



**PLANNING & ZONING MEETING
WEDNESDAY, SEPTEMBER 16, 2020
3:30 PM
CITY COUNCIL CHAMBERS, CITY HALL
COUNCIL PRESIDENT WILLIAM PARKER, CHAIR**

AGENDA

I. CALL TO ORDER

II. ZONING ITEMS

1. ZAC2020-00021.....Five Points South
Application for a change in zone district boundaries from C-O&I (Contingency Office & Institutional District) to C-2 (General Commercial District) and “Q” B-3 (Qualified Community Business District) to C-2(General Commercial District),in order to allow for a parking lot (to be used by St. Mary’s on the Highlands for overflow parking) , filed by Schoel Engineering Company, representing the owner, St. Mary’s on the Highlands Episcopal Church, for the properties located at 1219 & 1231 19th Street South, and 1912 13th Avenue South, and situated in the NW ¼ of Section 06, Township 18-S, Range 2-West (Council District 3)

Proposed Use: A Parking Lot (to be used by St. Mary’s on the Highlands for overflow parking)

The City’s ***Long Range Land Use Plan*** identifies the property as ***Mixed-Use (MU-H) High District***. The mixed-use high district is designed to accommodate medium- to high-density office, residential, retail, artisanal industries and small warehouses that may be characterized as light industry that do not have noise, odor, illumination, trucking, or other adverse impacts on adjacent land uses. This district will could also include entertainment areas, and be transit-accessible or transit-ready locations. Intensity of development would vary by area. Uses in this district include: high density multi-family, loft, townhouse, and small-lot residential, retail and services, offices, hotels, large entertainment facilities, and live/ work structures. Ground-floor uses encouraged on desired pedestrian-intensive streets. The proposed rezoning request is ***consistent*** with the ***Long Range Land Use Plan***.

Neighborhood Recommendation:

The *Five Points South Neighborhood Association* held an executive committee meeting on **August 28, 2020**, to review the proposed project and voted to not recommend the request. The vote was **1** approved and **4** denied. The decision of the Neighborhood Associations was to not support the rezoning request for the following reason(s): The zoning reflects what work the neighborhood association put in place to zone the property preventing a parking lot and reflects what we hope would be rebuilt with residential housing.

This location falls in the ***Northside/Southside Framework Plan***, which has not been completed at this time nor has the Implementation Committee.

The development will have to comply with all of the Landscaping Requirements as outlined in the City's Zoning Ordinance. However, the Landscape Architect reviewed the site plan and stated that everything appears to be in compliance.

Stormwater staff reviewed the proposed re-zoning request and states that the normal civil and stormwater design and permitting will be required. The Birmingham Department of Transportation also reviewed the proposed re-zoning request and states that a driveway/sidewalk permit will be required.

Zoning Advisory Committee Action:

III. MINI-STORAGE WAREHOUSE UPDATE

IV. ZBA AND PLANNING COMMISSION APPLICATION UPDATE

V. OLD AND NEW BUSINESS

VI. ADJOURN

If accommodation is required for an event or meeting, please contact: Kimberly Garner, Director of Public Information, with reasonable advance notice by e-mailing her at Kimberly.Garner@birminghamal.gov or calling her at (205) 254-2036.