

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

MARCH 12, 2020

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: February 13, 2020

Final Plats

Consent Agenda

- (1) **P-0320-10** 8001 Liberty Parkway, LLC Is Requesting **Final Plat Approval** For **8001 Liberty Parkway Resurvey No. 1**. The Purpose for This Request Is to Resurvey One Lot Into Two. The Property Is Owned By 8001 Liberty Parkway, LLC and Is Zoned Vestavia Hills PUD-PB.

Rezoning/Conditional Use Recommendations

- (2) **P-0320-08** Station No. 5, LLC Is Requesting **Rezoning** For **3009 Pumphouse Rd.** from **Vestavia Hills O-1 to Vestavia Hills B-2** For The Purpose Of Office & Retail Development.
- (3) **P-0320-09** Robert & Judith Armstrong are Requesting **Rezoning** For **3120 Blue Lake Dr. & 3123 Timberlake Rd.** from **Vestavia Hills R-1 to Vestavia Hills B-1.2** For Retail, Personal Services & Office Development.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
FEBRUARY 13, 2020

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:

Erica Barnes, Chair
Lyle Larson
Hasting Sykes
Rusty Weaver
Ryan Ferrell
Jonathan Romeo
Cheryl Cobb

MEMBERS ABSENT:

Mike Vercher
Fred Goodwin

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, Asst. City Engineer

APPROVAL OF MINUTES

Mrs. Barnes stated that the minutes of the meeting January 9, 2020 are presented for approval.

MOTION Motion to approve minutes was by Mr. Weaver and second was by Ms. Cobb.
Voice vote as follows:

Mr. Larson – yes	Ms. Cobb– yes
Mr. Sykes– yes	Mr. Romeo – yes
Mr. Ferrell– abstained	Mr. Weaver – yes
Mrs. Barnes – abstained	
Motion carried.	

Final Plats

- (1) **P-0220-06** Kyle Murphy Is Requesting **Final Plat Approval For Murphy’s Resurvey Of South Bend Subdivision Lots 16 & 17.** The Purpose for This Request Is to Resurvey Easements. The Property Is Owned By Kyle Murphy and Is Zoned Vestavia Hills R-9.
- (2) **P-0220-07** SWBP Investments, LLC Is Requesting **Final Plat Approval For SWBP Investments, LLC Topfield Resurvey.** The Purpose for This Request Is to Combine Two Lots Into One. The Property Is Owned By SWBP Investments, LLC and Is Zoned Vestavia Hills B-1.2.

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

MOTION Mr. Larson made a motion to approve Final Plat For Murphy’s Resurvey Of South Bend Subdivision Lots 16 & 17. Second was by Mr. Larson. Motion was carried on a roll call; vote as follows:

Mr. Larson – yes	Ms. Cobb– yes
Mr. Sykes– yes	Mr. Romeo – yes
Mr. Ferrell– yes	Mr. Weaver – yes
Mrs. Barnes – yes	
Motion carried.	

MOTION Mr. Larson made a motion to approve Final Plat For SWBP Investments, LLC Topfield Resurvey. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Larson – yes	Ms. Cobb– yes
Mr. Sykes– yes	Mr. Romeo – yes
Mr. Ferrell– yes	Mr. Weaver – yes
Mrs. Barnes – yes	
Motion carried.	

Rezoning/Conditional Use Recommendations:

- P-0220-04** Terry Henley & Earl Manning Is Requesting **Rezoning For 3928 Cypress Dr. from Vestavia Hills Inst-1 to Vestavia Hills O-1** For The Purpose Of Office Use.

Mr. Garrison explained the background of the request. He stated that the rezoning will allow the building to convert to office use. No additional changes will be made.

Jim Bob McAllister stated he is in the process of purchasing the building for his software company.

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

MOTION Mr. Weaver made a motion to recommend Rezoning from Vestavia Hills Inst-1 to Vestavia Hills O-1 for the property located At 3928 Cypress Dr. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Vercher – yes	Ms. Cobb– yes
Mr. Sykes– yes	Mr. Romeo – yes
Mr. Goodwin – yes	Mr. Weaver – yes
Mr. Larson – yes	
Motion carried.	

P-0220-05 Roland Condie Lewis, et al are Requesting **Rezoning For 3109 & 3113 Blue Lake Dr. from Vestavia Hills R-1 to Vestavia Hills O-1** For Office Development.

Mr. Garrison explained the background of the request. He stated that the rezoning will be for another office building in the Blue Lake area.

Russ Doyle stated the building would be similar to the office buildings built in the area.

Ms. Cobb asked if there was a tenet already in place. Mr. Doyle stated there was not but multiple groups are interested.

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

MOTION Mr. Weaver made a motion to recommend Rezoning from Vestavia Hills R-1 to Vestavia Hills O-1 based on the materials presented for the property located 3109 & 3113 Blue Lake Dr. with the following condition:

1. Rezoning will not be final until the lots are resurveyed.

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

Mr. Vercher – yes	Ms. Cobb– yes
Mr. Sykes– yes	Mr. Romeo – yes
Mr. Goodwin – yes	Mr. Weaver – yes
Mr. Larson – yes	
Motion carried.	

Conrad Garrison, City Planner

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

Date: MARCH 12, 2020

- **CASE:** P-0320-10
- **REQUESTED ACTION:** Final Plat Approval For 8001 Liberty Parkway Resurvey No. 1
- **ADDRESS/LOCATION:** 8001 Liberty Parkway
- **APPLICANT/OWNER:** 8001 Liberty Parkway, LLC

- **REPRESENTING AGENT:** Joseph Breighner, Jr
- **GENERAL DISCUSSION:** Plat is to resurvey one lot into two lots at Liberty Park Parkway and Urban Center Dr. All previously recorded easements will remain. The lots are currently zoned PUD-PB.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for planned unit 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
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: 8001 Liberty Parkway LLC

ADDRESS: 3232 11th Avenue North

Birmingham, AL 35234

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office (205) 328-8300

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: The purpose of this resurvey is to create 2 lots from

1 existing lot

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

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

Lot 1, 8001 Liberty Parkway Survey (MB 250 Pg 36)

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

VI. ZONING/REZONING:

The above described property is presently zoned: UH PUD P-B

2021 FEB 26 AM:22

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.

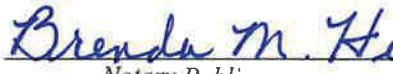


Owner: Signature/Date




Representing Agent (if any)/date

Given under my hand and seal
this 25 day of February, 2020.



Notary Public



My commission expires 10/15/2020
day of 25th Feb., 2020

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

Date: MARCH 12, 2020

- **CASE: P-0320-08**
- **REQUESTED ACTION:** Rezoning from Vestavia Hills O-1 to Vestavia Hills B-2 For The Purpose Of Office/Commercial Development
- **ADDRESS/LOCATION:** 3009 Pumphouse Rd.
- **APPLICANT/OWNER:** Station No. 5, LLC
- **REPRESENTING AGENT:** Toby Rumbarger
- **GENERAL DISCUSSION:** Property is on Pumphouse Rd., between Martin’s BBQ and Philadelphia Baptist Church. Applicant is seeking rezoning to build two retail sites and one office site. The project would have 3,600 sq. ft of retail and 7,750 sq. ft of office space. The lot would not have it’s own access but instead would share between Martin’s BBQ and Philadelphia Baptist Church. All parking would be in the rear of the lot. All buildings, parking, and landscaping meet the minimum requirements for B-2 zoning. A proposed site plan, landscaping plan, and rendering is enclosed.
- **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 not final until cross-access agreements are recorded
 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.

CITY OF VESTAVIA HILLS

2020 FEB - 6 A 9: 17

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:

Station No. 5, LLC

ADDRESS:

5361 US-280 Suite 102-A

Birmingham, AL 35242

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home 205-329-8476 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Toby Rumbarger - Owner's Representative

Toby.r@bodnar group.com

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: 0-1

To: B-2

For the intended purpose of: NEW COMMERCIAL AND OFFICE CONSTRUCTION

(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.)

3009 PUMPHOUSE ROAD

VESTAVIA HILLS, AL

Property size: 174 feet X 405 feet. Acres: +/- 1.6 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.


1-16-20

Owner Signature/Date


1-16-20

Representing Agent (if any)/date

Given under my hand and seal
this 16th day of Jan, 20 20.


Notary Public

My commission expires 30th
day of MARCH, 20 21.





**MIXED USE OFFICE/RETAIL
PRELIMINARY SITE PLAN**

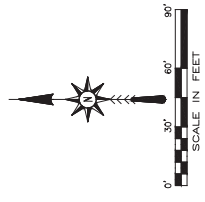
PROJECT

ENGINEER

REVISIONS

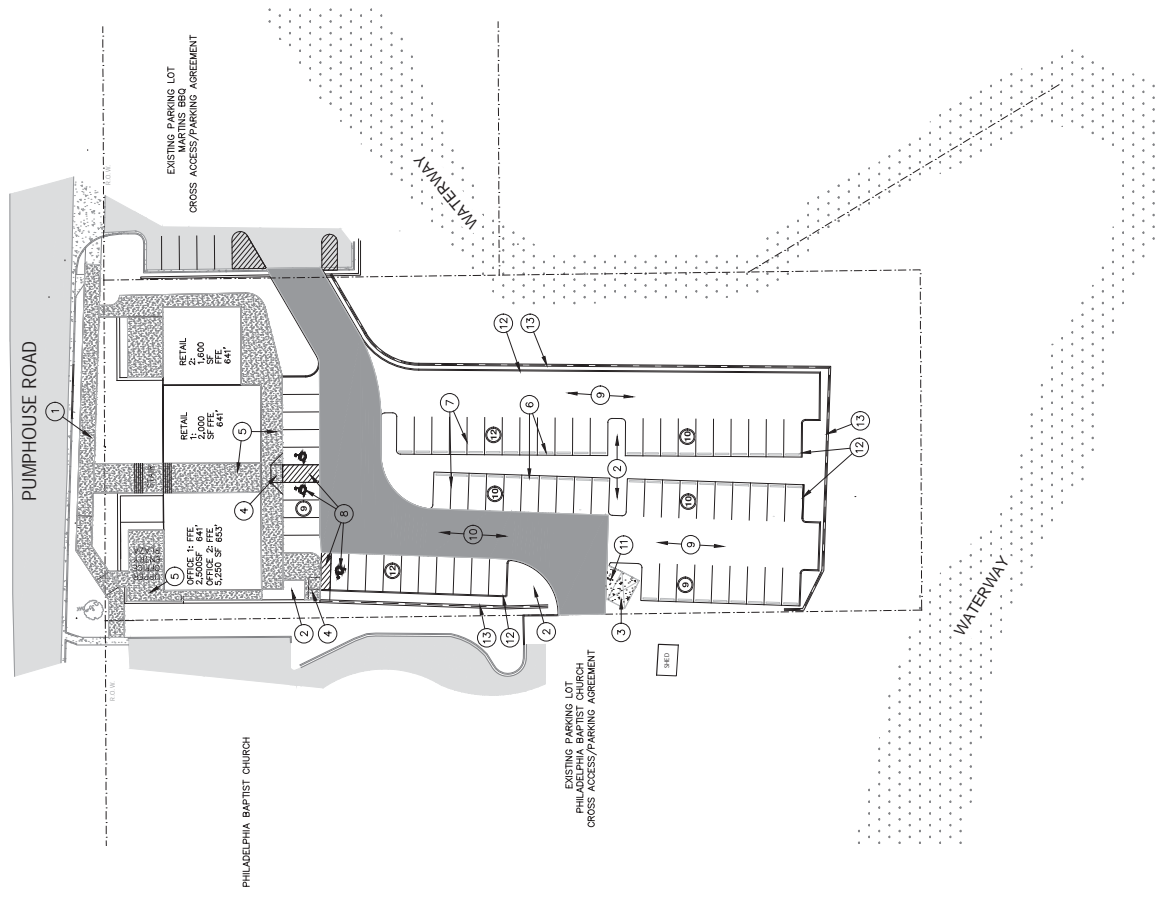
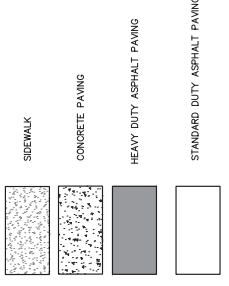
DATE	REVISIONS
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1/18/2021	FILE NAME
	PROJECT: HAZZARDUS
	DATE
	DRAWN
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	DIAF
	SCALE
	SHEET

C2



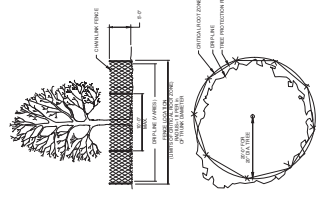
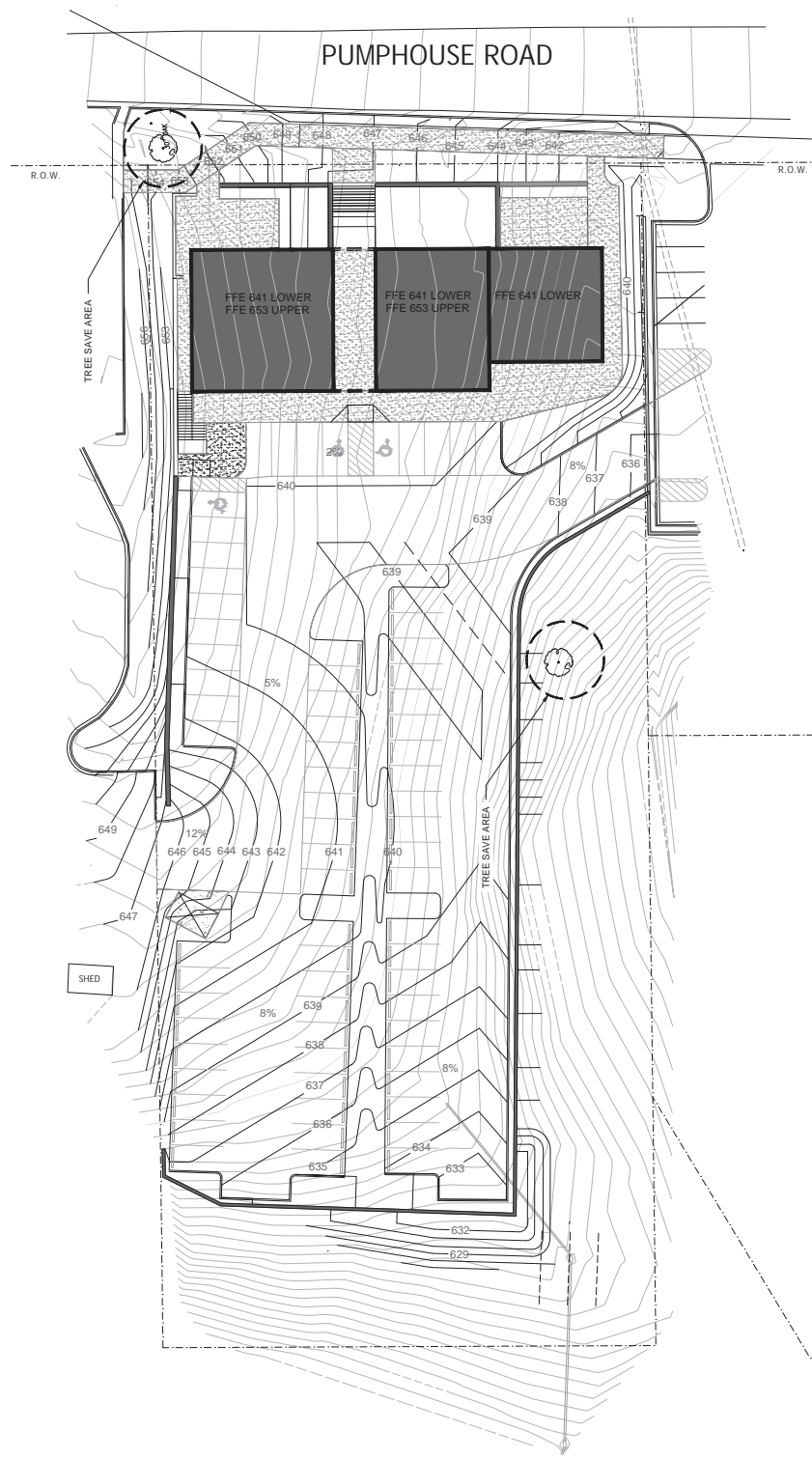
LAYOUT LEGEND

- 1 SIDEWALK REQUIRED. REFER TO CITY OF VESTALIA HILLS STANDARD DRAWINGS FOR DETAILS. - TYPICAL
- 2 LANDSCAPE AREA - SEE LANDSCAPE PLAN FOR DETAILS
- 3 DUMPSTER PAD REQUIRED.
- 4 ACCESSIBLE RAMP REQD.
- 5 BUILDING SIDEWALK REQD.
- 6 PRECAST CONCRETE WHEEL STOP REQD., TYPICAL
- 7 4" SOLID WHITE PAINT STRIPE REQD., TYPICAL
- 8 ACCESSIBLE SPACE SYMBOL, AISLE, AND SIGN REQD.
- 9 STANDARD DUTY ASPHALT PAVEMENT REQD.
- 10 HEAVY DUTY ASPHALT PAVEMENT REQD.
- 11 CONCRETE PAVING REQUIRED. REFER TO CITY OF MOBILE STANDARD DETAIL.
- 12 18" CONCRETE CURB AND GUTTER REQUIRED.
- 13 SITE RETAINING WALL REQUIRED



NO	DATE	DESCRIPTION
1	02/05/2020	CONST. BULLETIN 1

R.O.W. R.O.W.



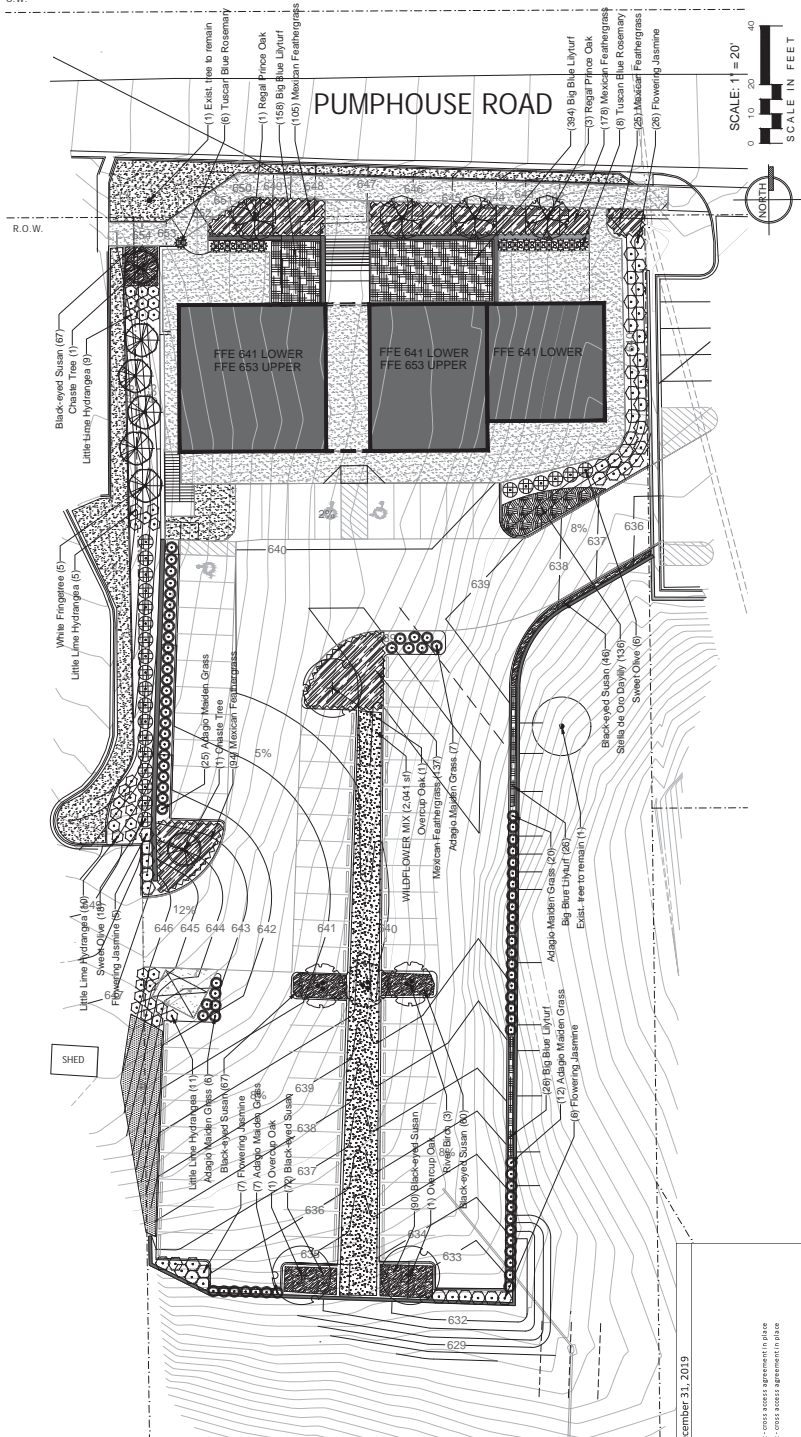
TREE PROTECTION FENCE
NOT SCALE

- GENERAL NOTE:**
1. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO OBTAIN ANY NECESSARY UTILITIES RECORDS TO THE SATISFACTION OF THE CONSULTING PARTY.
 2. VERIFY ALL UTILITIES TO BE REMOVED WITH THE LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND DISPOSAL OF ALL UTILITIES TO BE REMOVED.
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 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE REMAINING UTILITIES.
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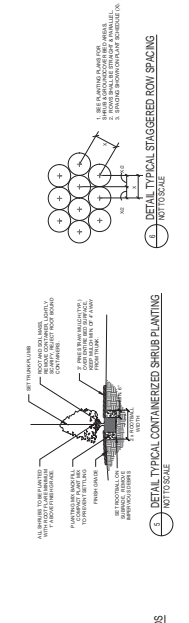
NO	DATE	DESCRIPTION
1	09/03/20XX	CONSTR. BULLETIN 1

MIXED USE OFFICE/RETAIL
3009 PUMP HOUSE ROAD
VESTAVIA HILLS, ALABAMA 35216

LANDSCAPE PLAN & DETAILS
ARCH-1901
DATE: 02/05/2020
DRAWN BY: ALR
CHECKED BY: ALR
SHEET NUMBER: L2.0



PLANT	PLANT NAME	PLANT CODE	PLANT SIZE	PLANT QUANTITY	PLANT TOTAL
1	Black-eyed Susan (7)	7	12" - 18"	10	10
2	Chaste Tree (1)	1	12" - 18"	10	10
3	Little Lime Hydrangea (6)	6	12" - 18"	10	10
4	White Fringeline (5)	5	12" - 18"	10	10
5	Swick Olive (16)	16	12" - 18"	10	10
6	Adagio Mexican Grass (20)	20	12" - 18"	10	10
7	Black-eyed Susan (7)	7	12" - 18"	10	10
8	Adagio Mexican Grass (20)	20	12" - 18"	10	10
9	Black-eyed Susan (7)	7	12" - 18"	10	10
10	Adagio Mexican Grass (20)	20	12" - 18"	10	10
11	Black-eyed Susan (7)	7	12" - 18"	10	10
12	Adagio Mexican Grass (20)	20	12" - 18"	10	10
13	Black-eyed Susan (7)	7	12" - 18"	10	10
14	Adagio Mexican Grass (20)	20	12" - 18"	10	10
15	Black-eyed Susan (7)	7	12" - 18"	10	10
16	Adagio Mexican Grass (20)	20	12" - 18"	10	10
17	Black-eyed Susan (7)	7	12" - 18"	10	10
18	Adagio Mexican Grass (20)	20	12" - 18"	10	10
19	Black-eyed Susan (7)	7	12" - 18"	10	10
20	Adagio Mexican Grass (20)	20	12" - 18"	10	10



PLANTING NOTES:

- CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLANT REPORT DIFFERENCES PRIOR TO CONSTRUCTION.
- ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1" IN SIZE.
- ALL FINISH AND SURROUNDING MATERIAL SHALL BE COVERED BY THE CONTRACTOR AT ALL TIMES.
- ALL PLANTS SHALL BE DELIVERED TO THE SITE WITH APPROVED LABELING. THIS LABELING SHALL BE COVERED AND PROTECTED FROM WEATHER AND VANDALISM. THE LABELING SHALL BE COVERED AND PROTECTED FROM WEATHER AND VANDALISM. THE LABELING SHALL BE COVERED AND PROTECTED FROM WEATHER AND VANDALISM.
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9.2.3 Interior Landscaping

Interior landscaping shall be provided within all enclosed parking areas of seven (7) to 125 or more spaces.

** All parking spaces must have enough tree within 50ft

9.2.4 Building Landscaping

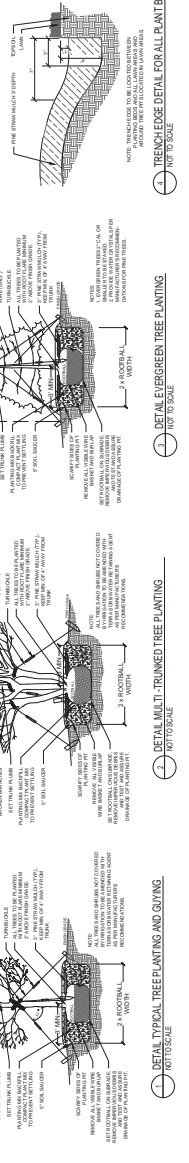
Building landscaping shall be incorporated along building elevations, which are 100 feet (100) feet or greater in length and are set back from property lines.

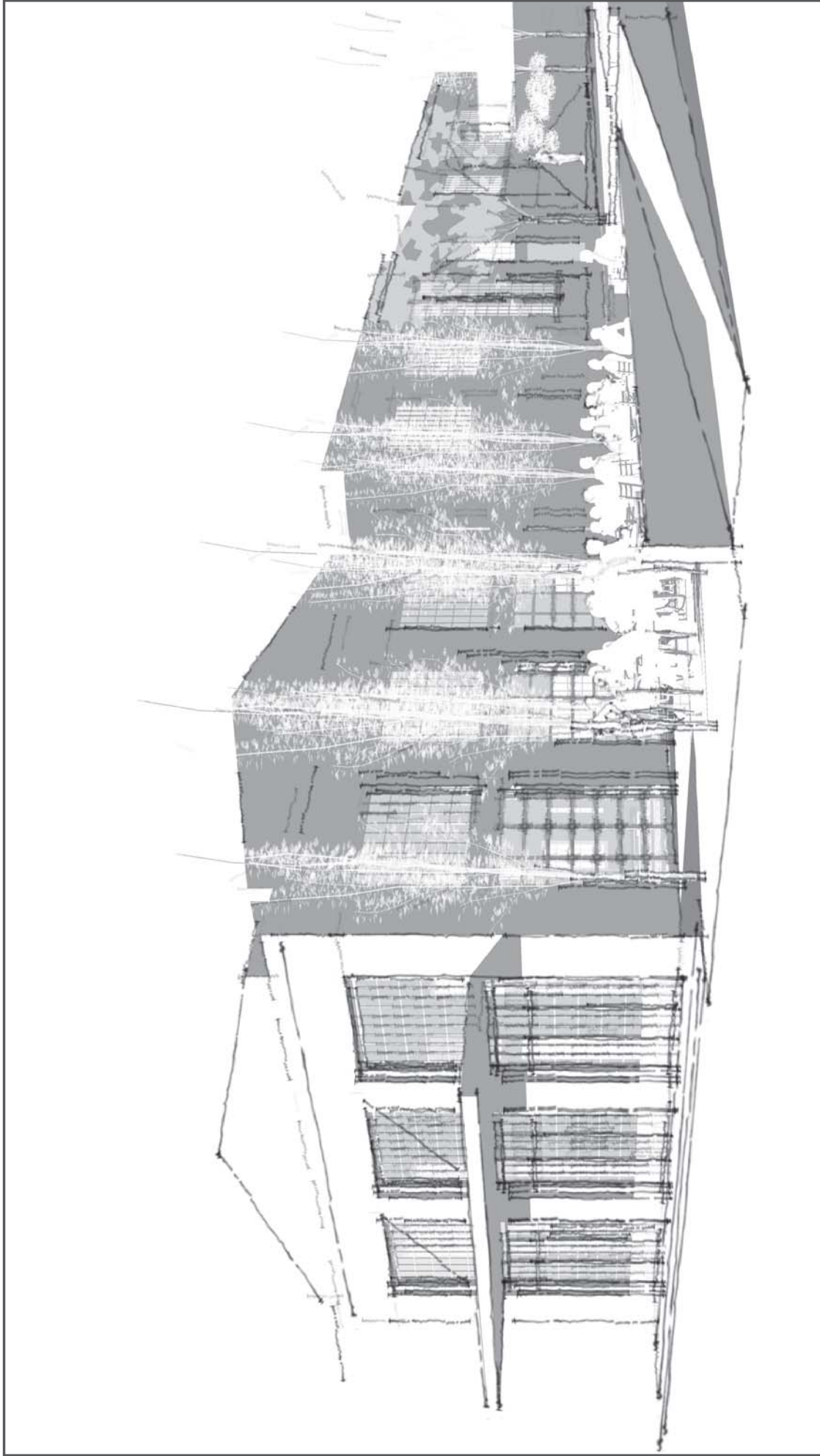
** 1 canopy tree per 500 sq ft of building footprint
** 10 shrubs per 500 sq ft

9.3 Buffers (0-2 General Business District)

Planting shall be provided within all enclosed parking areas of seven (7) to 125 or more spaces.

** All parking spaces must have enough tree within 50ft

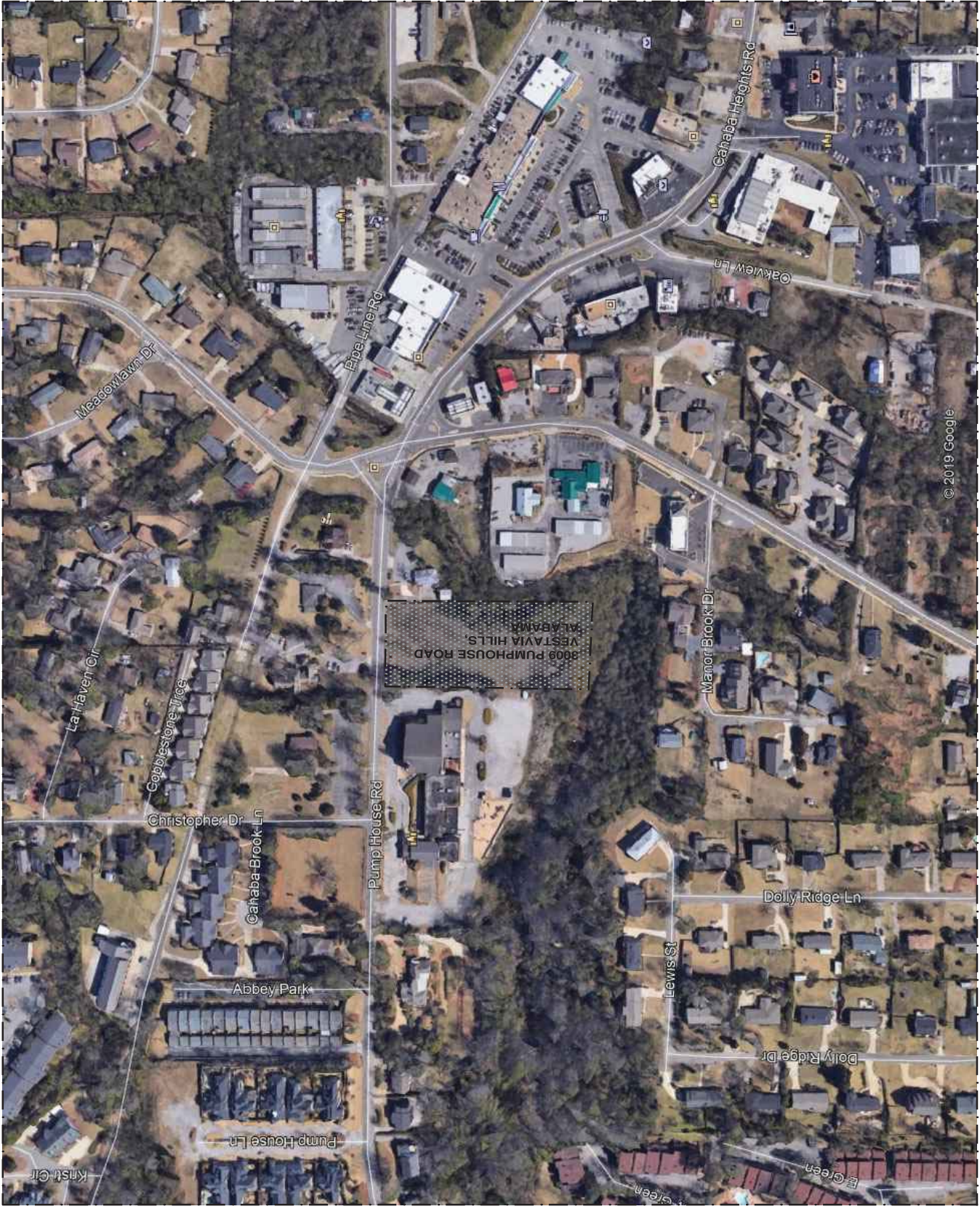




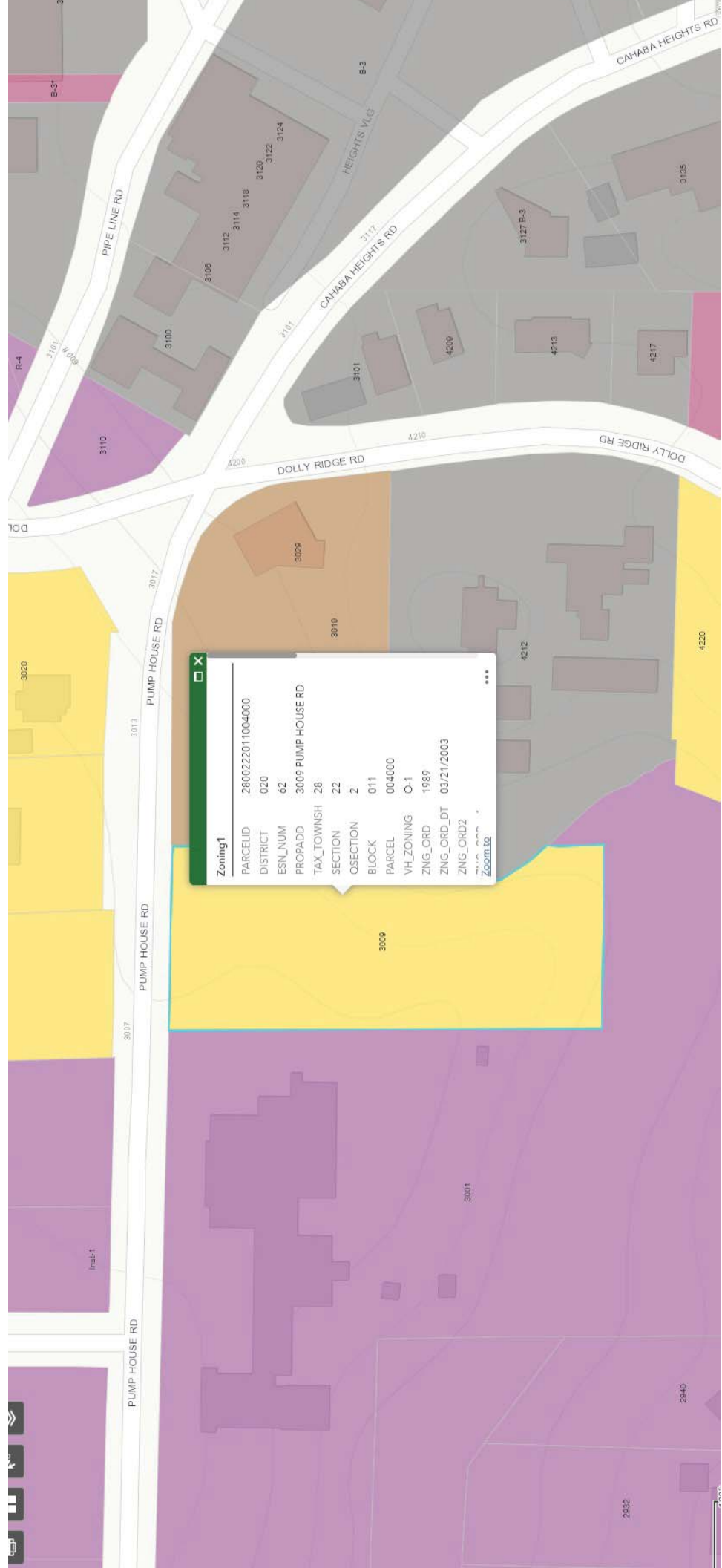
CAHABA HEIGHTS CORNER

3009 PUMPHOUSE ROAD

FEBRUARY 5, 2020



VICINITY MAP



Zoning1

PARCELID	2800222011004000
DISTRICT	020
ESN_NUM	62
PROPADD	3009 PUMP HOUSE RD
TAX_TOWNSH	28
SECTION	22
OSECTION	2
BLOCK	011
PARCEL	004000
VH_ZONING	O-1
ZNG_ORD	1989
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

[Close](#)
[Print](#)
[Share](#)
[Zoom In](#)
[Zoom Out](#)

PUMP HOUSE RD

3007

PUMP HOUSE RD

3013

PUMP HOUSE RD

3017

DOLLY RIDGE RD

4200

CAHABA HEIGHTS RD

3101

PIPE LINE RD

3101

E-4

E-3T

HEIGHTS VLG

E-3

CAHABA HEIGHTS RD

3135

3127 B-3

3101

4206

4213

4217

3110

3100

3106

3112

3114

3118

3120

3122

3124

3026

3019

4212

4220

3020

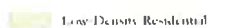








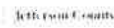
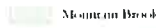
res-1

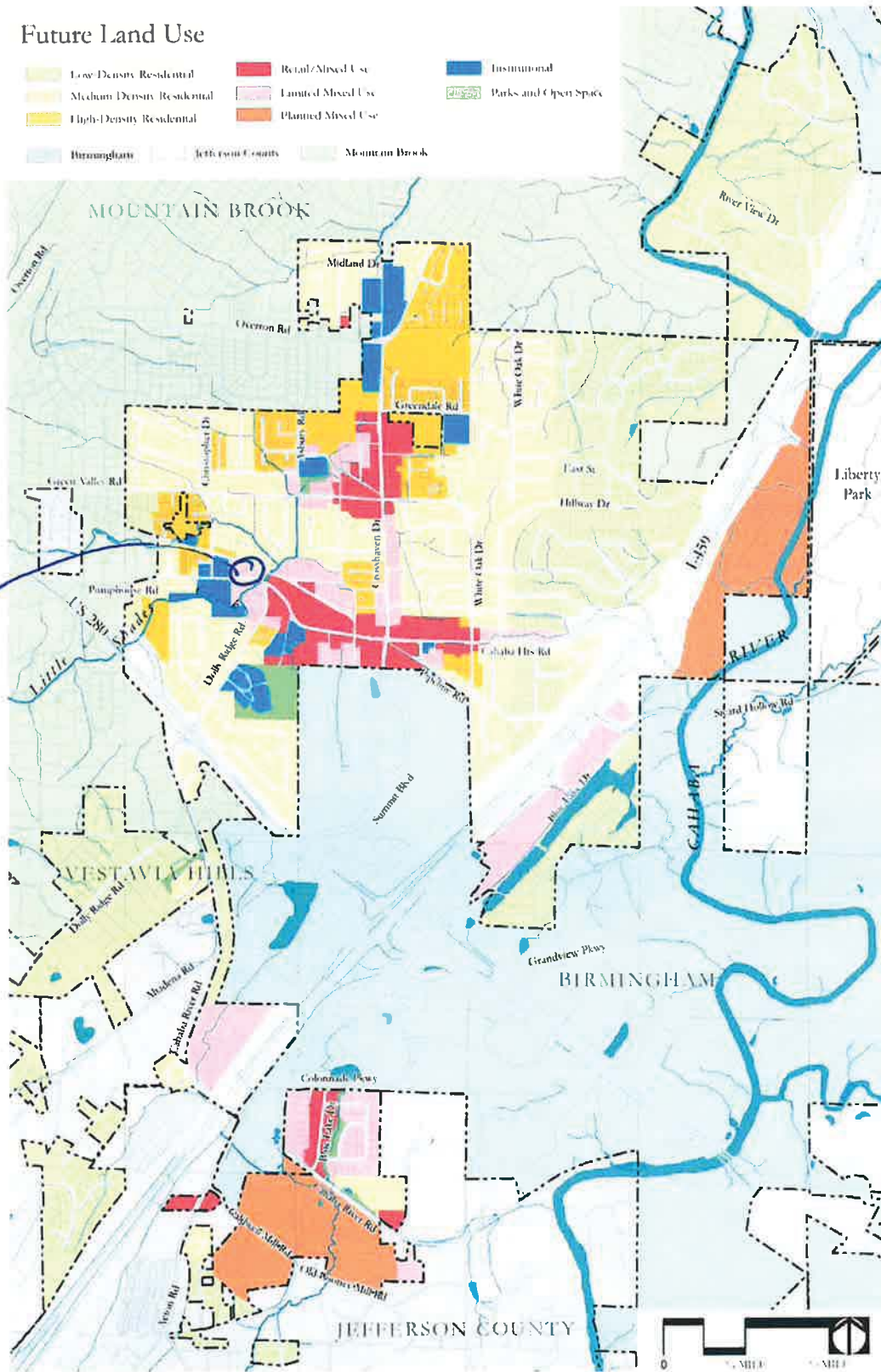
3001

2040

2052

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

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

Date: MARCH 12, 2020

- **CASE: P-0320-09**
- **REQUESTED ACTION:** Rezoning For 3120 Blue Lake Dr. from Vestavia Hills R-1 to Vestavia Hills B-1.2
- **ADDRESS/LOCATION:** 3120 Blue Lake Dr.; 3123 Timberlake Rd.
- **APPLICANT/OWNER:** Robert & Judith Armstrong
- **REPRESENTING AGENT:** Walter Renneker
- **GENERAL DISCUSSION:** Applicant is seeking rezoning on Blue Lake Dr. for a private personal training center, as well as, leasable office/commercial space. The development will be 5,332 square feet. The front setback will be 10'. The side setback will also be 10'. The parking and buffer landscaping either meet or exceed the requirements for B-1.2 zoning. Additionally, the applicants will build a 5' sidewalk as required by the Blue Lake Area Study. The building will be designed in a residential style. The project does require the transfer of a small amount property from the neighboring lot to the rear which is under the same ownership as the lot in question.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The 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: Building to be designed in a residential style and compatible with other new construction in the Blue Lake area. Lots to be resurveyed.
 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.

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: Robert W. & Judith B. Armstrong

ADDRESS: 3120 BLUE LAKE DR - BIRMINGHAM, AL 35243

w/ small portion of 3123 TIMBERLAKE RD BIRMINGHAM, AL 35243

MAILING ADDRESS (if different from above) Tent Shop Design, LLC

2213 Morris Avenue - Suite 250 Birmingham, AL 35203

PHONE NUMBER: Home 205-478-2911 Office 205-957-6524

EMAIL ADDRESS: wr@tentshopdesign.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

Walker Renneker 205-478-2911

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R1

To: B1.2

For the intended purpose of: Office, Potential Small Retail Space,

Personal Services (personal training and fitness studio)

(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.)

3120 BLUE LAKE DR - BIRMINGHAM, AL 35243

Property size: +/-135 feet X +/-196 feet. Acres: .59 (irregular shape)

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 am the owner and myself or my duly appointed representative will be at the scheduled hearing.

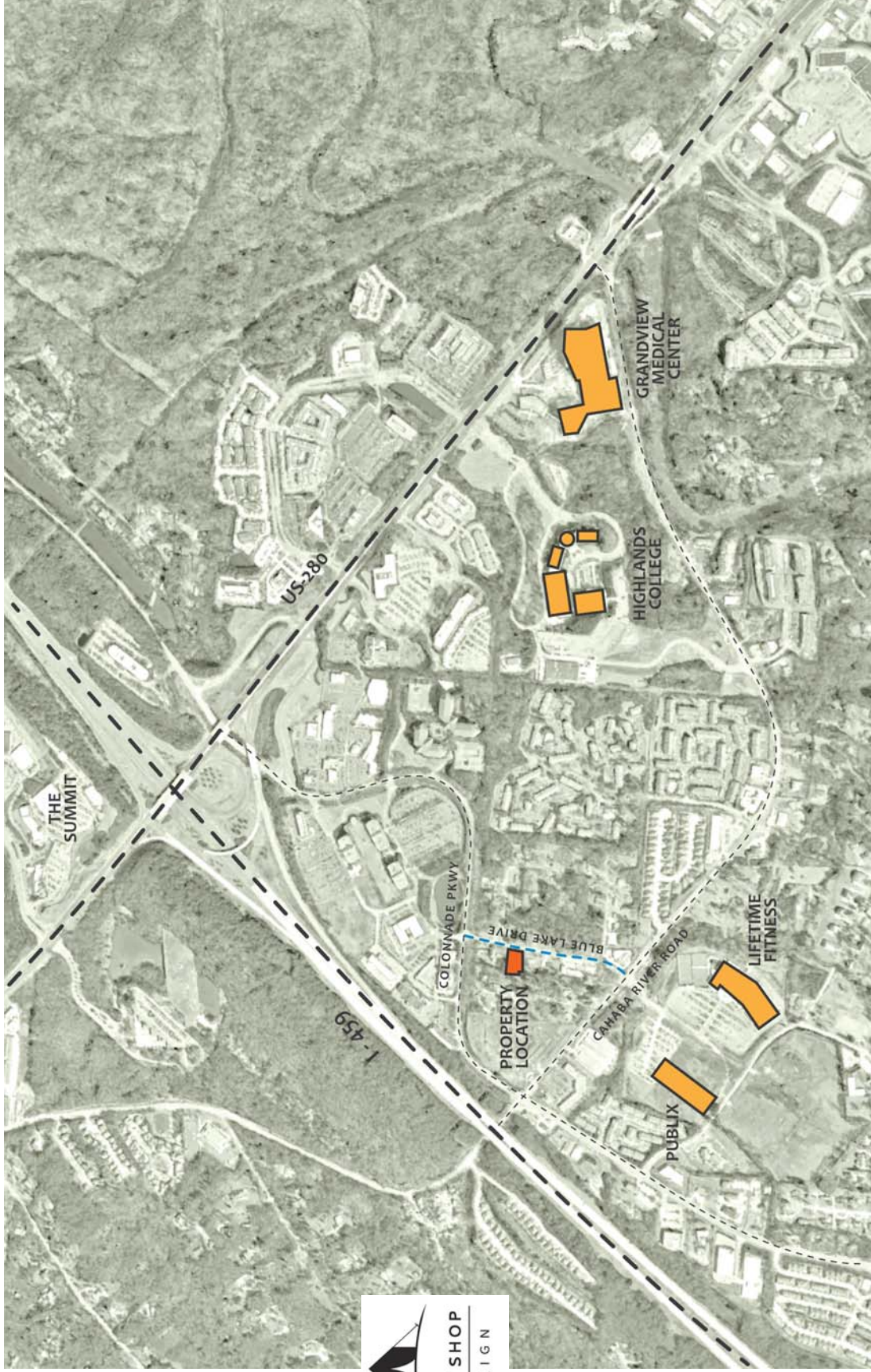
Judith B. Armstrong 2/6/20 [Signature] 2/6/2020
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal
this 6th day of February, 2020.

[Signature]
Notary Public

My commission expires 20th
day of April, 2022.



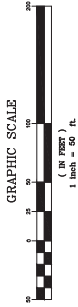


MACRO SITE MAP - N.T.S.



BOUNDARY AND TOPOGRAPHIC SURVEY AT TIMBERLAKE ROAD AND BLUE LAKE DRIVE

SURVEYED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18
SOUTH, RANGE 2 WEST, JEFFERSON COUNTY,
ALABAMA



SURVEY CONTROL
THE BASIS OF BEARINGS AND OF
COORDINATE ELEVATIONS WERE
BASED ON ALABAMA STATE PLANE WEST ZONE,
NAD 83, DATUM OF 1983, ELEVATION
DATA IS NAD 83 (ELEV 1281) ELEVATION
AND POSITION WAS OBTAINED FROM R.T.K.
OBSERVATION WAS OBTAINED FROM R.T.K.
NETWORK AS CONTROL.

DESCRIPTION:

LOT 6A, ACCORDING TO THE BLAVY OF ACTIONS RESUBDIVISION OF LOT 6 AND 6A OF TOWNSHIP
SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 56, PAGE 45, IN THE PUBLIC RECORDS OF JEFFERSON
COUNTY, ALABAMA.

PANEL 2:

THE SURVEYED AREA IS PART OF THE SURVEYED AREA AS RECORDED IN MAP BOOK 42, PAGE 12, IN THE PUBLIC RECORDS OF JEFFERSON COUNTY, ALABAMA.

PANEL 3:

THE SURVEYED AREA IS PART OF THE SURVEYED AREA AS RECORDED IN MAP BOOK 42, PAGE 12, IN THE PUBLIC RECORDS OF JEFFERSON COUNTY, ALABAMA.

BOOK 56, PAGE 45:

THE SURVEYED AREA IS PART OF THE SURVEYED AREA AS RECORDED IN MAP BOOK 42, PAGE 12, IN THE PUBLIC RECORDS OF JEFFERSON COUNTY, ALABAMA.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWINGS 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, SKILL AND BELIEF.

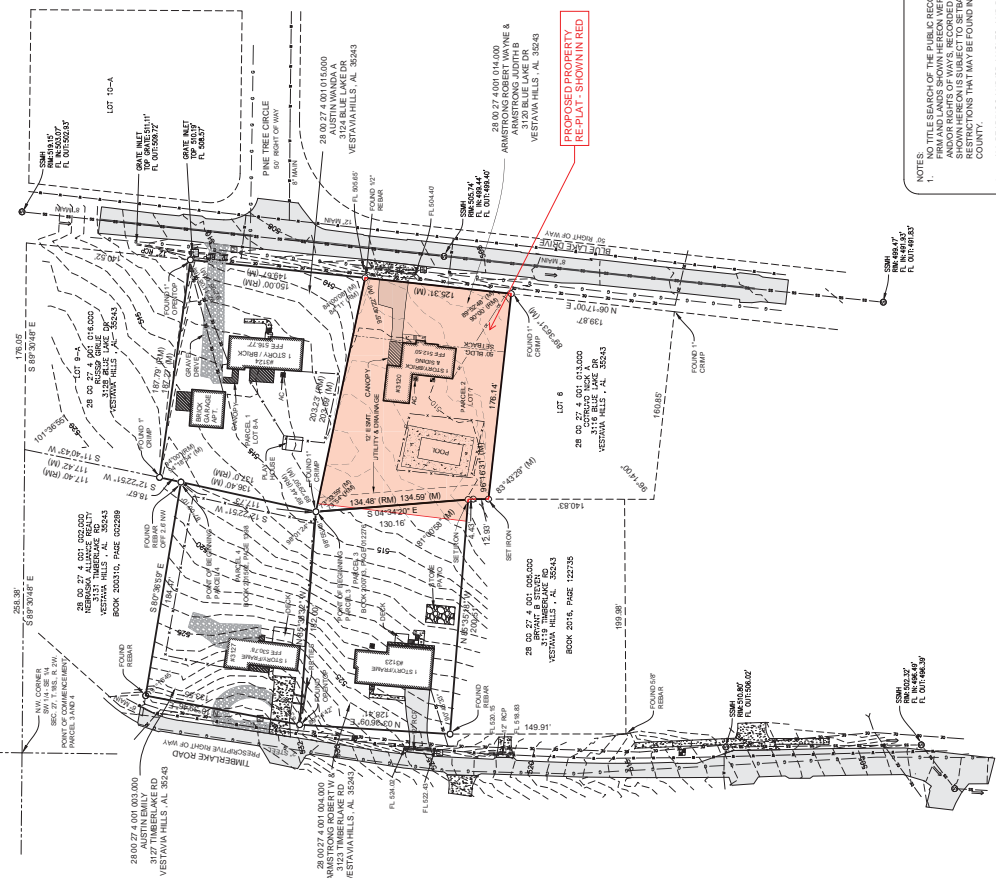
SURVEYOR:

JEFF D. WARRINGTON
ALABAMA NO. 19864

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-3935
2032 Valleydale Road
Birmingham, AL 35244

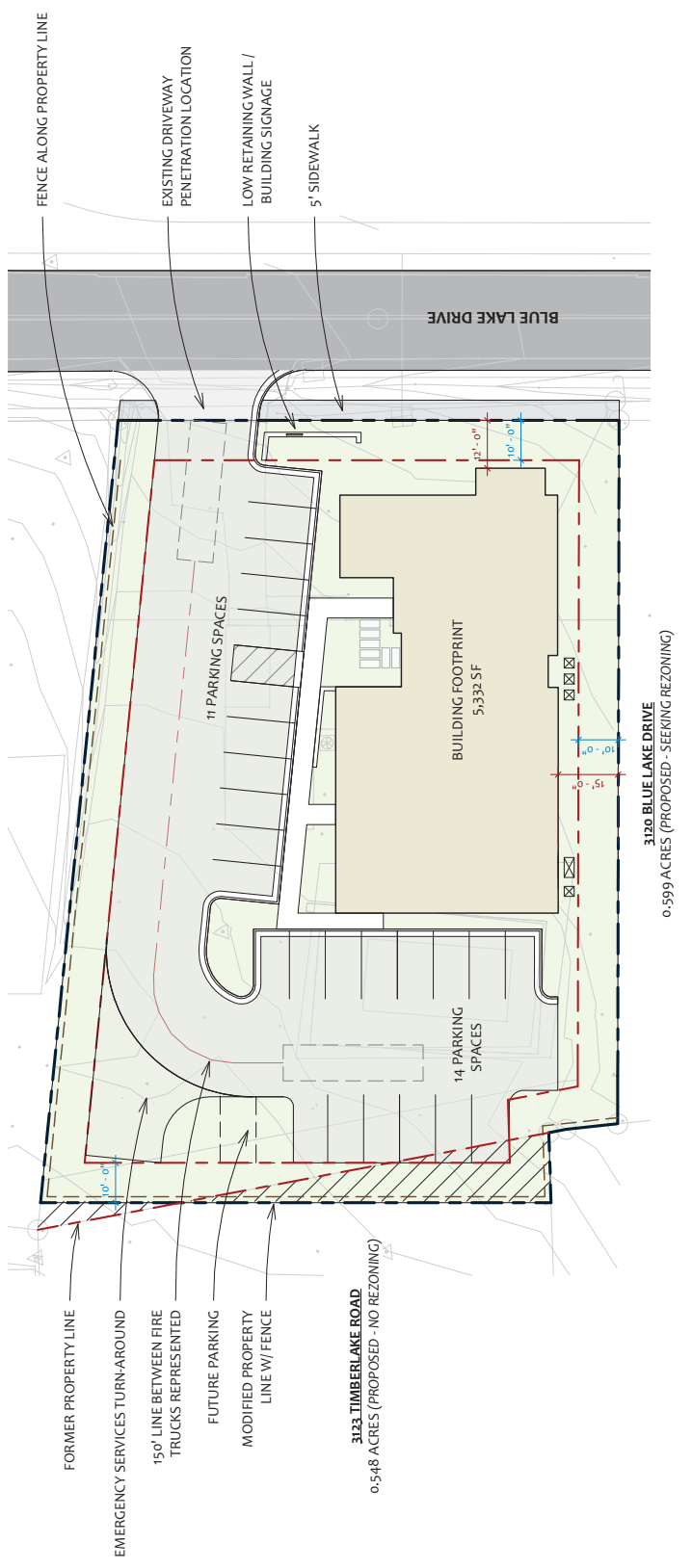
DRAWN BY: JDA
CHECKED BY: JDA
DATE: 4/27/2019
SCALE: 1" = 80'
PARTY CHIEF: KM
PROJECT NO.: 71861
SHEET: 1 OF 1



- NOTES:**
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS SURVEYOR. THEREFORE, THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNRECORDED RIGHTS OR INTERESTS IN THE SURVEYED AREA. THE PARCEL SHOWN HEREON IS SUBJECT TO EASEMENTS, ENCUMBRANCES, ZONING, AND OTHER RECORDS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 - ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED (DEED=DR, MEASURED=MI, RECORD MAP=MAP, CALCULATED=CL).
 - UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

LEGEND	
	BENCHMARK
	EXISTING SPOT ELEVATION
	CONTROL POINT
	LIGHT POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER MARKER
	TELEPHONE PEDESTAL
	FIBER OPTIC BOX
	GAS VALVE
	GAS REGULATOR
	GAS METER
	STORM MANHOLE
	STORM INLET
	YARD INLET
	CLEANOUT
	SIGN
	MAILBOX
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	TELEPHONE LINE
	UNDERGROUND COMMUNICATION
	WATER LINE
	GAS LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARB WIRE FENCE
	MINOR CONTOURS
	WALL
	CONCRETE
	GRAVEL
	BRICK
	STONE/FLASTONE/RIP-RAP
	COVERED WALK/CANOPY
	CORNER MONUMENT
	AC

Know what's below.
Call before you dig.
Call 2 working days before digging.
It's the Law!



N  1 Architectural Site Plan
1" = 30'-0"



couvillion
DESIGN-BUILD

BLUE LAKE DEVELOPMENT

PLANS PREPARED FOR:

3120 BLUE LAKE ROAD
VESTAVIA HILLS, AL 35243

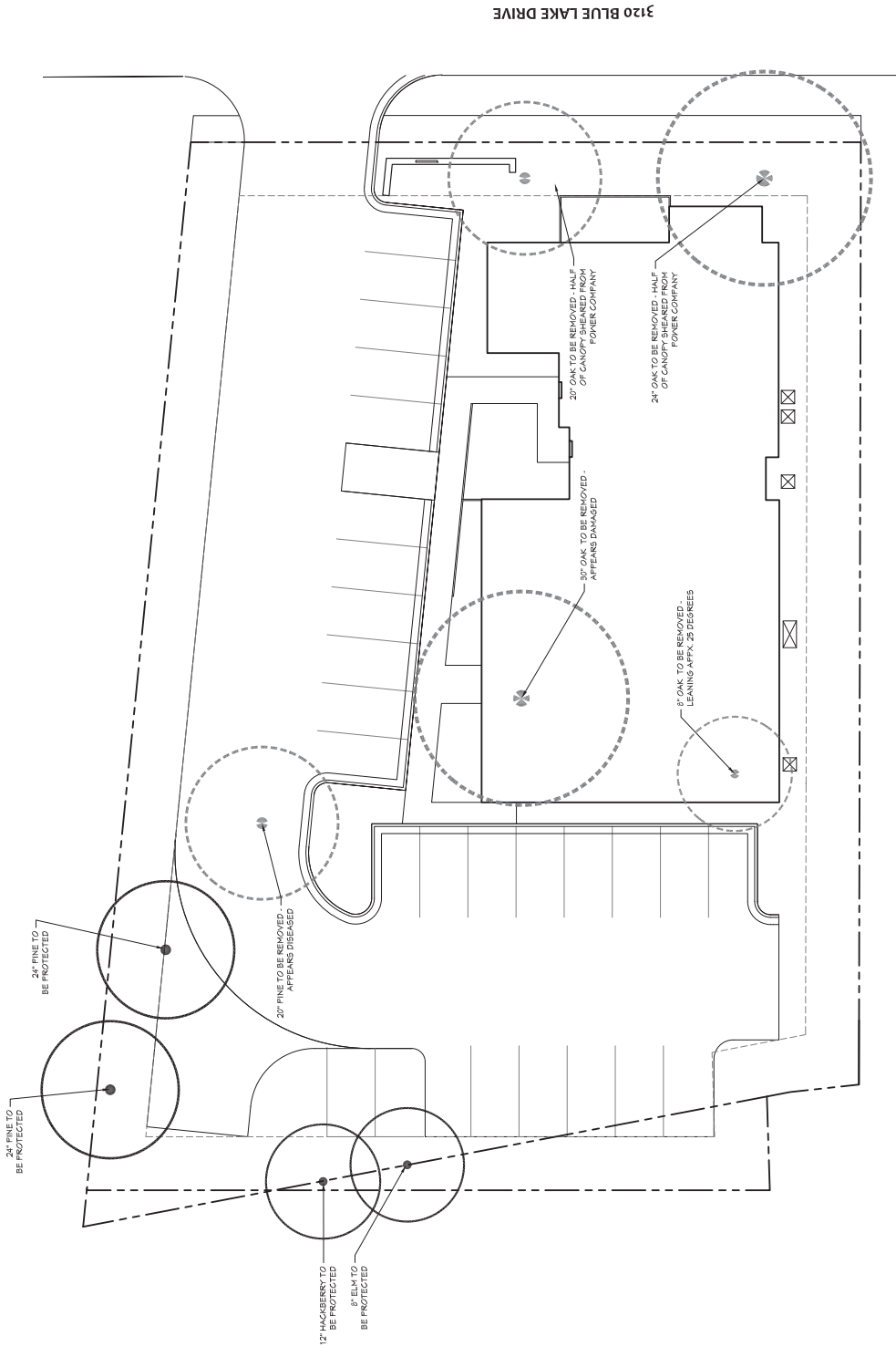
SEAL
02/09/2020

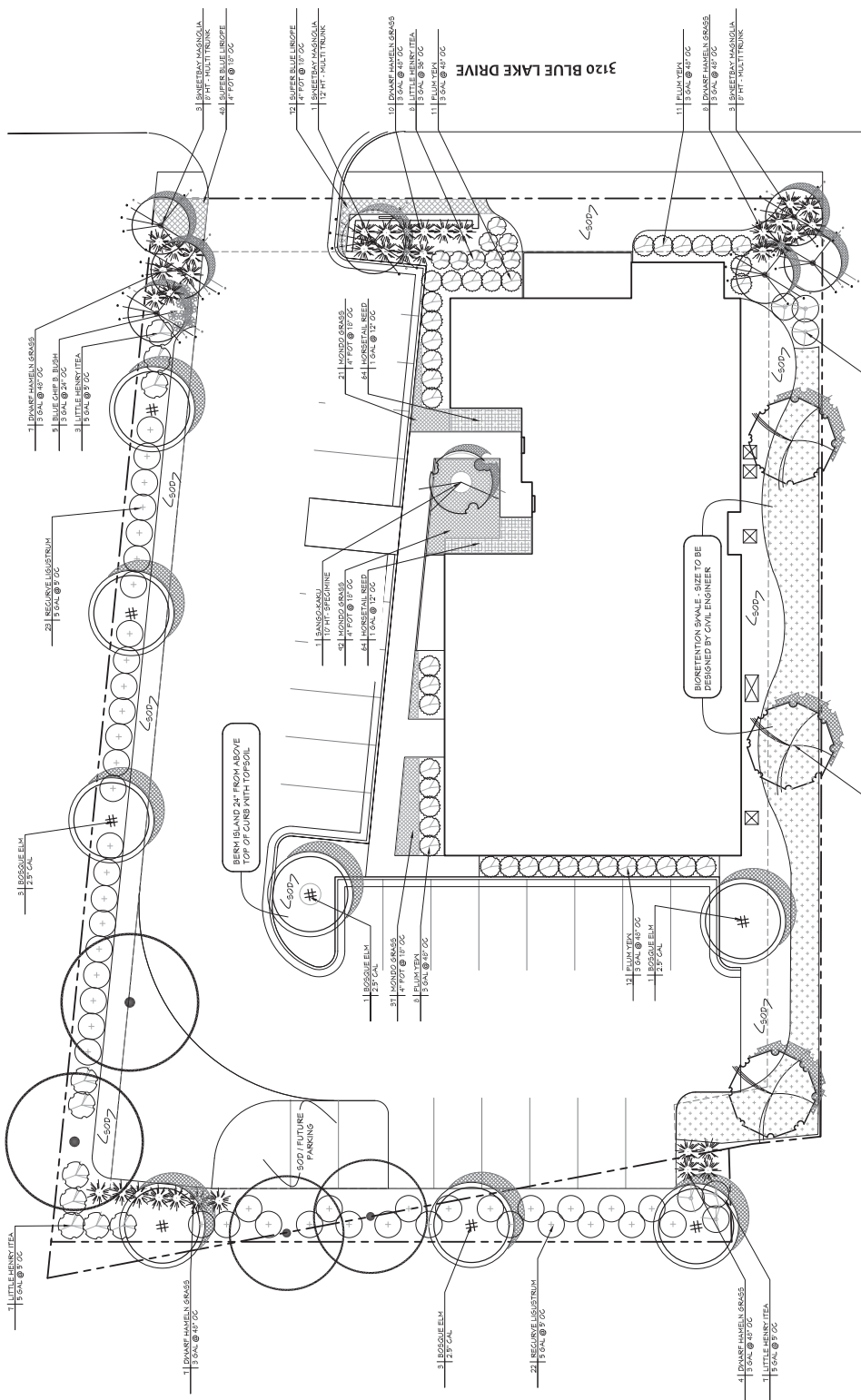
THIS DRAWING IS THE
PROPERTY OF
COUVILLION
DESIGN-BUILD
AND SHALL NOT BE
REPRODUCED OR
TRANSMITTED IN ANY
MANNER WITHOUT THE
WRITTEN PERMISSION.

DATE
02/09/2020
SHEET NUMBER

L2.1

TREE PRESERVATION PLAN





3120 BLUE LAKE DRIVE

BERN ISLAND 24\"/>

BIORETENTION SWALE - SIZE TO BE
DETERMINED BY CIVIL ENGINEER

5000' FUTURE
PARKING



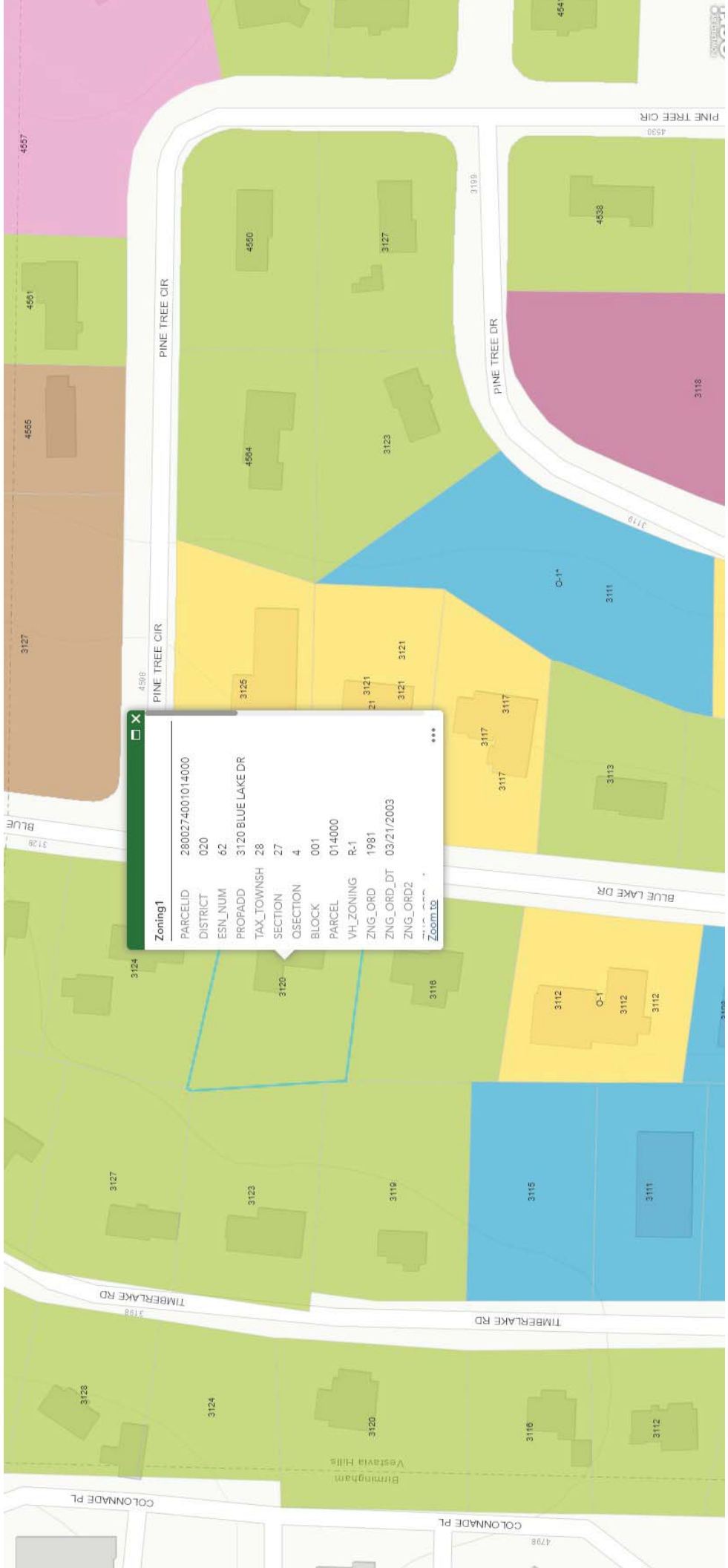
PROPOSED SCHEMATIC RENDERING

3120 Blue Lake Drive - Vestavia Hills, AL



TENT SHOP
DESIGN

3/12/2020



Zoning1

PARCELID	2800274001014000
DISTRICT	020
ESN_NUM	62
PROPADD	3120 BLUE LAKE DR
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	001
PARCEL	014000
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

Zoom to

Future Land Use

- | | | |
|--|--|--|
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| | | |
| | | |

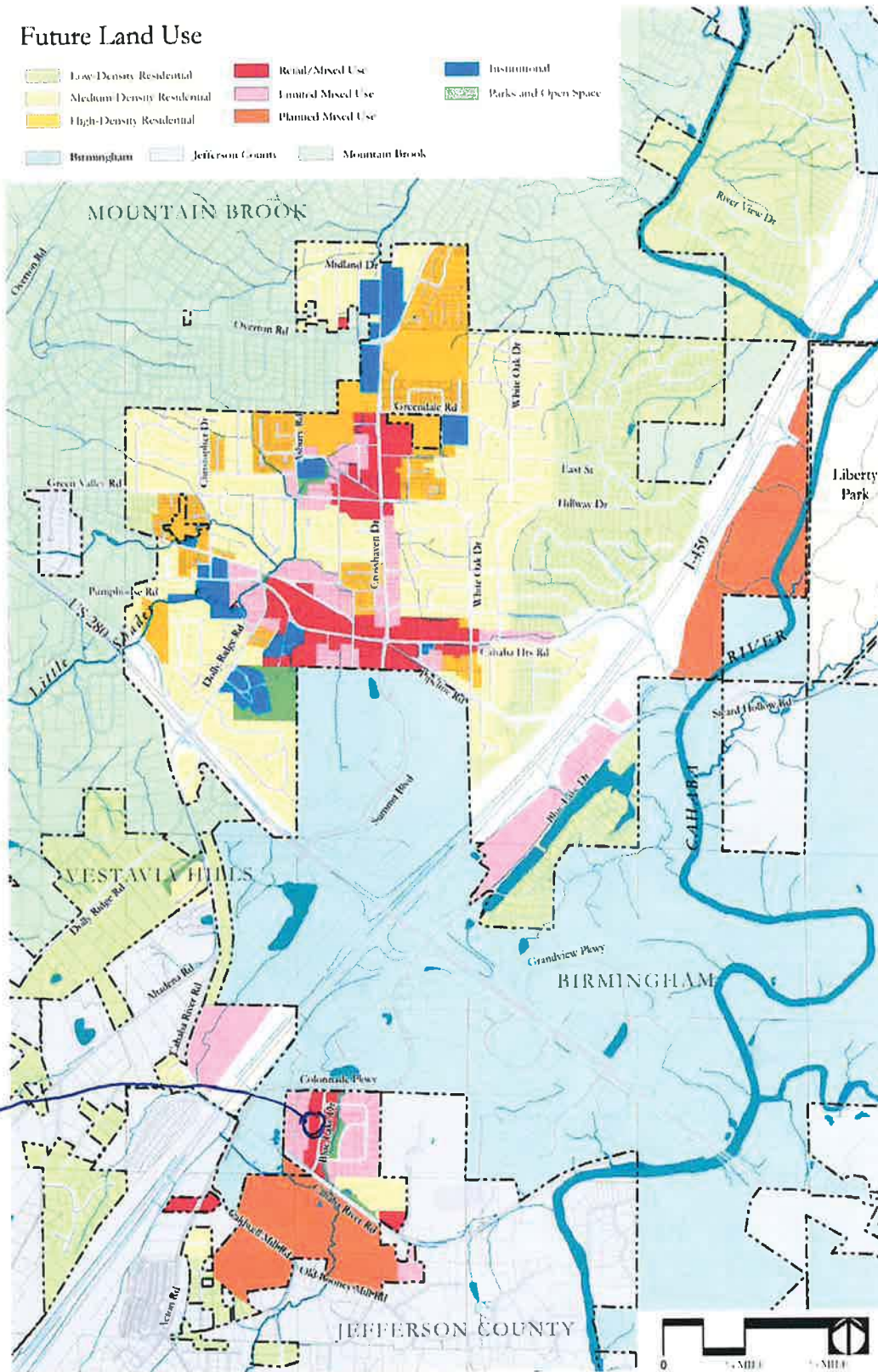


Figure 4: Future Land Use Map