

PLANNING AND ZONING COMMITTEE MEETING  
Thursday, March 1, 2018  
3:00 p.m.  
5<sup>TH</sup> Floor Conference Room

MINUTES

COUNCILOR STEVEN W. HOYT, COMMITTEE CHAIR  
COUNCILOR ABBOTT & COUNCILOR O'QUINN, COMMITTEE MEMBERS

Councilor(s) Present: Hoyt, Abbott, O'Quinn

I. CALL TO ORDER

Councilor Hoyt called the meeting to order.

II. APPROVAL OF MINUTES - February 15, 2018

Action Taken:

Councilor Abbott: Moved to Approve.

Councilor O'Quinn: Seconded.

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 42<sup>nd</sup> 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 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.*

MINUTES

**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.*

**Action Taken:**

**Councilor Abbott: \_\_\_\_\_ Moved to Deny.**

**Councilor O'Quinn: \_\_\_\_\_ Seconded.**

**Item Forwarded to Council with No Recommendation from the Planning and Zoning Committee.**

V. **OLD AND NEW BUSINESS**

None

VI. **ADJOURN**

**Councilor Hoyt: \_\_\_\_\_ Moved to Adjourn.**

**Councilor O'Quinn: \_\_\_\_\_ Seconded.**