

ORDINANCE NUMBER 3206

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 INST 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 Inst (institutional district) to Vestavia Hills O-1 (office park district):

1929 Canyon Road
Lot 12, Blk 3, Southridge 2nd Addition to Vestavia Hills
Greater Birmingham Area Friends Chapter of National Ambucs, Inc, Owner(s)

BE IT FURTHER ORDAINED, that said rezoning is conditioned upon the following: (1) said zoning is limited solely for the use professional office only as defined in the Vestavia Hills Zoning Code, as amended; and (2) that the use of drive-thrus are prohibited; and (3) if the existing building on the property were demolished or destroyed for any reason, any new building shall be limited to two stories and shall be built in a residential style as approved by the City's Design Review Board.

APPROVED and ADOPTED this the 22nd day of January, 2024.



Rusty Weaver
Mayor Pro-Tem

ATTESTED BY:



Rebecca Leavings
City Clerk

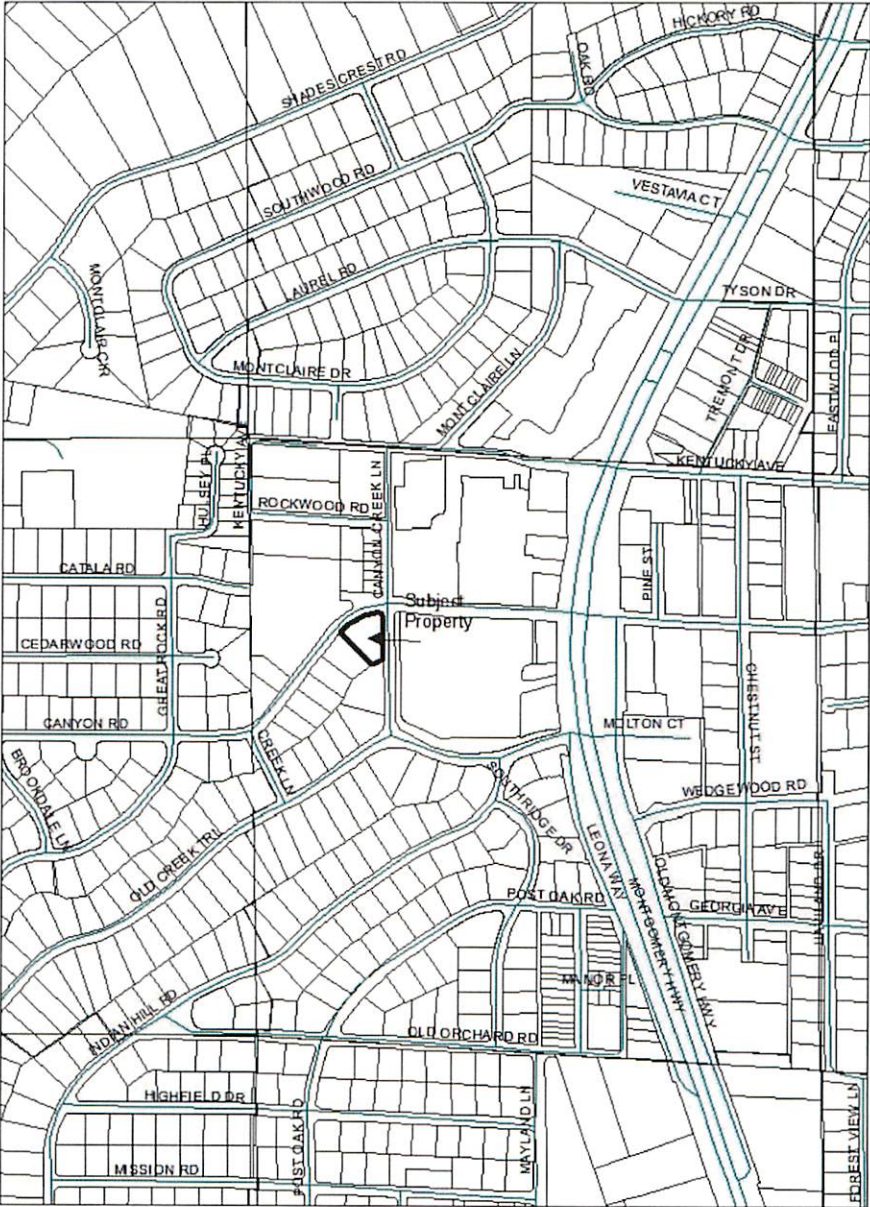
CERTIFICATION:

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 # 3206 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 22nd day of January, 2024 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 23rd day of January 2024.


Rebecca Leavings
City Clerk

1929 Canyon Road





City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-23-12

Representative: Sean Hufnagel

Owner Name: GREATER BIRMINGHAM AREA FRIENDS CHAPTER

Rep. Address: 2253 Pine Crest Drive, Vestavia AL 35216

Owner Address: 1929 Canyon Road

Project Address: 1929 Canyon Road

LOT 12, BLOCK 3, SOUTHRIDGE 2ND ADDITION TO VESTAVIA HILLS, MAP BOOK: 43 PAGE: 69

Legal Description:

Parcel ID Number: 2800302007001000

Current Zoning: Inst-1

Requested Zoning: O-1

Intended Purpose: Landscape Architecture Firm and current non-profit leasees

MOTION Mr. Weaver made a motion to recommend Rezoning for 1929 Canyon Rd. from Vestavia Hills INST to Vestavia Hills O-1 with the following conditions:

1. O-1 zoning limited to professional office only;
2. Drive-thru's are prohibited;
3. Any new building is limited to two stories and built in a residential style.

P&Z

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

Mr. Farrell – yes Mr. Sykes – yes
 Mr. Larson – yes Mr. Weaver– yes
 Mr. Honeycutt – yes Mr. Romeo– yes
 Mr. Vercher– yes
 Motion carried.

Date of P&Z Meeting:

December 14, 2023

Authorized by:

Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair

Issued by:

Conrad Garrison, City Planner

LAYOUT & MATERIALS NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, COUNTY AND STATE CODES AND REGULATIONS. OBTAIN ALL CONSTRUCTION, LICENSES, ETC. REQUIRED FOR EXECUTION OF WORK.
2. THE CONTRACTOR SHALL, FOR HIS OWN PROTECTION, VERIFY THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
3. LOCATE UTILITIES PRIOR TO ALL EXCAVATIONS, INCLUDING TREE CUTS.
4. LAYOUT WORK AND VERIFY ALL DIMENSIONS PRIOR TO ACTUAL CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE CONTINUING WORK. CONTRACTOR RESPONSIBLE FOR STAKING, SET POINTS, GRADES AND LIMIT OF WORK. THE WORK SHALL BE STAKED BY A LICENSED SURVEYOR. DIMENSIONS ARE GIVEN FROM BACK OF CURB FACE OF STRUCTURE, OR THE IDENTIFIED CENTERLINES.
5. CONDUCT ALL OPERATIONS TO AVOID DAMAGE TO OR DETURBANCE OF EXISTING VEGETATION AND STRUCTURES TO REMAIN.
6. CLEAN-UP AND PROPERLY DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN AND READY FOR OWNER'S USE.
7. ANY VARIATION FROM DRAWINGS OR SUBSTITUTIONS IN MATERIALS WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT ONLY.
8. CHECK DIMENSIONS GIVEN AND FOR FIELD VERIFICATION OF LAYOUT. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
9. ALL UTILITY ACCESS POINTS (VALVE BOXES, METER COVERS, ETC.) TO BE RAISED OR LOWERED TO MATCH FINISHED GRADE. REUSE EXISTING COVERS OR SUPPLY NEW COVERS AS REQUIRED.
10. CLEANOUTS/CLEANOUT COVERS IN PAVING SHALL BE HEAVY DUTY ADJUSTABLE TYPE WITH SCOTCHD BRAND METAL COVERS WITH ANGLI-PROOF SCREENS AND COATED CAST IRON BODY. ROUNDED SHOULDER OR APPROVED SUBSTITUTE. SIZE AS REQ'D FOR ACCESS AND SHALL BE MIN. 4" AND MAX. 8" UNLESS APPROVED BY LANDSCAPE ARCHITECT. COVER FRAMES SHALL BE SET PERFECTLY FLUSH IN SURROUNDING PAVING.
11. REMOVE ALL CONSTRUCTION DEBRIS AND BASE MATERIAL FROM PLANTING BEDS, ROADWAYS, ETC. AND LEAVE READY FOR TOPSOIL PLACEMENT AND PLANTING. CONFIRM ADEQUATE DRAINAGE IN ALL PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF UNSATISFACTORY CONDITIONS.

SITE AND IMPROVEMENT ANALYSIS				
Category	Area	Unit	Quantity	Notes
CURRENT ZONING				RS-1
PROPOSED ZONING				RS-1
LOT NO.	19-000	SF	28,844	
MIN. LOT WIDTH	100	FT	14	AT FRONT YARD SETBACK LINE
BUILDING AREA	2	SF	2,100	
PERMITTED OFF-ROAD	2	SF	2,100	SHALL NOT BE IN ONE STORY
GROSS FLOOR AREA	100	SF	4,200	
ACCESSORY STRUCTURES	100	SF		EXISTING ACCESSORY STRUCTURE TO BE REMOVED
TOTAL PARKING SPACES	10	SF	10	(SPACE PER 200 SF GFA)
ACCESSIBLE SPACES	1	SF	1	8' x 12' WITH 5' WALK
STANDARD SPACES	2	SF	2	8' x 12'
COMPACT SPACES	2	SF	2	8' x 10' ALLOWED FOR EVERY 2 STANDARD
MAX. BUILDING AREA	100	SF	2,200	80% TWO-BEDROOM PARKING

PLANT SCHEDULE						
ID	Name	Botanical Name	Common Name	Height	Spreads/Trunk	Notes
SHADE TREES						
TC	2	Fraxinus chinensis	Chinese Fraxinus	8-10'	AS SHOWN	Strong, Central leader
CP	4	Quercus phellos	Live Oak	8-10'	AS SHOWN	Strong, Central leader
UNDERSTORY FLOWERING TREES						
DL	5	Malva x Conroy	Queen's Hebe	7-10'	AS SHOWN	Full to ground
MLA	4	Magnolia grandiflora	Big Leaf Magnolia	8-10'	AS SHOWN	Full to ground
MY	8	Magnolia speciosa	Star Magnolia	8-10'	AS SHOWN	Multiple, Min. 3 Canes
TL	2	Tilia cordata	Green Leaf Linden	7-10'	AS SHOWN	Full to ground
TD	7	Tilia tomentosa	Emerald Atrorhiza	7-10'	AS SHOWN	Full to ground
Shrubs						
AD	17	Adonis vernalis	Spring Adonis	10-15"	3:30 a.s.	Healthy, Full Container
BM	5	Buxus microcarpa	Winged Boxwood	14-18"	3:30 a.s.	Healthy, Full Container, Stage 1
CP	14	Chamaecyparis latifolia	Emerald Cypress	24-30"	8:00 a.s.	Healthy, Full Container
ORNAMENTAL GRASS						
MS	15	Monarda spicata	Spice Sweet Grass	18-24"	3:30 a.s.	Full container
GROUND COVER AND TURF GRASS						
						They 419

FENCE NOTES

1. 6" FT.
2. OPAQUE STAINED PRESSURE TREATED PINE, VERTICAL SLAT.
3. FINAL DESIGN AND MATERIALS TO BE INCLUDED IN FENCE PERMIT APPLICATION.
4. UTILITY FENCE - FINISHED SIDE TO FACE AWAY FROM UTILITIES BEING SCREENED.
5. BUFFER FENCE - FINISHED BOTH SIDES.



LAYOUT, MATERIALS, AND CODE REQUIRED LANDSCAPE PLAN
Scale: 1" = 10'

HNP
1929 CANYON ROAD,
VESTAVIA HILLS, AL.
94 EQUIMULEE
2013 PARK CREST DRIVE
VESTAVIA HILLS, AL 35216

STATE OF ALABAMA
NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT

11/10/23
REZONING SUBMITTAL
CODE REQ'D - LAYOUT AND MATERIALS PLAN

L1.1