



**PLANNING & ZONING COMMITTEE MEETING
VALERIE ABBOTT, CHAIR
WEDNESDAY, APRIL 13, 2022
3:30 PM
CITY COUNCIL CHAMBERS
<https://www.facebook.com/citycouncilbham>**

AGENDA

I. CALL TO ORDER

II. ZONING ITEMS

A. ZAC2022-00002

Application to change zone district boundaries from MXD (Planned Mixed Use District) to I-1 (Light Manufacturing District) in order to convert a vacant office building into a class A storage facility, filed by Whit Mitchell of Waypoint Investments LLC, for the property located at 801 Tom Martin Drive and situated in the NE ¼ of Section 33, Township 18-S, Range 3-West, 35211 (Council District 7).

Proposed Use: A class A climate-controlled storage facility

Property and Abutting Land Uses

The subject property sits on approximately 13.73 acres of land, currently zoned MXD (Mixed-Use District). Abutting the subject property to the North is Southern Research Engineering zoned MXD. To the South of the site is Advanced Technology Recycling zoned I-1. To the West is an office building zoned MXD. To the East is Avenues of Lakeshore, a 520-unit apartment development, also zoned MXD.

The current zoning, MXD, Commercial Use Group 2, allows the following uses:

- 1) All uses allowed in Residential Use Group 3
- 2) All uses allowed in Neighborhood Commercial, Commercial Use Group 1
- 3) General office

- 4) Retail sales and services
- 5) Restaurants
- 6) Hotels or motels
- 7) Conference centers
- 8) Non - manufacturing research and development
- 9) Parking garages
- 10) Cinemas
- 11) Taverns
- 12) Funeral homes
- 13) Other like uses.

Applicant's Proposal

The applicant's proposal is to repurpose the existing 91,000 sq. ft. office building into climate-controlled storage. The site will also include 166 new, fully enclosed, storage units for boats and recreational vehicles as well as a wash bay.

Long Range Land Use Plan

The City's ***Long-Range Land Use Plan*** identifies the property as ***Light Manufacturing***. This district is designed to allow for light manufacturing and office uses, potentially in "business park" settings, and typically near major transportation routes including Interstates, State Highways, railroad spurs and airport facilities. Uses in this district include: warehouse and distribution uses, urban agriculture, supporting uses, such as minor retail and services to support the major uses. No residential uses are allowed in this district. The proposed rezoning request is ***consistent*** with the ***Long-Range Land Use Plan***.

Zoning Ordinance

Mini-storage warehouse is permitted in I-1, subject to the following conditions:

- 1. The individual units are used for the storage of property and no manufacturing or industrial activities occur or are conducted in the units.*
- 2. No storage of highly combustible, flammable or explosive products or materials is allowed.*

The applicant's proposed site plan shows 49 parking spaces. The parking requirement for warehousing is 1 space per 2000 sq. ft. of GFA ($91,000 / 2,000 = 45.5$), plus 1 space per 400 sq. ft. of office area ($1,200 / 400 = 3$); therefore, the total number of parking spaces required is 49 spaces. The applicant's proposed site plan shows a total of 49 parking spaces; therefore, the applicant's proposal meets the parking requirement for the site.

Landscape Review

All landscaping must comply with the requirements in the Oxmoor Steering Committee Guidelines. Prior to permit issuance, a fully developed and detailed landscaping plan will be required.

Stormwater and Birmingham Department of Transportation
No comments

Neighborhood Recommendation

The Oxmoor Neighborhood Association met at its regularly scheduled meeting on **February 14, 2022**, to review the proposed project and voted to ***not recommend*** the proposed rezoning request. The vote was **12**- approved and **18**- denied.

Framework Plan

This property is located within the Southwest Framework Plan Area. This framework plan was adopted in May 2017. The Southwest Framework Plan Implementation Committee was established in 2017, but the group has been meeting infrequently since 2019 with efforts to reinvigorate the membership underway in 2022. New membership to the revived Implementation Committee have stated a desire to restrict light manufacturing to existing locations currently zoned for such uses. In the past, the Southwest Implementation Committee has supported a) infill housing on residential parcels north of Red Mountain Park, b) commercial development within existing shopping centers and c) light and specialized manufacturing on properly-zoned parcels within the Oxmoor corridor. The Framework Plan identified this parcel as light manufacturing and proposed that it maintains its light manufacturing land use.

Staff Recommendation

The applicant's rezoning request is ***consistent*** with the future land use plan and has merit for ***approval*** subject to the following Q conditions:

1. Compliance with all requirements in the Oxmoor Steering Committee Guidelines
2. Only the following uses shall be allowed:
 - a. Accessory structures
 - b. Bakery, retail
 - c. Brew pub
 - d. Brewery
 - e. Brewery, micro
 - f. Business service
 - g. Clinic
 - h. Community garden
 - i. Distillery
 - j. Distillery, artisanal
 - k. Financial institution
 - l. Fitness center
 - m. Furniture store
 - n. Market, farmer's
 - o. Market, flea
 - p. Market, public
 - q. Market stand
 - r. Mini-storage warehouse

- s. Mobile grocery store
- t. Nursery
- u. Office
- v. Park/greenway
- w. Personal care services
- x. Public building
- y. Restaurant
- z. Retail
- aa. Shopping center
- bb. Solar panel, building mounted
- cc. Solar panel, ground mounted
- dd. Urban farm, indoor
- ee. Urban farm, outdoor
- ff. Warehouse
- gg. Warehouse, office

Planning Commission Recommendation

The ***Birmingham Planning Commission*** met at its regularly scheduled meeting on **April 6, 2022**, to review the proposed project and voted to ***recommend*** the proposed rezoning request.

III. SOUTHERN AREA FRAMEWORK PLAN UPDATE

IV. OLD & NEW BUSINESS

V. 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.