

ORDINANCE NUMBER 3183

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-2 TO VESTAVIA HILLS O-1

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-2 (medium density residential district) to Vestavia Hills O-1 (office park district):

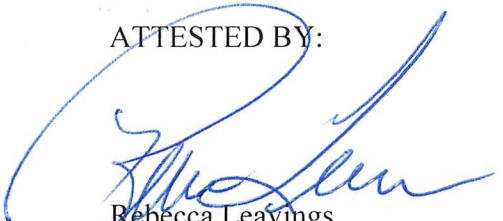
709 Chestnut Street
Lot A, Resurvey of Lots 20 & 21, Block 9, South Bham Heights
Jessica Prier, Owner(s)

APPROVED and ADOPTED this the 24th day of July, 2023.



Ashley C. Curry
Mayor

ATTESTED BY:



Rebecca Leavings
City Clerk

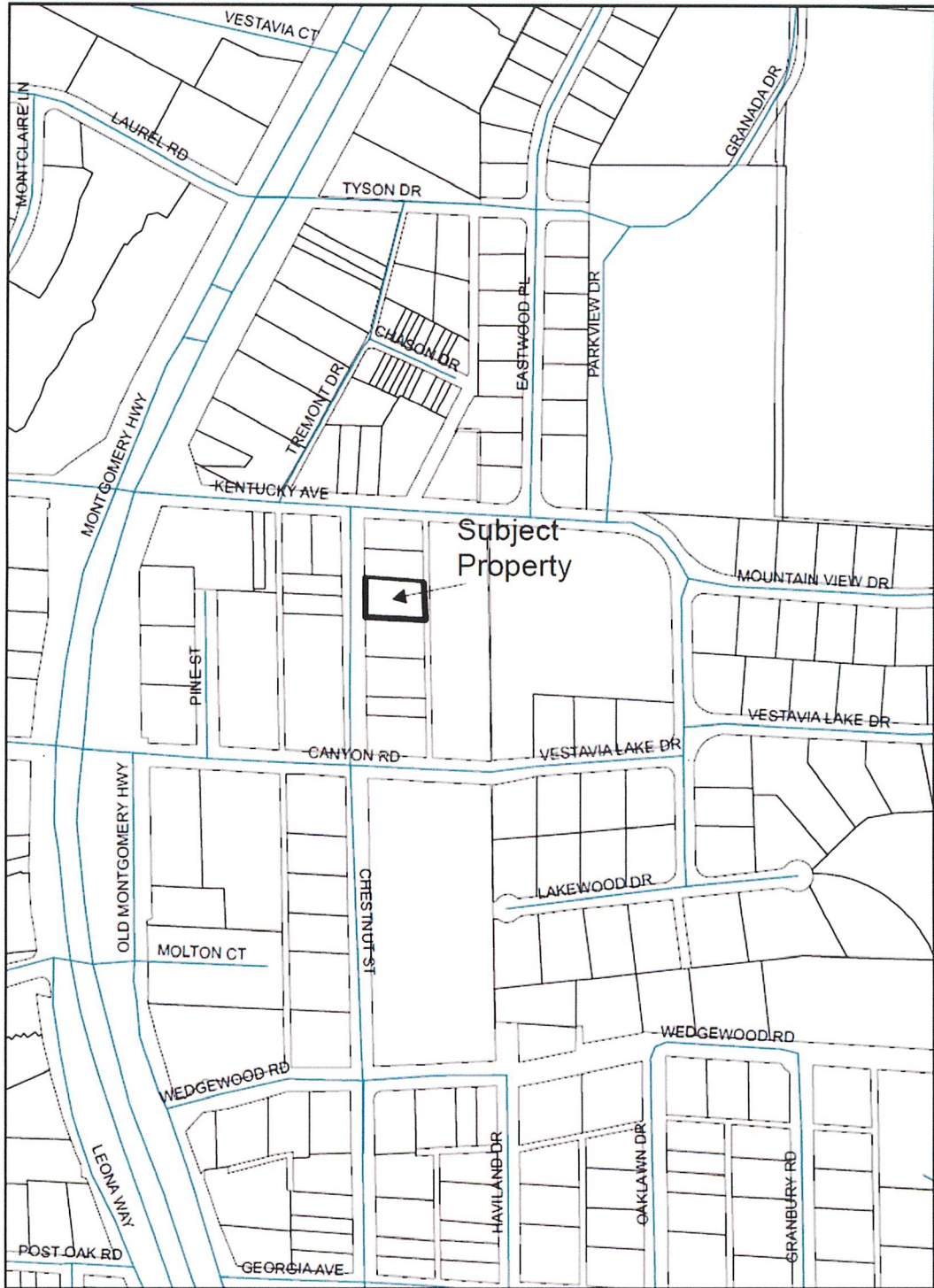
CERTIFICATION:

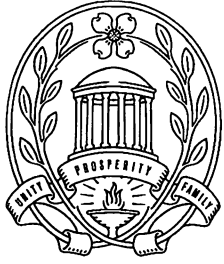
I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 3183 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of July, 2023 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the 25th day of July, 2023.


Rebecca Leavings
City Clerk

709 Chestnut Street





City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-23-7

Owner Name: Jessica and Daniel Prier

Owner Address: 2208 Biltmore Avenue Vestavia AL 35216

Representative:

Rep. Address:

Project Address: 709 Chestnut Street

Legal Description: Lot A, Resurvey of Lots 20 & 21, Block 9, South Bham Heights

Parcel ID Number: 28 00 30 2 001 003.000

Current Zoning: R-2

Requested Zoning: O-1

Intended Purpose: office

MOTION Mr. Weaver made a motion to recommend Rezoning for 709 Chestnut St. from Vestavia Hills R-2 to Vestavia Hills O-1. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Mr. Romeo – yes

P&Z Recommendation: Mr. Larson – yes Mr. Weaver – yes

Mr. Honeycutt – yes Mr. Maloof – yes

Mr. Vercher – yes

Motion carried.

Date of P&Z Meeting: June 8, 2023

Authorized by:

Issued by:

Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair
Conrad Garrison, City Planner

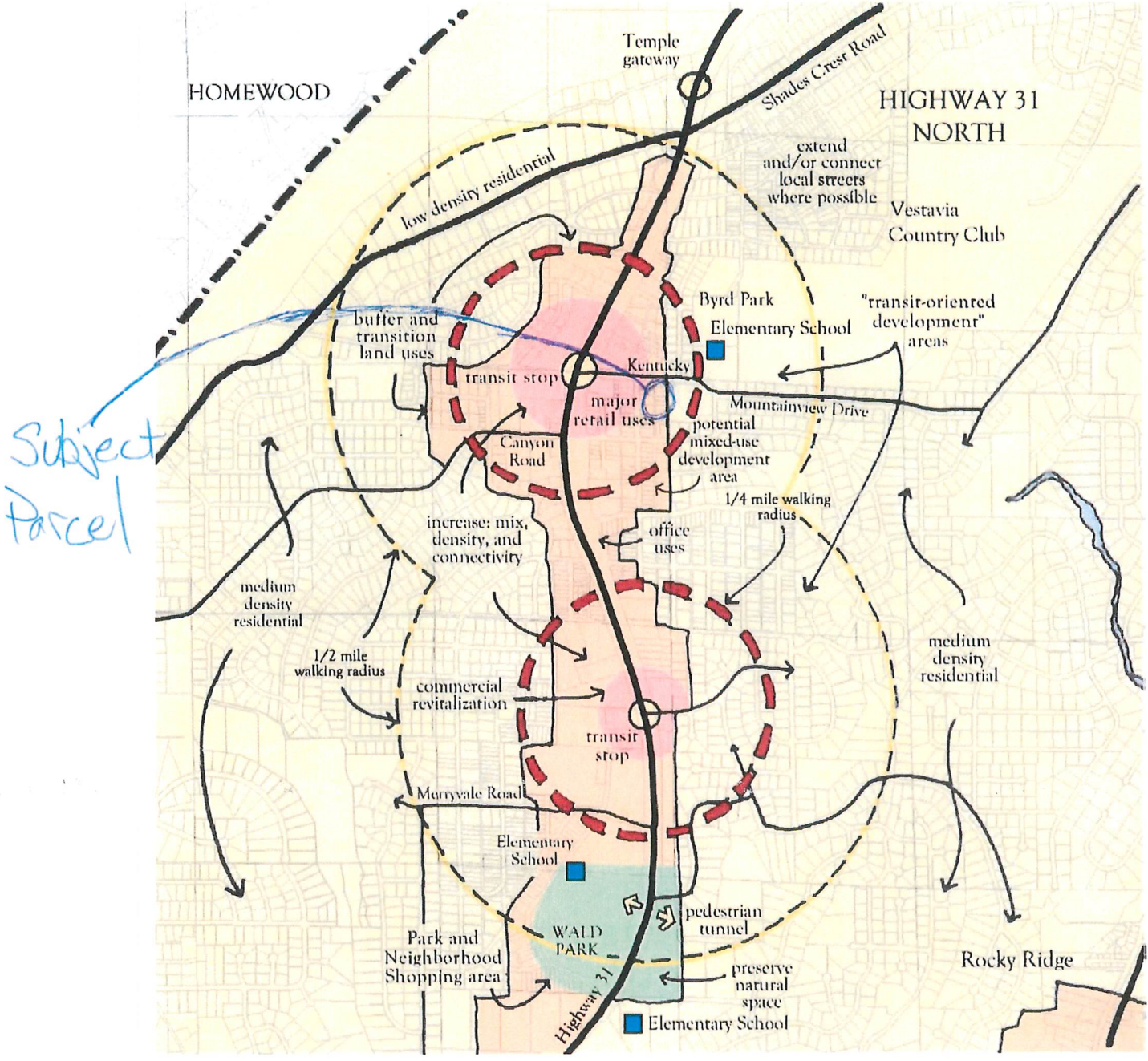


Figure 17: Highway 31 North
Land Use Analysis

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|---|--|
| <ul style="list-style-type: none"> Neighborhood - primarily low / medium density single-family residential areas with higher densities near village centers. Other uses may include schools, places of worship, recreational areas, and open space. Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces. Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space. Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered. | <ul style="list-style-type: none"> Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space. Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses. Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users. Schools - School facilities administered by the Vestavia Hills School System. |
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THIS DRAWING IS PROPERTY OF BIRMINGHAM DESIGN HOUSE AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION. APPROX. 18-20 LARGE CAMPIER TREES TOTAL.

4155 W. CHAMBERLAIN BL. BIRMINGHAM, AL 35226-3404 (205) 988-8888

BIRMINGHAM DESIGN HOUSE

1500 CRESTVIEW TRAIL
MCKEY HILLS, AL 35206

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NOTE



SCALE: 1" = 10'-0"
LANDSCAPE & HARDSCAPE PLAN

11.0

NUMBER: 82

| PLANT SCHEDULE | COMMON NAME | SIZE | CONTAINER | MARKERS |
|----------------|---------------------------------------|-------|-----------|---------|
| 1 | CHONDAILLIS VIRGINICUS | 8" HI | 8" BAR | MI |
| 2 | MAGNOLIA GRANDIFLORA 'SOUTHERN GRACE' | 8" HI | 8" BAR | MI |
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LANDSCAPE REQUIREMENTS PER VESTAVIA HILLS CODE OF ORDINANCES, APPENDIX A, ARTICLE B:

1. BUFFER REQUIREMENTS ON NORTHEN & SOUTHERN PROPERTY LINES.
2. 25' BUFFER & 3' DIVERSION UNIFORM TREES PER 100 LF.
3. EXISTING MATURE VEGETATION CONTRIBUTES TO REQUIREMENTS.

PERIMETER LANDSCAPE REQUIREMENTS, EASTERN PROPERTY LINE:

1. EXISTING TREES MEET TREE REQUIREMENT.
2. EXISTING TREES MEET TREE REQUIREMENT.

FRONTAGE LANDSCAPE REQUIREMENTS, WESTERN PROPERTY LINE:

1. NOT APPLICABLE DUE TO PARKING'S LOCATION OUTSIDE OF PROPERTY LINE.

REQUIREMENTS FOR PERIMETER BUFFER:

1. 10' MIN. HEIGHT PER 100 LF.
2. 10' HEIGHT PER 100 LF.

