

CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS
ROOM 210, CITY HALL
BIRMINGHAM, ALABAMA 35203



Randall L. Woodfin
Mayor

Edwin Revell
Director

Neighborhood Response Form – Rezoning Request

Neighborhood Association: Redmont Park
ZAC2019-00023

To: Kim Speorl - 254-7712 or 254-2479

From: _____ N.A. (circle one): President, Vice President, Secretary
(Please indicate the Officer who chaired the meeting when this request was heard)

On _____ (Date of Meeting), was heard by our Neighborhood Association and we took the following action:

Approve (# of votes) _____ **Deny (# of votes)** _____

The decision of the Neighborhood Association was to (circle one: **support** / **not support**) the rezoning request for the following reasons: _____

The Neighborhood may also request that “Q” Conditions be placed upon the request. Please list conditions below:

For a list permitted use for each zoning classification, please visit our website at www.birminghamal.gov and go to Building Codes to find the Zoning Ordinance.

The Neighborhood Association understands that its opinion is only advisory. Even though information from this form will be presented to the Birmingham City Council, representatives from the Neighborhood Association and all other interested parties are encouraged to attend the City Council meeting to personally express concerns and/or requests.

Neighborhood Officer Signature: _____
(Officer who chaired or presided over meeting when case was presented should sign form)

Zoning Advisory Committee – Neighborhood Association Meeting Date Form

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ROOM 210, CITY HALL
BIRMINGHAM, ALABAMA 35203



Randall L. Woodfin
Mayor

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Applicant: C. Randall Minor
Maynard Cooper & Gale, P.C.
1901 Sixth Avenue North
Birmingham, AL 35203

Telephone(s) #: 205-254-1967
Email: rminor@maynardcooper.com

It is the policy of the Department of Planning, Engineering and Permits that rezoning requests and other matters requiring review by the Birmingham Planning Commission or Zoning Advisory Committee are presented by the applicant to the appropriate Neighborhood Association before the case is heard by the Birmingham City Council or before a final decision is made by the Planning Commission or its subcommittees.

The intent of this meeting date form is to schedule the applicant for the next available Neighborhood Association meeting. The ZAC Staff Planner will contact the Neighborhood President and upon confirmation of the next available meeting date, complete the bottom half of this form, indicating when and where the applicant will be able to present his/her request before the appropriate Neighborhood Association.

A copy of this form will be mailed to all neighborhood officers upon receipt of the ZAC Application and the applicant listed above will contact the Neighborhood President to confirm attendance. Any questions about the case should be referred to Kim Speorl (205) 254-7712 or by email at Kimberly.Speorl@birminghamal.gov

This application is for: Case #: ZAC2019-00023: A request to rezone property located at 2222 Arlington Avenue, 2228 Arlington Avenue, 1232 22nd Street South, 1236 22nd Street South, & 1240 22nd Street South from R-6, Multiple Family District and O&I, Office and Institutional District, to B-3, Community Business District in order to allow a mixed-use development with residential and hotel uses.

According to our records, the appropriate Neighborhood Association is: Redmont Park

NEIGHBORHOOD ASSOCIATION MEETING INFORMATION:

The applicant has been scheduled to present his/her request at your next available meeting

Meeting Date and Time: Tuesday, August 27th at 6pm

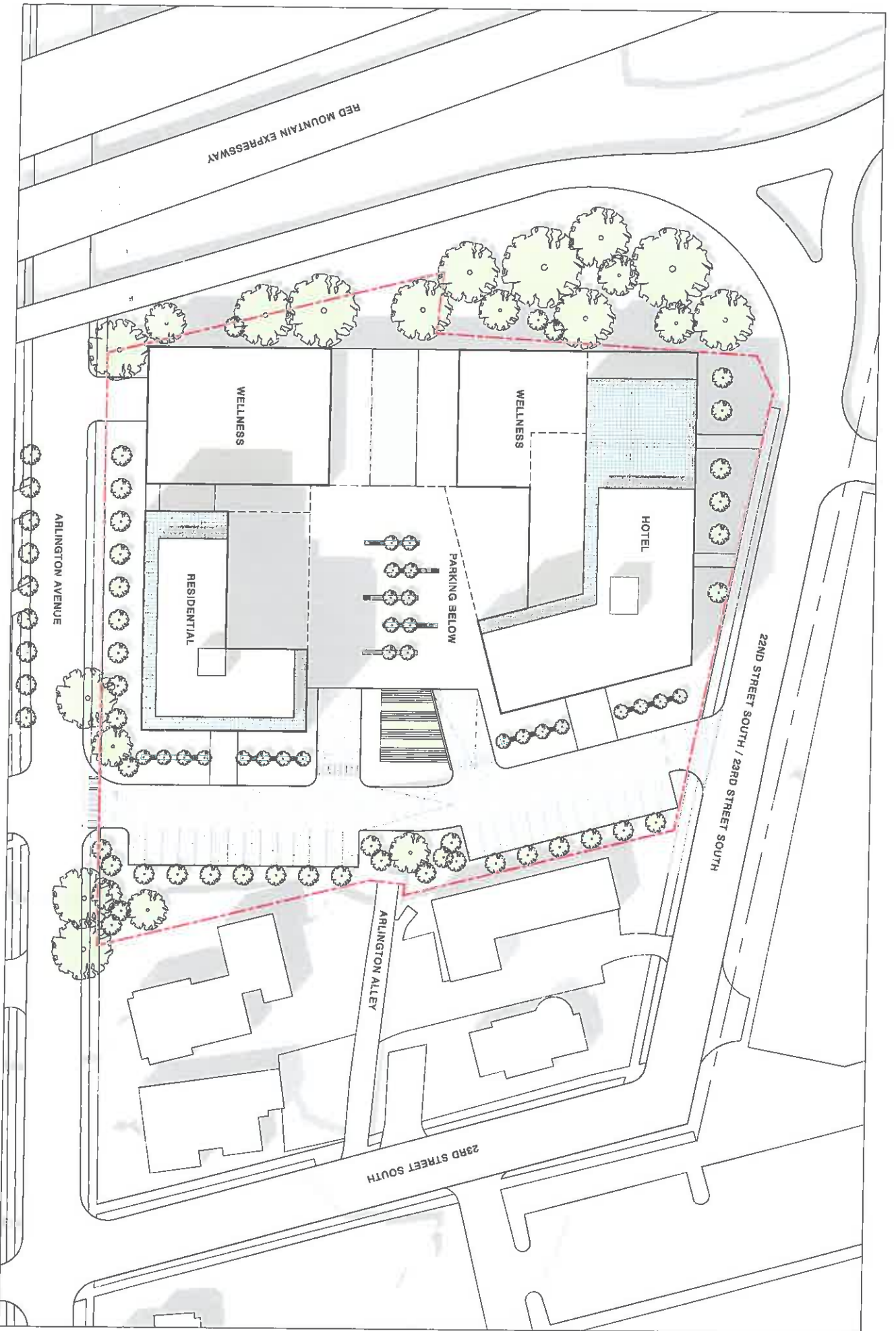
Meeting Location: Birmingham Botanical Gardens

Confirmed by NA President: Jay Reed Contact Info: jay@abc-alabama.org

After this presentation has been made, the President or presiding officer should complete the **Neighborhood Response Form** and return it to me **AS SOON AS POSSIBLE**.

This request will be heard by the Zoning Advisory Committee on Tuesday, September 3rd and for rezoning cases, a final decision will be made by the City Council approximately 6 to 7 weeks after the ZAC Meeting Date. It is imperative for the Neighborhood Association to render a recommendation on this case prior to the City Council hearing. Notification of both meetings will be sent at least 1 week in advance to property owners within 500 feet of the property as well as to neighborhood officers.

Thanks for your cooperation.



PROPOSED SITE PLAN

D&A | WDP KPS



Rezoning Statement for the Redevelopment of 2222 Arlington Avenue

This is an application on behalf of 2222 Arlington Company, L.L.C., the fee owner of the real property more particularly described in **Exhibit A** attached hereto and made a part hereof (“Tract A”), for a rezoning of Tract A from its current split-zoning classification (as an O&I, Office and Institutional district and R6, Multiple Dwelling district) to a B-3, Community Business district to facilitate the construction of the mixed-use project described herein (the “Project”). A companion application has been filed on behalf of Southside Investors II, LLC, the fee owner of the real property adjacent to Tract A more particularly described in **Exhibit B** attached hereto and made a part hereof (“Tract B” and together with Tract A, collectively, the “Subject Property”).

Other discretionary land use actions to facilitate the development of the Project include the vacation of a portion of the Alley (as defined below) and, once WDP Arlington Avenue, LLC (the “Developer”) has closed on both Tract A and Tract B and the Alley has been vacated, the resurvey of the Subject Property to include the Alley and establish, by plat, certain easements, including the Private Drive (as defined below), related to the functional operation of the Project.

The Developer proposes to redevelop the Subject Property as part of a new, \$80-million development anticipated to consist of (i) a new, 10-story hotel building, (ii) a new 10-story, residential condominium building (no more than 50 for-sale units), (iii) up to 25,000 sf of gross floor area used for complementary commercial uses and (iv) accessory, off-street parking consistent with zoning and a small off-street, surface parking area. The current plan of development also contemplates the possibility of a small number of single-family townhomes, east of the Private Drive. The Developer would consider “Q” conditions, if deemed necessary during the review process, including limiting the range of uses otherwise allowed in a B-3 district.

The design of the Project is subject to the review and approval of the Design Review Committee.

Area Description

The Subject Property is located in the Redmont Park Neighborhood, which has a rich and varied architectural history.

The predominant land uses in the portion of the Redmont Park Neighborhood along Arlington Avenue and below the crest of Red Mountain are residential (a prominent example of which is the 8-story Arlington Crest) and professional offices (examples of which include the 5-story Crescent Building directly across 22nd Street South from the Subject Property, portions of the Subject Property and the series of buildings located along the south side of Arlington Avenue between the Expressway and approximately 23rd Street South).¹ In addition, some retail services uses currently exists along the south side of Arlington Avenue.

The zoning of the above-described portion of the Redmont Park Neighborhood reflects the above land use patterns.

There are similarities between the above patterns and the land use and development patterns on the other side of the Red Mountain Expressway from the Subject Property. At irregular intervals,

¹ Over the years, several properties east of 23rd Street South have been rezoned to permit office use, including 2400 Arlington Avenue (ZAC2013-00008), 2401 Arlington Avenue (Z-19-99) and 2407 Arlington Avenue (Z-19-94).

the commercial uses along Highland Avenue South are interspersed with several tall (equal to or greater than five (5) stories) residential buildings, including the Vesta [17-stories] (under construction), Highland Manor [15-stories], Terrace Court [5-stories] and the Ascend (under construction) [17-stories] and, along 20th Street South, several tall hotel buildings, including the recently constructed 7-story Homewood Suites by Hilton and recently renovated 8-story Hotel Indigo. So, there is a pattern and tradition, especially recently, of higher density living/sleeping development (whether residential or hotel) within close vicinity of the Subject Property, and generally the new development has occurred in narrowly tailored B-3 districts.

The above description does not include the many other tall, residential developments, most along Highland Avenue South, in the Highland Park Neighborhood that are clustered along the avenue either side of the Red Mountain Expressway.

The proposed uses are consistent with the Future Land Use Plan for the area, which is designated—immediately east of the Red Mountain Expressway, from Arlington Avenue to 26th Street South—as “Mixed-Use Medium”. The Future Land Use Plan contemplates that this designation would include multifamily, neighborhood supporting retail and services, offices, and hotels, which may be mixed horizontally or vertically in “mid-rise buildings”. “Mid-rise” is not defined in the Future Land Use Plan; however, common dictionary definitions describe it as including buildings up to ten (10) stories.

Description of the Subject Property

The Subject Property occupies the western approximately three-quarters of the block bounded by Arlington Avenue, the Red Mountain Expressway, 22nd Street South and 23rd Street South. The subject block is bisected by a 20-foot alley (the “Alley”), a portion of which is proposed by the Developer for vacation in connection with the Project. The total land area of the Subject Property (not including the portion(s) of the Alley to be vacated) is approximately 2.2 acres. The Subject Property is comprised of two (2) separately owned tracts of real estate: the first tract, Tract A, has a land area of approximately 83,025 sf and is improved with a 2- and 3-story steel framed building (2222 Arlington Avenue) and two-level structured parking facility and the second tract, Tract B, has a land area of approximately 13,618 sf and is improved with a 3-story multi-family building.

The Subject Property sits at the bottom of Red Mountain where the Red Mountain Expressway separates the Redmont Park Neighborhood from the Five Points South Neighborhood and directly across the 22nd Street South boundary line of the Highland Park Neighborhood. It occupies one of the lower points in the entire Redmont Park Neighborhood. The Subject Property’s current split zoning reflects its role as a buffer from the commercial and office uses that predominantly characterize Highland Avenue South from the high-end and upscale residential uses that predominantly characterize Arlington Avenue. It is also uniquely located in terms of access from both the North and South bound lanes of the Red Mountain Expressway.

The Project

In recognition of the predominant land use and development patterns described above and of a market opportunity in terms of the relative dearth of high-end hotel accommodations within the

City of Birmingham, the Developer developed the massing for the Project accordingly. The proposed hotel use is located directly across from the Crescent Building and is set back significantly both from the residential portions of the Project, and also from the residential uses on adjacent properties. The proposed hotel will be primarily accessed from a newly created, 24-foot wide private drive (the "Private Drive") that will include appropriate way-finding to orient delivery trucks, visitors and guests (and their Uber/Lyft drivers) and will extend the full depth of the property to connect 22nd Street South with Arlington Avenue, further buffering the proposed buildings from adjacent residential uses.

It is notable to add that the base of the proposed buildings are contemplated to begin at a lower relative height than the commercial and residential properties east of the Subject Property due to the topography ascending eastwardly and southerly.

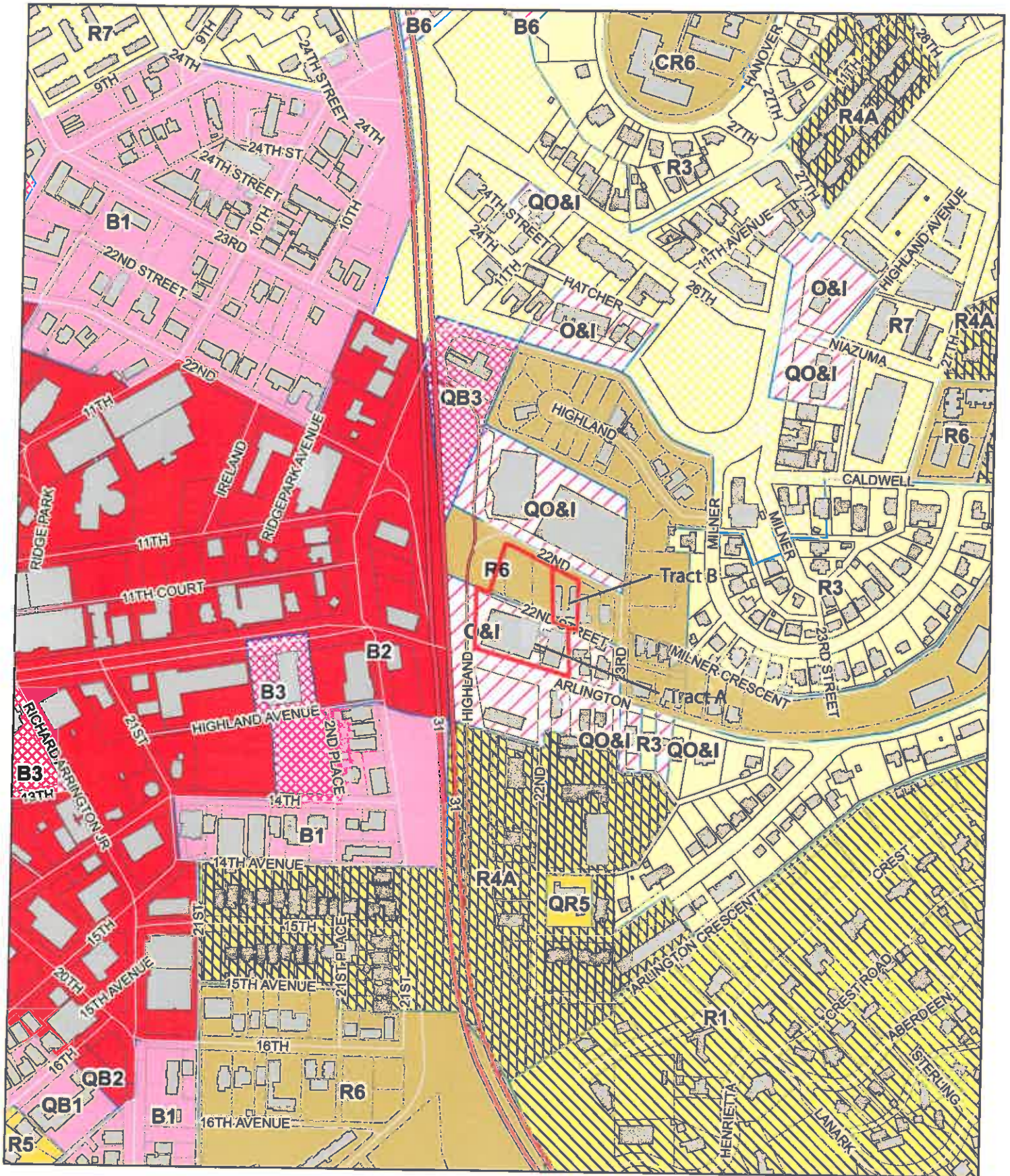


Exhibit C EXISTING ZONING MAP

Source: gisweb.birminghamal.gov



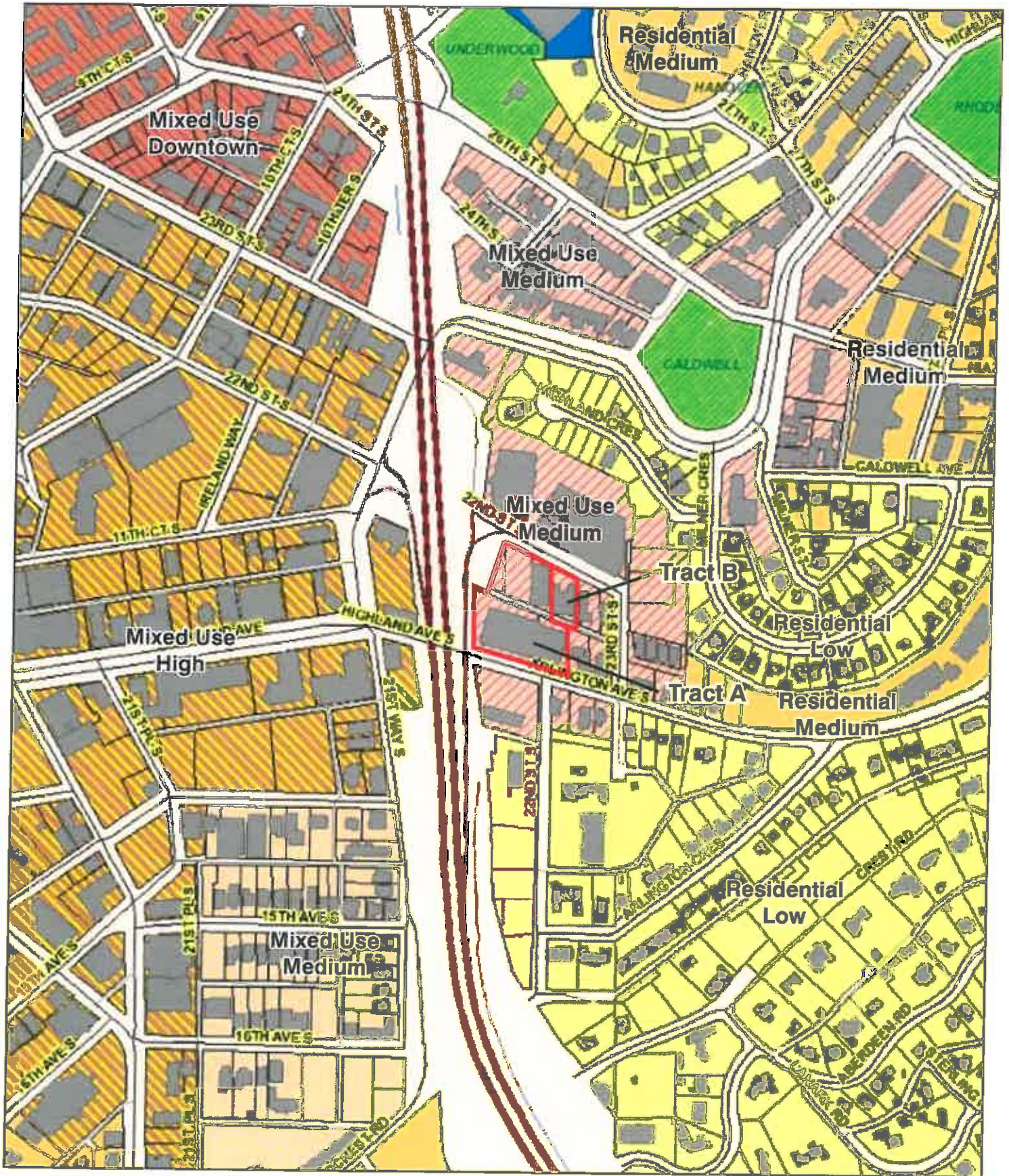


Exhibit E ADOPTED FUTURE LAND USE

Source: gisweb.birminghamal.gov

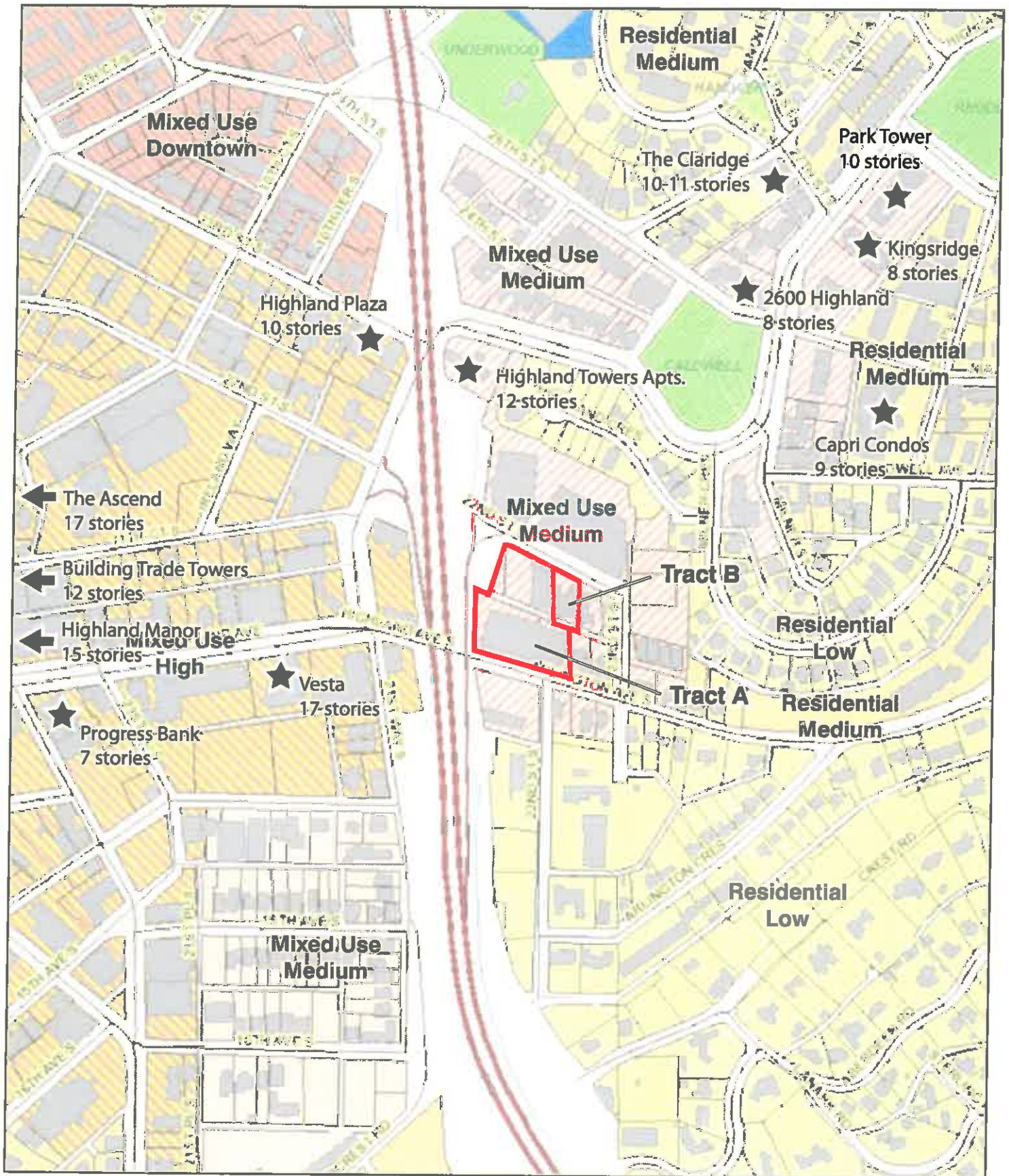


Exhibit F FUTURE LAND USE AND BUILDING HEIGHTS

Source: gisweb.birminghamal.gov