minor, representing the owner, Highland AL Partners, LLC for the properties located at 2173 Highland Avenue South and 2150 14th Avenue South situated in the **NW¹/₄ of Section 06, Township 18-S, Range 2-West. (35205, District 3). Reconsideration of "Q" conditions**

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 ***February 26, 2018*** and voted to ***Recommend*** the proposed development.

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on **March 1, 2018** and voted to ***Recommend*** approval of the applicant's request.

The Planning and Zoning Committee Action:

The Planning and Zoning Committee met at its regularly scheduled meeting on **March 15, 2018**, **No vote** was taken due to lack of a quorum. The item was continued until the next Planning and Zoning Committee meeting.

The Planning and Zoning Committee met at a special call meeting on **March 21, 2018**, and voted to Recommend the approval of the applicant's request with the following "Q" Conditions:

1. *Uses shall be limited to only the following:*
 - a. *Retail store;*
 - b. *Restaurant (including drive-in restaurant) or tavern;*
 - c. *Business service shop, such as blueprinting, accounting, duplicating or employment agency;*
 - d. *Office;*
 - e. *Bank or lending institution;*
 - f. *Parking lot or garage;*
 - g. *On-premise signs;*
 - h. *Dwelling, jointly with other uses or as a principal use, including Family Day/Night Care or Family Group Day/Night Care facilities;*
 - i. *Wireless communications facility;*
 - j. *Community Garden;*
 - k. *Farmers Market;*

- l. Public Market; and*
- m. Indoor Urban Farm*

The Planning and Zoning Committee Action:

The Planning and Zoning Committee met at its regularly scheduled meeting on **April 5, 2018**, **No vote** was taken due to lack of a quorum. The item was continued until the next Planning and Zoning Committee meeting.

2.*ZAC2018-00004.....Norwood

A change in zone district boundaries from CO&I, Contingency Office and Institutional District to B-1, Neighborhood Business District for the adaptive reuse of existing structure for a private fitness studio, filed by owner Krystal Rumph, for the property located at 1115 27th Street North situated in the NE¼ of Section 25, Township 17-S, Range 3-West. (35234, District 4).

Proposed Use: ***Private Fitness Studio***

The City's Long Range Land Use Plan identifies the property as **Mixed-Use Medium**, a land use designation most comparable to the existing zoning district, **therefore, the rezoning request is Consistent** with the Plan.

The applicant met with **The Planning and Zoning Committee of The Norwood Neighborhood Association on March 17, 2018 at the subject property**. The Committee had no concerns made a recommendation to **The Norwood Neighborhood Association** to approve the rezoning request. On March 24, 2018, **The Norwood Neighborhood Association** voted to **Recommend Approval** of the proposed rezoning request. The vote was **11 approved** and **1 denied**.

Zoning Advisory Committee Action:

*The Zoning Advisory Committee will meet at its regularly scheduled meeting on **April 3, 2018**.*

The Planning and Zoning Committee Action:

The Planning and Zoning Committee met at its regularly scheduled meeting on **April 5, 2018**, **No vote** was taken due to lack of a quorum. The item was continued until the next Planning and Zoning Committee meeting.

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.