

# HOLLYWOOD BOULEVARD GATEWAY PUD



**2305 MONTEVALLO ROAD**

**SUBMITTED 06.10.2022**

**INGRAM FARRIS LLC**

**NEQUETTE ARCHITECTURE & DESIGN**

**SCHOEL ENGINEERING**

**SKIPPER CONSULTING**

**BRASFIELD & GORRIE**

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# Planning Commission Application PART I

## Project Data

Address of Subject Property 2305 Montevallo Road - Birmingham, Alabama - 35223

Zoning Classification PUD

Name of Property Owner(s) Shades Valley Presbyterian Church c/o Dave Dresher

Phone Number Dave Dresher Email ddresher@cjd.law

Name of Representative Agent (if applicable)

John Chapman

Phone Number 205.939.1222 Email jchapman@wynnecapitalpartners.com

Name of Engineer or Surveyor Andrew Phillips - Schoel Engineering

Phone Number 205.313.1154 Email aphillips@schoel.com

Property owner or representative agent must be present at hearing

## Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.



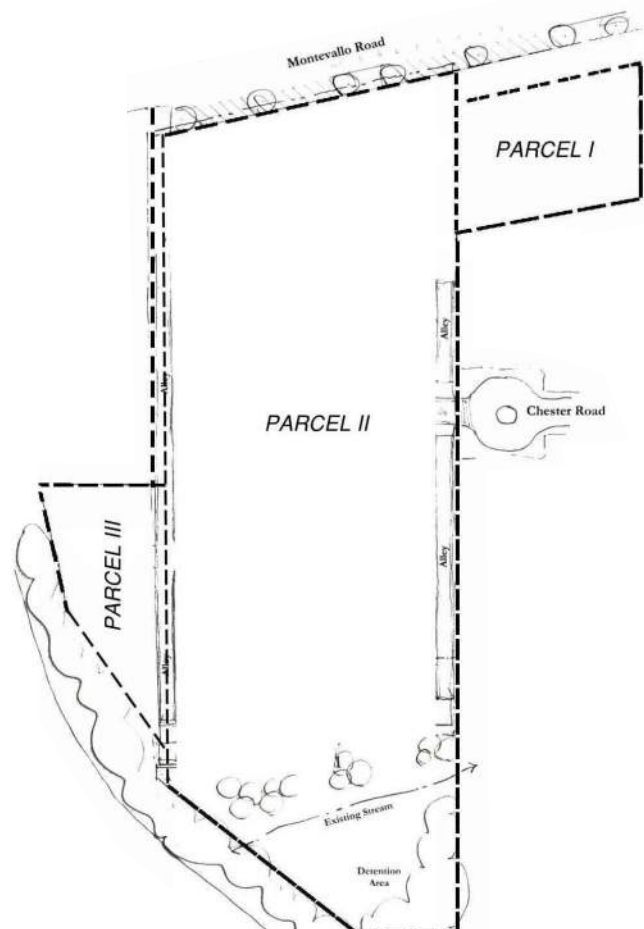
## 2. DEFINITIONS

As used in this PUD Application, the following terms are defined as follows:

1. **Architectural Styles** means the Architectural Styles more particularly described in the Pattern Book.
2. **Building Typologies** means the permitted building types and specifications more particularly described in the Pattern Book.
3. **City** means the City of Mountain Brook, Alabama.
4. **City Code** means the Code of the City of Mountain Brook, Alabama.
5. **City Council** means the City Council of the City of Mountain Brook, Alabama.
6. **Design Committee** means the City's village design review committee as defined in the City Code.
7. **Design Review Process** means the Design Review Process described in Section 9 of this PUD Application.
8. **Design Standards** means the Design Standards set forth in this PUD Application.
9. **Gross Floor Area** means the total enclosed floor area of all floors of a building (including mezzanines), measured from the exterior faces of exterior walls and from the center line of walls separating buildings, including basements, lobbies, common areas, elevator shafts, stairwells, mechanical or equipment rooms, common corridors, building amenity areas, storage areas, enclosed garages, and any other fully enclosed spaces of the building, whether leased to tenants or not. Gross Floor Area shall exclude rooftops, plazas, covered walkways, covered parking areas, outdoor dining or market areas, balconies, porches, terraces, loading docks, roof overhangs and any other non-enclosed areas (whether covered by a roof or not).
10. **Illustrative Master Plan** means the Illustrative Master Plan included in this PUD Application.
11. **Landscape Standards** means the Landscape Standards set forth in the Landscaping, Parks and Open Space Plan included in this PUD Application.
12. **Master Association** means any Master Association created in connection with the Master Declaration of Restrictions and Easements more particularly described in this PUD Application.
13. **Parcel** means the corresponding parcel of land identified as Parcel "1 – 3" on the Site Legend or any other legal parcel of land within the subject property currently existing or created in the future by a Preliminary or Final Subdivision Plat submitted in connection with the development.
14. **Pattern Book** means the Pattern Book included in this PUD Application.
15. **Permitted Density** means the total number of unique dwelling units permitted to be constructed within the development, as more particularly set forth in this PUD Application.
16. **Phase(s)** means any one or more of the phases of anticipated construction, consisting of an Earthwork phase, Multi-Family Residential phase, & a Single-Family Residential phase, each as more particularly described and shown in this PUD Application.
17. **Planning Commission** means the Planning Commission of the City of Mountain Brook, Alabama.
18. **Property** means the real property more particularly described in this PUD Application that is to be re-zoned to a Planned Unit Development District.
19. **Project Owner** means Ingram Farris, LLC., an Alabama limited liability corporation, and its successors and/or assigns.
20. **PUD Application** means this document, all schedules and exhibits attached hereto or provided in connection herewith, and all amendments and modifications hereto.
21. **Regulating Plan** means the Regulating Plan more particularly described in the Pattern Book.
22. **Residential Infill District** means the regulations and standards for the Residential Infill District set forth in Sections 129-491 through 129-499 of the City Code as in effect as of January 1, 2012.
23. **Unit** means any dwelling unit created on any Parcel within the Property.
24. **Use Area** means any of the Use Areas more particularly described in this PUD Application.
25. **Village Master Plan** means the Village Master Plans adopted by the Planning Commission as of June, 2007.
26. **Village Overlay Standards** means the regulations and standards for the Village Overlay District set forth in Sections 129-551 through 129-558 of the City Code as in effect as of January 1, 2012.



SITE LOCATOR MAP  
NTS



SITE LEGEND  
NTS



### **3. DEVELOPMENT OBJECTIVES**

Consistent with the goals and ideals of the Village Master Plans, 2305 Montevallo Road has been designed and planned around the following concepts:

- To be a Gateway into Mountain Brook Village that enhances and preserves the diversity of its architectural heritage and extends and encourages a pedestrian-scaled walkable village core.
- To enhance the Village by cultivating pedestrian connections, adding green space, improving storm water mitigation measures and providing ample parking.
- To create a variety of housing options aimed to attract empty nesters and current residents that want to live in a walkable environment while downsizing the space they need and minimizing the maintenance they are responsible for. When completed, this development will replace the defunct Shades Valley Presbyterian Church property with updated residential options not widely available in the surrounding area.
- The ±4 acre Property is ideally suited to act as a Village Core Gateway when comprehensively planned in accordance with the Planned Unit Development zoning classification established pursuant to Section 129-261 of the City Code. Accordingly, the Hollywood Boulevard Gateway Plan has been conceived in accordance with the following planning objectives:

1. To advance the vision for Mountain Brook Village as articulated in the Village Master Plans by (i) creating new development at the gateway of the Village that will contribute to the vitality of the Village as a whole, (ii) providing housing options that allow current residents to remain in Mountain Brook as their needs change, and (iii) attract new residents by offering housing options not prevalent in the surrounding area.
2. To preserve the character and tradition of Mountain Brook Village as a pedestrian friendly, community-oriented destination by extending that pedestrian-oriented environment from the village core to the gateway.
3. To design, construct and operate the gateway development in a manner that is sympathetic to the existing Village and minimizes impacts on adjacent neighborhoods by focusing on transitions between uses, setbacks, topography, vegetation, screening, and green space.
4. To complement the existing aesthetic of Mountain Brook Village by emphasizing architectural quality and promoting attractive and pedestrian oriented streetscapes.
5. To address current drainage and water management concerns by reducing the amount of impervious surface on-site and augmenting the existing storm water management system.
6. To minimize impact on existing traffic circulation by limiting access points while improving emergency access and circulation.
7. To minimize disruptions to the surrounding properties through restricted construction access.

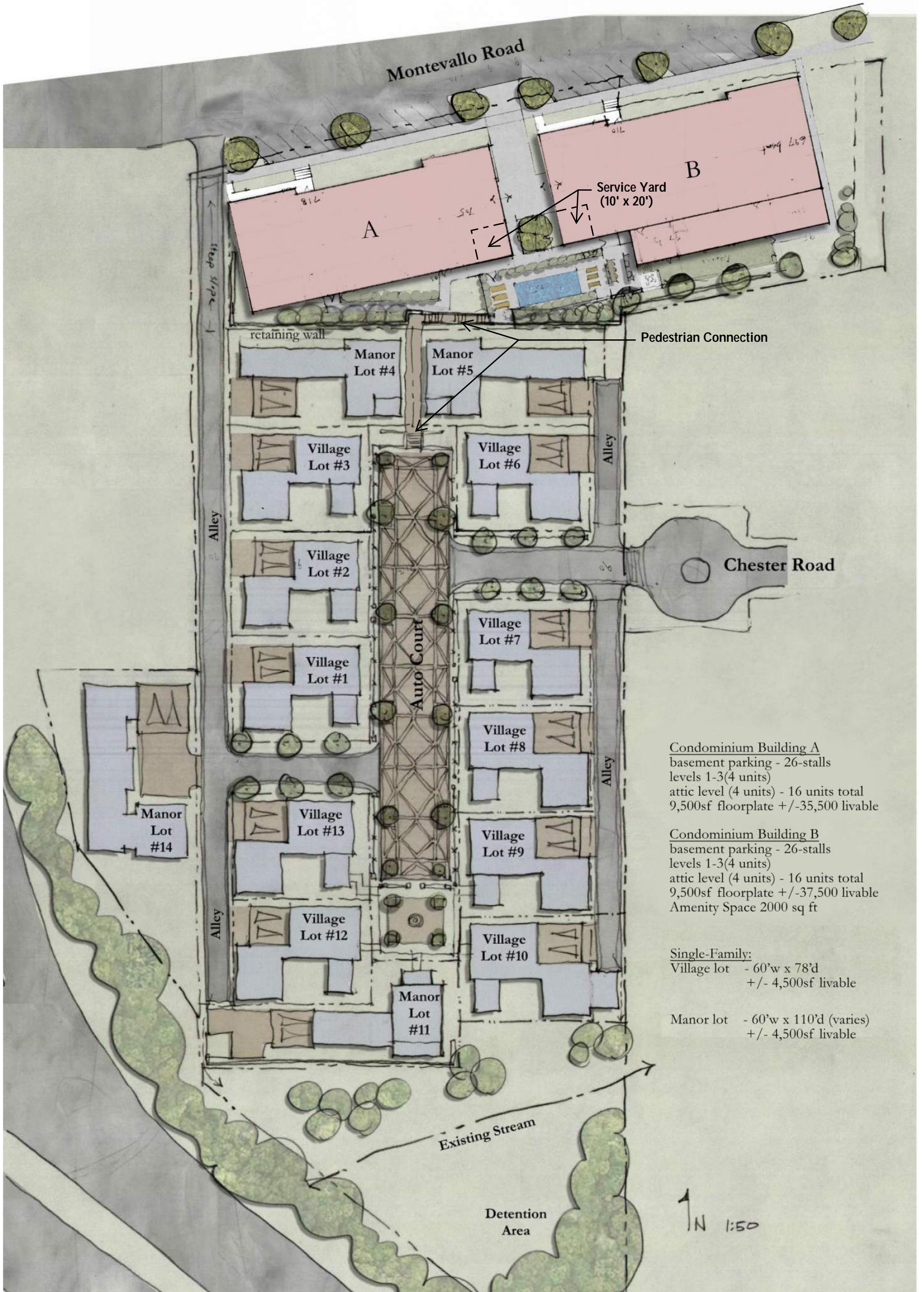








# 4. MASTER DEVELOPMENT PLAN



Condominium Building A  
 basement parking - 26-stalls  
 levels 1-3(4 units)  
 attic level (4 units) - 16 units total  
 9,500sf floorplate +/-35,500 livable

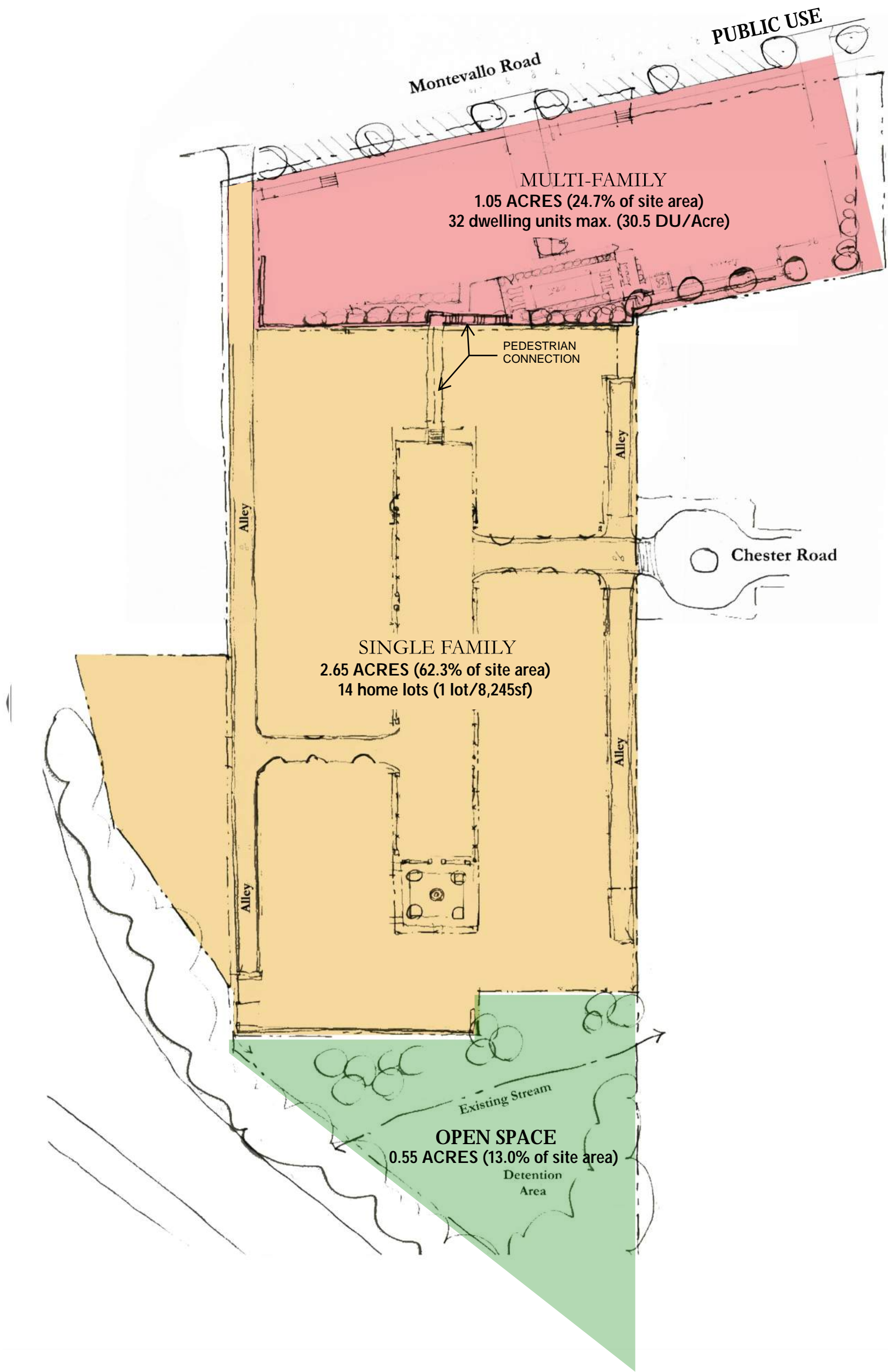
Condominium Building B  
 basement parking - 26-stalls  
 levels 1-3(4 units)  
 attic level (4 units) - 16 units total  
 9,500sf floorplate +/-37,500 livable  
 Amenity Space 2000 sq ft

Single-Family:  
 Village lot - 60'w x 78'd  
 +/- 4,500sf livable

Manor lot - 60'w x 110'd (varies)  
 +/- 4,500sf livable



### 5. LAND USE PLAN



- MULTIFAMILY - APPROXIMATELY ONE ACRE CONTAINING 32 CONDOMINIUM UNITS AND 48 COVERED PARKING STALLS
- SINGLE-FAMILY - APPROXIMATELY TWO AND A QUARTER ACRES CONTAINING 14 CUSTOM HOME LOTS
- OPEN SPACE - APPROXIMATELY ONE-HALF ACRE



## **6. PERMITTED USES**

### **Multifamily Use Area:**

Within areas designated Multifamily Use Area, the following uses are permitted by right:

1. Residential dwelling units, provided however, the Multifamily Use Area shall not include more than thirty-two (32) residential dwelling units;
2. Enclosed garages and covered parking;
3. Sales offices;
4. Amenities, improvements, storage and mechanical uses ancillary to residential dwelling units, including but not limited to a pool, gym, laundry/cleaning services and recreational facilities;
5. Streets, rights of way, service roads, access ways and drive aisles (both public and private); and
6. Sidewalks and pedestrian passage ways.

### **Single family Use Area:**

Within areas designated Single family Use Area, the following uses are permitted by right:

1. Residential dwelling units, provided however, the single family Use Area shall not include more than thirteen (14) residential lots;
2. Enclosed garages and covered parking;
3. Sales offices;
4. Amenities, improvements, storage and mechanical uses ancillary to residential dwelling units, including but not limited to a pool, gym, laundry/cleaning services and recreational facilities;
5. Streets, rights of way, service roads, access ways and drive aisles (both public and private); and
6. Sidewalks and pedestrian passage ways.

### **Open Space Use Area:**

Within areas designated Open Space Use Area, the following uses are permitted by right:

1. Parks;
2. Playgrounds;
3. Green space;
4. Trails;

### **Public Use Area:**

Within areas designated Public Use Area, the following uses are permitted by right:

1. Streets, rights of way, service roads, access ways and drive aisles (both public and private);
2. Sidewalks and pedestrian passage ways;
3. Special events, including festivals, parades, races, assemblies, gatherings and other events permitted under the City Code, provided such special events are sponsored and the sponsor thereof satisfies all requirements of the City Code with respect thereto.

## 7. OPEN SPACE & IMPERVIOUS SURFACE PLAN



**Existing condition:**

small green space fronting Montevallo with primary structure set back from street up against East boundary line. Large surface parking lot covering most of West side of property with preserved open space on south end.

Parking & Paving : 63,990 sf (1.47 acres)  
 Building footprints: 15,507 sf (0.36 acres)  
 Open space: 91,592 sf (2.01 acres)



**Proposal:**

Locating green space along the pedestrian streetscape on Montevallo Road. with largest structure fronting the street, providing a buffer between the street and residential uses. Parking in structure basement eliminates the large surface lot. Single family lots all self-park in rear-alley accessed garages. With the addition of private yards and a pervious paver system for the primary auto court, there would be a substantial reduction in impervious surfaces and stormwater runoff.

Parking & Paving : 16,922 sf (0.39 acres)  
 Building footprints: 54,406 sf (1.25 acres)  
 Open space: 113,802 sf (2.61 acres)



### 8. MULTIFAMILY ZONING DATA

Multifamily Zoning (Village Overlay - Stacked Flats Building Type; Residence G)			
	BASE ZONING DISTRICT	PROPOSED PLAN	CAUSE OF DEVIATION
<b>Purpose</b>	(a)General purposes. The village overlay standards are designed to:(1)Implement the village master plans, officially recommended by the planning commission as part of the overall master plan for the City of Mountain Brook and promote the health, safety, morals and general welfare of the community.(2)Provide for the kind, character and use of structures and improvements that may be erected or made within the villages, to promote and preserve the unique character and encourage pedestrian use of each of the villages.(3)Regulate the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land subject to the standards, in conformance with the village master plan.(4)To permit differences in the height, mass, scale, design, type, and uses of buildings subject to the standards based on the relationship of sites to specific public streets, open spaces, and to surrounding parcels.(5)To allow coordinated development in the villages according to a comprehensive master plan that best complements the design and investment by the city in streets, open space and other public infrastructure.	Complies	None
<b>Permitted Uses</b>	(a)Uses. The uses permitted in areas subject to the village overlay standards are those authorized by the base zoning district for each parcel. (b)Building types. Stacked Flats building types are allowed on residential street frontage. Differences in size, placement, orientation and design of each building type are regulated by this article, and the applicable building and development regulating plan.	Complies	None
<b>Stacked Flats building type</b>			
<b>Site Specifications</b>			
Required lot width	60' minimum	Complies	None
Minimum lot depth	100'	Complies	None
Required front building line	Between 22' & 26'	from 30'-40' from Back of Curb on Montevallo Road.	This positions the West building between 22'&26' from the property line according to the Stacked Flats requirement and allows for a consistent street edge along the Montevallo frontage where the property line geometry does not match the street edge.
<b>Front entrance extensions</b>	An enhanced front entry may extend up to 8' beyond the constructed front building line of the building provided: (a) it occupies no more than 60% of the front façade (b) it remains unenclosed, with no fixed windows or screens. © any roof structure on or associated with is up to one and one-half stories; and (d) it is designed as an extension of the primary building using the same foundation, building materials, architectural styles, and ornamentation as the primary building.	Complies	None
Street Wall	between 65% and 100% of the street facing façade length	Complies	None
Minimum Side Setback	10% of the lot width or 10', whichever is less; except that 15' shall be required if more than 50% of the side lot line abuts a lot zoned for, or having and existing lower intensity residential use.	Complies	None
Minimum Rear Setback	20'	minimum of 20' for adjacent properties, minimum of 5'-0" for new internal property lines	Site will comply with perimeter property line setbacks to maintain existing requirements
Maximum lot coverage (footprint)	60% reduced by an additional Open Space requirement by Section 129-554 for residential uses.	Complies	None
<b>Site access (vehicles)</b>	Vehicle access limited according to street frontage type and as further specified in Section 129-555 (d) (1)Primary frontages. Vehicle access is prohibited except for one mid-block shared access area providing access to multiple lots within the block, and not to exceed 20 feet in width. All other vehicle access to individual lots shall be via alleys or off secondary, access, or support streets identified in the master plan.	Complies	None

## 8. MULTIFAMILY ZONING DATA

Multifamily Zoning (Village Overlay - Stacked Flats Building Type; Residence G)			
	BASE ZONING DISTRICT	PROPOSED PLAN	CAUSE OF DEVIATION
<b>Mass and Height Specifications</b>			
Maximum Height (external)	3-story: 36' to eaves/cornices plus roof structure (actual permitted stories for individual sites is controlled by the applicable Building and Development Regulating Plan)	Complies	None
Required Ground Floor Elevation	1.5' to 4' above grade at front building line	entry on high end to be 1.5' to 4' above grade at front building line	slope drops significantly across the length of building and setting high end of the building in this position will elevate low end well over the 4' cap.
1st story height	10' to 15'	Complies	None
Upper story heights (internal)	10' to 15'	Complies	None
Roof Structure heights	Steep Pitch (14:12 to 20:12) 16' maximum provided that no building shall exceed 46 feet in height Pitched roof structures may have additional floor areas which may be occupied without counting towards the story maximum for purposes of the applicable building and development regulating plan, provided the additional floor area is: (a) associated with and accessory to the floor area of the top story and (b) limited so that the areas with clear ceiling height of 7'-0" or more is no more than 50% of the floor area of the story immediately below.	maximum of 16' in roof height and maximum of 49' in building height from level 1 finished floor elevation minus distance to grade at primary entry . Occupied attic area are proposed units similar to but independent of level below with a maximum of 75% of floor area of story below.	slope drops significantly across the length of building and total height of structure will vary if measured from natural grade. All units in this develop are intended to target an empty nester demographic and, consequently re all designed as single-level living units.
<b>Façade Specifications</b>			
First Story Transparency	15-40%	Complies	None
Upper Story Transparency	15-40%	Complies	None
Primary Entrance	1 Enhanced Primary Entrance for each building	Complies	None
Bays	Differentiated bays are required a minimum of every 25' and a maximum of every 50'	Complies	None
Façade Projections	Bay windows and balconies may extend up to 5' from the façade	Complies	None
Building height exceptions	(2)Ornamental features. A height exception may be permitted for ornamental features on all buildings where such features do not exceed an additional six feet in height and where said feature is limited to the following: spires, chimneys, chimney pots, flag poles, and weather vanes.	Ornamental features to be limited to an additional 10'-0" in height	to best agree with the form and scale of the primary building massing
Open Space Standards	Standards. Lots shall contain public or quasi-public open space in addition to open space created implicitly by the operation of setbacks, maximum lot coverage or other building regulations. The required open space shall be based upon the type of use and building type and mass based upon the following table. The required open space shall be in addition to any required setbacks for the lot and building type, and must occur within the otherwise allowable building footprint. Open space required for townhouse or stacked flat building types may be located at any location within the otherwise allowable building footprint. Open space must be functional and should utilize the design guidelines for open space in the village master plans, but may not consist of parking areas, service areas or site utility areas. [refer to section 5.4, Open Space Design, of the Design Guidelines of the Village Master Plan for specific strategies for open space design]. <b>Residential Uses require 100sf of open space per dwelling unit.</b>	Complies	None



## 8. MULTIFAMILY ZONING DATA

Multifamily Zoning (Village Overlay - Stacked Flats Building Type; Residence G)			
	BASE ZONING DISTRICT	PROPOSED PLAN	CAUSE OF DEVIATION
Parking, vehicle, and pedestrian access standards			
Required parking	<p>By base zoning regulations (Residence G) (1)Minimum offstreet parking per dwelling unit: Two spaces.</p> <p>a.Exception: Projects over 20 dwelling units, and which may have a substantial mix of dwelling units which could be designed for families with fewer than two vehicles may propose an alternative parking ratio. The proposal for a reduced rate shall be based on demonstrated and convincing market and demographic data regarding the parking demand per each dwelling type included in the mix. Approval of an alternative ratio is in the sole discretion of the city council, based on a recommendation of the planning commission.(2)Visitor and accessory parking shall be provided based on the following:</p> <p>Eleven or more units: Five spaces plus one-fourth additional parking space for each unit over ten;</p> <p>(3)Any offstreet surface parking, interior parking or parking structures for the dwelling units and for visitor or accessory parking shall meet the parking design and vehicle access limitations of the village overlay standards.</p>	1.5 stalls per unit	<p>Parking is in line with market rate product and above the market based on the target demographic. Parking beneath building is intended to completely meet the requirements for the residential units. 16 units / 24 parking stalls = 1.5 stalls / unit. The street parking would serve as visitor parking. Per base zoning, 5+5.5 = 10.5 stalls required, 13 stalls provided.</p>
Vehicle access limitations	<p>Vehicle access to all lots subject to the village overlay standards shall be limited according to frontage type indicated on the applicable building and development regulating plan based upon the following standards:(1)Primary frontages. Vehicle access is prohibited except for one mid-block shared access area providing access to multiple lots within the block, and not to exceed 20 feet in width. All other vehicle access to individual lots shall be via alleys or off secondary, access, or support streets identified in the master plan.</p>	Complies	None
Sidewalk standards	<p>Any development fronting on streets that do not currently have sidewalks shall include sidewalks in association with the site development according to the following:(1)Sidewalks on primary village street designated in the Circulation and Urban Design Plan of the Village Master Plan, adopted June 2007, shall be between eight-foot and 12-foot wide.</p>	Complies	None
Material specifications		See Pattern Book	

SINGLE-FAMILY ZONING (RESIDENTIAL INFILL DISTRICT BASE)			
	BASE ZONING DISTRICT	PROPOSED PLAN	CAUSE OF DEVIATION
<b>Purpose</b>	The residential infill district is an "overlay" district that is designed to promote the highest and best use of residential real estate by permitting the cost-effective development or redevelopment of residential property in limited areas within the city, under carefully controlled conditions, and in ways that will serve the purpose of the zoning ordinance without compromising the unique character of the residential districts within the city. (1)To permit additional, high-quality residential land use and development options for "transitional" zones between existing commercial and/or business uses and residential districts, the effect of which would be to maintain the residential character of existing residential districts while simultaneously discouraging objectionable nonresidential encroachment into such districts;	Complies	None
<b>Permitted Uses</b>	(a) Detached single-family dwellings. (b) Accessory structures; accessory buildings customarily incidental to residential occupancy; provided, that no accessory building may be used as a dwelling, or occupied by any person, either on a long-term or temporary basis; further provided, that such prohibition shall not apply to any accessory building which was designed for human habitation and was in existence or in the process of construction on June 28, 1993; (c) Gardens and greenhouses customarily incidental to residential occupancy; provided, that the products grown there may not be sold on the premises.	Complies	None
<b>Area &amp; dimensional requirements</b>			
<b>Max. Density</b>	Regarding the development taken as a whole, the average lot size shall be 6,000 square feet of land area; however, the city may require lower densities to achieve compatibility with the nature, density, and character of surrounding property.	Complies	None
<b>Minimum Yards</b>	(c) Minimum yards, setbacks, and building separation: No structure shall be located closer than ten feet from any adjacent residential property; provided, however, that the city may require additional setback area, buffers, greenbelts, or other landscape feature to achieve compatibility with the nature, density, and character of surrounding property. All buildings shall be located so as to conform to the Southern Standard Building Code and the Standard Fire Prevention Code, both as may be adopted and amended by the city.	Minimum setbacks will be 5' from lot lines, which would provide a minimum of 10' between buildings	In order to present a more urban and compact street , the lots and setbacks will be reduced
<b>Min. Lot Frontage</b>	(d)Minimum lot frontage on a public street: None; however, all lots shall either adjoin a public street or have access to a public street via a recorded easement or a private right-of-way.	Complies	None
<b>Max Building Ht.</b>	(e)Maximum building height: Two and one-half stories or 37½ feet, provided that a lower building height may be mandated in order to achieve the purposes of this article.	Complies	None
<b>Streets</b>	All proposed public streets and improvements shall meet or exceed the minimum standards established by the Mountain Brook subdivision regulations. The city shall determine whether private streets or roadways are appropriate for the proposed development, based upon its master development plan review, considering the size of the development, density, relationship to the surrounding area, and public safety.	On site streets would be private but built to meet City of Mountain Brook emergency access requirements. On site alleys would be private and not intended for city access / use.	The primary vehicular court is envisioned to be a plaza and covered in a decorative / patterned paver in order to meet the aesthetic goals of the development. This material is traffic-rated but non-standard for a street surface and the maintenance and ownership would sensibly be the burden of the HOA.
<b>Off street Parking</b>	Driveways, parking areas, and related improvements shall be privately owned. Convenient offstreet parking shall be provided for all dwelling units. All parking spaces, driveways, and other areas necessary for the maneuvering of motor vehicles shall be arranged so as to provide convenient access to a paved street or alley. Sidewalks, parking spaces, driveways, and maneuvering areas shall be paved and shall have adequate storm drainage facilities. All driveways, parking areas, and steps shall be adequately lighted.	Complies	None
<b>Additional Requirements</b>	(a)Utilities. All utility lines shall be placed underground.	Complies	None
	(b)Fire protection. All buildings or structures must be located no farther from a fire hydrant than may be reached with 500 feet of hose.	Complies	None
	(c)Separate ownership. Each dwelling shall be situated on a separate lot, unless the development is a condominium which use shall be permitted in the residential infill district.	Complies	None
	(d)Title to property. All common areas, such as private streets, driveways, parks, recreational facilities, planted or forested areas, and all other improved or unimproved real property and improvements shall be privately owned, and title thereto may be held by a trustee for the benefit of the residents of such development, by a private corporation, by an association of the residents thereof, or as undivided interests owned by the owners of the lots within such development. Such trustee, corporation, association, or owners (jointly and severally) shall be responsible for the proper care and maintenance of such streets and other property and improvements.	Complies	None
	(e)Documentation of maintenance of improvements. Prior to final plat approval of a subdivision for a residential infill development, the developer shall submit to the city clerk appropriate legal documents that provide for adequate maintenance of private streets and driveways, parks, recreational facilities, planted or forested areas, and all other improved or unimproved real property and improvements located within the common areas.	Complies	None