

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

NOVEMBER 9, 2017

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October, 2017

Preliminary Plats

- (1) **P-1117-53** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval** For **Liberty Park Town Village Residential Phase 1**. The Purpose For This Request Is A 53 Lot Residential Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Final Plats

(2) **Consent Agenda:**

- A. **P-1117-54** Liberty Park Joint Venture LLP Is Requesting **Final Plat Approval** For **Amended Map Of The Overlook**. The Purpose For This Request Is To Amend Setbacks. The Property Is Owned By Liberty Park Joint Venture LLP and Is Zoned Vestavia Hills PR-1.
- B. **P-1117-55** Liberty Park Joint Venture LLP Is Requesting **Final Plat Approval** For **Liberty Park Maintenance Building Survey**. The Purpose For This Request Is To Create Two Lots From Acreage. The Property Is Owned By Liberty Park Joint Venture LLP and Is Zoned Vestavia Hills PR-1.

Rezoning/Conditional Use Recommendations:

- (3) **P-1117-51** Wanda Diane Austin, Donna A. McLaurin, and Charles Steven McLaurin Are Requesting **Rezoning** for **3124 Blue Lake Dr.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.
- (4) **P-1117-52** Joseph Morad Is Requesting **Rezoning** for **4521 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

OCTOBER 12, 2017

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: Brian Wolfe, Acting Chariman
Deloye Burrell
Blaine House
Jim Brooks, Arrived at 6:05
Fred Goodwin
Rusty Weaver
Greg Gilchrist

MEMBERS ABSENT: Lyle Larson, Chairman
Cheryl Cobb

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

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of September 14, 2017 are presented for approval.

MOTION Motion to approve minutes as presented was by Mr. Gilchrist and second was by Mr. Burrell. Voice vote as follows:

Mr. Goodwin– yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Weaver – abstained
Mr. House – yes	Mr. Wolfe – yes
Motion carried	

Rezoning/Conditional Use Recommendations:

P-1017-44 Wedgeworth Realty, Inc. Is Requesting **Rezoning** for **1644 Shades Crest Rd.** from **Jefferson County R-1 to Vestavia Hills R-2 Conservation Subdivision** For A 13 Lot Subdivision.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Mike Wedgeworth explained the rezoning and development plan. The street would be private and covenants would cover the conservation area.

Mr. Goodwin asked about fire access and drainage. Mr. Brady stated the development was consistent with City codes.

Mr. Wolfe opened the floor for a public hearing.

Tom Michaels, 2231 Overlook Crest. Stated he was concerned about privacy.

Mr. Wolfe closed the public hearing and opened the floor for motion.

MOTION Mr. Burrell made a motion to recommend rezoning approval of 1644 Shades Crest Rd. from Jefferson County R-1 to Vestavia Hills R-2 Conservation Subdivision. Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

Mr. Goodwin– yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Brooks – yes
Mr. House – yes	Mr. Weaver – yes
Mr. Wolfe – yes	
Motion carried	

P-1017-49 Overton Village Condos, LLC Is Requesting **Rezoning** for **3791 Poe Dr.** from **Vestavia Hills B-2 to Vestavia Hills R-9** For Residential Condominium Development.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Ron Durham, James Parsons, and Lauren Barrett were present to discuss the application. They stated the 10 unit condo is part of a larger 41 unit development in Vestavia Hills and Mountain Brook.

Mr. Burrell discussed his history with the site and it's relation to the Community Plan.

Mr. Wolfe opened the floor for a public hearing.

Griffin Edwards stated he spoke for a majority of the neighborhood and led a presentation in opposition to the proposal due to traffic, height, and insufficient neighborhood compatibility.

Mr. Weaver asked Mr. Griffin about his opinion if only the Mountain Brook side developed. Mr. Griffin stated that 31 units are still better than 41 units.

Jeff Farmer, attorney for St. Stephens Episcopal Church, also expressed similar concerns.

Maggie McDaniel was concerned about the Mountain Brook development.

The Commission discussed the traffic study with the applicants.

The applicants stated they heard the concerns from the neighborhood and Commission and have decided to postpone to address those issues.

Case postponed.

P-1017-50 Overton Investments, LLC Is Requesting **Rezoning** for **3779 & 3781 Poe Dr.** from **Vestavia Hills R-4 to Vestavia Hills R-9** For Residential Development.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Jason Kessler explained the rezoning and development plan. Two lots would be resurveyed into three as a result of the rezoning.

Mr. Wolfe opened the floor for a public hearing.

Griffin Edwards and Heather Roller spoke in support.

Mr. Wolfe closed the public hearing and opened the floor for motion.

MOTION Mr. Gilchrist made a motion to recommend rezoning approval of 3779 & 3781 Poe Dr. from Vestavia Hills R-4 to Vestavia Hills R-9. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

- | | |
|---------------------|-------------------|
| Mr. Goodwin– yes | Mr. Burrell – yes |
| Mr. Gilchrist – yes | Mr. Brooks – yes |
| Mr. House – yes | Mr. Weaver – yes |
| Mr. Wolfe – yes | |
| Motion carried | |

Conrad Garrison, City Planner

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

Date: NOVEMBER 9, 2017

- **CASE:** P-1117-53
- **REQUESTED ACTION:** Preliminary Plat Approval For Liberty Park Town Village Residential Phase 1
- **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 53 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

P1117-53//28-13-1-1-2
1120 South Liberty Rd.
Prelim. Map for 53 Lots
Liberty Park Joint Venture
PR-1

P & Z Application
Preliminary Plat
Page 3

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture

ADDRESS: 8000 Liberty Parkway, Suite 114, Birmingham, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205.945-6401

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Shawn Arterburn

III. ACTION REQUESTED

Preliminary Plat Approval

Explain reason for the request: Approval of a preliminary plat for the development of 53

lots in the Town Village (700 Acres) of Liberty Park

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

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

NE 1/4 Section 13, Township 18 South, Range 2 West

Property size: 950 +/- feet X 540 +/- feet. Acres: 11.8 +/-

VI. ZONING/REZONING:

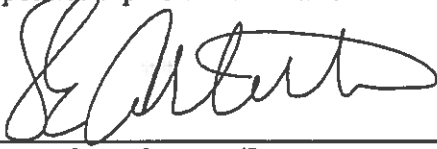
The above described property is presently zoned: PR-1

P1117-53//28-13-1-1-2
1120 South Liberty Rd.
Prelim. Map for 53 Lots
Liberty Park Joint Venture
PR-1

P & Z Application
Preliminary Plat
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.

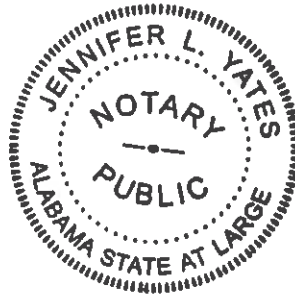


Owner Signature/Date

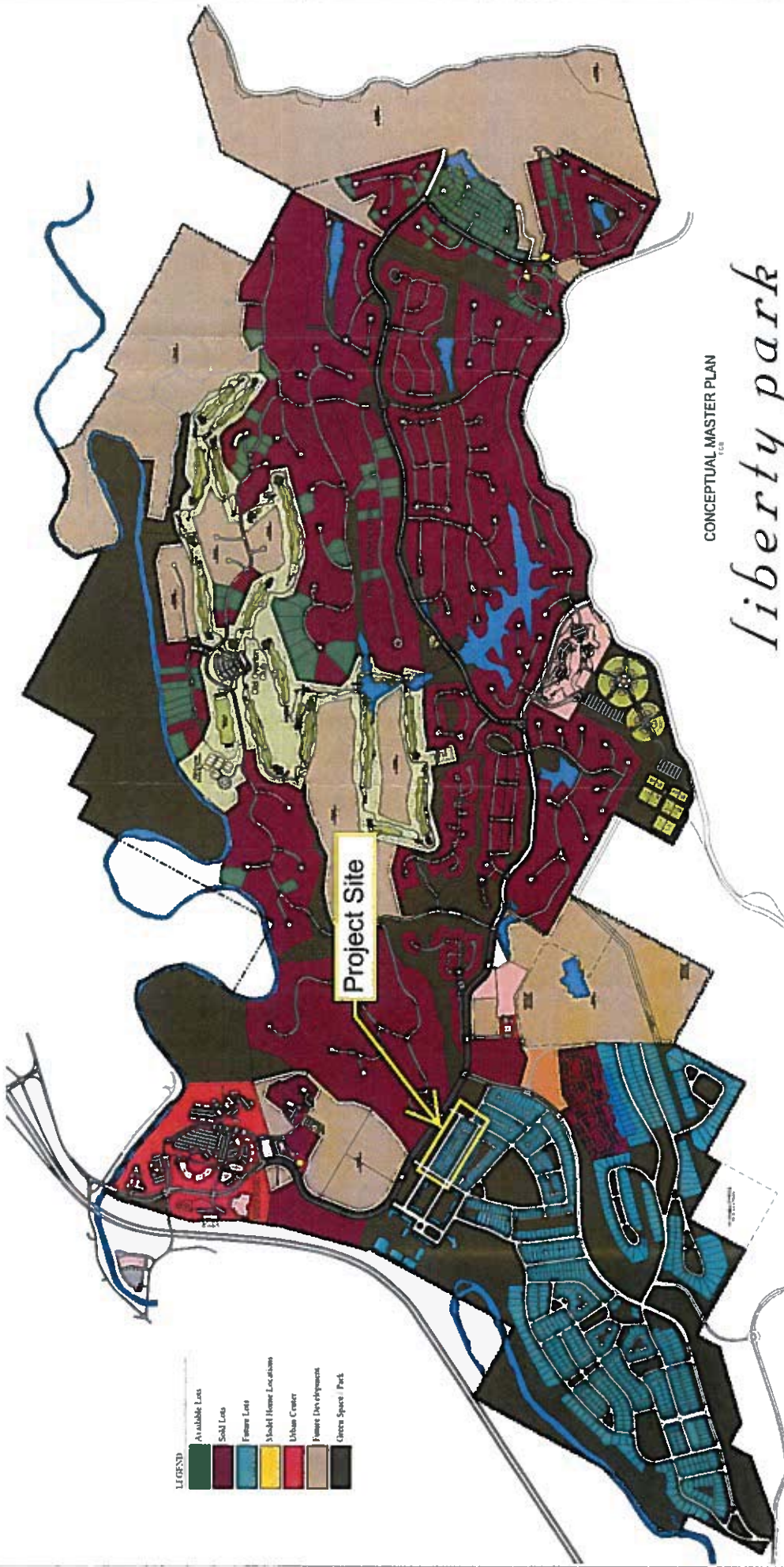
Representing Agent (if any)/date

Given under my hand and seal
this 16th day of October, 2017.


Notary Public



My commission expires 9th
day of May, 2020.



LEGEND

[Dark Red]	Available Lots
[Blue]	Semi-Lots
[Green]	Future Lots
[Yellow]	Mixed Home Locations
[Light Blue]	Urban Center
[Brown]	Future Development
[Black]	Green Space / Park

CONCEPTUAL MASTER PLAN
FOR

liberty park

March 21, 2017

Liberty Park, LLC and Liberty Park, LLC as the project partners, reserves the right to change or modify any uses, amenities, features, specific areas and/or product types without notice. All dimensions shown herein are approximate. There is no representation or warranty, express or implied, that Liberty Park will be built or developed as shown on this master plan. Liberty Park, LLC and Liberty Park, LLC, Liberty Park Properties, and their respective holders and agents, are not responsible for errors or omissions.

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

Date: NOVEMBER 9, 2017

- **CASE:** P-1117-54
- **REQUESTED ACTION:** Final Plat Approval For The Overlook W/Amended Setbacks
- **ADDRESS/LOCATION:** Vestlake Ridge Dr.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat was previously approved on 09/14/17. Plat is amending side setbacks from 10' to 5' for lots 1086-1137.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for single family residential.
- **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
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture LLP _____

ADDRESS: 8000 Liberty Parkway, Suite 114 _____
Birmingham, AL 35242 _____

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Walter Schoel Engineering Company, Inc _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Amending The Overlook to change side setbacks
from 10 ft to 5 ft on Lots 1086 through 1137

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

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

Lot 1086 through 1137, The Overlook (MB 246 PG 19) _____

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

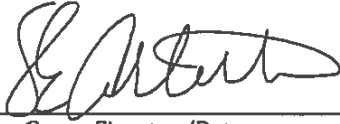
VI. ZONING/REZONING:

The above described property is presently zoned: _____

2011 OCT 23 5:37 PM

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.

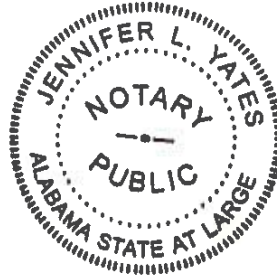


Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 24th day of October, 2017.


Notary Public



My commission expires 9th
day of May, 2020.

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

Date: NOVEMBER 9, 2017

- **CASE:** P-1117-55
- **REQUESTED ACTION:** Final Plat Approval For Liberty Park Maintenance Building Survey
- **ADDRESS/LOCATION:** Lake Parkway
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Liberty Park is creating a new lot and private road access from Lake Parkway for a new maintenance facility.
- **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
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture

ADDRESS: 8000 Liberty Parkway, Suite 114

Birmingham, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Walter Schoel Engineering Company, Inc

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Subdividing acreage into two lots

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

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

Acreage located in the SE 1/4 of Section 7, 18S, 1W

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

VI. ZONING/REZONING:

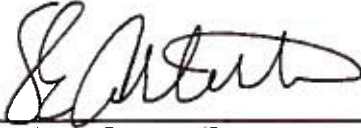
The above described property is presently zoned: _____

P1117-55//
Maintenance Building Survey
Final Map to divide acreage into 2
lots
Liberty Park Joint Venture

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.



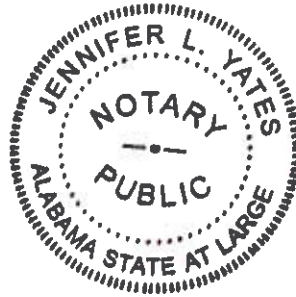
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 24th day of October, 2017.



Notary Public



My commission expires 9th
day of May, 2020.

UTILITY SERVICE PROVIDERS:

- Water - Public Mains System provided by Birmingham Water Works.
- Sanitary - Provided by Enviro Services, LLC, a private utility.
- Gas - Alabama Gas Corporation.
- Power - Alabama Power Company.
- Telephone - Bell South Telecommunications.

APPROVED: [Signature] Planning & Zoning Commission DATE: _____

APPROVED: [Signature] Vestavia Hills City Engineer DATE: _____

APPROVED: [Signature] Vestavia Hills City Clerk DATE: _____

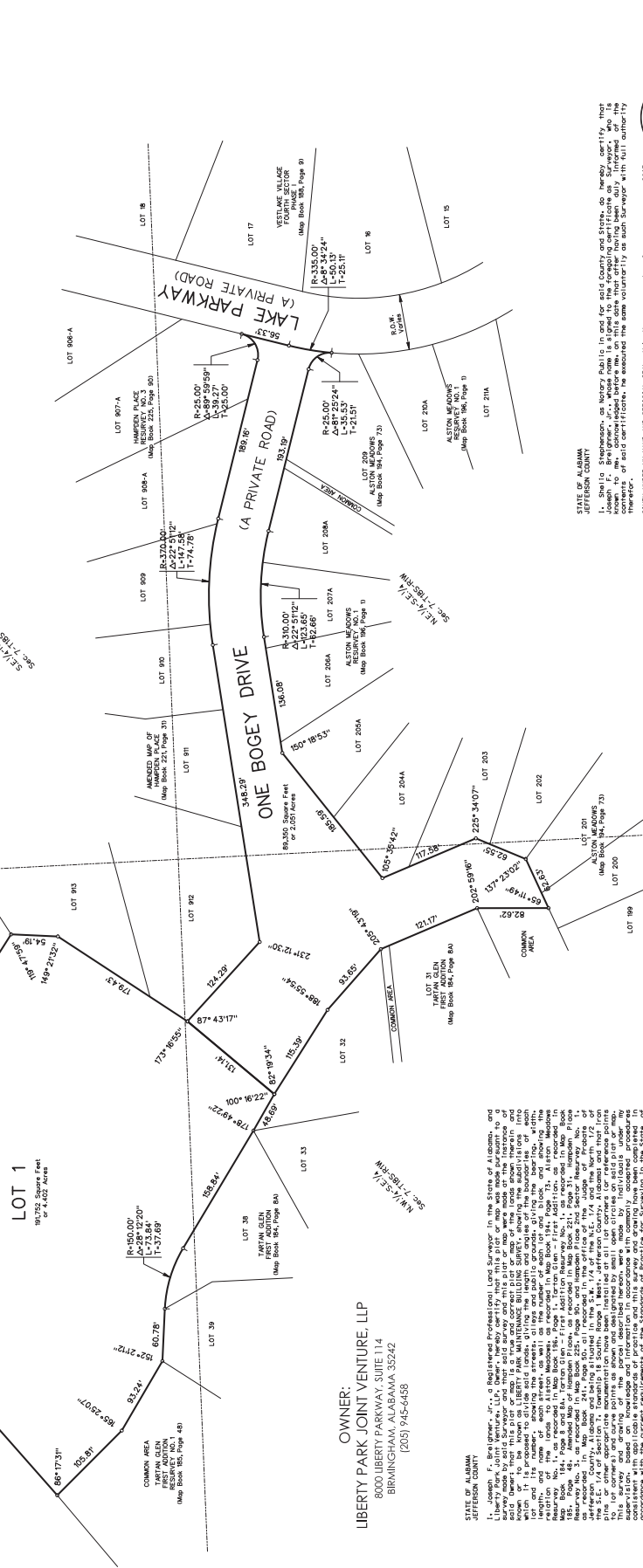
APPROVED: [Signature] Jefferson County Department of Health DATE: _____

APPROVED IN FORMAT ONLY: [Signature] DATE: _____

Director of Environmental Services

Environmental Services Department approval indicates that assessments have been completed for future Jefferson County sanitary sewer which does not meet sanitary sewer have been built or will be built in this approach. Environmental Services acknowledges that the active serving this property are owned by others.

Scale: 1" = 60'
Graphic Scale



OWNER:
LIBERTY PARK JOINT VENTURE, LLP
8000 LIBERTY PARKWAY, SUITE 114
BIRMINGHAM, ALABAMA 35242
(205) 945-6458

STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph F. Braligher, Jr., a Registered Professional Land Surveyor in the State of Alabama, and my assistants, have conducted a survey and plat of the above described property. The survey was made at the instance of the owner, and the plat is true and correct. The survey was made at the instance of the owner, and the plat is true and correct. The survey was made at the instance of the owner, and the plat is true and correct.

NOTES:

- Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
- All roads shown on this plat are private and are not dedicated by this plat.
- The purpose of this plat is to subdivide acreage into two lots.
- Zone 111 areas determined to be out of 1:25 ground shown if located on shown on the ground plan. Zone 111 areas shall be shown on the ground plan. Zone 111 areas shall be shown on the ground plan.
- The building setback are as follows: Front six feet, Side six feet, Rear six feet.
- Unless otherwise noted, all property corners shown are 5/8" rebar with a Weather Steel Engineering Company tag (W-4025).

WALTER SCHOBEL ENGINEERING COMPANY, INC.
1703 11th Street
Birmingham, Alabama 35203
205.923.9166
www.schobel.com

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership
8000 Liberty Parkway, Suite 114
Birmingham, Alabama 35242
205.945.6458

STATE OF ALABAMA
JEFFERSON COUNTY
I, Joseph F. Braligher, Jr., a Registered Professional Land Surveyor in the State of Alabama, and my assistants, have conducted a survey and plat of the above described property. The survey was made at the instance of the owner, and the plat is true and correct. The survey was made at the instance of the owner, and the plat is true and correct. The survey was made at the instance of the owner, and the plat is true and correct.



FINAL PLAT

DATE: OCTOBER 2017
DRAWN BY: J.W.H.
CHECKED BY: J.M.K.
FIELD CREW:
FIELD NAME:
REVISIONS:

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

Date: NOVEMBER 9, 2017

- **CASE: P-1117-51**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3124 Blue Lake Dr.
- **APPLICANT/OWNER:** Wanda Diane Austin, Donna A. McLaurin, and Charles Steven McLaurin
- **REPRESENTING AGENT:** Charlie Beavers, Chad Bryant
- **GENERAL DISCUSSION:** Property is on Blue Lake Dr., close to Collonade Pkwy. Applicant is seeking rezoning to build a two-story office building (8,996 sq. ft. +/-). The proposed building meets all requirements of an O-1 zoning, including parking and buffering. The architecture will be presented at the meeting and is intended to be similar to what was approved in the Blue Lake area. The Blue Lake Area Study proposes a cut-through street from Timberlake Rd. The location of the building and parking would still allow for this option. A proposed site plan and tree save plan 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: Rezoning conditioned on resurvey approval/recordation.
 2. **City Engineer Review:** Approval needed on creek and drainage.
 3. **City Fire Marshal Review:** I will review for possible fire hydrant location and driveway/parking access.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P1117-52//28-27-4-1-30
4521 Pine Tree Circle
Rezone to VH O-1
Joseph Morad

VH R-1

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: Joseph F Morad

ADDRESS: P.O. Box 280
Leeds AL 35094

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-699-3114 Office 205-967-8189

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: VH R-1

To: VH O-1

For the intended purpose of: Southern Blood Services Clinic

(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.)

4521 Pine Tree Circle Vestavia, AL

Lot 23, according to the survey of Topfield Subdivision as recorded in Map Book 42 Page 72, in the probate Office of Jefferson County, Alabama Birmingham Division

Property size: 200 feet X 225 feet. Acres: 1.0415

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

Representing Agent (if any)/date

Given under my hand and seal
this 3rd day of October, 2017.

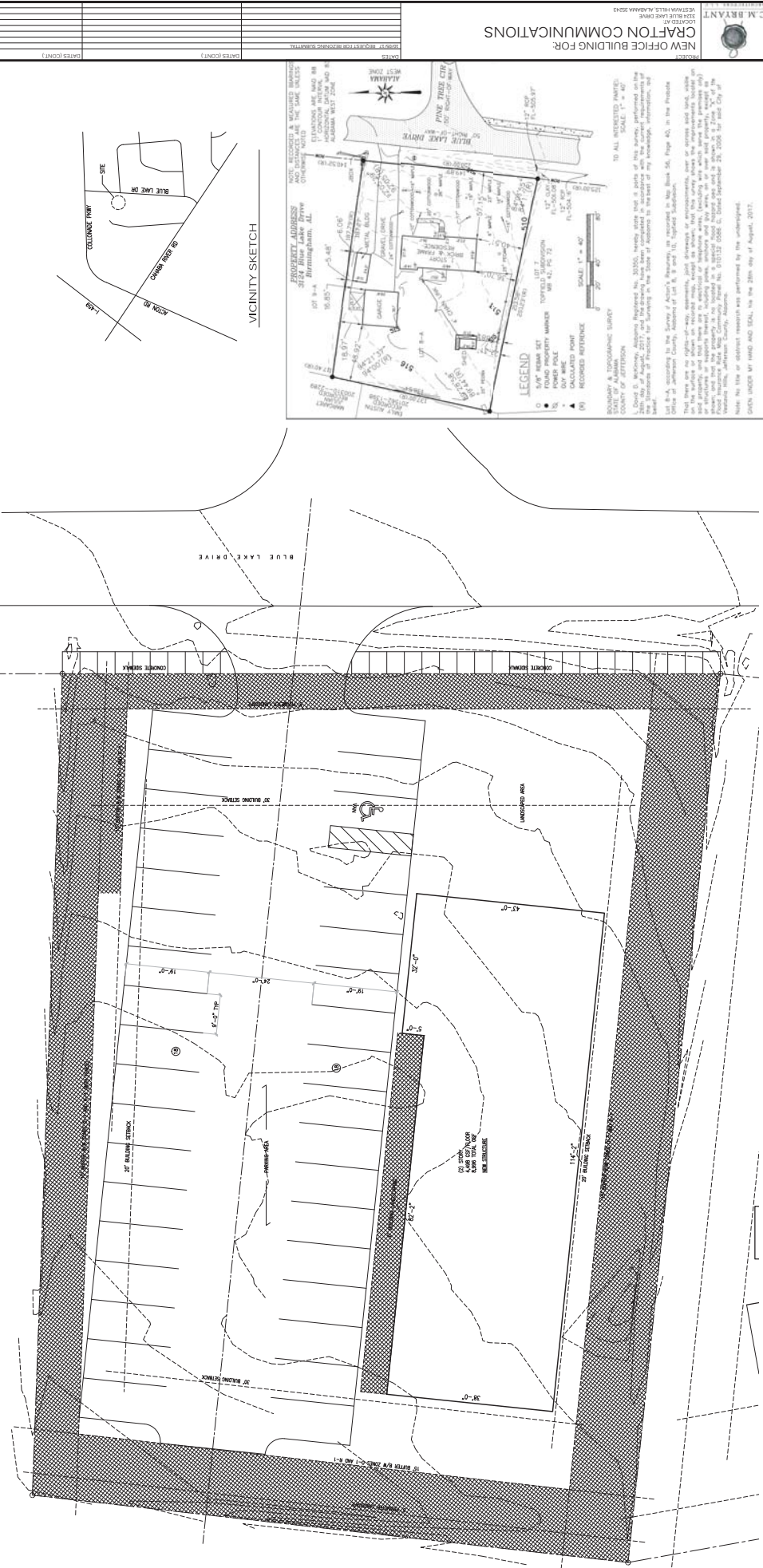
[Signature]
Notary Public

My commission expires 29th
day of April, 2020.

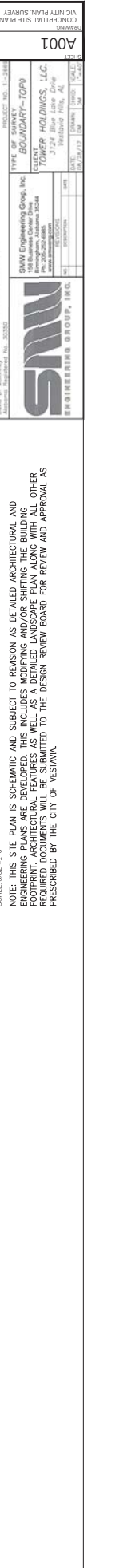


NOTE: THIS SITE PLAN IS SCHEMATIC AND SUBJECT TO REVISION AS DETAILED ARCHITECTURAL AND ENGINEERING PLANS ARE DEVELOPED. THIS INCLUDES MODIFYING AND/OR SHIFTING THE BUILDING FOOTPRINT, ARCHITECTURAL FEATURES, AS WELL AS A DETAILED LANDSCAPE PLAN ALONG WITH ALL OTHER FEATURES AND DETAILS. THIS SITE PLAN IS NOT TO BE CONSIDERED FOR REVIEW AND APPROVAL AS PRESCRIBED BY THE CITY OF VESTALIA.

01 CONCEPTUAL SITE PLAN
 SCALE: 3/32" = 1'-0"



01 CONCEPTUAL SITE PLAN
 SCALE: 3/32" = 1'-0"



VICINITY SKETCH



BOUNDARY & TOPOGRAPHIC SURVEY
 SCALE: 1" = 40'



NOTE: THIS LANDSCAPE PLAN IS SCHEMATIC AND SUBJECT TO REVISION. THE QUANTITIES AND SPECIFICATIONS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT FINAL QUANTITIES AND SPECIFICATIONS. QUANTITIES AND SPECIFICATIONS WILL VARY BASED ON FINAL ARCHITECTURAL AND ENGINEERING PLANS.

Environmental Design Studio
 Site Planning
 Site Preparation
 Site Grading & Waterproofing
 Landscape Architecture

October 4, 2017
 SCALE 1/8"=1' @ 24X36 SHEET SIZE

TREE PRESERVATION AND SCHEMATIC LANDSCAPE PLAN

New Office Building For:
Crafton Communications
 3124 Blue Lake Drive

Zoning - Vestavia_Hills_Address_Points

Zoning

- A
- B-1
- B-1*
- B-1.2
- B-1.2*
- B-2
- B-2*
- B-3
- B-3*
- E-2
- E-2*
- Inst-1
- Inst-1*
- O-1
- O-1*
- O-2
- O-2*
- PUD-MU
- PUD-PB
- PUD-PB*
- PUD-PB-CU
- PUD-PI
- PUD-PNC
- PUD-PO
- PUD-PR-1
- PUD-PR-1 (CU)



Zoning:

DISTRICT	020
ESN_NUM	62
PROPADD	3124 BLUE LAKE DR
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	
ZNG_ORD_2	

[View more...](#) [Get Directions](#)

Future Land Use

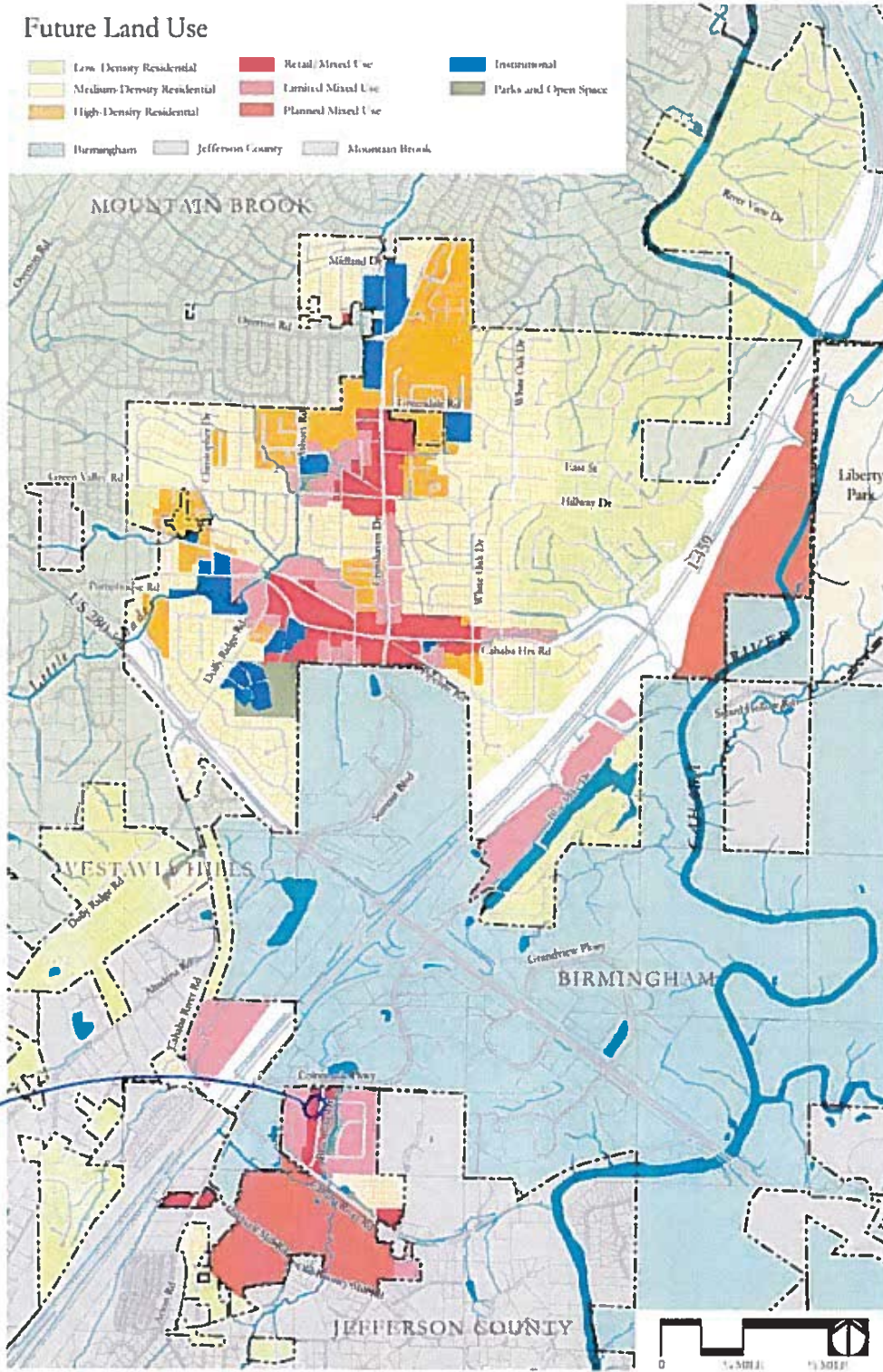


Figure 4: Future Land Use Map

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

Date: NOVEMBER 9, 2017

- **CASE:** P-1117-52
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 Vestavia Hills O-1
- **ADDRESS/LOCATION:** 4521 Pine Tree Cir.
- **APPLICANT/OWNER:** Joseph Morad
- **REPRESNTING AGENT:** Brian Harris
- **GENERAL DISCUSSION:** Property is on southern end of Pine Tree Cir. Applicant is seeking rezoning to build a one-story office building (498 sq. ft. +/-). The proposed building meets all requirements of an O-1 zoning, including parking and buffering. The architecture is attached. As required by the Blue Lake Area Study, sidewalks are planned. A proposed site plan and tree save plan is attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for Limited 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: Rezoning conditioned on resurvey approval/recordation.
 2. **City Engineer Review:** Approval needed on creek and drainage.
 3. **City Fire Marshal Review:** I will review for possible fire hydrant location and driveway/parking access.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P1117-52//28-27-4-1-30
4521 Pine Tree Circle
Rezone to VH O-1
Joseph Morad

VH R-1

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:

Joseph F Morad

ADDRESS:

P.O. Box 280

Leeds AL 35094

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home 205-699-3114

Office 205-967-8189

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: VH R-1

To: VH O-1

For the intended purpose of: Southern Blood Services Clinic

(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.)

4521 Pine Tree Circle Vestavia, AL

Lot 23, according to the survey of Topfield Subdivision as recorded in Map Book 42 Page 72, in the probate Office of Jefferson County, Alabama Birmingham Division

Property size: 200 feet X 225 feet. Acres: 1.0415

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

Representing Agent (if any)/date

Given under my hand and seal
this 3rd day of October, 2017.

[Signature]
Notary Public

My commission expires 29th
day of April, 2020.

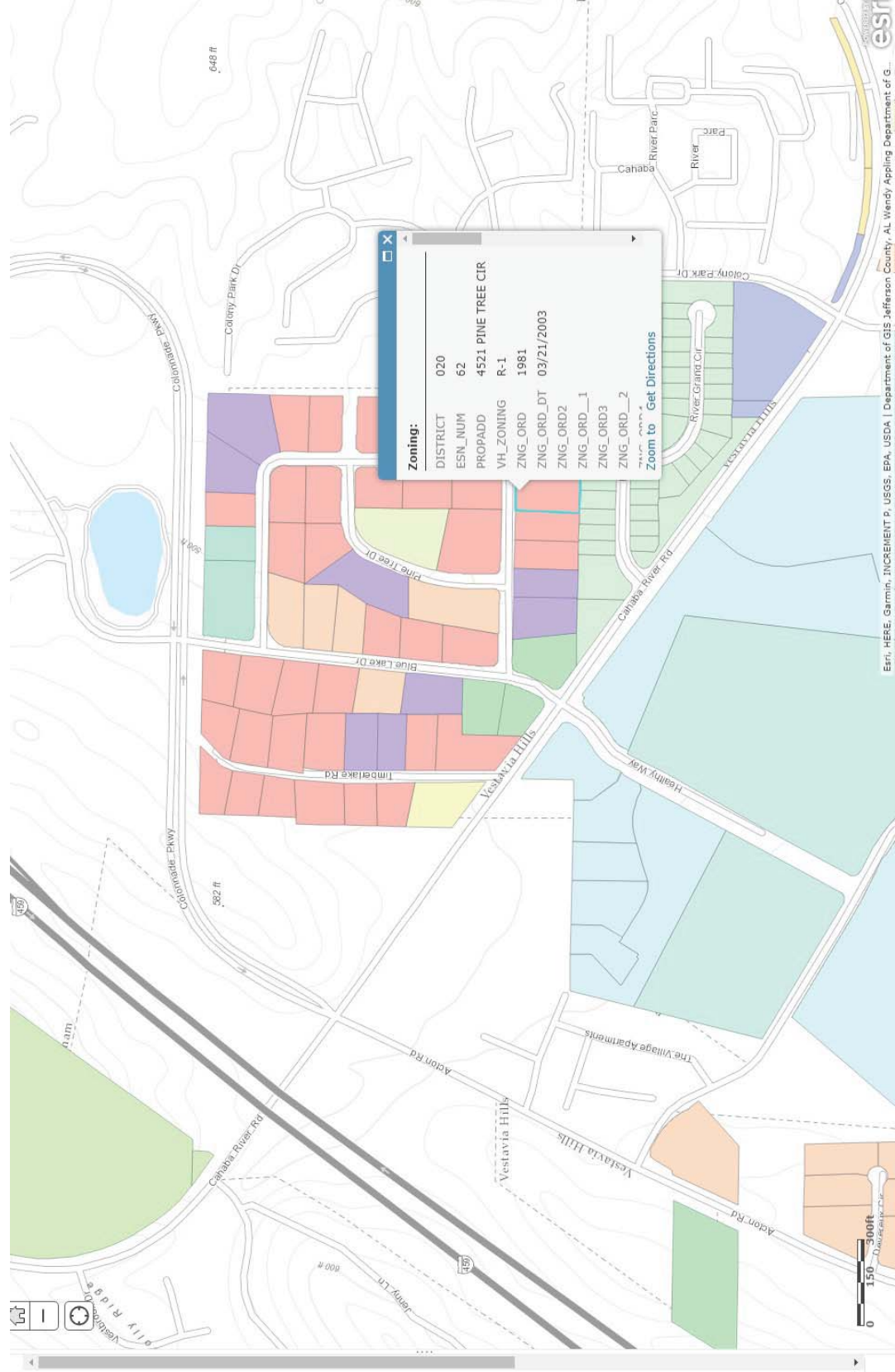


Legend










Zoning - Vestavia_Hills_Address_Points

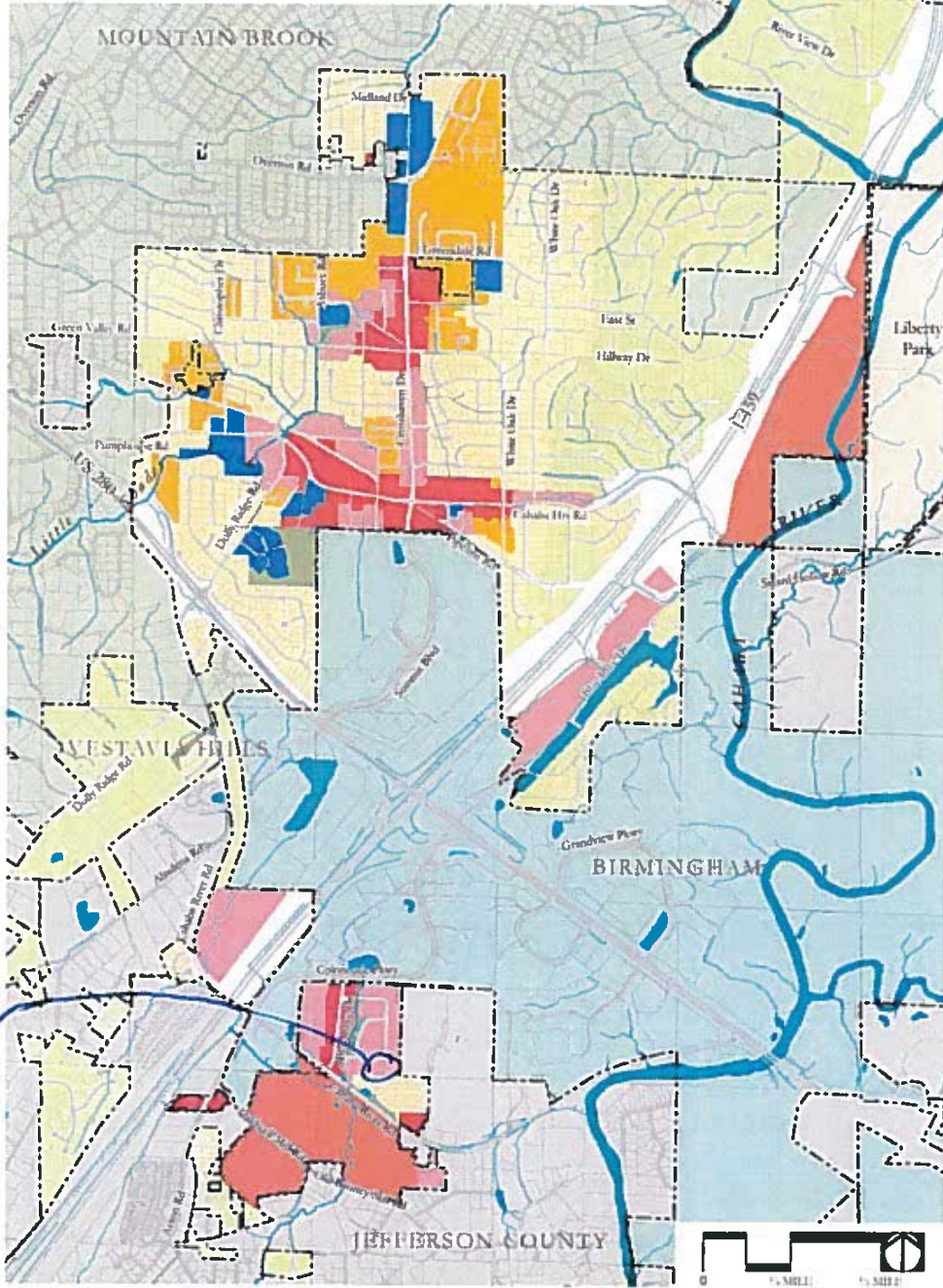
Zoning

- A
- B-1
- B-1*
- B-1.2
- B-1.2*
- B-2
- B-2*
- B-3
- B-3*
- E-2
- E-2*
- Inst-1
- Inst-1*
- O-1
- O-1*
- O-2
- O-2*
- PUD-MU
- PUD-PB
- PUD-PB*
- PUD-PB-CU
- PUD-PI
- PUD-PNC
- PUD-PO
- PUD-PR-1
- PUD-PR-1 (CU)



Future Land Use

- | | | |
|--|---|--|
|  Low-Density Residential |  Retail Mixed Use |  Institutional |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject Parcel

Figure 4: Future Land Use Map