



**PLANNING & ZONING MEETING
WEDNESDAY, FEBRUARY 12th, 2020
12:00 PM
5TH FLOOR CONFERENCE ROOM, CITY HALL
COUNCILOR STEVEN W. HOYT, CHAIR**

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- January 22, 2020

III. ZONING ITEMS

1. ZAC2019-000013..... Ensley
Application for a change in zone district boundaries from R-3 (Single Family Residential District) to C-2 (General Commercial District), filed by Varnie Barker, representing the owner, Birmingham City Schools, for the properties located at 1301 15th Street and 1400 Avenue M and situated in the SE¹/₄ of Section 31, Township 17-S, Range 3-West. (35218, District 9).

Proposed Use: To adaptively re-use the former Council School for a Business Incubator

The City's Long Range Land Use Plan identifies the property as Residential Low; a designation applied to single-family homes, schools, churches and neighborhood-servicing public uses; therefore the proposed rezoning request *is Not Consistent* with the Long Range Land Use Plan.

Neighborhood Recommendation:

The Ensley Neighborhood Association met at its regularly scheduled meeting on July 18, 2019, to review the proposed project and voted to **RECOMMEND** approval of the proposed rezoning request. The vote was 12 approved and 1 denied.

The City's Watershed Staff reviewed the applicant's proposal and if the request is approved, recommends the following:

- *ADEM Construction NPDES Permit inclusion will be required prior to the issuance of City SEC permits.*
- *City of Birmingham Soil Erosion Control permit will be required.*
- *City of Birmingham Civil Construction permit will be required.*
- *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 area that is greater than the requirement for the parking space count.*
- *Compliance with the Post Construction Stormwater Ordinance is required.*
- *Portions of the site are in the FEMA Special Flood Hazard Area, and compliance with the floodplain ordinance is required.*
- *A review meeting with City Personnel is recommended prior to any construction.*

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on February 4th, 2020, to review the applicant's rezoning request and voted to **RECOMMEND** approval with the following "Q" Conditions:

1. Office use and accessory uses to office use and civic uses.
2. Signage limited to those sign requirements that are allowed in a B-1, Neighborhood Business District. A monument sign is allowed and not to exceed 36SF of sign area.

2. ZAC2020-00002 Glen Iris

Application to change zone district boundaries from B-5 (Mixed Business District) to C-2 (General Commercial District) in order for the property to be redeveloped into an automobile dealership and service center, filed by Ray Jones, representing the owner, ATLAS NC 1 SPE LLC, for the property located at 488 Palisades Boulevard and situated in the NE ¼ of Section 14, Township 18-S, Range 3-West (Council District 3).

Proposed Use: Automobile dealership to include a service center

The City's Long Range Land Use Plan identifies the property as General Commercial. This land use category is characterized by commercial and service uses, general and large retail uses, restaurants and food stores. Additional uses include hotels, motels, movie theatres, offices, schools and multi-family residential. This property is in the Northside/Southside Framework Plan. The Plan identifies this property as General Commercial and recommends that the zoning be changed to C-2 (B-5 does not exist in the new zoning classifications). The proposed rezoning request is **Consistent** with the Long Range Land Use Plan.

Neighborhood Recommendation:

The *Glen Iris Neighborhood Association* met at its regularly scheduled meeting on February 3rd, 2020, to review the proposed project and did not take a vote on the rezoning request.

Zoning Advisory Committee Action

The Zoning Advisory Committee met at its regularly scheduled meeting on February 4th, 2020, to review the applicant's rezoning request and voted to ***RECOMMEND*** approval.

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.