

**HOLLYWOOD BOULEVARD GATEWAY PUD**



**2305 MONTEVALLO ROAD**

**SUBMITTED 08.19.2022**

**INGRAM FARRIS LLC**

**NEQUETTE ARCHITECTURE & DESIGN**

**SCHOEL ENGINEERING**

**SKIPPER CONSULTING**

**BRASFIELD & GORRIE**

**TABLE OF CONTENTS**

**1. PUD Rezoning Application .....2**

**2. Defined Terms & Site Legend .....3**

**3. Statement of Development Objectives .....4**

**4. Master Development Plan .....6**

**5. Permitted Land Use Map .....7**

**6. Permitted Land Uses .....8**

**7. Open Space & Pervious Surfaces Plan.....9**

**8. Base Zoning District Standards .....10**

**9. Design Standards & Pattern Book .....15**

**10. Vicinity Map with Current Zoning .....31**

**11. Survey .....32**

**12. Utilities and Storm Drainage Plan.....33**

**13. Legal Descriptions.....34**

**14. Appendices .....35**

**A. Appendix A: Traffic Study .....36**

**B. Appendix B: Renderings... ..106**

**C. Appendix C: Three-Dimensional Model Images.....110**

**D. Appendix D: Conceptual Landscape Plan .....114**

**E. Subdivision Covenants .....117**

**F. Condominium Declaration.....161**



# 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.

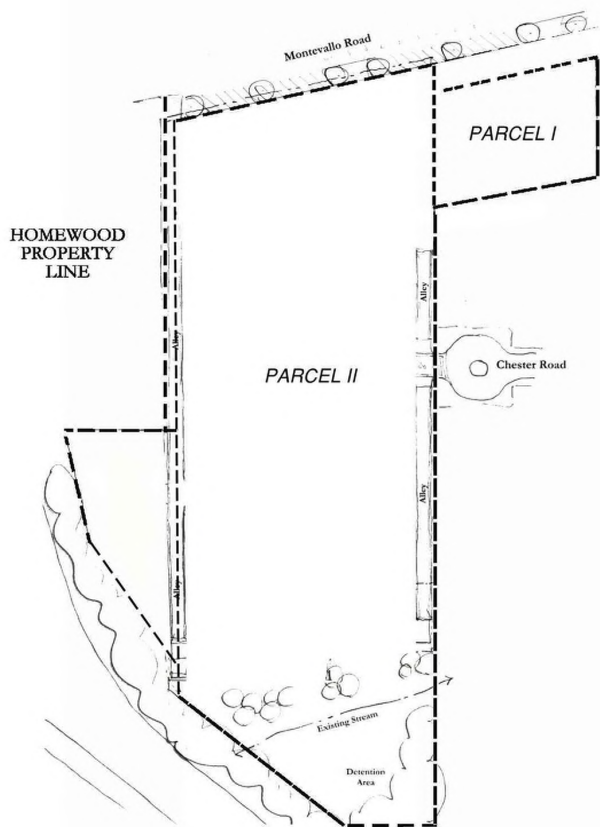
## 2. DEFINITIONS

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.

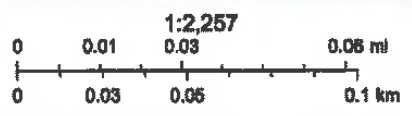


**EXISTING CONDITIONS**



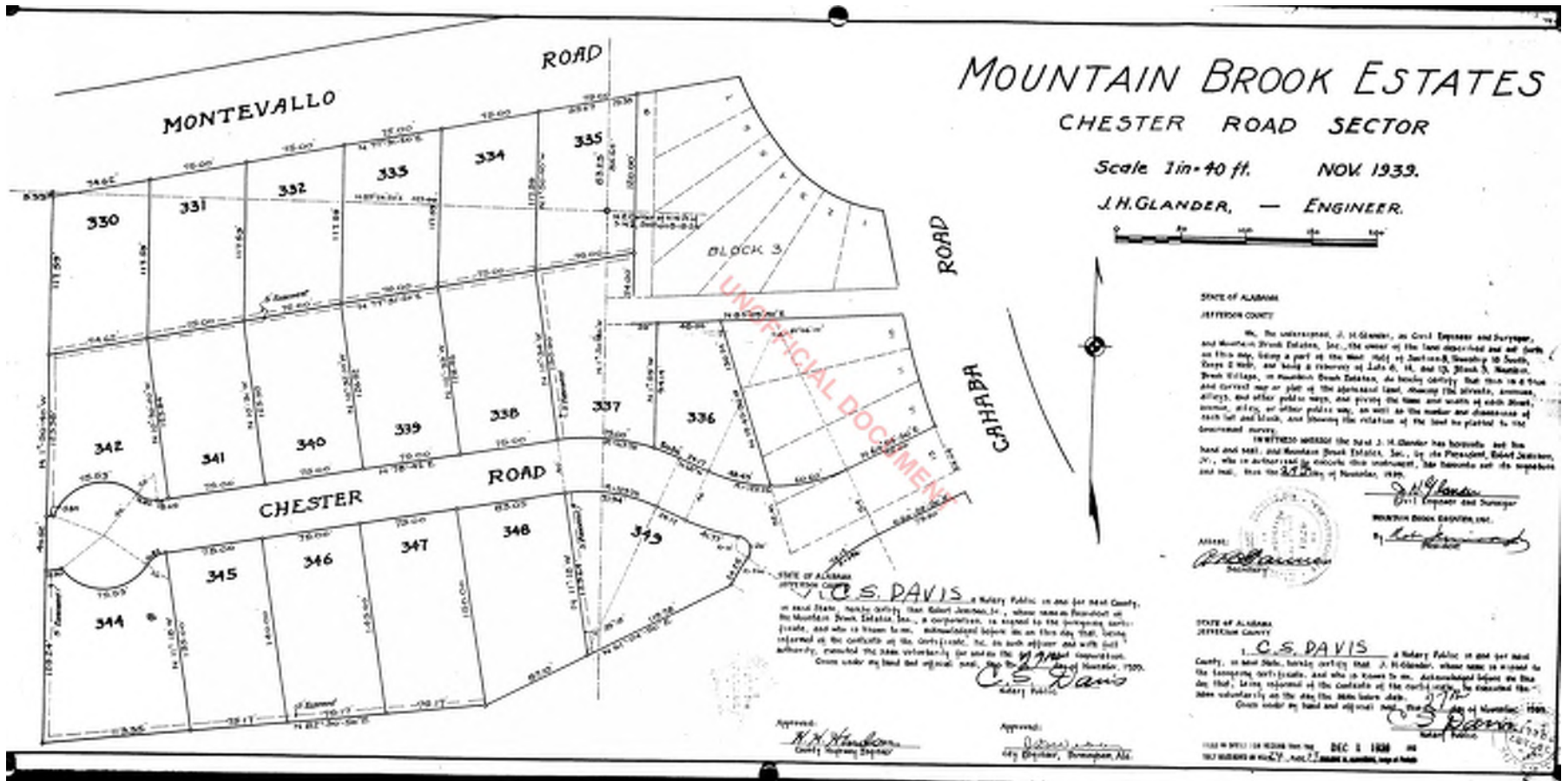
6/8/2022, 2:29:55 PM

- Municipal Boundary
- Lot Lines
- Tax Parcels 2021
- Community Shopping
- Local Business District
- Office Park District
- PUD
- Residence B District
- 2018 Aerial
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



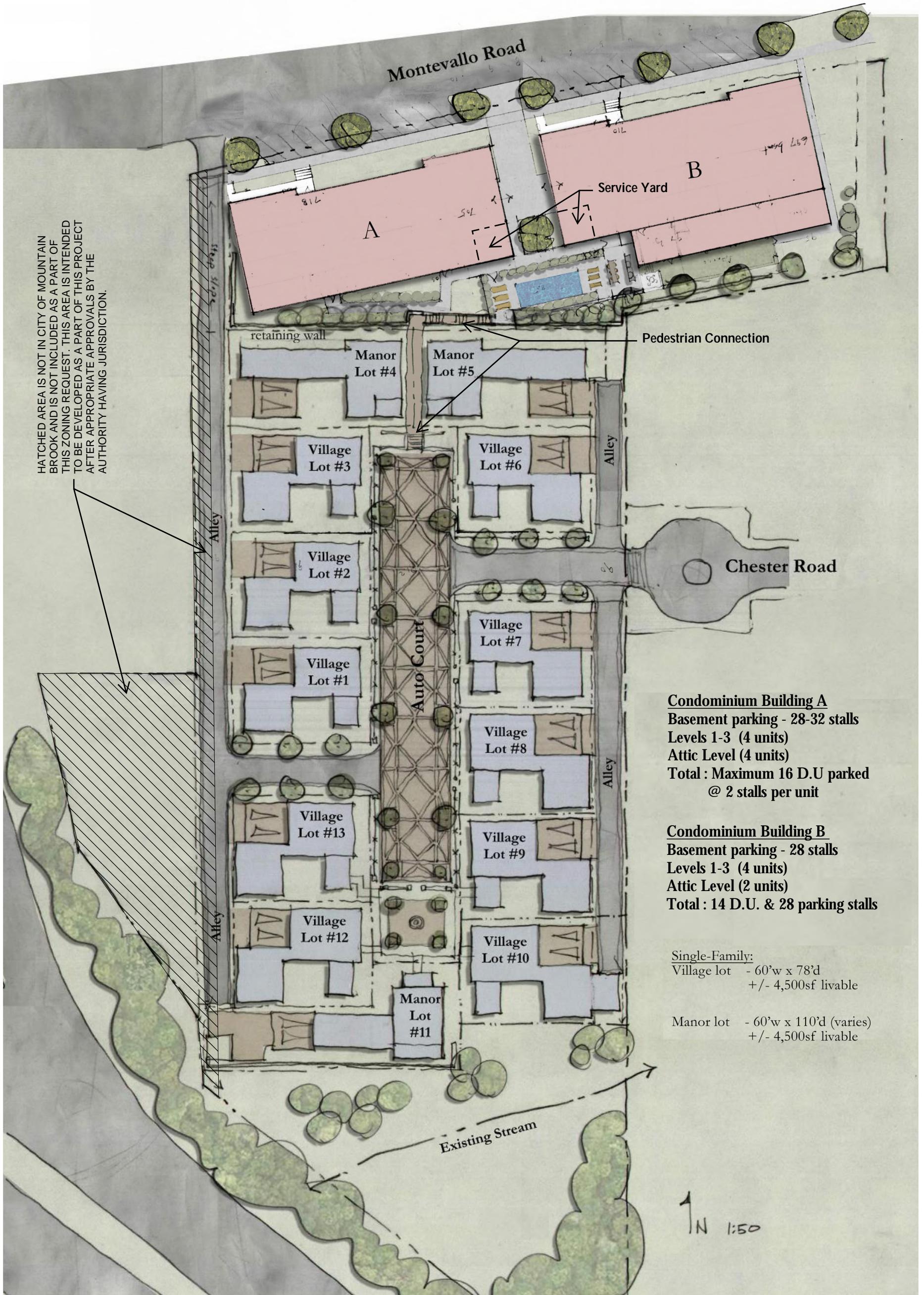
Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri  
AerGIS Web AppBuilder  
JeffCoAL, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Jefferson County Information Technology Services | Hunter Simmons |

**MUNICIPAL BOUNDARY**



**CHESTER ROAD SECTOR MAP**

**4. MASTER DEVELOPMENT PLAN**



HATCHED AREA IS NOT IN CITY OF MOUNTAIN BROOK AND IS NOT INCLUDED AS A PART OF THIS ZONING REQUEST. THIS AREA IS INTENDED TO BE DEVELOPED AS A PART OF THIS PROJECT AFTER APPROPRIATE APPROVALS BY THE AUTHORITY HAVING JURISDICTION.

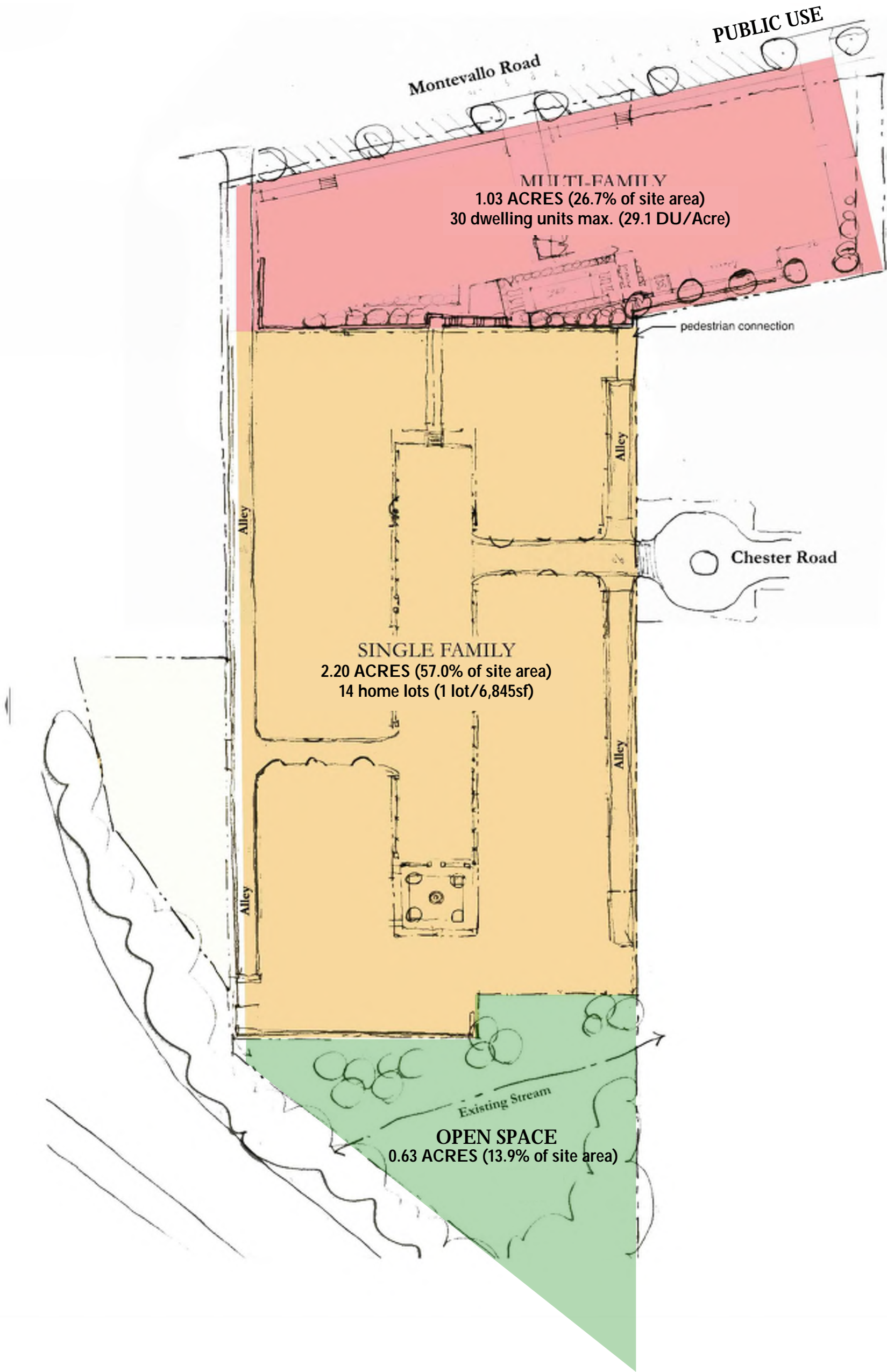
**Condominium Building A**  
 Basement parking - 28-32 stalls  
 Levels 1-3 (4 units)  
 Attic Level (4 units)  
 Total : Maximum 16 D.U parked  
 @ 2 stalls per unit

**Condominium Building B**  
 Basement parking - 28 stalls  
 Levels 1-3 (4 units)  
 Attic Level (2 units)  
 Total : 14 D.U. & 28 parking stalls

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.