



L A N E P A R K E

City of Mountain Brook Planning & Zoning Commission

Lane Parke PUD

April 2, 2012

Doug Neil

Daniel Corporation

Lane Parke PUD

- ❖ RESPECTS the Village Master Plan
- ❖ REDUCES Scale of Commercial Component (by 22%)
- ❖ COMPREHENSIVE approach to the entire property

Jeffrey Brewer, AIA

Goodwyn, Mills & Cawood, Inc.



Lane Park Road @ Jemison Lane

Lane Parke PUD

(all Drawings Are Conceptual)



The Restaurant & Inn

Lane Parke PUD

(all Drawings Are Conceptual)



Jemison Lane @ Village Green

Lane Parke PUD

(all Drawings Are Conceptual)

Restrictions & Constraints

- ❖ SIZE: square footage for each use is limited, overall and by block
- ❖ HEIGHTS of buildings are strictly limited
- ❖ STYLES of the buildings are tightly controlled
- ❖ USES are limited to specific areas within the PUD
- ❖ RESIDENTIAL UNITS are limited to existing number (276)
- ❖ INN ROOMS are strictly limited (100)
- ❖ STREET NETWORK is determined in advance

Restrictions & Constraints

- ❖ OPEN SPACE REQUIREMENTS are set
- ❖ STREETSCAPES and sidewalks must be consistent with Village
- ❖ TRAFFIC IMPROVEMENTS are mandatory
- ❖ ZOO BRANCH CULVERT must be built
- ❖ SETBACKS are closely controlled
- ❖ PARKING structure location is determined

Staff Recommendations

Mountain Brook Planning & Zoning

Staff Recommendations

- ❖ Gross Floor Area (p. 2, 12)
- ❖ Permitted Categories (p. 10)
- ❖ The Inn (p. 11)
- ❖ Designs, Locations and Sizes (p. 15)
- ❖ Design Review Process (p. 16)

Staff Recommendations

- ❖ Service Area Requirements (p. 21)
- ❖ Primary Frontages (p. 23, graphic)
- ❖ Legend Revision (p. 23)
- ❖ Use of Multiple Architectural Styles (p. 49)
- ❖ Sidewalks (p. 86)

Questions & Answers

from the March 5, 2012 Meeting of the Planning Commission

Questions

- ❖ Q: Will the “jag” at the intersection of Red Mountain Expressway and Culver be “straightened out”?
- ❖ Q: Will the service areas be able to handle delivery trucks?



Questions

- * Q: Limiting deliveries to long service halls will not work for some tenants... how will this be addressed?



Questions

- ❖ Q: Did we lose the landscape buffer along Lane Park Road that was part of the 2010 approval?
- ❖ Q: Address ADA compliance.
- ❖ Q: Will there be public restrooms?



Questions

- ❖ Q: Will there be a time limit on public parking?
- ❖ Q: In the deck?
- ❖ Q: Or on the street?
- ❖ Q: Will the sidewalks connect along the north side of Montevallyo Road?



Questions

- ❖ Q: Will there be covered walkways for pedestrians?
- ❖ Q: Can you expand on the explanation of how congestion will increase in the village circle as a result of this development?



Questions

- ❖ Shared Parking Questions:
 - ❖ Inn Parking
 - ❖ Apartment Parking
 - ❖ Restaurant Parking



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