

Rezoning Application

RZ-25-2

Submitted On: Apr 3, 2025

Applicant

 Joe Schifano  
 205-531-9664  
 @schifano@edgalabama.com

Primary Location

3279 CAHABA HEIGHTS RD  
VESTAVIA HILLS, AL 35243

Additional Locations

4201 WHITE OAK DR, VESTAVIA HILLS AL 35243

Property Information

Subject Property Address

3279 Cahaba Heights Road & 4201 White Oak Drive

Tax Parcel ID Number

28 00 23 2 013 007.000

Legal Description

North 112 feet of Lot 1, Block 1, MB 22, PG 83; Lot 2-A, MB 48, Pg 55

Existing Parking Spaces

0

Proposed Parking Spaces

22

Submission Date

04/03/2025

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

R-5 & O-1

To Requested Zoning Classification

R9

For the Intended Purpose of:

Creation of a Townhome Subdivision

Acreage of Subject Property

0.78

Acreage of Property to be Disturbed

0.78

Setbacks

Front

15

Back

45

Side

10

Open Space

0

Lot Coverage Percentage

45

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

**Owner Information**

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**Owner Address City State Zip**

3505 Bent River Road  
Birmingham, AL 35216

**Owner's Phone Number**

(205) 985-7171

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

**Mailing Address of Responsible Party**

120 Bishop Circle  
Pelham, AL 35124

**Phone No. of Responsible Party**

(205) 403-9158

**Property Owner Name**

KADCO Homes, LLC

**Company Name**

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**Email Address of Owner**

jdkessler84@gmail.com

**Owner Representative/Responsible Party**

Joe Schifano

**Company Name**

Engineering Design Group

**Contact Email of Responsible Party**

schifano@edgalabama.com

**Email Address of Responsible Party**  
schifano@edgalabama.com

**Project Engineer Information (if applicable)**

**Name**

Joe Schifano

**Company**

Engineering Design Group

**Mailing Address**

120 Bishop Circle  
Pelham, AL 35124

**Phone Number**

(205) 403-9158

**Email**

schifano@edgalabama.com

# REZONING PACKAGE

FOR A TOWNHOME DEVELOPMENT KNOWN AS

## CAHABA HEIGHTS TOWNHOMES

VESTAVIA HILLS, ALABAMA

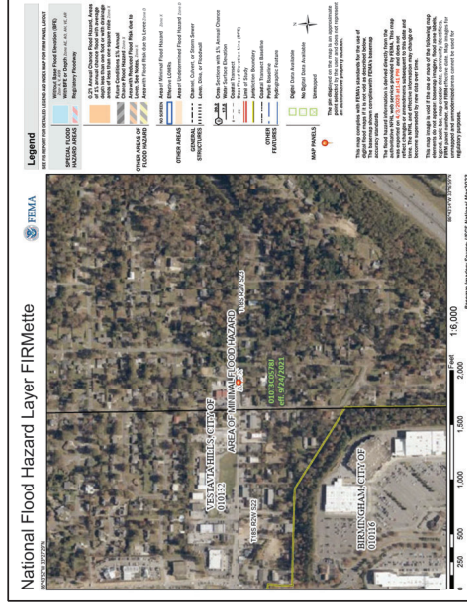
### LIST OF CONTACTS

CITY OF VESTAVIA HILLS  
CITY PLANNER  
CONTACT: CONRAD GARRISON  
PHONE: (205) 978-0179

CITY OF VESTAVIA HILLS  
CITY ENGINEER  
CONTACT: ETHAN FISHER  
PHONE: (205) 978-0179

WATER  
BIRMINGHAM WATER WORKS BOARD  
CONTACT: DOUG STOCKHAM  
PHONE: (205) 244-4186  
DOUG.STOCKHAM@BWWB.ORG

SEWER  
JEFFERSON COUNTY  
ENVIRONMENTAL SERVICES  
CONTACT: BEN PAIE  
PHONE: (205) 521-7515  
PAIEB@JCCAL.ORG



FEMA FIRMETTE FM01073C0576J  
N.T.S.



VICINITY MAP  
N.T.S.

### SHEET INDEX

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STORM PLAN  
EROSION & SEDIMENT  
CONTROL PLAN  
UTILITY PLAN  
DETAILS

### OWNERS

THE ENTRUST GROUP, INC.  
3122 GREEN VALLEY ROAD  
VESTAVIA HILLS, AL 35243  
(XXX) XXX-XXXX  
CONTACT: DAVID BRUNO

### DEVELOPER

KADCO HOMES  
3505 BENTLEY RIVER ROAD  
BIRMINGHAM, AL 35216  
(205) 985-7171  
CONTACT: JASON KESSLER

### ENGINEERING

ENGINEERING DESIGN GROUP, LLC  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35267  
(205) 403-9158  
CONTACT: WADE LOWERY, P.E.

### SURVEYING

ENGINEERING DESIGN GROUP, LLC  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35267  
(205) 403-9158  
CONTACT: RODNEY CUNNINGHAM, P.L.S.

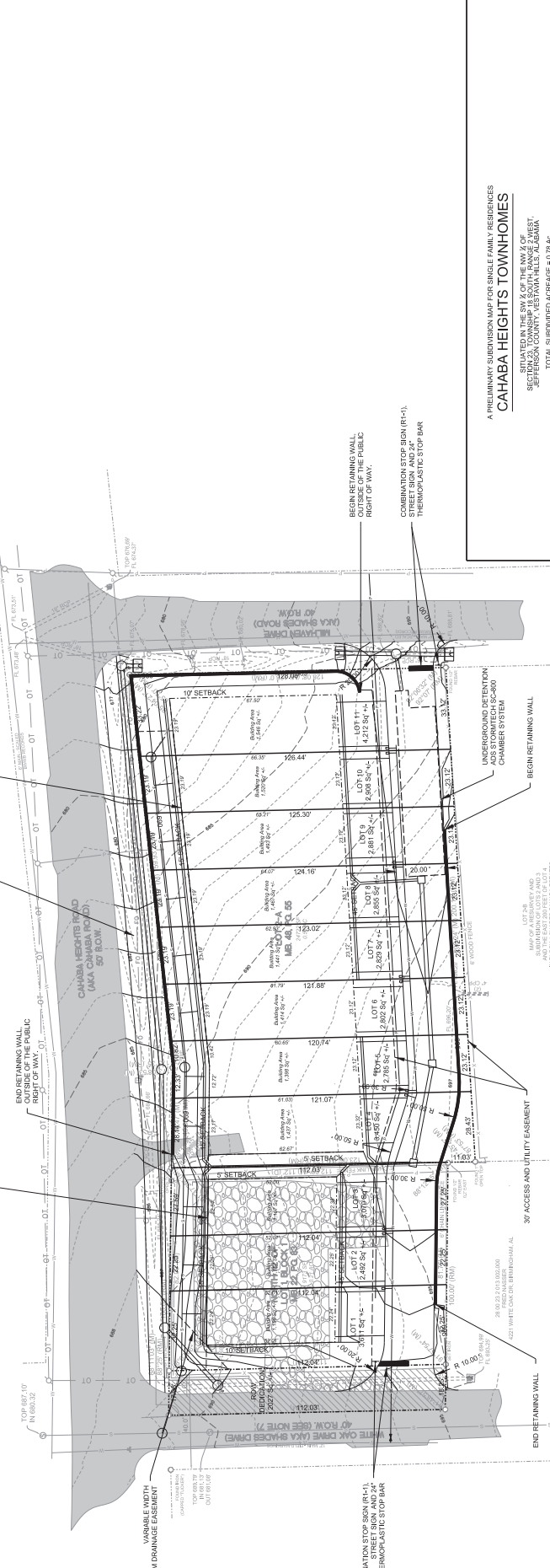
### CAHABA HEIGHTS TOWNHOMES

KADCO0002 - 04/03/2025





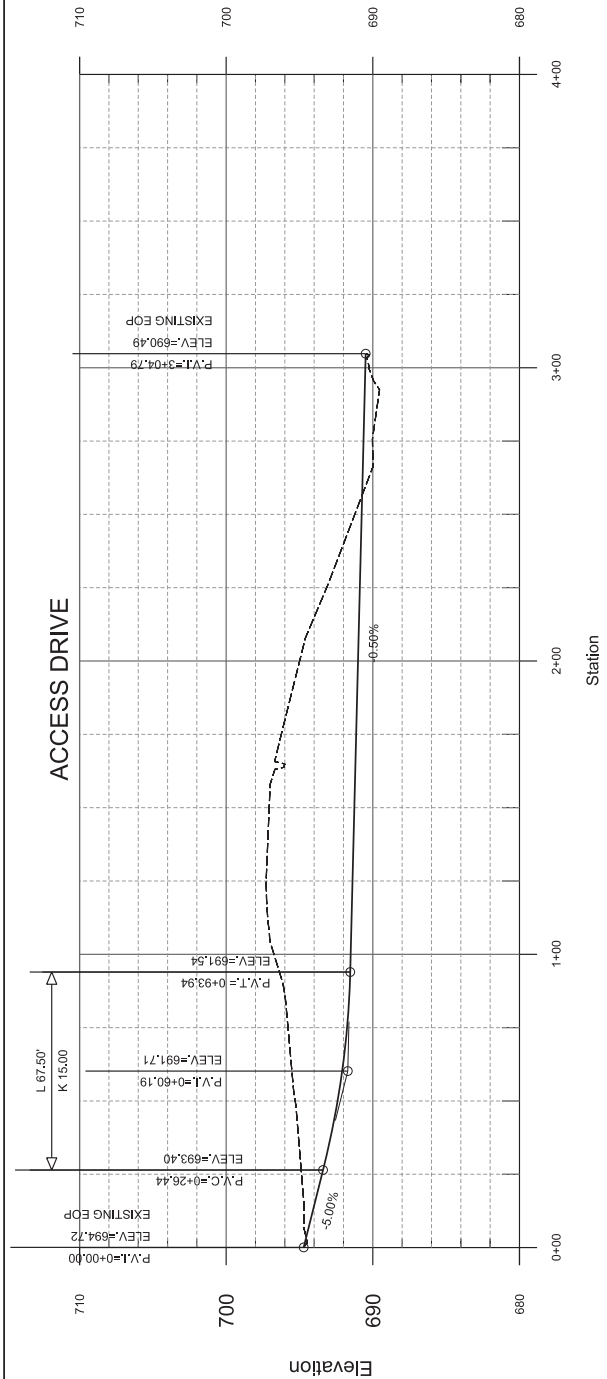




SETBACKS AS SHOWN ON PLAT  
ENGINEERING & SURVEYING, INC.  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, ALABAMA 35124  
CDA 105743

NOTES:

1. ALL LOT DIMENSIONS SHOWN ARE APPROXIMATE.
2. TOPOGRAPHIC DATA ON THIS PLAT IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BY THE NATIONAL COORDINATE SYSTEM BASED ON ALABAMA WEST STATE PLANE COORDINATES, ALABAMA WEST M8 83.
3. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE CITY OF PELHAM, ALABAMA, PER PERMITS.
4. SUBDIVIDED PROPERTY IS LOCATED IN LOT ZONE "X" AS PER FLOOD INSURANCE RATE MAP OF SHELBY COUNTY, ALABAMA.
5. COMMUNITY PANEL NO. 0117-020701, EFFECTIVE DATE: SEPTEMBER 24, 2021.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS.
7. CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS.
8. STORM WATER RUNOFF PRODUCED FROM THIS DEVELOPMENT WILL NOT ADVERSELY EFFECT OTHER PROPERTIES. FURTHERMORE, THE STORM DRAINAGE SYSTEM IS DESIGNED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICES AND WILL PERFORM AS ANTICIPATED.
9. CONSTRUCTION TO MEET FLOOD, SPECIFICATIONS, AND APPLICABLE REGULATIONS.
10. ALL COMPACTON ON LOTS OR BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET THE REQUIREMENTS OF THE CITY OF PELHAM, ALABAMA.
11. SEE NOTES AND DETAIL DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS RELATIVE TO WORK TO BE PERFORMED AS PART OF THE PROJECT.
12. THE DESIGN AND INSTALLATION OF THIS UTILITY SERVICE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
13. THE DESIGN AND INSTALLATION OF THIS UTILITY SERVICE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND OWNER. THEREAFTER, AND RESPONSIBILITY SHALL BE INCLUDED IN THE COVENANTS OF THE IOA AND PROVIDED TO THE CITY PRIOR TO RECORDING.
14. NOTIFICATION SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE STARTING EACH PHASE OF WORK.
15. LOCATIONS AND THE DESIGN OF STREET LIGHTS WILL BE PERFORMED AT THE TIME THAT ALABAMA POWER COMPANY DESIGNS THE ANASISIL CERTIFICATION FIGURE OF THE SITES STORMWATER BMPs SHALL BE PERFORMED IN ACCORDANCE WITH THE POS CONSULTANT STORMWATER MANAGEMENT TECHNICAL MEMORANDUM AND SHALL BE APPROVED BY THE CITY BEFORE ISSUANCE OF A CONTRIBUTION AGREEMENT.
- 16.





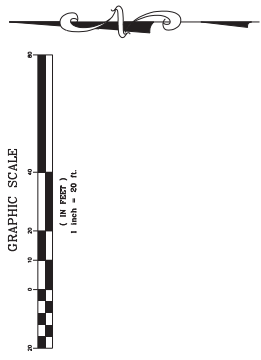
EDG  
ENGINEERING DESIGN GROUP  
P.L.L.C.  
1000 E. LAUREL AVENUE  
SUITE 300  
FLORENCE, AL 35243  
TEL: 205.444.1234  
FAX: 205.444.1235  
WWW.EDG-AL.COM

| REVISIONS |
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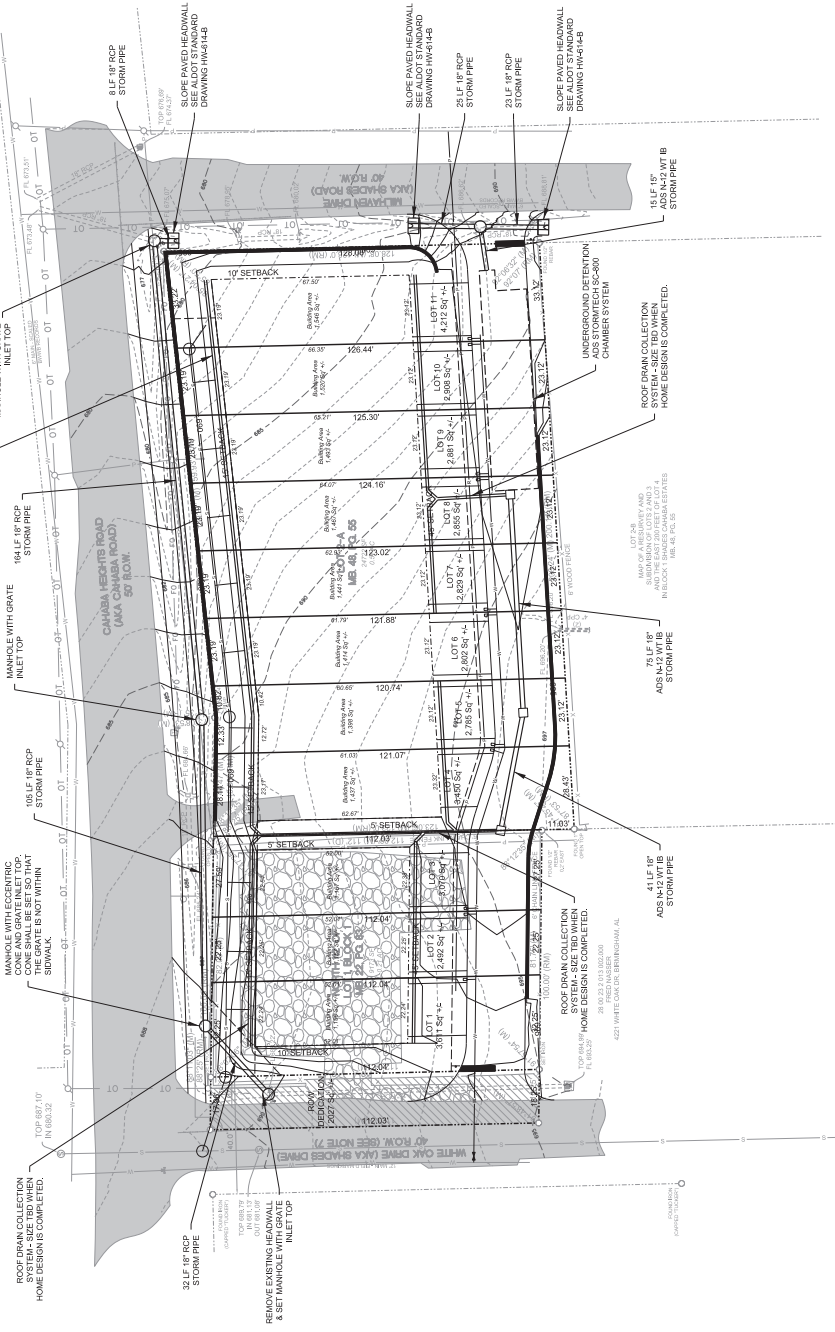
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PROJECT TITLE: STORM PLAN

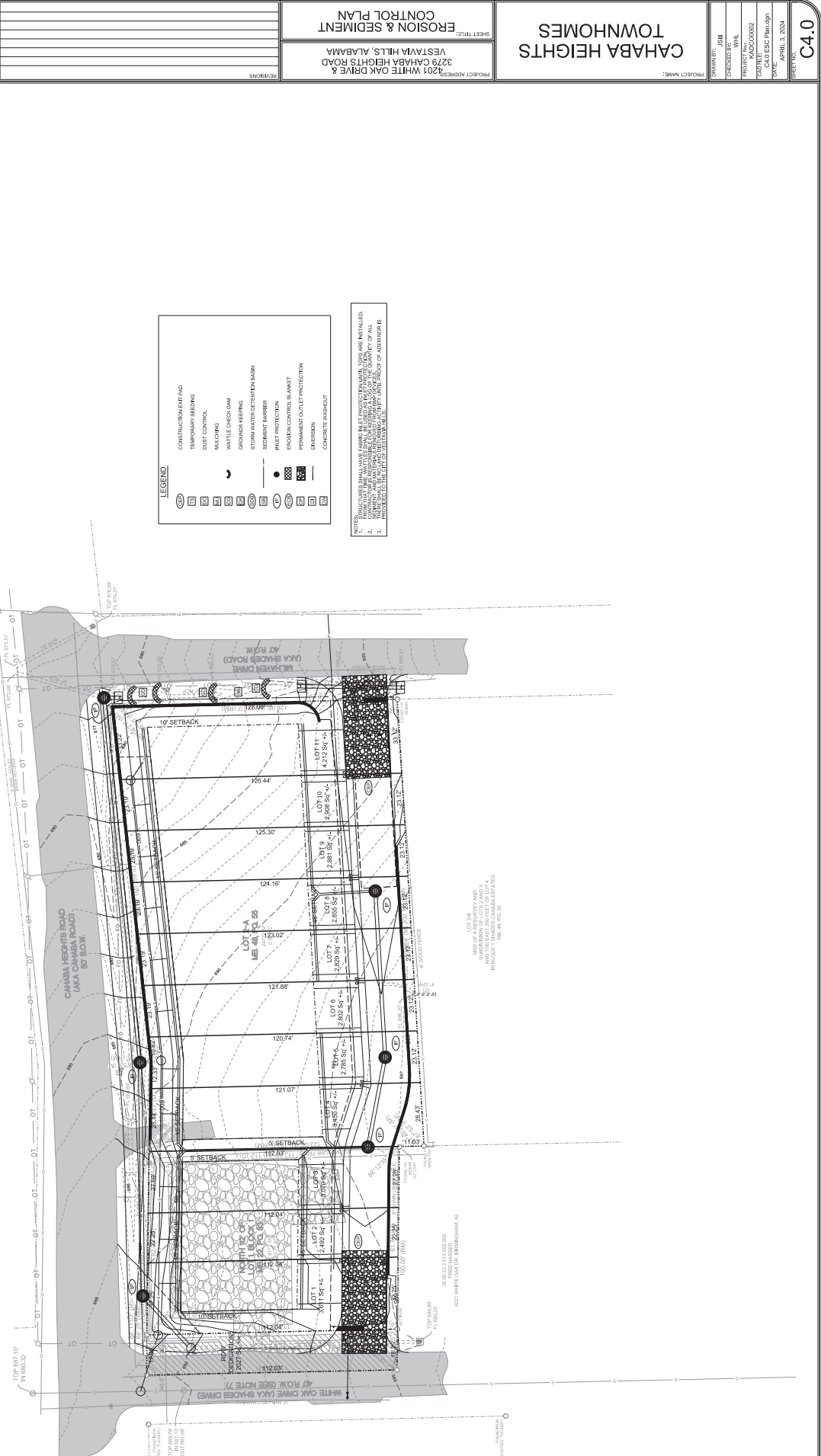
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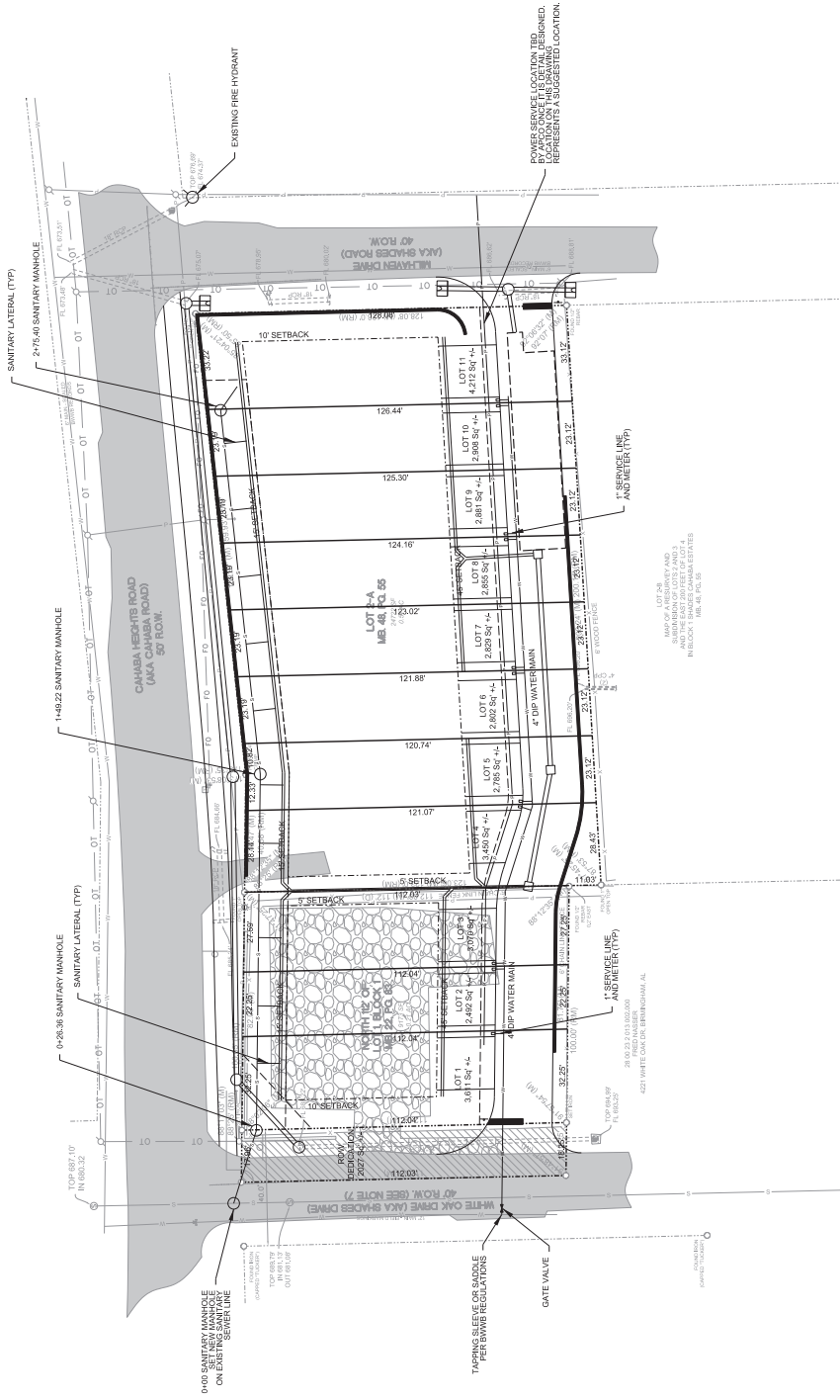
DRAWN BY: JWH  
CHECKED BY: JWH  
PROJECT NO: KAD000002  
CADD FILE: Storm Plan.dgn  
DATE: APRIL 3, 2024  
SHEET NUMBER: 20

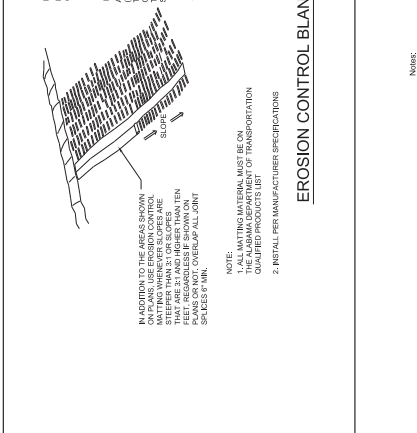
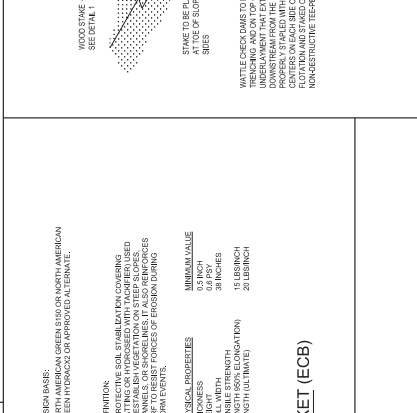
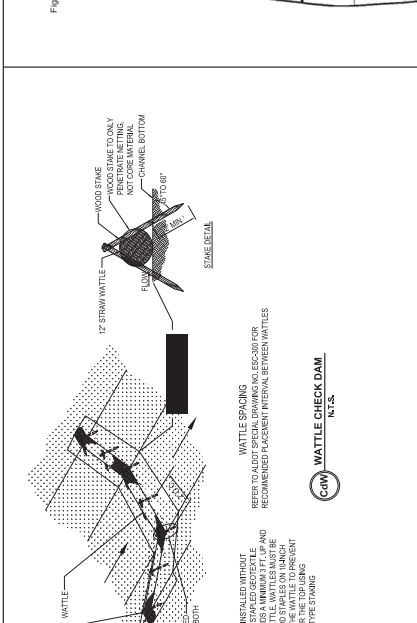
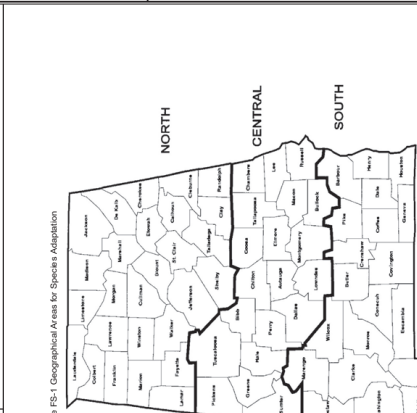
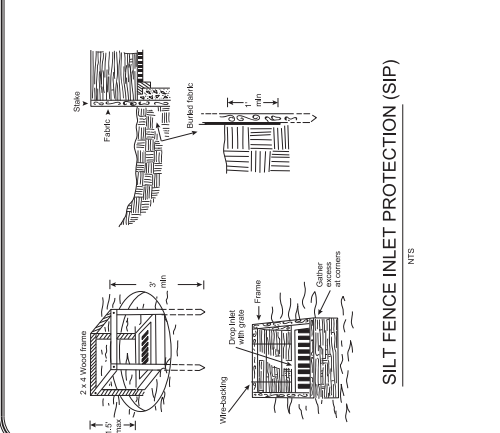
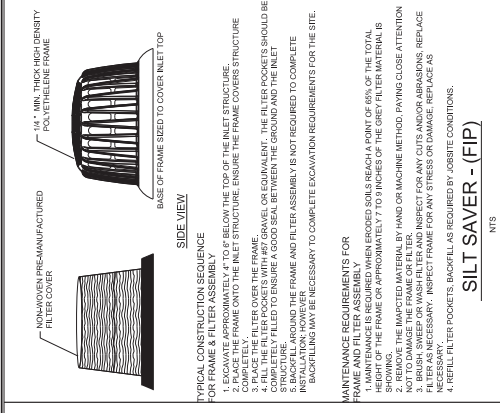
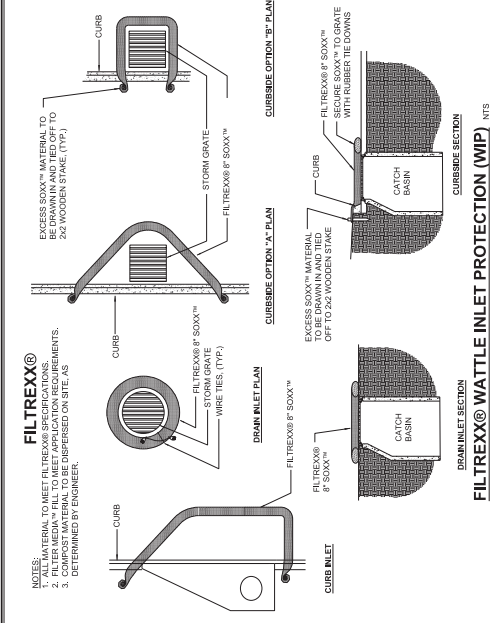
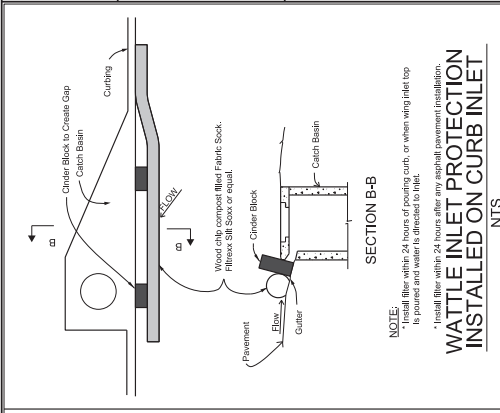


| CAHABA HEIGHTS TOWNHOMES STORM WATER ANALYSIS SUMMARY TABLE |        |        |        |         |         |          |  |
|-------------------------------------------------------------|--------|--------|--------|---------|---------|----------|--|
| Design Storm                                                | 1 Year | 2 Year | 5 Year | 10 Year | 25 Year | 100 Year |  |
| Pre Developed Flow, CFS                                     | 1.65   | 2.03   | 2.73   | 3.41    | 4.48    | 5.41     |  |
| Post Developed Flow, CFS                                    | 1.65   | 1.89   | 2.33   | 3.14    | 4.37    | 5.27     |  |
| Percent Change                                              | -1%    | -7%    | -15%   | -8%     | -2%     | -4%      |  |
| Underground Detention Discharge, CFS                        | 0.93   | 1.02   | 1.40   | 1.95    | 2.64    | 3.12     |  |
| Underground Storage Volume, CF                              | 986    | 1,170  | 1,463  | 1,648   | 1,950   | 2,177    |  |
| Underground Detention Pond Stage, FT                        | 687.42 | 687.65 | 688.03 | 688.28  | 688.66  | 689.04   |  |



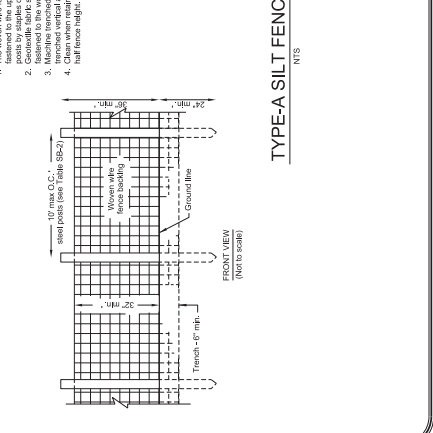
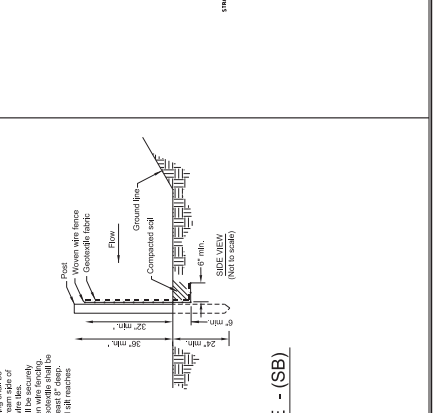
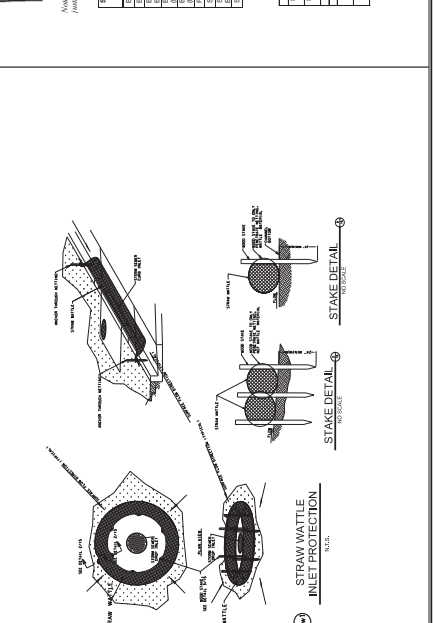






**Table 15-1 Making Materials and Application Rates**

| Species        | Seedling | North | Central | South |
|----------------|----------|-------|---------|-------|
| Alabama        | 1000     | 1000  | 1000    | 1000  |
| Arkansas       | 1000     | 1000  | 1000    | 1000  |
| California     | 1000     | 1000  | 1000    | 1000  |
| Colorado       | 1000     | 1000  | 1000    | 1000  |
| Connecticut    | 1000     | 1000  | 1000    | 1000  |
| Delaware       | 1000     | 1000  | 1000    | 1000  |
| Florida        | 1000     | 1000  | 1000    | 1000  |
| Georgia        | 1000     | 1000  | 1000    | 1000  |
| Hawaii         | 1000     | 1000  | 1000    | 1000  |
| Idaho          | 1000     | 1000  | 1000    | 1000  |
| Illinois       | 1000     | 1000  | 1000    | 1000  |
| Indiana        | 1000     | 1000  | 1000    | 1000  |
| Iowa           | 1000     | 1000  | 1000    | 1000  |
| Kansas         | 1000     | 1000  | 1000    | 1000  |
| Kentucky       | 1000     | 1000  | 1000    | 1000  |
| Louisiana      | 1000     | 1000  | 1000    | 1000  |
| Maine          | 1000     | 1000  | 1000    | 1000  |
| Maryland       | 1000     | 1000  | 1000    | 1000  |
| Massachusetts  | 1000     | 1000  | 1000    | 1000  |
| Michigan       | 1000     | 1000  | 1000    | 1000  |
| Minnesota      | 1000     | 1000  | 1000    | 1000  |
| Mississippi    | 1000     | 1000  | 1000    | 1000  |
| Missouri       | 1000     | 1000  | 1000    | 1000  |
| Montana        | 1000     | 1000  | 1000    | 1000  |
| Nebraska       | 1000     | 1000  | 1000    | 1000  |
| Nevada         | 1000     | 1000  | 1000    | 1000  |
| New Hampshire  | 1000     | 1000  | 1000    | 1000  |
| New Jersey     | 1000     | 1000  | 1000    | 1000  |
| New Mexico     | 1000     | 1000  | 1000    | 1000  |
| New York       | 1000     | 1000  | 1000    | 1000  |
| North Carolina | 1000     | 1000  | 1000    | 1000  |
| North Dakota   | 1000     | 1000  | 1000    | 1000  |
| Ohio           | 1000     | 1000  | 1000    | 1000  |
| Oklahoma       | 1000     | 1000  | 1000    | 1000  |
| Oregon         | 1000     | 1000  | 1000    | 1000  |
| Pennsylvania   | 1000     | 1000  | 1000    | 1000  |
| Rhode Island   | 1000     | 1000  | 1000    | 1000  |
| South Carolina | 1000     | 1000  | 1000    | 1000  |
| South Dakota   | 1000     | 1000  | 1000    | 1000  |
| Tennessee      | 1000     | 1000  | 1000    | 1000  |
| Texas          | 1000     | 1000  | 1000    | 1000  |
| Vermont        | 1000     | 1000  | 1000    | 1000  |
| Virginia       | 1000     | 1000  | 1000    | 1000  |
| Washington     | 1000     | 1000  | 1000    | 1000  |
| West Virginia  | 1000     | 1000  | 1000    | 1000  |
| Wisconsin      | 1000     | 1000  | 1000    | 1000  |
| Wyoming        | 1000     | 1000  | 1000    | 1000  |







THRUST AREAS ARE BASED ON 200 PSI MAX. PIPE PRESSURE

