

ORDINANCE NUMBER 3249

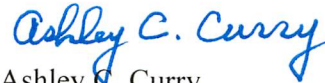
AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-1 TO VESTAVIA HILLS B-2

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-1 (low density residential district) to Vestavia Hills B-2 (general business district):

3128 Blue Lake Drive; Lot 9A, Resurvey of Lots 8 & 9, Topfield Subd.
Robert Fuqua, Owner(s)

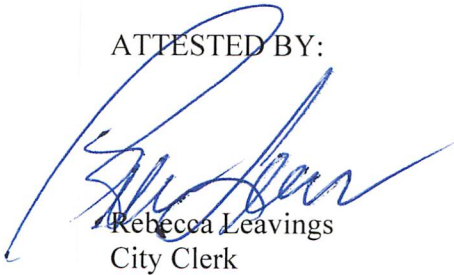
BE IT FURTHER ORDAINED, that said rezoning be effective with the following uses as prohibited: gas stations, automotive repair, automotive sales, car wash, convenience stores, laundromat/dry-cleaning establishments and fast-food restaurants.

APPROVED and ADOPTED this the 25th of November, 2024.



Ashley C. Curry
Mayor

ATTESTED BY:

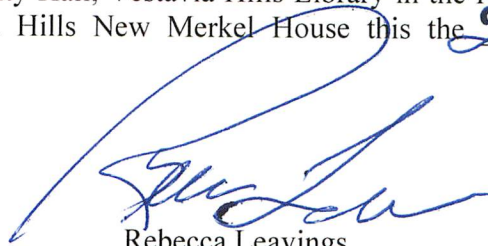


Rebecca Leavings
City Clerk

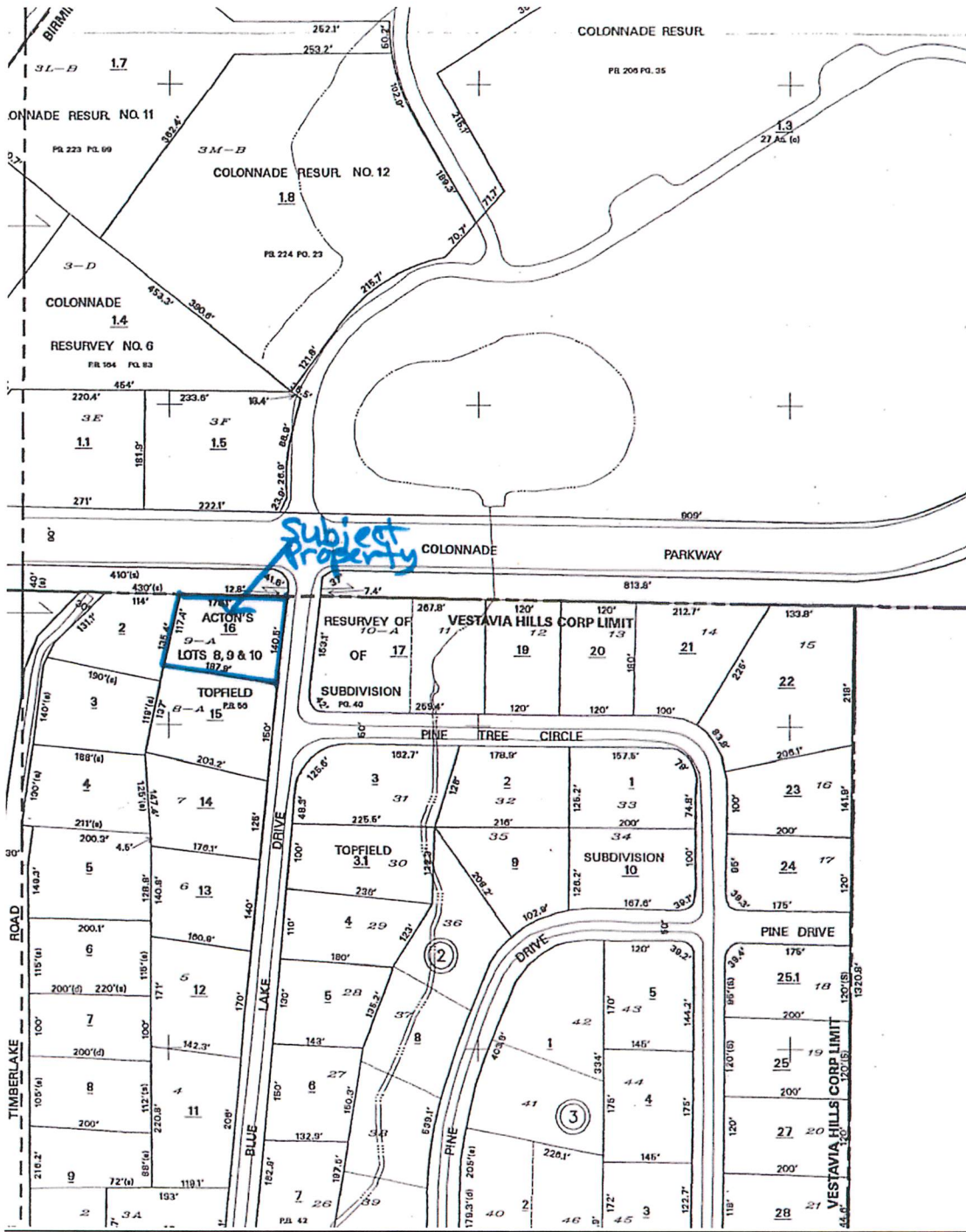
CERTIFICATION:

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 Number 3249 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 25th day of November, 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 26th day of Nov., 2024.



Rebecca Leavings
City Clerk





City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-24-11

Representative: Wade Lowery

Owner Name: Robert Fuqua

Rep. Address: 120 Bishop Circle, Suite 300, Pelham, AL 35124

Owner Address: 2712 Ossa Wintha Dr, Vestavia Hills, AL 35243

Project Address: 3128 Blue Lake Drive, Vestavia Hills, AL 35243

Legal Description: Lot 9-A, according to Acton's Resurvey of Lots 8-9 and 10 of Topfield Subdivision, as recorded in Map Book 56, page 40, in the Probate Office of Jefferson County, Alabama.

Parcel ID Number: 28-00-27-4-001-016.000

Current Zoning: R-1

Requested Zoning: B-2

Intended Purpose: A new plant nursery and retail store

MOTION Mr. Blackenburg made a motion to recommend Rezoning for 3128 Blue Lake Dr. from Vestavia Hills R-1 to Vestavia Hills B-2 with the following conditions:

1. Gas stations, automotive repair, automotive sales, car wash, convenience stores, laundromat/dry cleaning, and fast food restaurants are prohibited.

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

P&Z

Recommendation: Mr. Sykes – yes Ms. Cochran – yes
Mr. Romeo – yes Mr. Honeycutt – yes
Mr. Maloof – yes Mr. Blakenburg – yes
Mr. Vercher – yes
Motion carried.

Date of P&Z Meeting: October 10, 2024

Authorized by:

Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair

Issued by:

Conrad Garrison, City Planner

PRELIMINARY
NOT FOR CONSTRUCTION

EDG
ENVIRONMENTAL DESIGN GROUP
1001 LAUREL AVENUE
FLORENCE, AL 36833
TEL: 205.442.8865

PROJECT ADDRESS
3128 BLUE LAKE DRIVE
VESTAVIA, ALABAMA

SHEET TITLE
CONCEPTUAL SITE PLAN

PROJECT NAME
MARCI HOLLINGSWORTH PROPERTY

TOWN: JCS
CHECKED: MJK
DESIGNED: MJK/LL/022
DATE: SEPTEMBER 3, 2024
DRAWN: STEPHAN BWS

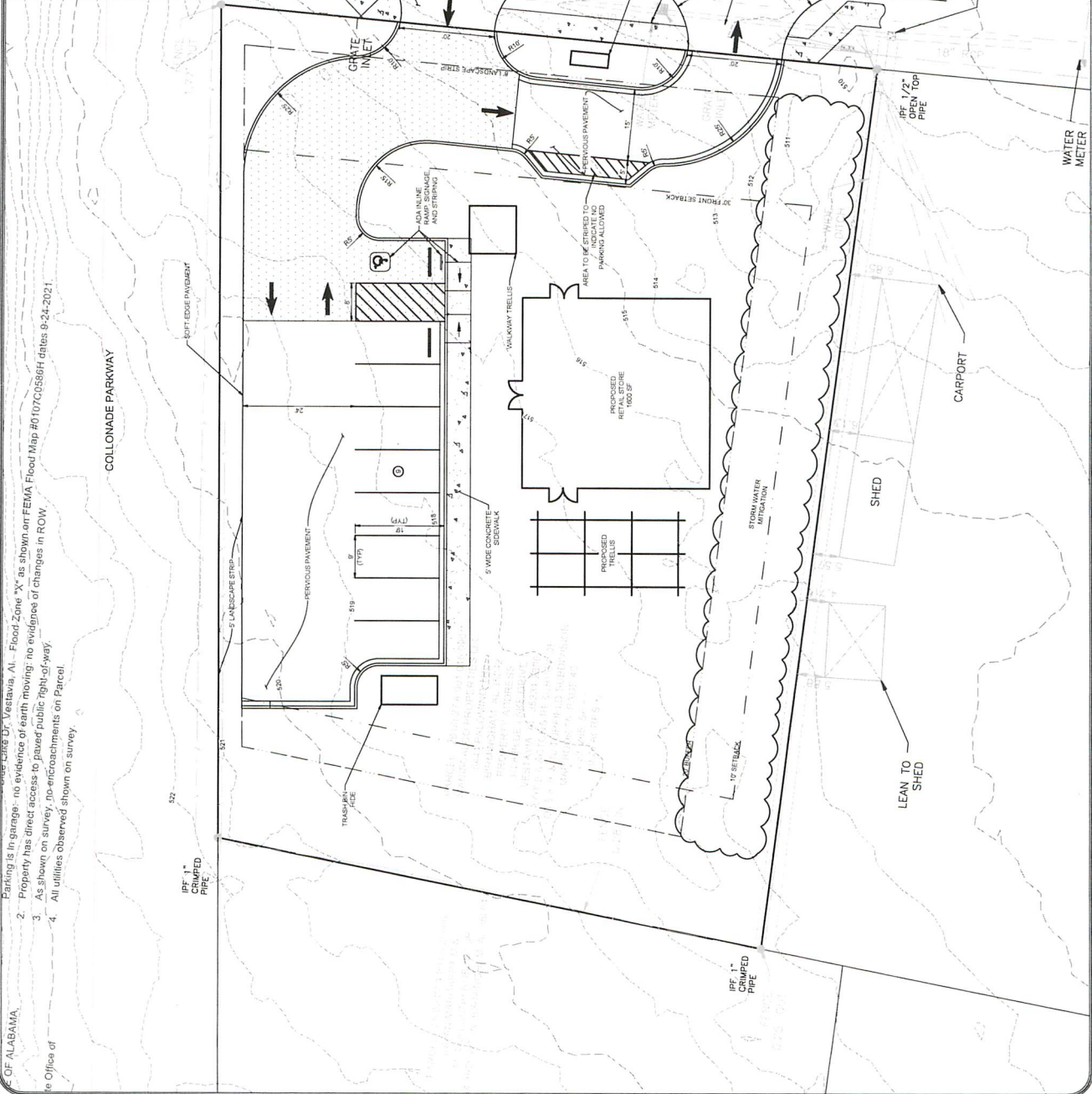
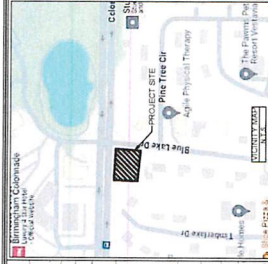
GRAPHIC SCALE
1" = 10 FT
1" = 10 FT

LEGEND
- - - - - BUFFER
- - - - - SETBACK
- - - - - CONCRETE SIDEWALK
- - - - - CONCRETE SIDEWALK

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. ALL UTILITIES SHOWN ARE BASED ON JEFFERSON COUNTY TOWN AND SOIL AND LIDAR TOPOGRAPHY.

SITE DATA TABLE

PARCEL NUMBERS	20-027-4-001-014-000
PARCEL AREA	20.54 ACRES
PLANNING JURISDICTION	CITY OF VESTAVIA
CURRENT ZONING	R-1
PROPOSED ZONING	R-2
PARKING REQUIREMENT	11 SPACES @ 1000 GFA, 1 SPACE @ 200 GFA, 8 SPACES
PROPOSED PARKING	9 SPACES
BUILDING SETBACK	30 FT
FRONT SETBACK	30 FT
REAR SETBACK	10 FT
MAX HEIGHT	21.0 STORIES - 35 FT
LANDSCAPE BUFFER REGULATIONS	8 FT, 4 FT WITH FENCE
PERIMETER	5 FT
BUILDING FOUNDATION	6 FT MINIMUM
BUFFER	WHEN RETAIL IS ADJACENT TO SINGLE LOT, BUFFER SHALL BE 20 FT OR 15 FT WITH FENCE



OFFICE OF ALABAMA

1. Parking is in storage - no evidence of earth moving - no evidence of changes in ROW.
2. Property has direct access to paved public right-of-way.
3. As shown on survey, no encroachments on Parcel.
4. All utilities observed shown on survey.



Engineering Design Group
Trellis - Blue Lake Drive
 3128 Blue Lake Drive, Vestavia Hills, Alabama 35243

REVISIONS

DATE: August 29, 2024
 SCALE: As Indicated
 PROJECT MANAGER: DKE
 DRAWN: HWM
 REVIEWED: DKE
 PROJECT NO.: Project ID

Tree Removal/
 Preliminary
 Landscape Plan

SHEET NUMBER:
L-1.0

I. FRONTAGE LANDSCAPING REQUIREMENTS:

MINIMUM PLANTING STRIP DEPTH: 8'-0"
 PROPOSED PLANTING STRIP DEPTH: 8'-0"
 MINIMUM SHRUB DENSITY: (1) 3 GAL. SHRUB PER 3 L.F. OR (1) 5 GAL. SHRUB PER 5 L.F. FRONTAGE FRONTAGE LENGTH (EXCLUDING DRIVE/EGRESS POINTS) = 98 L.F.
 REQUIRED SHRUB QUANTITY RANGE: 29-53 SHRUBS
 PROPOSED SHRUB QUANTITY: 27 SHRUBS
 MINIMUM TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / 1 UNDERSTORY TREE PER 40 L.F. FRONTAGE LENGTH (EXC. USING DRIVE/EGRESS POINTS) = 98 L.F.
 REQUIRED TREE QUANTITY: 2 CANOPY TREES
 PROPOSED TREE QUANTITY: 2 CANOPY TREES

II. PARKING PERIMETER LANDSCAPING REQUIREMENTS:

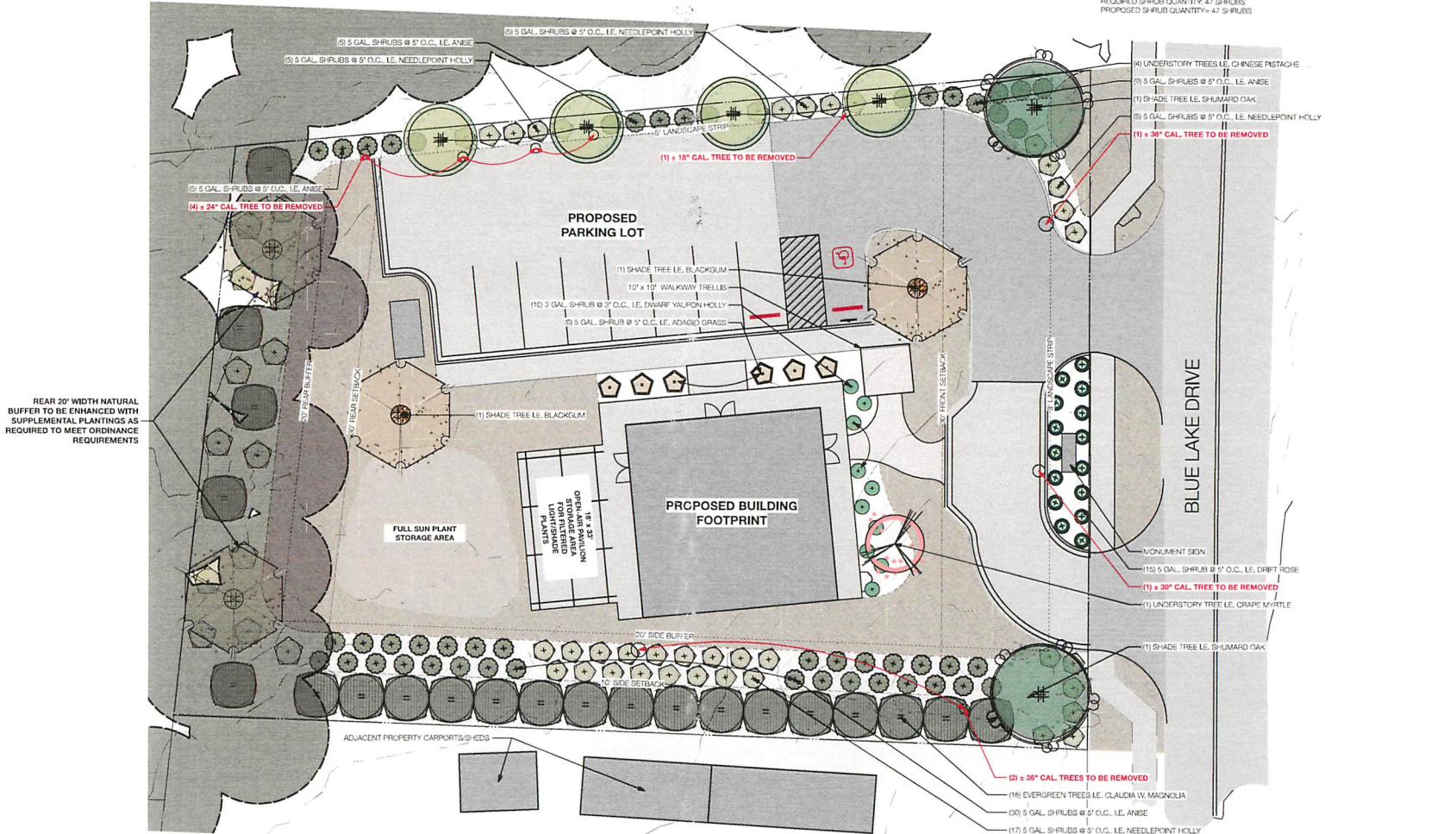
MINIMUM PLANTING STRIP DEPTH: 5'-0"
 PROPOSED PLANTING STRIP DEPTH: 5'-0"
 MINIMUM SHRUB DENSITY: (1) 3 GAL. SHRUB PER 3 L.F. OR (1) 5 GAL. SHRUB PER 5 L.F. PERIMETER PERIMETER LENGTH: 140 L.F.
 REQUIRED SHRUB QUANTITY RANGE: 28-47 SHRUBS
 PROPOSED SHRUB QUANTITY: 28 SHRUBS (28 5 GAL. SHRUBS @ 5' O.C.)
 MINIMUM TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / 1 UNDERSTORY TREE PER 40 L.F. PERIMETER PERIMETER LENGTH: 140 L.F.
 REQUIRED TREE QUANTITY: 3 CANOPY OR 4 UNDERSTORY TREES
 PROPOSED TREE QUANTITY: 4 UNDERSTORY TREES

III. BUILDING PERIMETER LANDSCAPING REQUIREMENTS:

MINIMUM PLANTING STRIP DEPTH: 6'-0"
 PROPOSED PLANTING STRIP DEPTH: 6'-0" - 11'-0" (VARIES BY LOCATION)
 MINIMUM SHRUB DENSITY: 10 HEDGE PLANTS OR SHRUBS PER 50 L.F. BUILDING ELEVATION BUILDING FRONTAGE ELEVATION LENGTH: 80 L.F. = REQUIRED SHRUB QUANTITY: 16 SHRUBS
 PROPOSED SHRUB QUANTITY: 16 SHRUBS
 MINIMUM TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / 1 UNDERSTORY TREE PER 35 L.F. BUILDING FRONTAGE ELEVATION LENGTH: 80 L.F.
 REQUIRED TREE QUANTITY: 2 TREES
 PROPOSED TREE QUANTITY: 2 TREES (1 CANOPY, 1 UNDERSTORY)

IV. LANDSCAPE BUFFER REQUIREMENTS:

REQUIRED BUFFER: TYPE B (PROPOSED RETAIL, < 50,000 FT. ABUTTING EXISTING DETACHED, SINGLE FAMILY RESIDENTIAL)
 REQUIRED BUFFER WIDTH (WITH/OUT FENCE): 20 FT. | PROPOSED WIDTH (WITHOUT FENCE): 20 FT.
 REQUIRED BUFFER WIDTH (WITH/OUT FENCE): 20 FT. | PROPOSED WIDTH (WITHOUT FENCE): 20 FT.
 PROPOSED BUFFER WIDTH: 20 FT.
 PROPOSED BUFFER TREE REQUIREMENT: 16 TREES REQUIRED
 BUFFER SHRUB REQUIREMENT: 30 (UP TO 25% DECIDUOUS, IN ALTERNATING DOUBLE ROW) PER 100 L.F.
 REQUIRED SHRUB QUANTITY: 47 SHRUBS
 PROPOSED SHRUB QUANTITY: 47 SHRUBS



NOTES:

1. PLANTING PLAN IS PRELIMINARY AND WILL BE COORDINATED WITH ALL CIVIL/STORMWATER DESIGN FEATURES.
2. CANOPY TREES SHALL BE MINIMUM 2 1/2" CALIPER AT INSTALLATION.
3. EVERGREEN TREES SHALL BE MINIMUM 8" HIGH AT INSTALLATION.

1 TREE REMOVAL / ORDINANCE PLANTING PLAN
 Scale: 1" = 10'-0"



ASI - NO. 1

ASI No. 1 attached to the contract documents and city portal message for zoning approval:

Trellis Nursery

24042.00

Date: 09.03.24

To: City of Vestavia Hills

From: Hendon + Huckestein Architects, PC

Marci Hollingsworth, Owner of the property in question: 3128 Blue Lake Drive, Vestavia Hills, Alabama Agrees to limit the use of the property to prohibit the following: Gas Station; Automotive repair; Automotive Sales; Car Wash; Convenience Store; Laundromat or dry cleaning; Restaurant.

Ms. Hollingsworth has agreed to allow our firm to write this letter on her behalf.

Thank you,

A handwritten signature in black ink, appearing to read "Scott Boomhover".

Scott Boomhover, AIA, NCIDQ, NCARB