

ORDINANCE NUMBER 3273

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-5 AND VESTAVIA HILLS O-1 TO VESTAVIA HILLS R-9

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-5 (multifamily residential district) and Vestavia Hills O-1 (office park district) to Vestavia Hills R-9 (planned residential development):

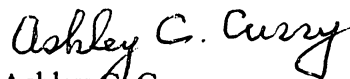
3279 Cahaba Heights Road
KADCO, Owner(s)

More particularly described as follows:

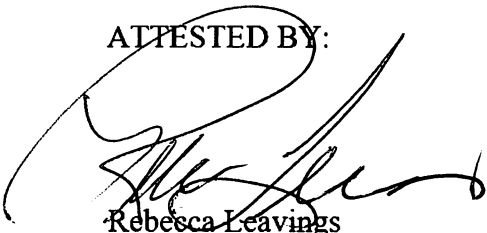
Lot 2-A, according to the map of a resurvey and subdivision of Lots 2 and 3 and of the east 200 feet of Lot 4, in Block 1, Shades Cahaba Estates, as recorded in Map Book 48, Page 55 and the north 112 feet of Lot 1, Block 1, Cahaba Estates, as recorded in Map Book 22, Page 83, in the Probate Office of Jefferson County, Alabama.

BE IT FURTHER ORDAINED, said rezoning is conditioned upon the plans submitted with a maximum number of eleven townhomes.

APPROVED and ADOPTED this the 28th day of July, 2025.


Ashley C. Curry
Mayor

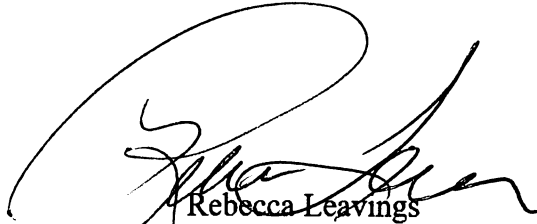
ATTESTED BY:

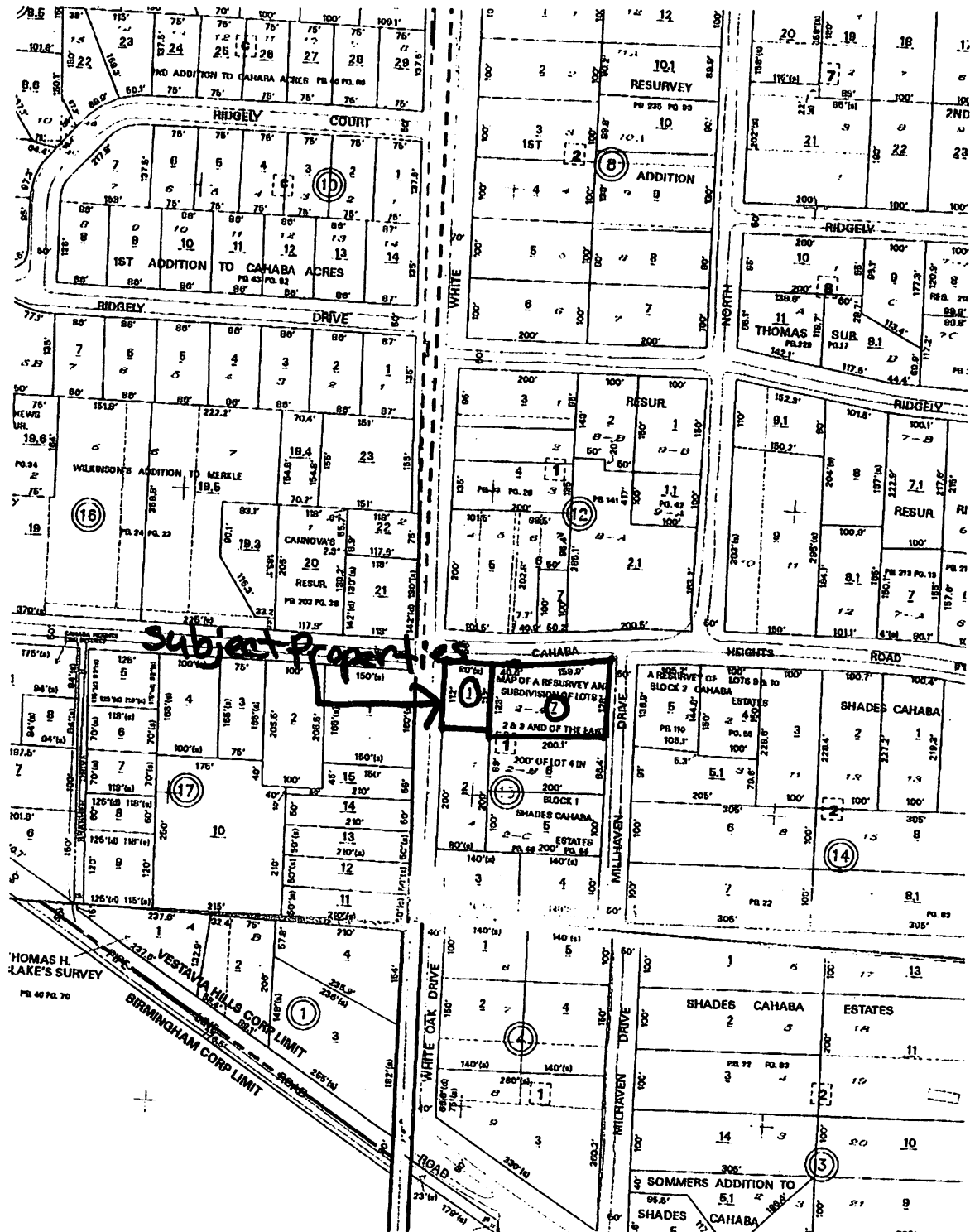

Rebecca Leavings
City Clerk

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 3273 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 28th day of July, 2025 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 28th day of July, 2025.


Rebecca Leavings
City Clerk





City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-25-2

Owner Name: KADCO Homes, LLC

Owner Address: 3505 Bent River Road
Birmingham, AL 35216

Representative: Joe Schifano

Rep. 120 Bishop Circle
Address: Pelham, AL 35124

Project Address: 3279 Cahaba Heights Road & 4201 White Oak Drive

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

Parcel ID Number: 28 00 23 2 013 007.000

Current Zoning: R-5 & O-1

Requested Zoning: R9

Intended Purpose: Creation of a Townhome Subdivision

MOTION Mr. Weaver made a motion to recommend Rezoning for 3279 Cahaba Heights Rd. and 4201 White Oak Dr. from Vestavia Hills R-5 & O-1 to Vestavia Hills R-9 with the following conditions:

1. Zoning approval conditioned upon materials presented.

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

P&Z

Recommendation:

Mr. Farrell – yes Mr. Maloof – yes

Mr. Romeo – yes Mr. Weaver – yes

Mr. Blackenburg – yes Mr. Sykes – yes

Mr. Honeycutt – yes Ms. Cochran – yes

Motion carried.

Date of P&Z

Meeting:

May 8, 2025

Authorized by:

Issued by:

Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair

Conrad Garrison, City Planner

REZONING PACKAGE

FOR A TOWNHOME DEVELOPMENT KNOWN AS

CAHABA HEIGHTS TOWNHOMES

VESTAVIA HILLS, ALABAMA

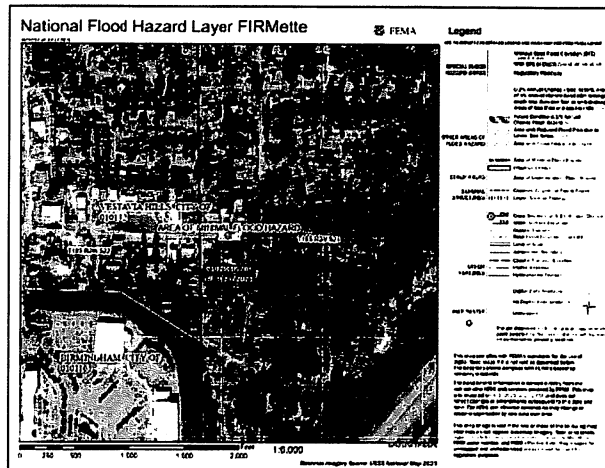
LIST OF CONTACTS

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

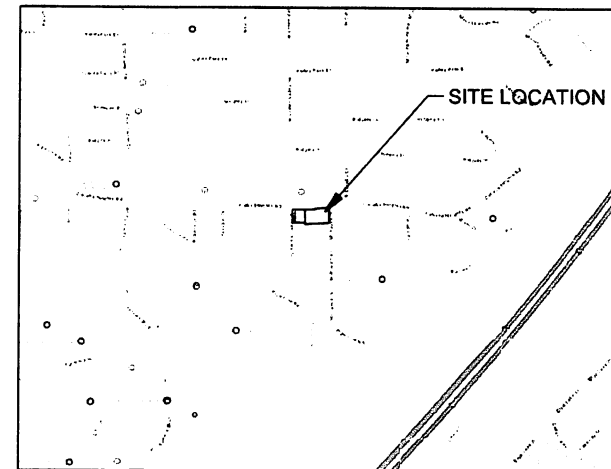
CITY OF VESTAVIA HILLS
CITY ENGINEER
CONTACT: ETHAN FISHER
PHONE: (205) 978-0179

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

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



FEMA FIRMETTE FM101073C0578J
N.T.S.



VICINITY MAP
N.T.S.

SHEET INDEX

NS	NOTES
1 OF 1	SURVEY
C1.0	PRELIMINARY PLAT
C2.0	GRADING PLAN
C3.0	STORM PLAN
C4.0	EROSION & SEDIMENT CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS

OWNERS

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

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

DEVELOPER

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

ENGINEERING

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35173
(205) 403-9158
CONTACT: WADE LOWERY, P.E.

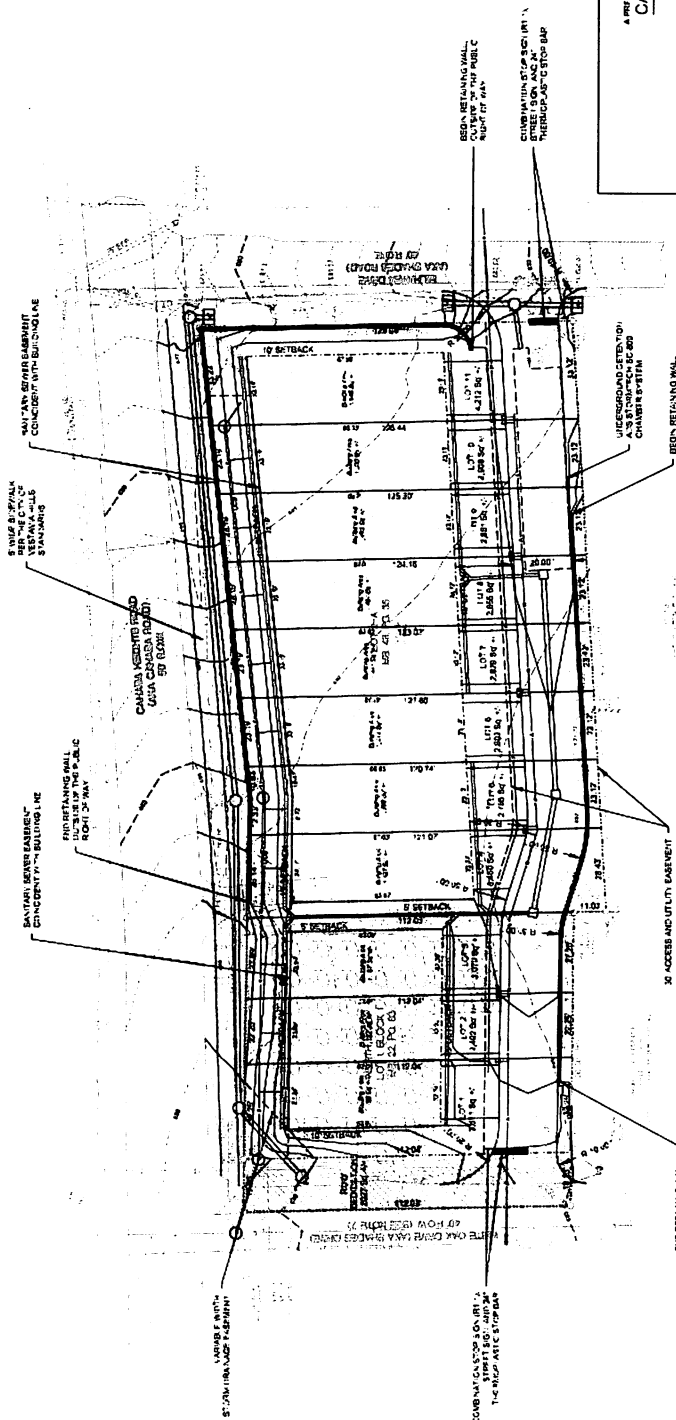
SURVEYING

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35173
(205) 403-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.

CAHABA HEIGHTS TOWNHOMES

KADCO0002 - 04/03/2025



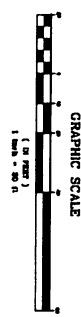
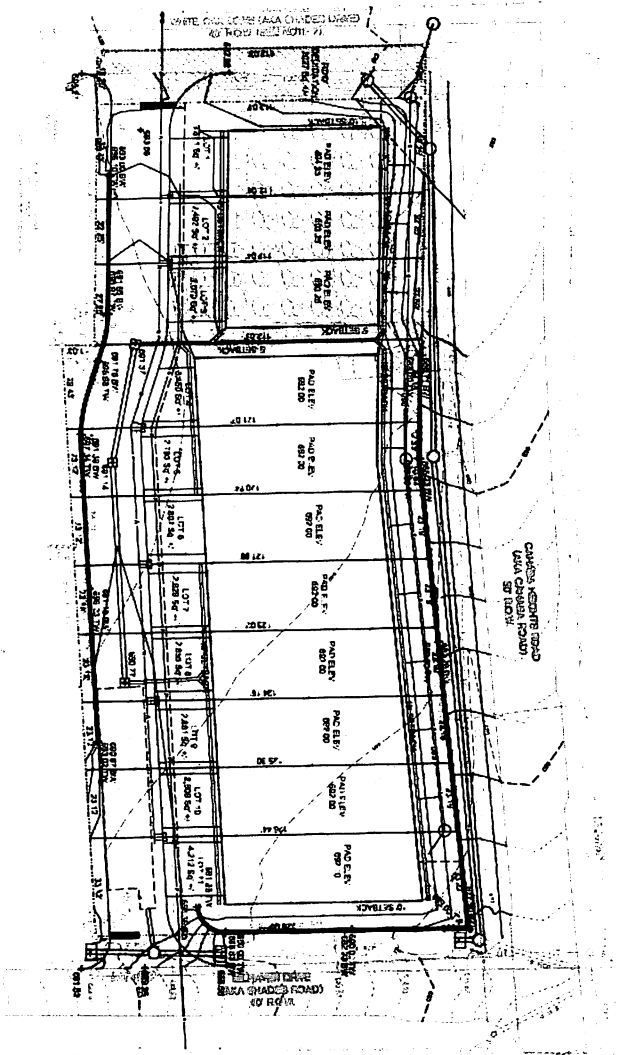


A PRELIMINARY SUBDIVISION MAP FOR SINGLE-FAMILY RESIDENCES
CAHABA HEIGHTS TOWNHOMES

[illegible]

Notes

- [illegible]

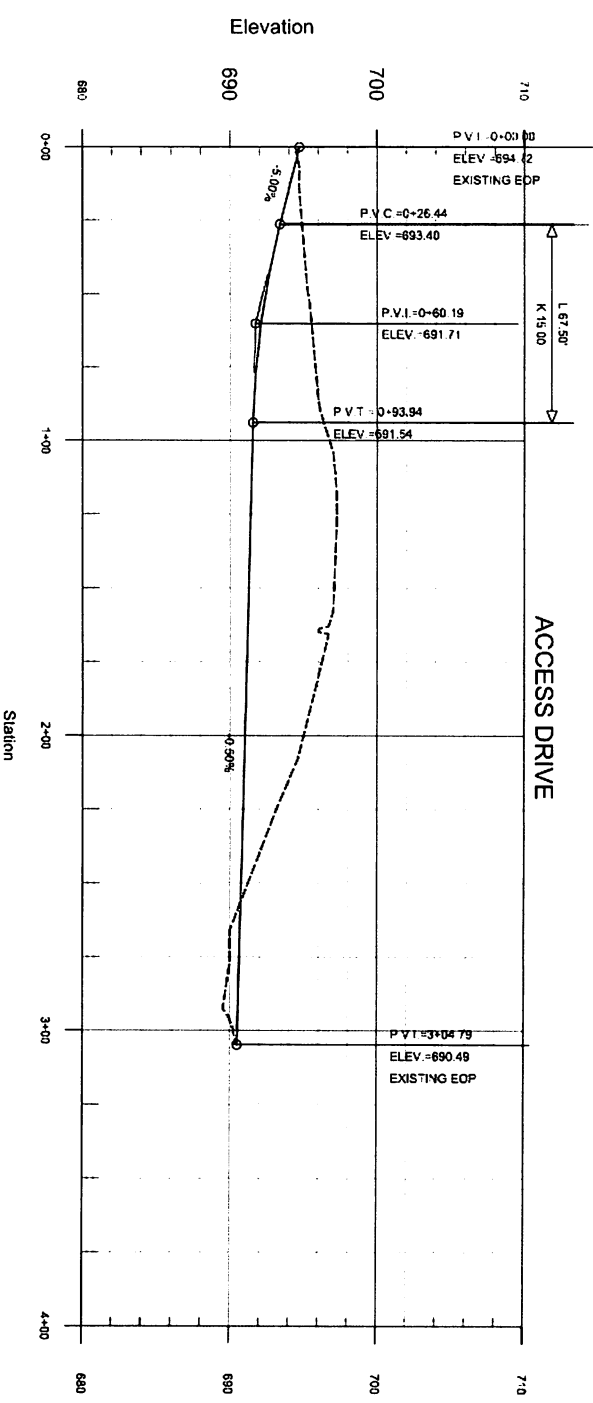


EDG
ENGINEERING & DESIGN
1111 N. 11TH AVE.
SUITE 100
TUSCALOOSA, AL 35404
205-336-1000

SCALE
HORIZ. 1"=20'
VERT. 1"=4'

LEGEND
--- ORIGINAL GRADE & ELEVATION
--- PROPOSED FINISHED ELEVATION

DESIGNER: J. W. HARRIS
CHECKED: J. W. HARRIS
DATE: 11/11/09



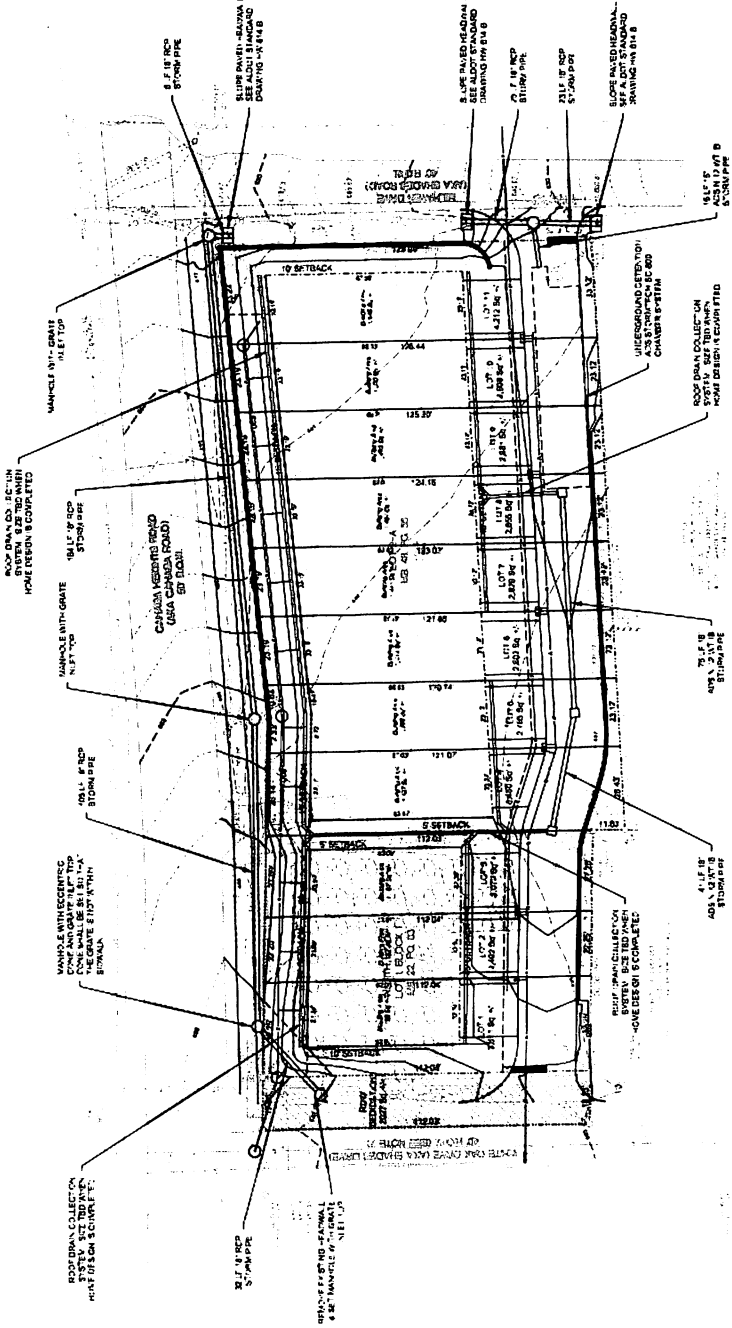
CAHABA HEIGHTS
TOWNHOMES

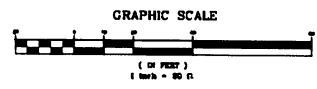
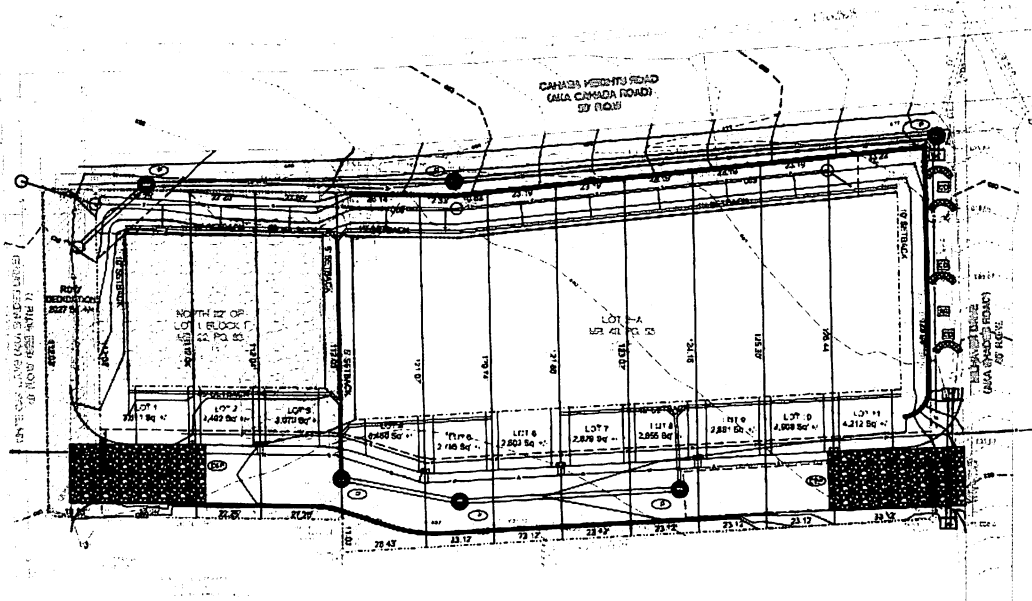
PROJECT ADDRESS: 4201 WHITE OAK DRIVE &
3270 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, ALABAMA

GRADING PLAN

C2.0

TABLE 1. JACOBI C-STATISTICS FOR TWINNINGS STUDIES DATA ANALYSIS SUMMARY TABLE						
	1 Year	2 Year	3 Year	10 Year	20 Year	100 Year
Pre-identified 1 Year						
CFs	1.66	2.03	2.23	3.41	-0.29	-0.41
Post Identified						
Low CFs	1.66	1.89	2.33	3.10	0.37	0.22
Percent Change	1%	7%	17%	8%	2%	0%
Under-ground						
Pre-identified 1 Year						
CFs	0.93	1.02	1.40	1.75	2.60	3.12
Under-ground						
Avoidance Pond						
Storage Volume, CF	4%	1,370	1,463	1,698	1,900	2,177
Under-ground						
Avoidance Pond						
Storage Volume, CF	687.67					
CFs, 11	0.87/0.82	0.98/0.93	0.98/0.93	0.98/0.93	0.98/0.93	0.98/0.93





LEGEND

(Symbol)	CONSTRUCTION EASEMENT
(Symbol)	TEMPORARY EASEMENT
(Symbol)	DRAINAGE
(Symbol)	EAST SIDE DRAIN
(Symbol)	EXPANDED EASEMENT
(Symbol)	STORM WATER DETENTION BASIN
(Symbol)	SEDIMENT BASIN
(Symbol)	ALLEY PROTECTIVE
(Symbol)	EROSION CONTROL BARRIERS
(Symbol)	PERMANENT 1:1 SLOPE PROTECTIVE
(Symbol)	DIVERSION
(Symbol)	CONCRETE BARRIERS

NOTES

1. ALL EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ALABAMA EROSION CONTROL ACT AND THE ALABAMA EROSION CONTROL REGULATIONS.
2. THE EROSION CONTROL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.
3. THE EROSION CONTROL STRUCTURES SHALL BE REMOVED OR MODIFIED AS REQUIRED BY THE ALABAMA EROSION CONTROL ACT AND THE ALABAMA EROSION CONTROL REGULATIONS.

EDG
ENGINEERING DESIGN GROUP, INC.
1000 1ST AVENUE, SUITE 100
BIRMINGHAM, AL 35203
(205) 944-8800

CAHABA HEIGHTS TOWNHOMES

EROSION & SEDIMENT CONTROL PLAN

PROJECT: 1000 1ST AVENUE, SUITE 100, BIRMINGHAM, AL 35203

CLIENT: 1000 1ST AVENUE, SUITE 100, BIRMINGHAM, AL 35203

DATE: APRIL 1, 2024

SHEET: 1 OF 1

C5.0
 APRIL 1, 2004
 0.00 1/4" = 1'-0"
 0.00 1/4" = 1'-0"
 0.00 1/4" = 1'-0"
 0.00 1/4" = 1'-0"

CAHABA HEIGHTS TOWNHOMES

3201 WHITE OAK DRIVE &
 3279 CAHABA HEIGHTS ROAD
 VESTALVA HILLS, ALABAMA
 UTILITY PLAN

NO. 1	1.00
NO. 2	1.00
NO. 3	1.00
NO. 4	1.00
NO. 5	1.00
NO. 6	1.00
NO. 7	1.00
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NO. 95	1.00
NO. 96	1.00
NO. 97	1.00
NO. 98	1.00
NO. 99	1.00
NO. 100	1.00

EDC
 1.00 1/4" = 1'-0"
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