



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

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ROOM 210 CITY HALL
BIRMINGHAM, ALABAMA 35203

KATRINA R. THOMAS
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2022-00005

Overton

Description: Application to change zone district boundaries from QD-5 (Multiple Dwelling District) to C-2 (General Commercial District) in order to eliminate certain legal non-conformities.

Applicant:

Owner: CROWNE AT CAHABA ASSOCIATES

Premises/Geographic: 5050 Cahaba River Road, 35243

Parcel Information: 1. 012800352001013000; situated in the NW 1/4 of Section 35, Township 18S; Range 2-W

Property Zoned: D-5 MULTIPLE FAMILY DISTRICT

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of C. Randall Minor, representing the owners, Crowne at Cahaba Apartments, LP, for an application for a change in zone district boundaries from QD-5, Qualified Multiple Dwelling District to QC-2, Qualified General Commercial District, be and the same is hereby Recommended to the City Council with the following "C" conditions:

1. Submission to and approval by the staff of the Department of Planning, Engineering, and Permits of a site development plan to include, but not be limited to, the location and height of all structures; parking; ingress and egress; landscaping; location, size and number of all signs; storm water drainage; buffering and screening; exterior lighting; and location and screening of solid waste disposal containers. All on and off site improvements shall be developed and maintained in strict conformance with the approved site development plan. All landscaping, as per the approved landscaping plan, shall be installed prior to the occupancy of the development and shall be maintained in no less condition than as originally installed. Any amendments, additions, deletions, alterations, or changes to any of the above listed standards of the approved site development plan, shall require approval of an amendment to the approved site development plan by the Department of Planning, Engineering, and Permits.
2. Uses are limited to those allowed in C-2, General Commercial District, excluding the following:
 - (1) Automobile Service
 - (2) Automobile/Light Truck Repair
 - (3) Recycling Collection Center
 - (4) Water/Sewer Pumping Station
3. Height is limited to the current height of sixty-two feet.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Tim Gambrel, Technical Advisor to the Birmingham Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Advisory Committee of the Birmingham Planning Commission at its meeting held May 17, 2022 and the same appears of record in the Official Minutes of said Committee.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Birmingham Planning Commission this day, May 18, 2022.


Tim Gambrel
Chief Planner