

ORDINANCE NO. 1885

**AN ORDINANCE TO AMEND LANE PARKE DEVELOPMENT
PLAN PREVIOUSLY APPROVED BY ORDINANCE 1871**

BE IT ORDAINED by the City Council of the City of Mountain Brook, Alabama, as follows:

1. Development Standards. The Master Development Plan and the materials submitted by the applicant, as required by Section 129-265 of the Mountain Brook City Code, as approved upon the adoption of Ordinance 1871 dated May 21, 2012 are hereby amended to include the changes specified in Exhibit A attached hereto.

2. Description of Affected Property. The property that is the subject of the rezoning approved by this ordinance is described as follows:

A parcel of land being situated in the Northeast quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West; being the Point of Beginning; thence run Northerly along the West line of said Quarter - Quarter a distance of 665.12 feet; thence right 91°-08'-04" a distance of 1325.11 feet; thence right 88°-58'-55" a distance of 74.22 feet; thence right 37°-49'-05" a distance of 736.41 feet; thence right 52°-46'-30" a distance of 62.37 feet; thence right 00°-14'-22" a distance of 179.92 feet; thence left 90°-58'-32" a distance of 355.39 feet; thence right 88°-43'-29" a distance of 24.53 feet; thence left 87°-29'-35" a distance of 139.13 feet; thence right 89°-27'-49" a distance of 14.61 feet; thence left 117°-30'-00" a distance of 175.92 feet; thence right 84°-32'-17" a distance of 46.85 feet; thence tangent to a curve to the left having a radius of 1243.26 feet and a central angle of 9°-20'-05" along the curve an arc distance of 202.55 feet; thence right 62°-49'-52" from the tangent of said curve a distance of 329.33 feet; thence tangent to a curve to the left having a central angle of 18°-00'-50" and a radius of 66.12 feet an arc distance of 20.79 feet; thence left 2°-03'-01" to the tangent of a curve to the left having a central angle of 34°-34'-36" and a radius of 60.77 feet, an arc distance of 36.67 feet; thence continue from the tangent of said curve a distance of 45.64 feet; thence right 90°-00'-00" a distance of 119.49 feet; thence right 33°-25'-36" a distance of 245.11 feet; thence right 0°-00'-42" a distance of 377.82 feet to the Point of Beginning.

Said Parcel contains 27.59 acres more or less.

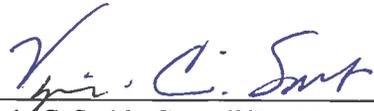
3. Repealer. All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Mountain Brook, Alabama that are inconsistent with the provisions of this ordinance are hereby expressly repealed.

4. Severability. If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

5. Effective Date. This ordinance shall become effective immediately upon adoption and publication as provided by law.

1885

ADOPTED: This 11th day of March, 2013.



Virginia C. Smith, Council President

APPROVED: This 11th day of March, 2013.



Lawrence T. Oden, Mayor

CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the City Council of the City of Mountain Brook, Alabama, as its meeting held on March 11, 2013, as same appears in the minutes of record of said meeting, and published by posting copies thereof on March 12, 2013, at the following public places, which copies remained posted for five (5) days as required by law.

City Hall, 3928 Montevallo Road, Ste. 138
Gilchrist Pharmacy, 2850 Cahaba Road
Piggly Wiggly Foodstore 4, 93 Euclid Avenue
Joe Muggs/Yogurt Mountain, 2037 Cahaba Road
The Invitation Place, 3150 Overton Road



Steven Boone, City Clerk

EXHIBIT A

DESIGN STANDARDS & PATTERN BOOK

RESIDENTIAL BUILDINGS

MASSING NOTES

NOTES

Transparency

- On the face fronting the primary street, hereafter called the "Primary Facade", the first story shall have a transparency of 15% to 40% of the facade.
- On the Primary Facade, each upper story shall have a transparency of 15% to 40% of the facade.
- Bay windows and balconies may extend up to 5' over the front building line on upper stories, and shall extend a minimum of 3' and a maximum of 5' from the building facade.
- Each building shall have at least one Enhanced Primary Entrance (EPE).

Pitched Roof Massing

- For buildings fronting on Park Lane Court South and/or Main Street, ground floor elevation is required to be 1.5' to 4' above grade at front building line. ("Leasing" office in residential component excluded).
- Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26'. Three story buildings shall have a maximum cornice/eaves height of 36'. Four story buildings shall have a maximum cornice/eaves height of 46' with a maximum building height of 66'.
- Acceptable roof pitch range is 5:12 to 14:12.
- Pitched roofs must not extend more than 20' above the eaves.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3', provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.

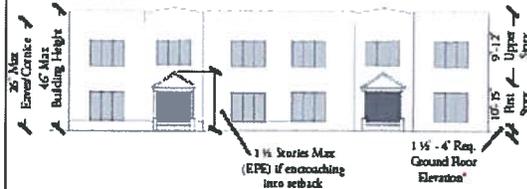
Flat Roof Massing

- Parapets must extend a minimum of 3' above the top of the roof structure if utilized.
- Parapets must occur within the maximum building height.
- Buildings or residential spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.

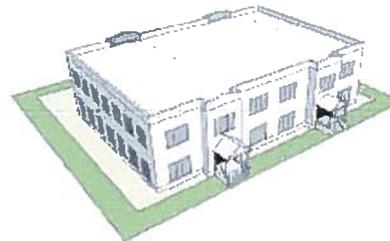
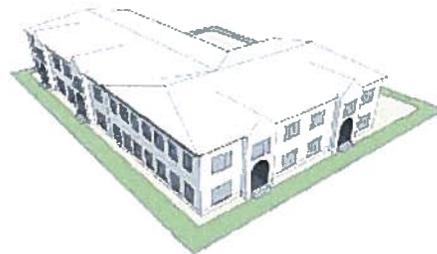
Bay Rhythms

- Differentiated bays should be expressed on each face of a building or residential space directly fronting a public space or street.
- Bays shall be a minimum of 25' and a maximum of 50' wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60' in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

2 STORY BUILDINGS



* For buildings fronting on Park Lane Court South and/or Main Street. ("Leasing" office in residential component excluded).



AS AMENDED: MARCH 11, 2013



CITY OF MOUNTAIN BROOK

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MEMO

DATE: March 7, 2013

TO: Mayor, City Council
City Manager
City Attorney

FROM: Dana Hazen, City Planner

RE: Amendment to Lane Parke PUD

Petition Summary

Request to amend the Lane Parke Planned Unit Development (PUD) master development plan to allow the ground floor elevation of portions of the residential component to be 1-1/2 – 4 feet lower than approved by Ordinance 1871 in May of 2012.

Analysis

The approved PUD requires that the first floor finished floor elevation of all of the buildings in the residential component be 1-1/2 to 4 feet above finished grade. The plans that have been submitted for permits show the finished floor elevations for buildings 3, 4 and 5 to be approximately 6 inches above finished grade. Also, the leasing office for the residential component (which is located in the southwest corner of building 1) is at grade in order to comply with ADA requirements for the leasing portion of that building.

At their meeting of March 4, 2013, the Planning Commission voted to recommend approval of the proposed amendment to the PUD.

The VDR committee has reviewed the proposed change and is in favor of the change from a design standpoint.

The Building Superintendent has reviewed the plans and has indicated that this proposed change in no way effects the floodway/floodplain or FEMA approvals/projects.

Proposal: These 3 residential buildings & the leasing area "L" are to have finished floors 1-1/2' to 4' lower than approved by adopted PUD.

