

2305 Montevallo Road



Ingram Farris  
LLC



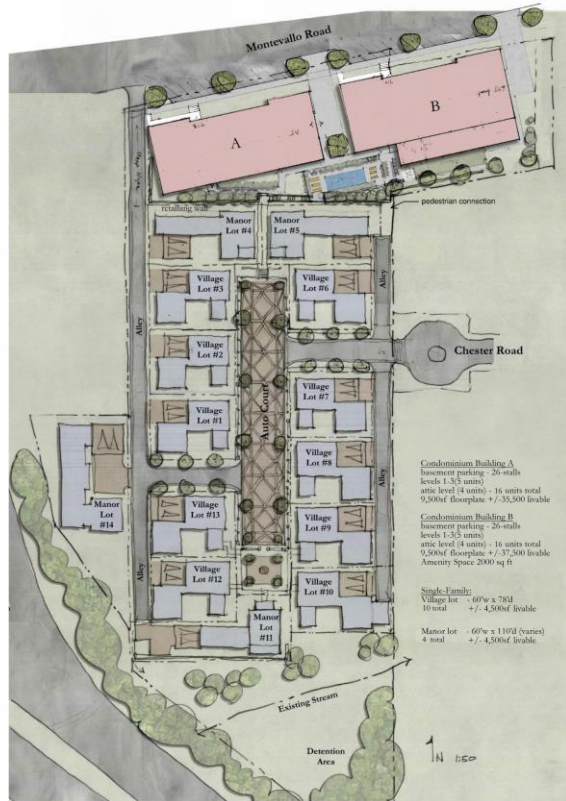
NEQUETTE  
ARCHITECTURE & DESIGN

**SCHÖEL** Birmingham • Huntsville  
Civil Engineering | Surveying | Laser Scanning • Mapping  
Water Resources | Environmental | Landscape Architecture

**SKIPPER**  
CONSULTING INC

**BRASFIELD  
& GORRIE**  
GENERAL CONTRACTORS

# 2305 MONTEVALLO ROAD PROPOSAL



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

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

**Single Family**  
 Village lot - 60'w x 75'd  
 10 total +/- 4,500sf leasable

**Manor lot - 60'w x 110'9" (varies)**  
 4 total +/- 4,500sf leasable

# Planning Commission feedback

1. Resolve the disposition of Manor Lot #14 and/or eliminate it from this application.
2. Resolve the disposition of the public alley dedication and how it can/will be improved as a part of this project.
3. Address the parking shortage for the project. As submitted, the parking shown does not meet the Res G requirements for off-street parking.
4. Include architectural elevations and floor plans for both proposed condominium buildings
5. Investigate primary access from Montevallo Road and/or provide explanation why the ingress and egress for the Single-family portion of the project must occur at Chester Road.
6. Meet with the neighbors and try to find common ground (attorneys to meet and find a path forward that both sides can support)

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The sides have met and had extensive discussion, even participating in a 12 hour + mediation effort. The sides did find common ground on parts of the proposal but did not come to an agreement on the proposal as a whole.

# Current proposal

CONDO BUILDINGS PARKED AT 2 STALLS / UNIT

IMPROVEMENTS TO HOMEWOOD ALLEY APPROVED BY HOMEWOOD CITY COUNCIL ON SEPT. 26TH

THIS AREA REMOVED FROM PROPOSAL

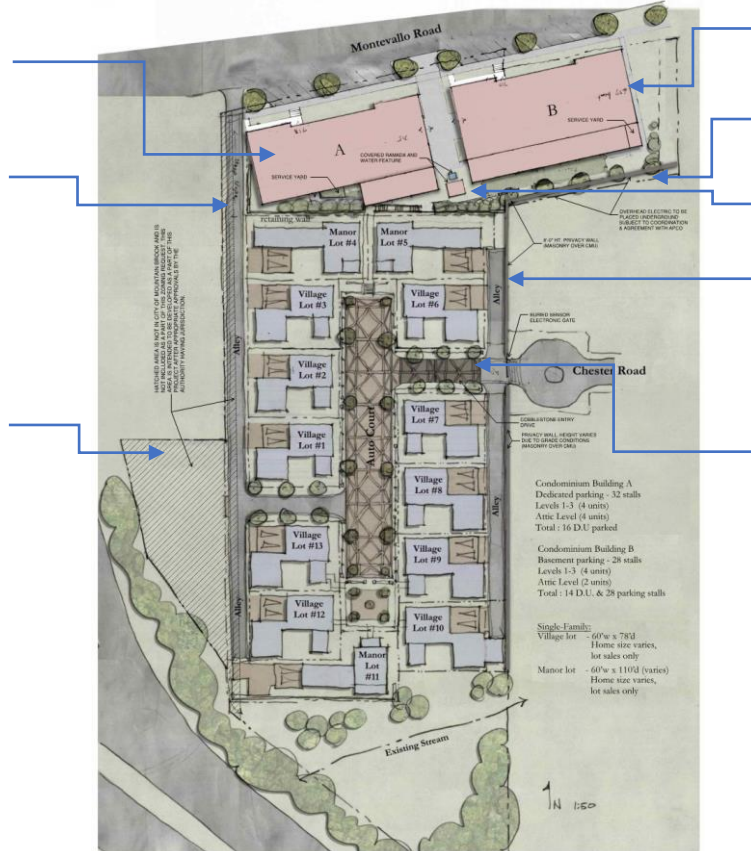
UNIT COUNT REDUCED AND BUILDING MASSING MODIFIED

UNDERGROUND UTILITIES AND INCREASED LANDSCAPE BUFFER

REMOVED POOL AMENITY, REPLACED WITH SMALL GAZEBO AND WATER FEATURE

PRIVACY WALL INCREASED TO 8'-0" HEIGHT NORTH OF CHESTER ROAD R.O.W. TO NORTHEAST PROPERTY LINE.

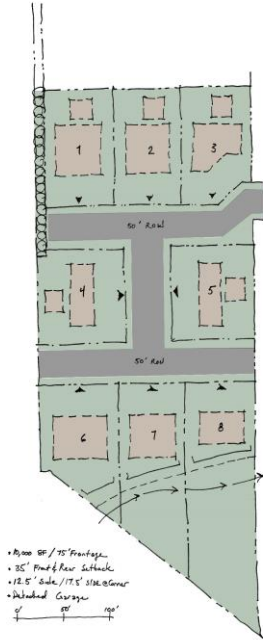
AUTOMATIC GATE AND COBBLESTONE ENTRY DRIVE ADDED TO ENCOURAGE USE OF MONTEVALLO ROAD ACCESS



# Neighborhood Feedback

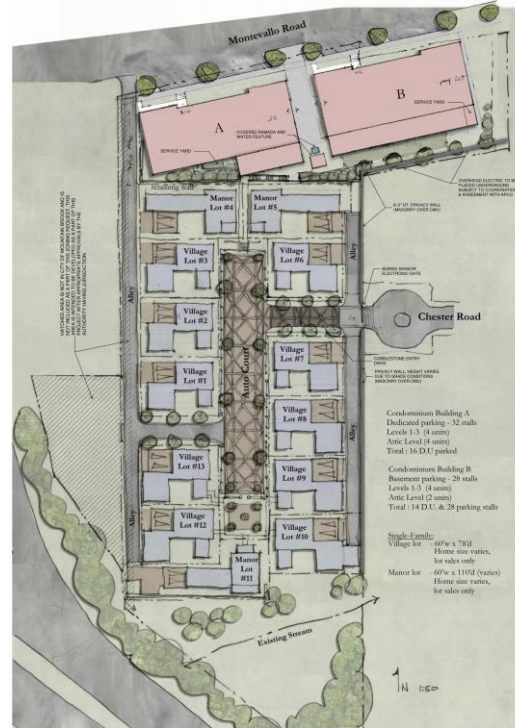
1. Concerns over traffic added to Chester Road
2. Concerns about the scale and design of Condo B

# Traffic Impacts to Chester Road



THIS IS A "BY RIGHT" PROPOSAL THAT WOULD ADD 8 RESIDENCE B LOTS + THE HOMEWOOD PARCEL FOR A TOTAL OF 9 HOMES TO CHESTER ROAD. THIS ADDS 110 CAR TRIPS TO CHESTER ROAD DAILY. IT WOULD ALSO REQUIRE ALL CONSTRUCTION TRAFFIC TO ACCESS THE SITE THROUGH CHESTER ROAD.

"BY RIGHT" PROPOSAL



CURRENT PROPOSAL

THIS IS THE CURRENT PROPOSAL THAT WOULD ADD 13 RESIDENTIAL LOTS + THE HOMEWOOD PARCEL FOR A TOTAL OF 14 HOMES TO CHESTER ROAD. THIS ADDS 99 CAR TRIPS TO CHESTER ROAD DAILY. THE REMAINDER OF THE CAR TRIPS EXIT ONTO MONTEVALLO ROAD. THIS SECONDARY ACCESS ALSO PROVIDE SERVICE AND CONSTRUCTION ACCESS, FURTHER ALLEVIATING TRAFFIC IMPACTS ON CHESTER ROAD.

# Building Massing of Condominiums



MONTEVALLO ROAD ELEVATION



SOUTH ELEVATION

# Condominium Building B Elevations



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

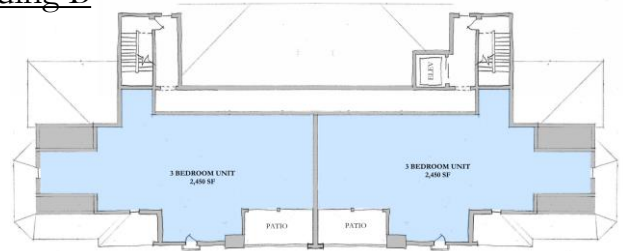
# Condominium Building B



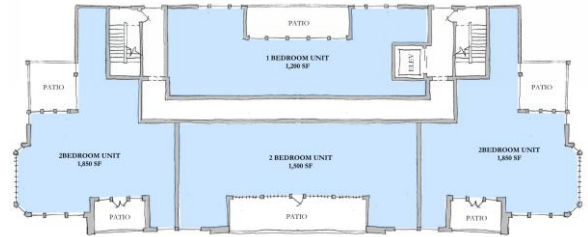
LEVEL ONE PLAN



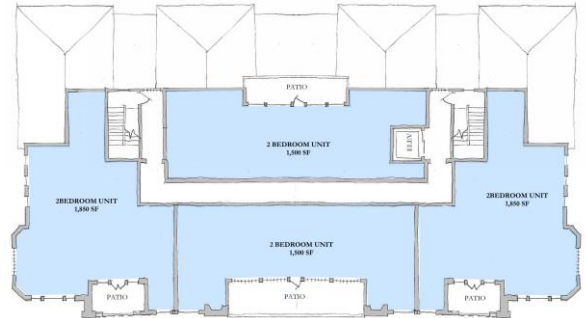
BASEMENT LEVEL PLAN



ATTIC LEVEL PLAN



LEVEL THREE PLAN



LEVEL TWO PLAN

# Condominium Building A Elevations



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



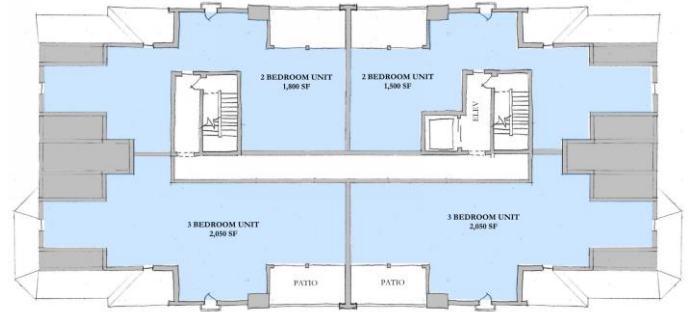
EAST ELEVATION



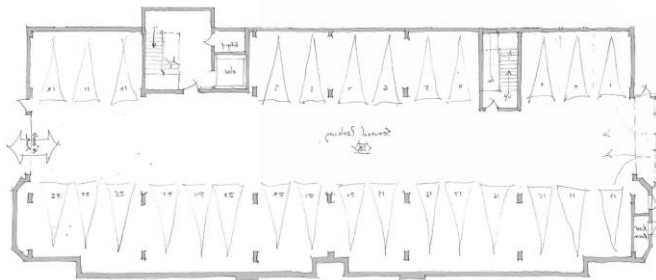
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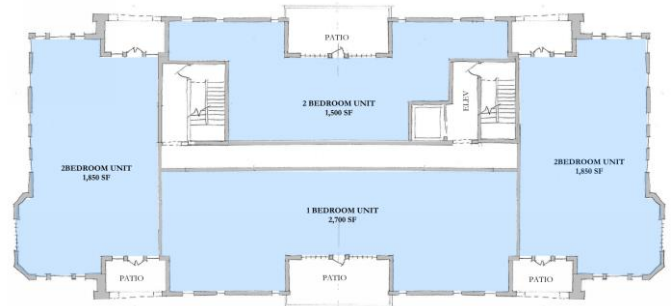
LEVEL ONE PLAN



ATTIC LEVEL PLAN



BASEMENT LEVEL PLAN



LEVEL TWO & THREE PLAN