

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

MARCH 8, 2018

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: February 8, 2018

Preliminary Plats

- (1) **P-0318-11** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval** For **Liberty Park 18 Lot Townhomes**. The Purpose For This Request Is To Begin Construction On A Townhome Development. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Final Plats

- (2) **P-0318-12** Sloss Real Estate Is Requesting **Preliminary Plat Approval** For **Vestavia Village**. The Purpose For This Request Is To Resurvey Lots & Vacated Right Of Way Into A Single Lot. The Property Is Owned By Sloss Real Estate and Is Zoned Vestavia Hills B-2.

Rezoning/Conditional Use Recommendations:

Annexations:

- (3) **P-0318-05** Linda F. Craft Is Requesting **Rezoning** for **2300 St. Joseph Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
- (4) **P-0318-06** Kevin & Georgia Holdefer Are Requesting **Rezoning** for **3640 Altadena Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
- (5) **P-0318-07** Shades Mountain Baptist Church Is Requesting **Rezoning** for **1722 Vestaview Ln.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.
- (6) **P-0318-08** Niraj & Binta Parekh Are Requesting **Rezoning** for **2672 Dolly Ridge Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

- (7) **P-0318-09** McCorquodale Properties, LLC Is Requesting **Conditional Use Approval** for Dog & Cat Training, Boarding, And Daycare Located At **381 Summit Blvd., and 3191 Cahaba Heights Rd.** The Property Is Owned By McCorquodale Properties, LLC And Is Zoned Vestavia Hills B-3.
- (8) **P-0318-10** Pine Tree Partners & Seed Corn, LLC Are Requesting **Rezoning** for **3127 Blue Lake Dr. & 4565 Pine Tree Cir.** from **Vestavia Hills B-1.2** to **Vestavia Hills B-1.2** To Amend Previously Approved Site Plan.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

FEBRUARY 8, 2018

6:00 P.M.

The Planning and Zoning Commission of the City of Vestavia Hills met in regular session on this date at 6:00 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

MEMBERS PRESENT: Lyle Larson, Chairman
Cheryl Cobb
Erica Williamson Barnes
Fred Goodwin
Jim Brooks
Deloye Burrell

MEMBERS ABSENT: Greg Gilchrist
Blaine House
Rusty Weaver

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of January 11, 2018 are presented for approval.

MOTION Motion to approve minutes with a minor change was by Mrs. Barnes and second was by Mr. Brooks. Voice vote as follows:

Mrs. Barnes – yes	Mr. Brooks – yes
Mr. Burrell – abstained	Mr. Goodwin – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion Carried	

Preliminary Plats

- (1) **P-0218-04** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Readjustment of Land Use Boundaries At Liberty Park.** The Purpose For This Request Is To Amend Land Use Boundaries. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PNC.

Mr. Garrison and James Parsons from Shoel Engineering explained the background and location of the request.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Burrell made a motion to approve Preliminary Plat Approval For Readjustment of Land Use Boundaries At Liberty Park. Second was by Mr. Goodwin. Motion was carried on a roll call; vote as follows:

Mrs. Barnes – yes
Mr. Burrell – yes
Mrs. Cobb – yes
Motion Carried

Mr. Brooks – yes
Mr. Goodwin – yes
Mr. Larson – yes

Rezoning/Conditional Use Recommendations:

- P-0218-03** Mike Swack Is Requesting **Conditional Use Approval** for Five Unrelated Adults Residing In a Single Family Dwelling Located At **220 Erwin Circle.** The Property Is Owned By Mike Swack And Is Zoned Vestavia Hills R-2.

Mr. Garrison explained the background and location of the request.

Nick Goudreau of GK Homes (leasing agent) was present to answer any questions the Commission had. He stated he was unaware of the single family requirement for the home and is asking that the approval only last until the end of the lease term, July 31st.

Mr. Burrell stated he was concerned about setting precedent for this kind of request.

Mr. Goodwin sought particulars about the lease term and Mrs. Barnes asked if all residents are on the lease. Mr. Goudreau provided the information.

Mr. Larson opened the floor for a public hearing.

Sam Romano, a next door neighbor, spoke in support for the request.

Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Goodwin made a motion to recommend Conditional Use Approval for Five Unrelated Adults Residing In a Single Family Dwelling Located At 220 Erwin Circle. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mrs. Barnes – no
Mr. Burrell – no
Mrs. Cobb – no

Mr. Brooks – no
Mr. Goodwin – no
Mr. Larson – no

Motion Failed. Commission determined the applicants did not meet the burden of the Conditional Use.

Conrad Garrison, City Planner

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE:** P-0318-11
- **REQUESTED ACTION:** Preliminary Plat Approval For Liberty Park 18 Lot Townhomes
- **ADDRESS/LOCATION:** Liberty Pkwy. & South Liberty Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat is to add roads/alleys and infrastructure to serve a 18 lot townhome development. Detailed plans have been submitted to the Engineering Dept. for review. This will be part of the overall Liberty Park Village development
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for higher density residential development.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
PRELIMINARY MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 1000 Urban Center Drive, Suite 235

Vestavia, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-945-6459

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering, James Parsons, PE - Civil Engineer

III. ACTION REQUESTED

Preliminary Plat Approval

Explain reason for the request: Liberty Park Joint Venture desires to develop 2

acres at the intersection of Liberty Pkwy. and South Liberty Rd.

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

Acreage situated in the SE 1/4 of the SE 1/4 of Section 12 and in the NE 1/4 of

the NE 1/4 of Section 13, Township 18 South, Range 1 West

Property size: 510' feet X 120' feet. Acres: 2

VI. ZONING/REZONING:

The above described property is presently zoned: PR-1

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



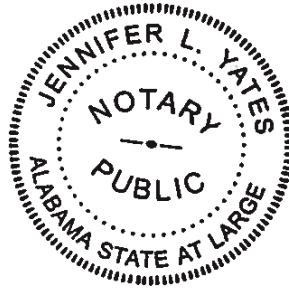
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 15th day of February, 20 18.



Notary Public



My commission expires 9th
day of May, 2020.



LIBERTY PARK TOWN VILLAGE
 18 TOWNHOMES ON
 6.5 ACRE COMMERCIAL SITE
 VESTAVIA HILLS, ALABAMA

DRAWING SET:
 PERMIT SET 2-27-18
 REVISIONS:

PRELIMINARY
 PLAT

DRAWN BY: J.L.S.
 CHECKED BY: J.M.P.
 FILE NAME: 1818-1425-FPI
 2/18/18 10:27:03 AM

PP1 OF 1

LIBERTY PARK TOWN VILLAGE
 18 TOWNHOMES ON
 6.5 ACRE COMMERCIAL SITE

BEING A RESURVEY OF LOT 4, IRON DRIVE AND
 LINE STREET OF THE LIBERTY PARK TOWN VILLAGE
 COMMERCIAL SUBDIVISION NO. 2 AS RECORDED IN
 MAP BOOK 246, PAGE 76, AND THE S.E. 1/4 OF SECTION 12
 AND THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 13,
 BOTH IN TOWNHIP 36 SOUTH, RANGE 2 WEST
 BOYD COUNTY, ALABAMA



FEBRUARY 2018
 SCALE: 1" = 40'
 LIBERTY PARK JOINT VENTURE, LLP
 A LIMITED LIABILITY PARTNERSHIP
 12001 Liberty Parkway
 Vestavia Hills, AL 35242
 (205) 945-5469

WALTER SCHOEL ENGINEERING COMPANY, INC.
 1001 22ND STREET SOUTH
 BIRMINGHAM, ALABAMA 35205
 (205) 752-9166

COMMON AREA
 VESTVIEW VILLAGE
 (Map Book 191, Page 97)
 Liberty Park Joint Venture
 3999 Vestavia Dr.
 Vestavia Hills, AL 35242

LOT 2
 OLD OVERTON ESTATES
 (Map Book 173, Page 12)

LOT 1
 OLD OVERTON ESTATES
 (Map Book 173, Page 12)
 Curtis Thomas E. and Maria H.
 7001 Founders Dr.
 Vestavia Hills, AL 35242

EX. POWER
 EX. NATURAL GAS
 EX. COMMUNICATIONS
 EX. 18" WATER MAIN

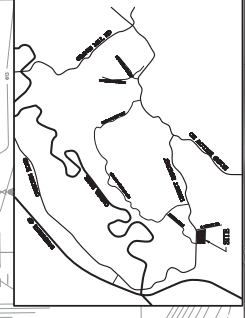
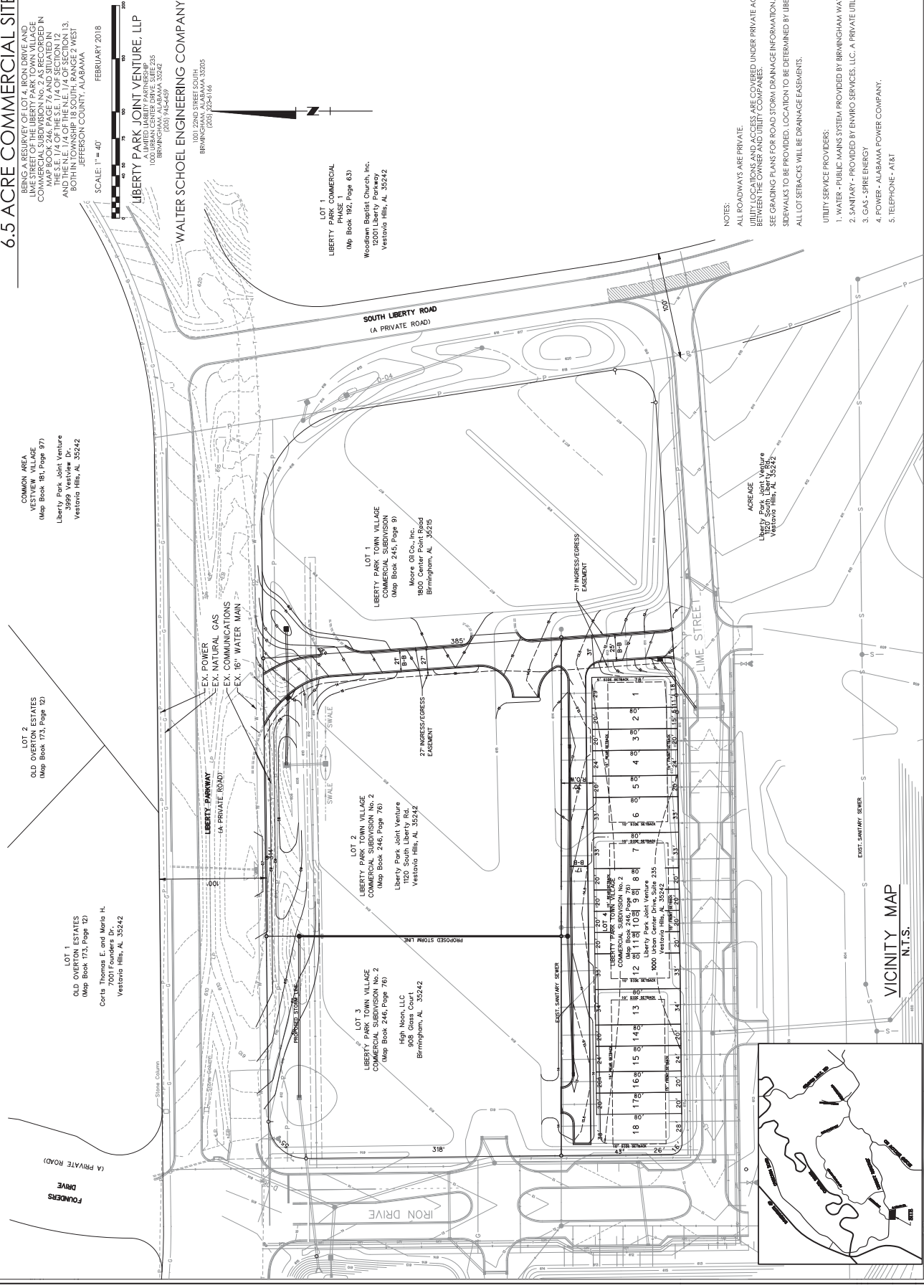
LOT 1
 LIBERTY PARK TOWN VILLAGE
 COMMERCIAL SUBDIVISION
 (Map Book 245, Page 9)
 Moore Oil Co., Inc.
 1800 Center Point Blvd
 Birmingham, AL 35215

LOT 2
 LIBERTY PARK TOWN VILLAGE
 COMMERCIAL SUBDIVISION No. 2
 (Map Book 246, Page 76)
 Liberty Park Joint Venture
 1200 South Liberty Rd.
 Vestavia Hills, AL 35242

LOT 3
 LIBERTY PARK TOWN VILLAGE
 COMMERCIAL SUBDIVISION No. 2
 (Map Book 246, Page 76)
 High Noon, LLC
 908 Glass Court
 Birmingham, AL 35242

- NOTES:
- ALL ROADWAYS ARE PRIVATE.
 - UTILITY LOCATIONS AND ACCESSES ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.
 - SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.
 - SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.R.C.
 - ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.

- UTILITY SERVICE PROVIDERS:
- WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS.
 - SANITARY - PROVIDED BY ENVIRO SERVICES, LLC. A PRIVATE UTILITY.
 - GAS - SPIRE ENERGY
 - POWER - ALABAMA POWER COMPANY.
 - TELEPHONE - AT&T



VICINITY MAP
 N.T.S.

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE:** P-0318-12
- **REQUESTED ACTION:** Final Plat Approval For Vestavia Village
- **ADDRESS/LOCATION:** Canyon Rd./Chestnut St.
- **APPLICANT/OWNER:** Sloss Real Estate
- **REPRESENTING AGENT:** John Coleman, GMC
- **GENERAL DISCUSSION:** Plat is to resurvey lots to match rezoning plan and vacation of ROW. Plat is final step in rezoning plan
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for retail/mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

P0318-12//28-30-29-1, 10 & 11
808 & 812 Chestnut St./2017
Canyon Rd.
Final Map
Sloss Real Estate Co.

P&Z Application
Final Plat Approval
Page 3

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Sloss Real Estate Company

ADDRESS: 1130 22nd St. South, Suite 3500
Birmingham, AL 35205

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-802-2100 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

John Coleman Pearson Williams

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request:

Res. Comm. Lots of Vacated
ROW into a Single Comm. Lot
~~Vacation of property lines~~
and alley

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

See attached plat

Property size: _____ feet X _____ feet. Acres: _____

VI. ZONING/REZONING:

The above described property is presently zoned: _____


P0318-12//28-30-29-1, 10 & 11
808 & 812 Chestnut St./2017
Canyon Rd.
Final Map
Sloss Real Estate Co.

P&Z Application
Page 4

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Owner Signature/Date

 2-21-18

Representing Agent (if any) date

Given under my hand and seal
this 21 day of February, 2018.



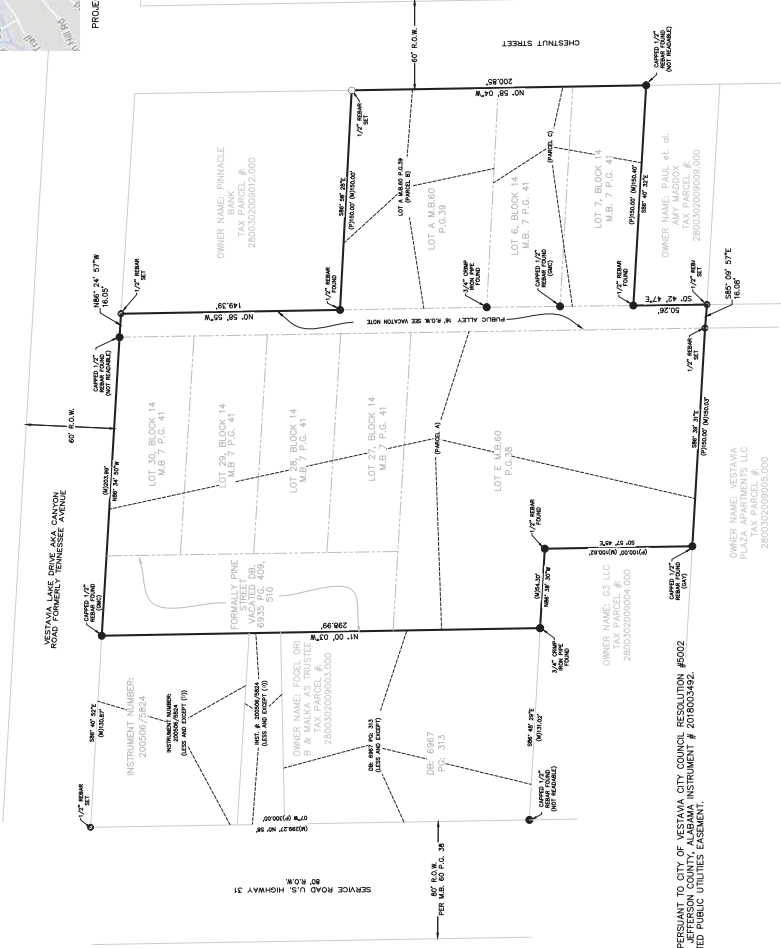
Notary Public

My commission expires 27
day of July, 2021.

**RESURVEY OF LOT E MAP BOOK 60 PAGE 38; LOT A MAP BOOK 60
 60 PAGE 39; LOT 6, 7 AND LOT 27-30 BLOCK 14 LOT 1-4 BLOCK 18
 MAP BOOK 7 PAGE 41**

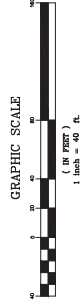


PROJECT SITE
 VICINITY MAP
 NOT TO SCALE



LEGEND

- PROPERTY CORNER FOUND
- 1/2" CAPPED REBAR SET
- △ G.M. & C.A. POINT
- NOTES
- (M) PLAT CALL
- (N) FIELD MEASUREMENT
- LIMITS
- BOUNDARY LINE
- - - - - ABANDON LOT LINE PER THIS PLAT



The undersigned James Robert Woodham, Registered Land Surveyor, State of Alabama, and Sless Reed Estate Company, owner(s) hereby certify that this plat or map was made pursuant to a survey made by said surveyor and approved by the Alabama State Board of Land Surveyors. This plat or map is a true and correct map of lands shown therein and known as Resurvey of Lot E Map Book 60 Page 38, Lot A Map Book 60 Page 39, Lot 6, 7 and Lot 27-30 Block 14 Lot 1-4 Block 18 Map Book 7 Page 41 as shown on the attached map. The bearings of the boundaries of each lot and its number, showing the streets, alleys and public easements and showing the relation of the lots to the boundaries of the Subdivisions of Lot E Map Book 60 Page 38; Lot A Map Book 60 Page 39; Lot 6, 7 and Lot 27-30 Block 14 Lot 1-4 Block 18 Map Book 7 Page 41 as shown on the attached map. Said owner(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee(s):

Owner or Agent: John Coleman Pearson Williams
 Dated: February 21, 2018.

Surveyor: James Robert Woodham (PLS 24410)
 Dated: February 21, 2018

Mortgage: _____

Date: _____ 20__

This plat or map is submitted to the Alabama State Board of Land Surveyors for their approval and recording in the Public Records of the State of Alabama.

STATE OF ALABAMA
 COUNTY OF _____
 I, _____, County Clerk, do hereby certify that (Name of Surveyor), whose name is signed to the foregoing certificate as a surveyor, and (Name of owner) whose name is signed to the same as owner (and Name of mortgagee), whose name is signed to the same as mortgagee, have been duly informed of the contents of said certificate, the enclosed same voluntarily and given under my hand and seal this _____ day of _____, 20__.

Notary Public (each) _____
 ALLEY VACATION NOTE:
 PUBLIC ALLEY 16 FOOT ROW VACATED PERSUANT TO CITY OF VESTAVIA CITY COUNCIL RESOLUTION #5002 AND CITY ENGINEER'S ORDER # 2018033492. PER THIS PLAT THIS IS NOW A DEDICATED PUBLIC UTILITIES EASEMENT.

Jefferson County Environmental Services Certificate
 Environmental Service Department approval indicates that assessments have been dedicated for future use in the future. City Engineer's approval indicates that the proposed work will be done in accordance with the City of Vestavia Hills, Alabama, Code of Ordinances, Chapter 10, Article 10-10. The City Engineer's approval is subject to the approval of the Director of Environmental Services.

Date: _____
 Approved: _____
 Chairman, City of Vestavia Hills Planning & Zoning
 City Engineer, City of Vestavia Hills
 City Planner, City of Vestavia Hills

ISSUE DATE	ISSUED	DRAWN BY	CHECKED BY
		MTB	JRW



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE:** P-0318-05
- **REQUESTED ACTION:** Rezoning Jefferson County E-1 to Vestavia Hills E-2
- **ADDRESS/LOCATION:** 2300 St. Joseph Rd.
- **APPLICANT/OWNER:** Linda F. Craft
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 1/8/18 with the passage of Ordinance 2740. Applicant is requesting the compatible rezoning.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0318-05//28-28-4-1-2-1
2300 St. Joseph Road
Rezone to VH E-2
Linda F. Craft

JC E-1

P&Z Application
Page 4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which it shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME:

Linda F. Craft

ADDRESS:

2300 St. Joseph Rd.

35243

MAILING ADDRESS (if different from above)

78504 US Hwy 278

Blountsville, AL 35031

PHONE NUMBER: Home (205) 960-9664 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

P0318-05//28-28-4-1-2-1

2300 St. Joseph Road

Rezone to VH E-2

Linda F. Craft

JC E-1

P&Z Application

Page 5

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jefferson County E1

To: Vestavia Hills E2

For the intended purpose of: Rezoning

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

2300 St. Joseph Rd.

Property size: _____ feet X _____ feet. Acres: _____

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Linda F. Craft
Owner Signature/Date 12/19/18

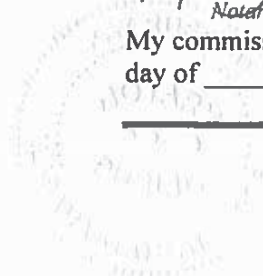
Representing Agent (if any)/date

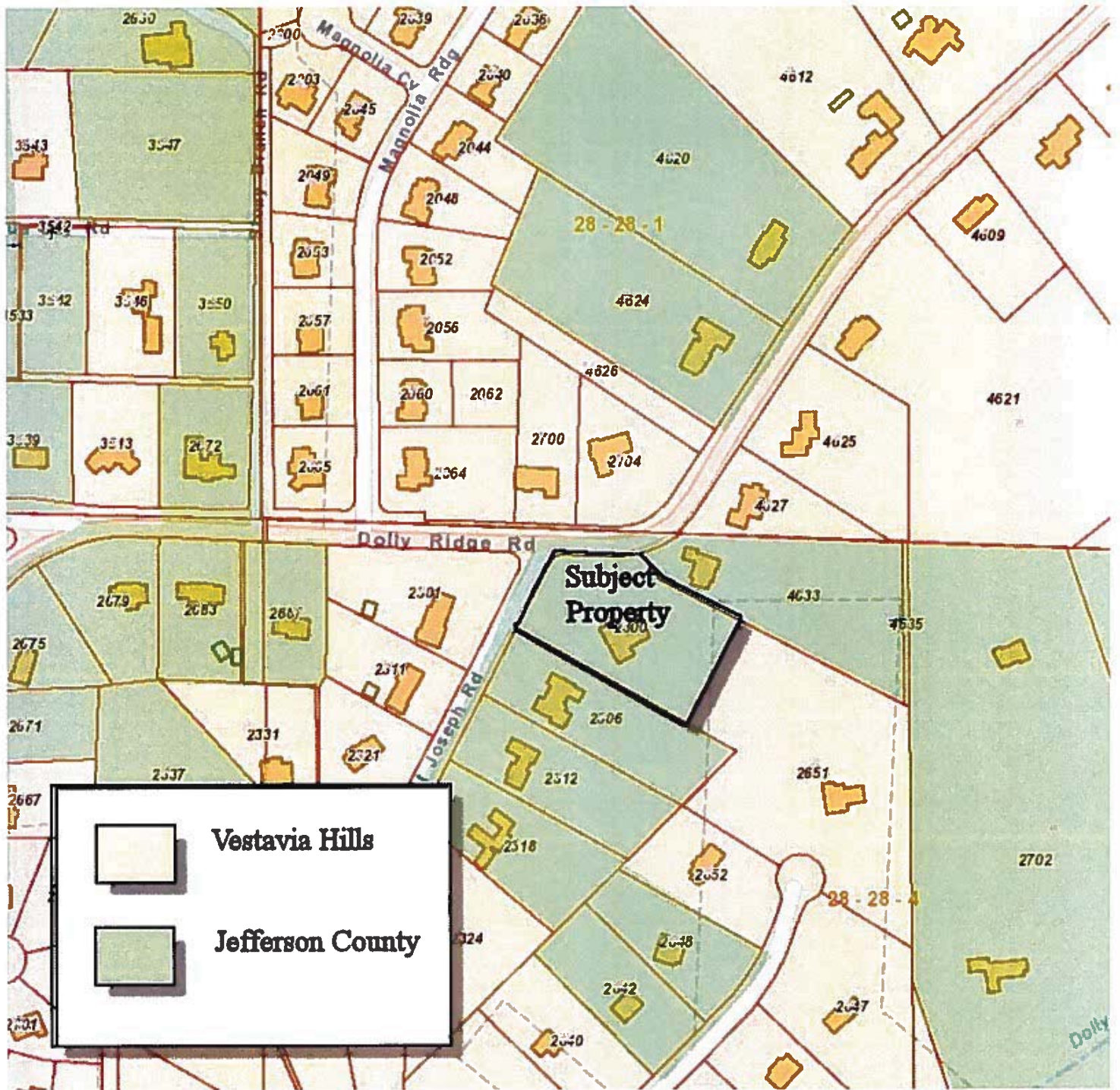
Given under my hand and seal
this 9th day of January, 2018.

Kay Ruseom
Notary Public

My commission expires _____
day of _____, 20____.

My Commission Expires
November 8, 2020





CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE: P-0318-06**
- **REQUESTED ACTION:** Rezoning Jefferson County E-1 to Vestavia Hills E-2
- **ADDRESS/LOCATION:** 3640 Altadena Dr.
- **APPLICANT/OWNER:** Kevin & Georgia Holdefer
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 1/8/18 with the passage of Ordinance 2739. Applicant is requesting the compatible rezoning.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0318-06//28-33-2-1-11
3640 Altadena Drive
Rezone to VH E-2
Kevin & Georgia Holdeder
JC E-1

CITY OF VESTAVIA HILLS
APPLICATION

PLANNING AND ZONING COMMISSION

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- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: Kevin & Georgia Holdeder

ADDRESS: 3640 Altadena Drive
Birmingham, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-969-1370 Office 205-585-1297

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

P0318-06//28-33-2-1-11
3640 Altadena Drive
Rezone to VH E-2
Kevin & Georgia Holdefer
JC E-1

P&Z Application
Page 5

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: JC E1

To: VH E2

For the intended purpose of: Annexation

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

Altadena Acres P Lot: 1 P BLK: 5 LOT: 0.5 BLK: 0
Map Book: 51 Map Page: 73

Property size: _____ feet X _____ feet. Acres: _____

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Kevin Holdefer 1/12/18
Owner Signature/Date

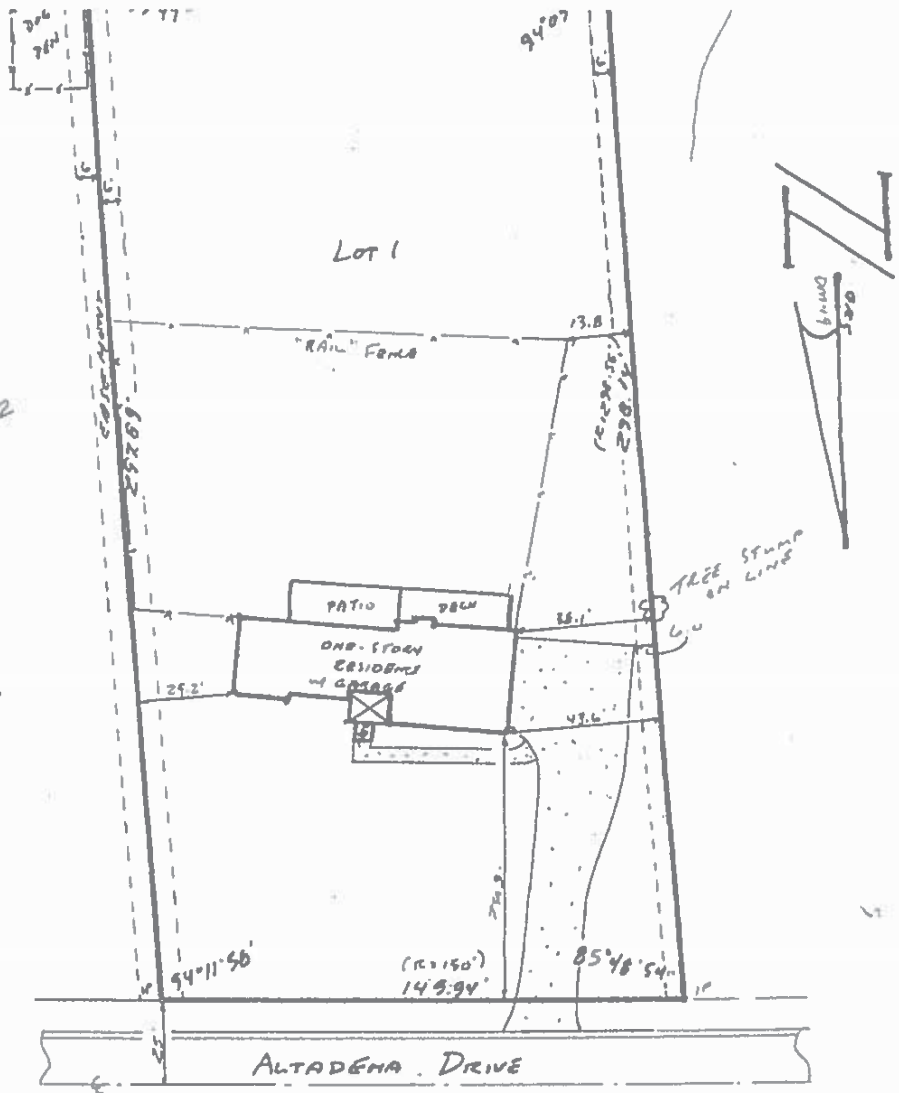
Representing Agent (if any)/date

Given under my hand and seal
this 12th day of January, 20 18.

Siffany Amber Phillips
Notary Public

My commission expires _____ My Commission Expires
day of _____, 20 July 5, 2021

- BUILDING SETBACK LINE
- EASEMENT
- WIRE FENCE
- PRIVACY FENCE
- POLE POWER LINE
- RETAINING WALL
- "OVER HANG"
- DOT ON FOUNDATION
- PORCH/ENTRY / COVERED DECK
- CONCRETE
- IRON PIN
- RECORD DIMENSION
- K - CURVE RADIUS
- A - CURVE LENGTH
- CA - CHORD LENGTH
- Δ - CENTRAL ANGLE



STATE OF ALABAMA:
JEFFERSON COUNTY:

I, Gary R. Smith, a Licensed Professional Land Surveyor in the State of Alabama, hereby state that the foregoing is a plat or map of the following described property:

Lot 1, Block _____, of ALTADENA ACRES, as recorded in Map (Plat) Book 51, Page 23, Judge of Probate's Office, JEFFERSON County, Alabama

I further state that: the building(s) now erected on said land lie(s) within the boundaries of same, except as may be shown; there are no encroachments by buildings on the adjoining lands, except as may be shown; there are no easements, rights-of-way or joint driveways over or across said land visible on the surface of the ground or found in public record, except as may be shown; there are no electric or telephone wires (excluding wire which serves the premises only) or structures or supports therefor over or across said land, except as may be shown; iron pins and/or markers shown on this plat have been located by me; the basis of bearing is the above-cited record map; the property IS NOT within a "Special Flood Hazard Area"; and, all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

The correct address is 3640 ALTADENA DRIVE, VESTAVIA HILLS, Alabama.

According to my survey this 8 day of July, 2009.

Gary R. Smith
GARY R. SMITH
 PLS, Ala. Reg. #13159



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE:** P-0318-07
- **REQUESTED ACTION:** Rezoning Jefferson County R-1 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 1722 Vestaview Ln.
- **APPLICANT/OWNER:** Shades Mountain Baptist Church
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 1/8/18 with the passage of Ordinance 2738. Applicant is requesting the compatible rezoning.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0318-07//29-25-2-9-33
1722 Vestaview Lane
Rezone to VH R-2
Shades Mtn. Baptist Church
JC R-1

P&Z Application
Page 4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: Shades Mountain Baptist Church

ADDRESS: 1722 Vestaview Lane; Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

2017 Columbiana Road; Vestavia Hills, AL 35216

PHONE NUMBER: Home _____ Office 205-822-1670

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Tom Boston, Minister of Administration

P0318-07//29-25-2-9-33
1722 Vestaview Lane
Rezone to VH R-2
Shades Mtn. Baptist Church
JC R-1

P&Z Application
Page 5

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: JC R-1

To: VH R-2

For the intended purpose of: parsonage

(Example: From "VH R-1" to "VH O-1" for office building)

****if additional information is needed, please attached full description of request****

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

1722 Vestaview Lane; Parcel #: 29-00-25-2-009-033.000

see attached survey for full legal description and property size

Property size: _____ feet X _____ feet. Acres: _____

V. INFORMATION ATTACHED:



Attached Checklist complete with all required information.



Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Owner Signature/Date

[Signature] 1/15/18

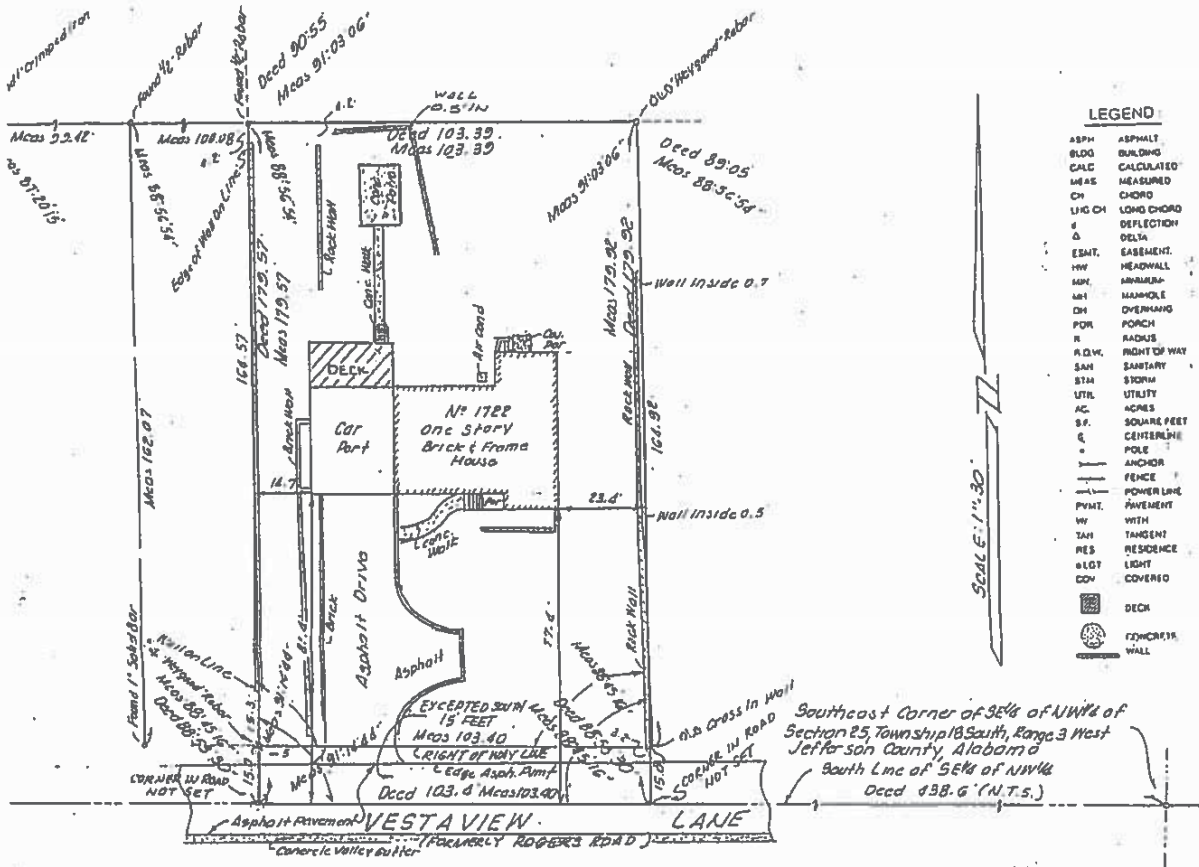
Representing Agent (if any)/date

Given under my hand and seal
this 15 day of January, 2018.

Kimberly Perry Lewis
Notary Public

My Commission Expires:
My commission expires June 5, 2020
day of _____, 20____.





LEGEND

ASPH	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LHO CH	LONG CHORD
Δ	DEFLECTION
Δ	DELTA
ESMT.	EASEMENT
HW	HEADWALL
IMP.	IMPROV.
MM	MANHOLE
OH	OVERHANG
POK	POUCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
±	CENTERLINE
+	POLE
—	ANCHOR
—	FENCE
—	POWER LINE
—	PAVEMENT
—	WITH
—	TANGENT
RES	RESERVE
LG	LIGHT
COV	COVERSO
■	DECK
○	ANCHOR
—	WALL



"Closing Survey"

State of Alabama
Jefferson County)

I, Trent R. Wilson, a registered Land Surveyor, certify that I have surveyed the land shown and described hereon; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Legal Description:

Part of the SE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 3 West more particularly described as follows:

Begin at the Southeast corner of said quarter-quarter section; thence West along the South line thereof a distance of 438.6 feet to the point of beginning of tract here described, said point being in the center of Rogers Road; thence continue West along South line 103.4 feet; thence to the right at an angle of 88°53'30" run North 179.57 feet; thence at an angle to the right of 90°55' run East 103.39 feet; thence at an angle to the right of 89°05', run South 179.92 feet to the point of beginning. Except right of way for Rogers Road over the South 14 feet of said property.

According to my survey of: March 28, 2017
Order No.: 51154
Purchaser: _____
Address: 1722 Vestaview Lane

Trent R. Wilson
Trent R. Wilson Reg. L.S. #34764
Weygand Surveyors, Inc.
169 Oxmoor Road, PH 942-0086
Homewood, AL 35209 © Copyright

Survey invalid if not sealed in red.

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE: P-0318-08**
- **REQUESTED ACTION:** Rezoning Jefferson County E-1 to Vestavia Hills E-2
- **ADDRESS/LOCATION:** 2672 Dolly Ridge Rd.
- **APPLICANT/OWNER:** Niraj & Binta Parekh
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 1/8/18 with the passage of Ordinance 2737. Applicant is requesting the compatible rezoning.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0318-08//28-28-2-1-34
2672 Dolly Ridge Rd.
Rezone to VH E-2
Niraj & Binita Parekh
E1

JC

P&Z Application
Page 4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days** prior to the scheduled meeting at which it shall be considered. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which it shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ****No permits will be issued until all fees have been paid.**
- (5) Appropriate plats and maps with proper legal description shall accompany this application. Please refer to attached checklist.

II. APPLICANT INFORMATION: (owner of property)

NAME: NIRAJ & BINITA Parekh

ADDRESS: 2672 Dollyridge Road
Vestavia Hills AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-356-4248 Office 205-930-7111

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

P0318-08//28-28-2-1-34
2672 Dolly Ridge Rd.
Rezone to VH E-2
Niraj & Binita Parekh
E1

JC

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: SC E-1

To: VH E-2

For the intended purpose of: Family Home (Annexation)

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

2672 Dolly Ridge Road Vestavia
Hill AL 35243

Property size: _____ feet X _____ feet. Acres: 1.1

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

BKP 1/25/18

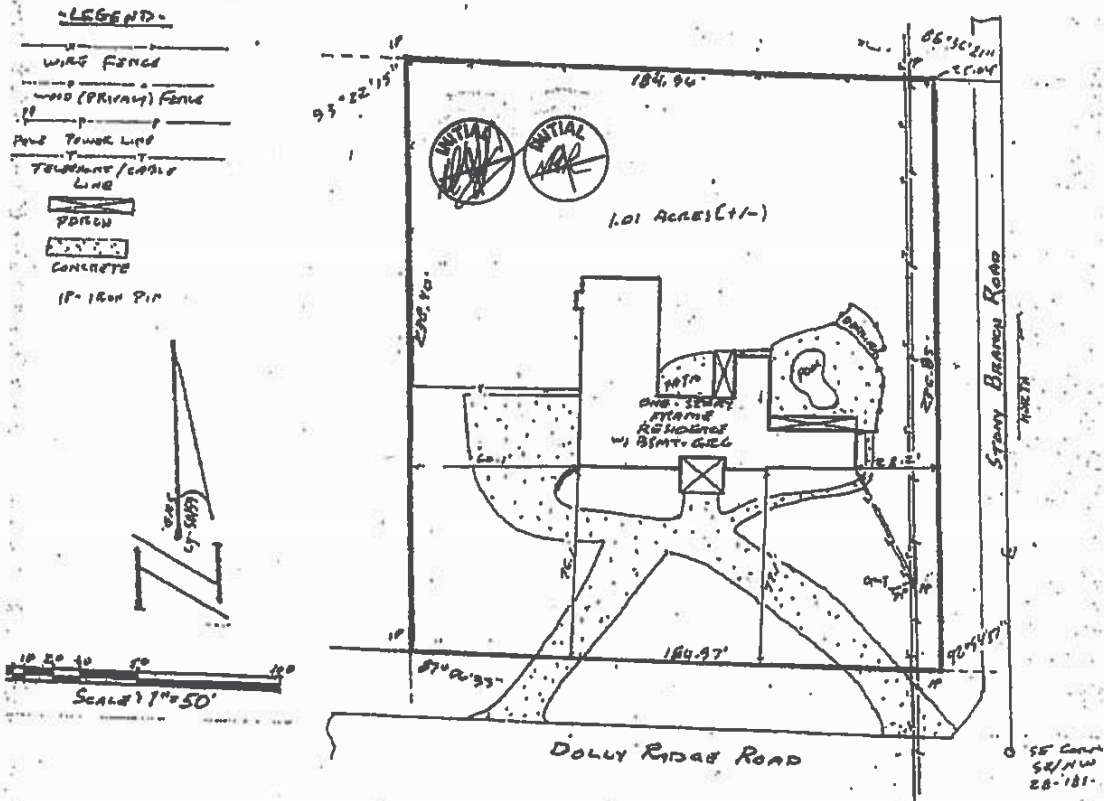
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 25th day of Jan, 2018.

[Signature]

Notary Public
My commission expires 15th
day of July, 2019.



STATE OF ALABAMA:
FREEMAN COUNTY:

I, Gary R. Smith, a Licensed Professional Land Surveyor in the State of Alabama, hereby state that the foregoing is a plat or map of the following described property:

--SEE ATTACHED DESCRIPTION--

I further state that: the building(s) now erected on said land lie(s) within the boundaries of same, except as may be shown; there are no encroachments by buildings on the adjoining lands, except as may be shown; there are no easements, rights-of-way or joint driveways over or across said land visible on the surface of the ground or found in public record, except as may be shown; there are no electric or telephone wires (excluding wire which serves the premises only) or structures or supports therefor over or across said land, except as may be shown; iron pins and/or markers shown on this plat have been located by me; the basis of bearing is the call for bearing in the above-cited description; the property IS NOT within a "Special Flood Hazard Area"; this survey meets precision standards for Suburban property; and, all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

The correct address is 2672 Dolly Ridge Road, Vestavia Hills, Alabama.

According to my survey this 22 day of February, 2008.

Gary R. Smith
 GARY R. SMITH
 PLS, Ala. Reg. #13199
 GRS Surveying CA 772-5
 19800 Zanzibar Lane, Vance, Alabama 35490
 Mailing Address P. O. Box 608
 Bessemer, Alabama 35021
 (205) 960-2252



This survey prepared for Close/Loan purposes only

Survey Order # 2008-0097

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE: P-0318-09**
- **REQUESTED ACTION:** Conditional Use Approval for Dog & Cat Training, Boarding, And Daycare
- **ADDRESS/LOCATION:** 381 Summit Blvd., and 3191 Cahaba Heights Rd.
- **APPLICANT/OWNER:** McCorquodale Properties, LLC
- **REPRESENTING AGENT:** Jesse P. Evans III
- **GENERAL DISCUSSION:** Creative Dog Training, Inc. is seeking to move across the street to the vacant McCorquodale building. Improvements will be made to the exterior of the building to allow fenced dog relief areas. A detailed description and site plan, provided by the applicant, is attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for retail/mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No problems noted.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Wolfe made a motion to recommend rezoning approval 3118 Pine Tree Dr. from Vestavia Hills R-1 to Vestavia Hills B-3 With A Conditional Use For A Kennel with the following conditions:

- A. Zoning limited to B-2 uses;
- B. Strongly encourage high STC sound rating for exterior walls.

Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Wolfe – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion carried	

P0318-09//28-22-1-20-1-2 & 5
381 Summit Blvd. & 3191 Cahaba
Heights Rd.
Conditional Use
McCorquodale Properties, LLC

P&Z Application
Page 4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than 25 working days prior to the scheduled meeting at which it shall be considered. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which it shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
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- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ****No permits will be issued until all fees have been paid.**
- (5) Appropriate plats and maps with proper legal description shall accompany this application. Please refer to attached checklist.

II. APPLICANT INFORMATION: (owner of property)

NAME: McCorquodale Properties, LLC

ADDRESS: 2714 2nd Avenue North
Birmingham, AL 35203

MAILING ADDRESS (if different from above) Same

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Creative Dog Training, Inc.; Jesse P. Evans III

P0318-09//28-22-1-20-1-2 & 5
381 Summit Blvd. & 3191 Cahaba
Heights Rd.
Conditional Use
McCorquodale Properties, LLC

P&Z Application
Page 5

III. ACTION REQUESTED

Request that the above described property be approved conditional use approval pursuant to Section 6.5, Table 6, 7.6 of the Vestavia Hills Zoning Code.

Current Zoning of Property: B-3

Requested Conditional use For the intended purpose of: Dog and cat training,

boarding and daycare

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

381 Summit Blvd. and 3191 Cahaba Heights Rd., Vestavia Hills, AL 35242

Property size: _____ feet X _____ feet. Acres: Approx. .5 acres

V. INFORMATION ATTACHED:



Attached Checklist complete with all required information.



Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

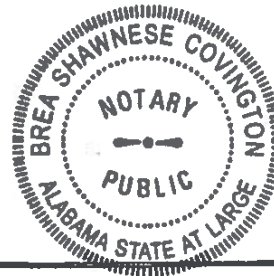
[Signature]
Owner Signature/Date

[Signature]
Representing Agent (if any)/date

Given under my hand and seal
this 22nd day of January, 2018.

[Signature]
Notary Public

My commission expires October
day of 28, 2020.



Additional Information Regarding Use of the Premises

Creative Dog Training, Inc. has been training dogs and their owners since 1984. They have operated at the intersection of Crosshaven Drive and Cahaba Heights Road and been a part of the Cahaba Heights neighborhood for years.

Creative wants to relocate its operations to a facility across Cahaba Heights Road, previously occupied by McCorquodale Transfer, at 381 Summit Boulevard. Creative will occupy the entire facility, and McCorquodale will no longer be storing and running moving trucks from the facility during Creative's use of the premises. Creative will have exclusive use of the premises.

Creative's operations will be conducted entirely indoors, except when the pets are walked on a leash outside for relief in the grassy areas designated on the enclosed site plan and shielded by privacy fencing. These areas will be kept clean and orderly. The indoor training facility is well insulated, and noise dampening, due to its prior use as a climate-controlled storage warehouse.

Creative is experienced in maintaining a clean environment. The entire premises, inside and out, especially the area designated as the grassy area, will be regularly cleared and cleaned. All pet waste will be placed in sealed bags prior to being properly disposed of.

The exterior appearance of the indoor facility will remain the same, except that existing entry will be improved as shown on the enclosed conceptual rendering to allow better access to the facility.

bing maps

381 Summit Blvd, Vestavia Hills, AL 35243

Creative Dog Training
Conditional Use
Site Vicinity Map



SITE OVERVIEW



Existing Entry



Proposed Entry



RELIEF AREAS



Large Dog On-leash Relief Area



Small Dog On-leash Relief Area



Future Land Use

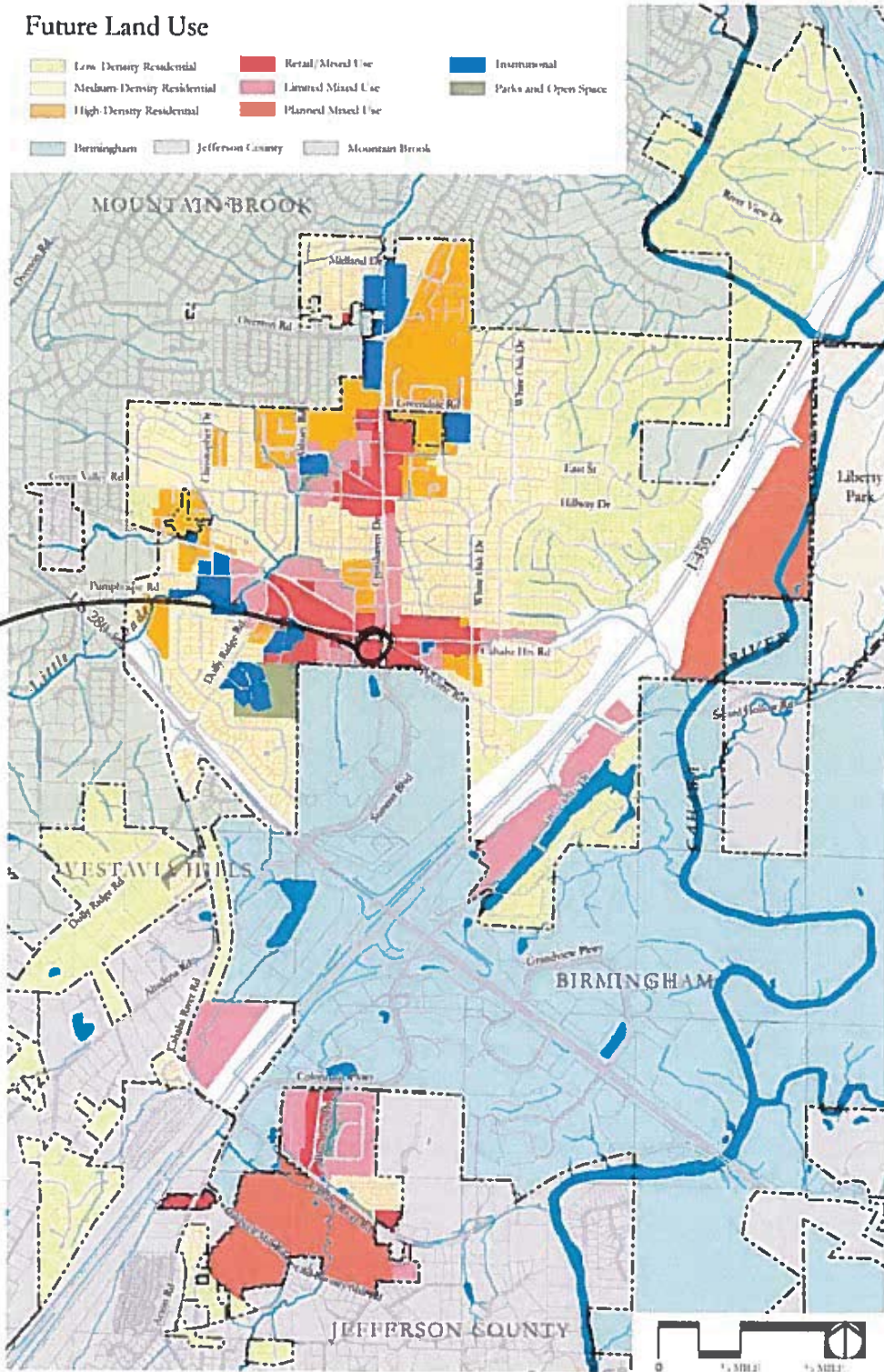


Figure 4: Future Land Use Map

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 8, 2018**

- **CASE: P-0318-10**
- **REQUESTED ACTION:** Amend site plan for B-1.2 zoning
- **ADDRESS/LOCATION:** 3127 Blue Lake Dr., 4565 Pine Tree Cir.
- **APPLICANT/OWNER:** Pine Tree Partners & Seed Corn, LLC
- **REPRESENTING AGENT:** Derek Waltchack
- **GENERAL DISCUSSION:** Property is on Blue Lake Dr. and on the corner of Colonnade Parkway and Pine Tree Cir. Property was rezoned on 10/12/15 by City Council to B-1.2. As required by code, site plans are “locked in” with the approval of the B-1.2 zoning, requiring any major changes to a plan to be re-heard in public hearings and subject to Council approval. This is not a land use change. Applicant proposes flipping the site plan and moving the building to the east side of the property. The proposed changes appear to meet all zoning requirements.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for retail/mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** Approval needed on drainage.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
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- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: Pine Tree Partners, LLC & Seed Corn, LLC

ADDRESS: 1616 2nd Ave S, Suite 100
Birmingham, AL 35233

MAILING ADDRESS *(if different from above)* _____

PHONE NUMBER: Home 205-223-2607 Office 205-977-9797

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Derek Waltchack

Member of Pine Tree Partners and Seed Corn

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: B-1.2

To: B-1.2

For the intended purpose of: Site Plan change to accommodate a day care facility

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

4565 Pine Tree Circle and 3127 Blue Lake Drive 35243


Property size: 180 feet X 411 feet. Acres: 1.7

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.


Pine Tree Partners, LLC
Seed Corn, LLC

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 31st day of January, 20 18.


Notary Public

My commission expires 16th
day of June, 20 21.

**My Commission Expires
June 16th, 2021**

VICINITY MAP



1 459

ACTON RD

CAHABA RIVER RD

TIMBERLAKE RD

BLUE LAKE DR

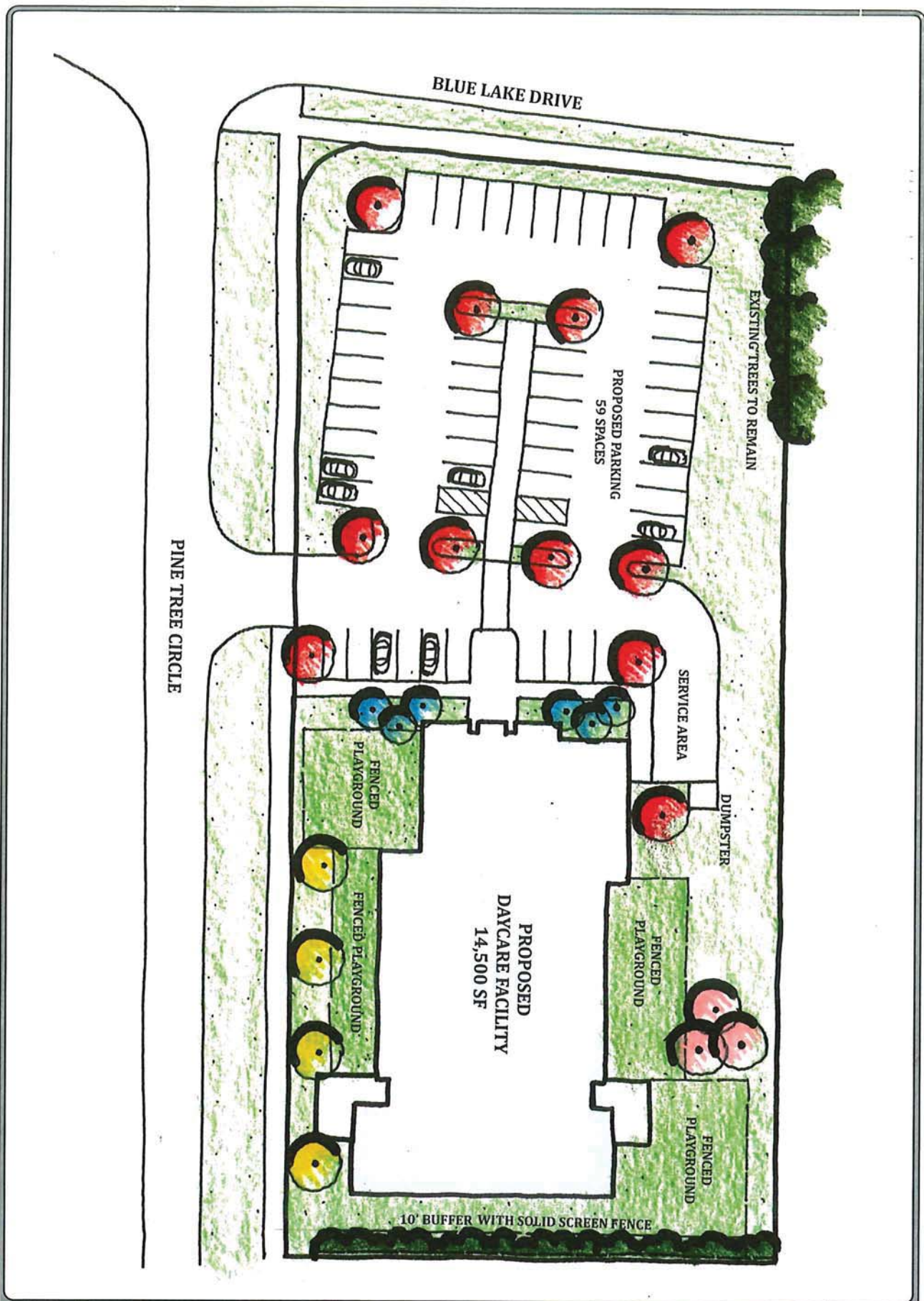
COLONNADE PKWY

SITE

VESTAVIA HILLS, ALABAMA

NOT TO SCALE





PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 3175 PARKWAY LAKE DRIVE
 HOOVER, ALABAMA 35224
 PHONE: (205) 843-2499
 FAX: (205) 843-2025
 www.Gonzalez-Strength.com

TITLE: **SOUTHERN COMPANY DAYCARE**

DATE: 1/31/18

SCALE: 1"=30'

CHK. BY: _____

DWG. BY: _____

NO.	REVISIONS DESCRIPTION	DATE

Previously Approved



BLUE LAKE DRIVE

DATE	06/24/2015
PROJECT	TSC
SCALE	TSC
DESIGNER	
CHECKER	
APPROVER	
DATE	
PROJECT	
SCALE	
DESIGNER	
CHECKER	
APPROVER	
DATE	

SITE PLAN

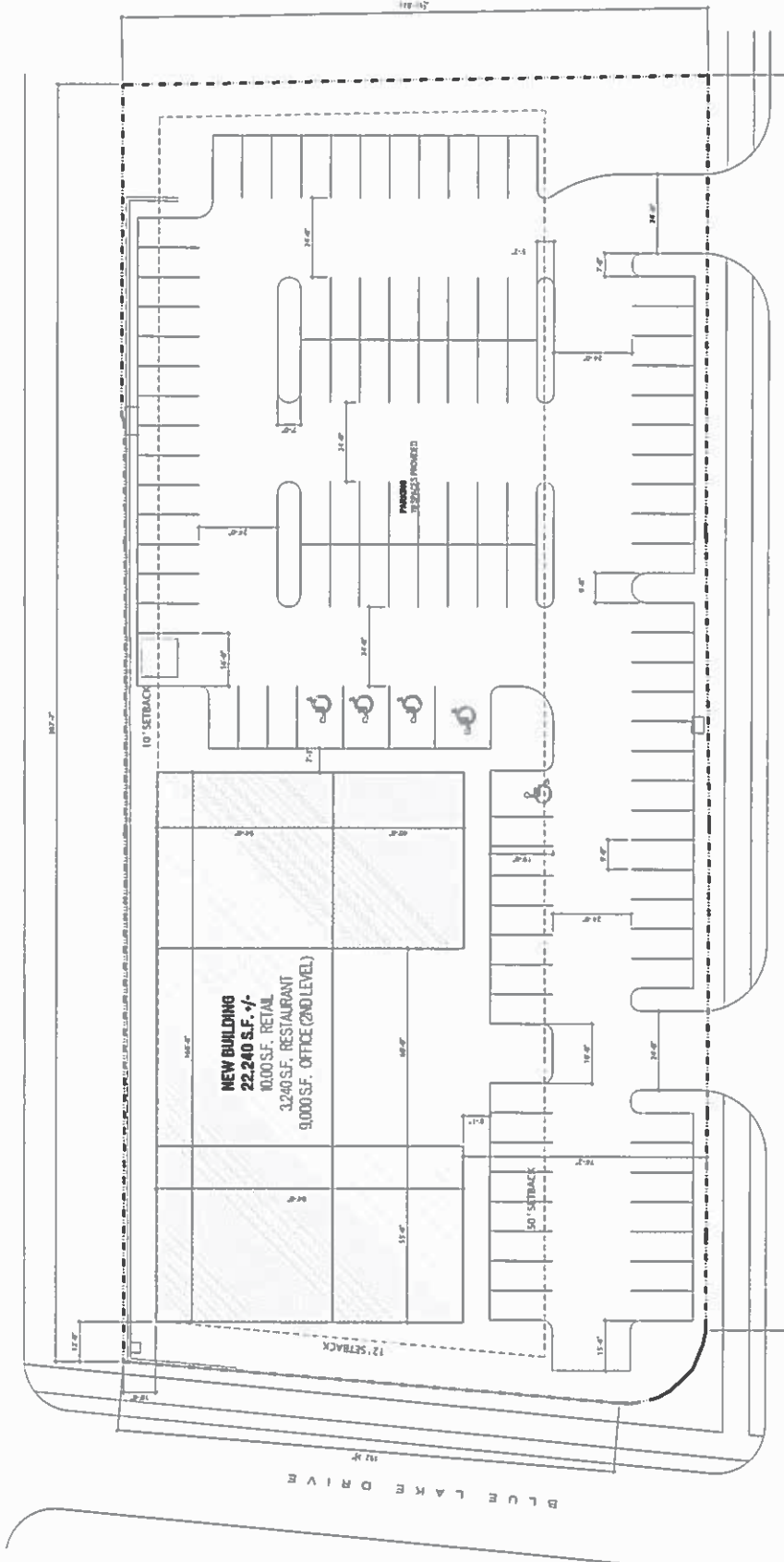
06/24/2015

TSC

TSC

A1.0

CONCEPTUAL



1 | SITE PLAN

PINE TREE CIRCLE