Hello All,

Enclosed please find your packet for the Zoom meeting of October 5, 2020.

We have:

- 5 resurveys
- 1 solar array
- Amended development plan for City Fire Department training facility
- Recommendation to City Council – private driveway in unopened alley

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

www.mtnbrook.org
- Calendar (upper right corner)
- Planning Commission (October 5, 2020)
- Meeting Information (for agenda) and Supporting Documents (to view proposed plans select link associated with the case number)

If you have any questions about these cases please don’t hesitate to give me a call at 802-3816 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday (on Zoom)!

Dana
MEETING AGENDA  
CITY OF MOUNTAIN BROOK  
PLANNING COMMISSION  
OCTOBER 5, 2020  
PRE-MEETING: 4:30 P.M.  
REGULAR MEETING: 5:30 P.M.  
CITY HALL, 56 CHURCH STREET  
MOUNTAIN BROOK, AL 35213  

MEETING TO BE HELD VIRTUALLY USING ZOOM VIDEO CONFERENCING  
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE AT MTNBROOK.ORG)  

1. Call To Order  
2. Approval of Agenda  
3. Approval of Minutes: August 3, 2020 and September 8, 2020  
4. Case P-20-21: Waldrop Resurvey, being a Resurvey of the West Half of Lot 309 of Mountain Brook Estates, as recorded in Map Book 19, Page 40, in the Judge of Probate Office, Jefferson County, Alabama; situated in a portion of the SE ¼ of Section 8, Twp-18, R-2W, Jefferson County, Alabama. 3037 Cambridge Road  
5. Case P-20-22: Brien Resurvey, being a Resurvey of Part of Lot 5, Shades Valley Gardens, Second Sector, as recorded in Map Book 25, Page 55, in the Judge of Probate Office, Jefferson County, Alabama; situated in the SE ¼ of Section 33, Twp-17S, R-2W, and in the NE ¼ of Section 4, Twp 18S, R2W, Jefferson County, Alabama. 2 West Montcrest Drive  
6. Case P-20-24: Lavender Resurvey of Park Lane South, being a Resurvey of the East Half of Lot 7, Lot 6, and the West Half of Lot 5, Block 9, of the First Addition to South Highlands, as recorded in Map Volume 7, Pages 105 and 106, in the Judge of Probate Office, Jefferson County, Alabama; situated in the SE ¼ of Section 6, Twp-18S, R-2W, Jefferson County, Alabama. 2422 Park Lane South  
7. Case P-20-25: Hazeltig Abingdon Road Resurvey, being a Resurvey of Lot 2-A of a Resurvey of Abingdon Estates, Dunn Sector, as recorded in Map Book 123, Page 11, and Lot 15, Abingdon, as recorded in Book 19, Page 87, both in the Judge of Probate Office, Jefferson County, Alabama; and acreage; situated in a portion of the NW ¼ of Section 21, Twp-18S, R-2W, Jefferson County, Alabama. 4111 Abingdon Lane  
8. Case P-20-26: Resurvey of Lot 10 and Lot 9 of Andrews Addition to Knollwood, being a Resurvey of Lot 10 and Lot 9 of Andrew Addition to Knollwood, as recorded in Map Book 199, Page 22, in the Judge of Probate Office, Jefferson County, Alabama; situated in the SE ¼ of Section 16, Twp-18S, R-2W, Jefferson County, Alabama. 3901 and 3905 Seven Bark Circle  
9. P-20-27: Request for approval of the installation of a solar array. 200 Office Park Drive  
10. P-20-28: Request for approval of an amended master development plan for the Mountain Brook Fire Department Training Facility. 3601 East Street
11. **P-20-29**: Request for the installation of a private driveway in a portion of an unpaved public alley right-of-way. **120 Cherry Street**

12. Next Meeting: **Monday, November 2, 2020**

13. Adjournment
Planning Commission Application
PART I

Project Data

Address of Subject Property  3037 CAMBRIDGE ROAD  35223

Zoning Classification  A

Name of Property Owner(s)  JAMIE & DAVID WALDROP

Phone Number  205-447-8398  Email  dwaldrop@cowin.com

Name of Representative Agent (if applicable)

MICHAEL ERIC DALE

Phone Number  205-873-1676  Email  eric@ericdale.com

Name of Engineer or Surveyor  WILLIAM CALLAHAN - SOUTH CENTRAL SURVEY

Phone Number  205-229-1993  Email  buck@southcentralsurveying.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.
August 14, 2020

Planning Commission
City of Mountain Brook, AL

Property Address: 3037 Cambridge Road, Mountain Brook, AL 35223, Zone A
Property Owners: Jamie & David Waldrop

Dear Board Members:

We are asking for approval to properly record this property with the Jefferson County Land Records Office. The original lot was sub-divided into two separate lots by the original developer when homes were built. The newly created lots were not properly recorded at that time.

Thank you for your consideration,

[Signature]

Eric Dale
P-20-21

Resurvey in Residence A zoning

✔ “Clean-up” resurvey combining portions of legacy lots.

✔ May be approved as a final plat; the following corrections for the final plat are required by the Subdivision Regulations, and are suggested as conditions of approval:

1. Change MB signature blocks to "Mountain Brook Planning Commission Chairman" and "Mountain Brook Planning Commission Secretary."
2. Add zoning: "Residence-A"
3. List minimum setbacks: "front 40 feet, sides 15 feet, rear 40 feet."
4. Change easement note to read as follows: “All easements shown on this plat are for public utilities, sanitary sewers, storm sewers, and storm ditches and may be used for such purposes to serve property both within and without this subdivision. No permanent structure or other obstruction shall be located, except by the Public Works Department, within the limits of a dedicated easement.”

✔ Is an established building site that is non-conforming for the Residence A district with respect to lot with (75 feet in lieu of 100 feet) and lot size (11,504 sf in lieu of 30,000).

✔ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✔ No floodplain present.

✔ On August 17, 2020, the Board of Zoning Adjustment approved variance Case A-20-21, a request to allow additions and alterations to the existing nonconforming home to be located within the front setback at 35 feet in lieu of the required 40 feet, within the right side setback at 8 feet in lieu of the required 15 feet and within the left side setback at 10.8 feet in lieu of the required 15 feet.

• Project Data:

NAME: Resurvey of the West Half of Lot 309 Mountain Brook Estates

CURRENT ZONING: Residence A LOCATION: 3037 Cambridge Road

OWNERS: David and Jamie Waldrop
Planning Commission Application
PART I

Project Data

Address of Subject Property  #2 West Montcrest Drive

Zoning Classification  B

Name of Property Owner(s)  John Samuel Brien; Kristen Amanda Brien

Phone Number  678-427-4570  Email  brienjs@gmail.com

Name of Representative Agent (if applicable)

Eric Dale

Phone Number  205-873-1676  Email  eric@ericdale.com

Name of Engineer or Surveyor  Buck Callahan

Phone Number  205-229-1993  Email  buck@southcentralsurveying.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.
September 10, 2020

Planning Commission
City of Mountain Brook, AL

Property Address: #2 West Montcrest Drive, Mountain Brook, AL 35213, Zone B
Property Owners: Kristen & John Brien

Dear Board Members:

We are asking for approval to properly record this property with the Jefferson County Land Records Office. A portion of the original lot was sub-divided and added to the adjacent lot by the original developer when homes were built. The newly created lots were not properly recorded at that time.

Thank you for your consideration,

Eric Dale
Resurvey in Residence B zoning

- “Clean-up” resurvey combining portions of legacy lots.

☑ May be approved as a final plat.

☑ Conforms to the Zoning Regulations for Residence-B.

☑ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

☑ No floodplain present.

☑ On September 21, 2020, the Board of Zoning Adjustment approved variance Case A-20-25, a request to allow the additions to an existing single family dwelling to be 11.1 feet from the side property line (north) in lieu of the required 12.5 feet, and 21.6 feet from the secondary front property line (West Montcrest Drive) in lieu of the required 35 feet.

- Project Data:

  NAME: A Resurvey of Part of Lot 5, Shades Valley Gardens, Second Sector

  CURRENT ZONING: Residence B

  OWNERS: John and Kristen Brien

  LOCATION: 2 West Montcrest Drive
Planning Commission Application

PART I

Project Data

Address of Subject Property  2422 PARK LANE SOUTH

Zoning Classification  RESIDENCE A, C

Name of Property Owner(s)  LARRY LAVENDER

Phone Number  205-942-0086  Email  ray@weygandsurveyor.com

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number  205-942-0086  Email  ray@weygandsurveyor.com

Name of Engineer or Surveyor  RAY WEYGAND

Phone Number  205-942-0086  Email  ray@weygandsurveyor.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.
Resurvey in Residence C zoning

✓ “Clean-up” resurvey combining portions of legacy lots.

☑ May be approved as a final plat; the following corrections for the final plat are required by the Subdivision Regulations, and are suggested as conditions of approval:

1) note zoning district (Residence C) on plat;

2) add the following easement note: “All easements shown on this plat are for public utilities, sanitary sewers, storm sewers, and storm ditches and may be used for such purposes to serve property both within and without this subdivision. No permanent structure or other obstruction shall be located, except by the Public Works Department, within the limits of a dedicated easement.”

✓ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✓ No floodplain present.

✓ No relevant history or prior cases.

Project Data:

NAME: Lavender Resurvey of Park Lane South

CURRENT ZONING: Residence C

OWNER: Larry Lavender

LOCATION: 2422 Park Lane South
Planning Commission Application
PART I

Project Data

Address of Subject Property  4111 ABINGDON LN

Zoning Classification  ESTATE

Name of Property Owner(s)  WILLIAM C. HAZELRIG

Phone Number  205-942-0086  Email  ray@weygandsurveyor.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.
P-20-25

Resurvey in existing Residence A zoning

✓ The purpose of this resurvey is to establish the setback configuration on existing lots 1-B and 2-B, and an ingress easement for Lot 3-B. Three lots already exist; no increase in the number of lots is proposed.

☑ May be approved as a final plat.

✓ Meets the Zoning Regulations for the Estate Residence district.

✓ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✓ No floodplain present.

✓ No relevant history or prior cases.

● Project Data:

NAME: Hazelrig Abingdon Road Resurvey

CURRENT ZONING: Estate Residence

OWNER: William C. Hazelrig

LOCATION: 4111 Abingdon Lane
Planning Commission Application
PART I

Project Data

Address of Subject Property  3901 & 3905 SEVEN BARK CIR

Zoning Classification  RESIDENCE A

Name of Property Owner(s)  TOM McKINNON & CHRISTOPHER COOPER

Phone Number  ___________________________  Email ___________________________

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number  205-942-0086  Email ray@weygandsurveyor.com

Name of Engineer or Surveyor  RAY WEYGAND

Phone Number  205-942-0086  Email ray@weygandsurveyor.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.
Resurvey in Residence A zoning

✓ Resurvey lot line adjustment at the rear of the lots.

☑ May be approved as a final plat; the following correction for the final plat are required by the Subdivision Regulations, and is suggested as a condition of approval:

1) revise easement note per Section 4.6 of the Subdivision regulations;

✓ Meets the Zoning Regulations for the Residence A district.

✓ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✓ No floodplain present.

✓ No relevant history or prior cases.

• Project Data:

NAME: Resurvey of Lots 10 & 9 of Andrew’s Addition to Knollwood

CURRENT ZONING: Residence A

OWNERS: Tom McKinnon and Christopher Cooper

LOCATION: 3901 and 3905 Seven Bark Circle
Planning Commission Application
PART I

Project Data

Address of Subject Property  200 Office Park Drive, Mountain Brook, AL 35223

Zoning Classification  commercial

Name of Property Owner(s)  GLO, LLC

Phone Number  205-868-4684  Email  Ladd@laddmgt.com

Name of Representative Agent (if applicable)

Paul Freeman,  Eagle Solar and Light, LLC

Phone Number  205-202-2208  Email  pfreeman@eaglesolarandlight.com

Name of Engineer or Surveyor

Phone Number  Email

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.
Sept 10, 2020

City of Mountain Brook
Mountain Brook Planning Commission
56 Church Street
Mountain Brook, AL 35213

Mountain Brook Planning Commission Meeting - October 5, 2020

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following addresses:

Physical Address: 200 Office Park Drive, Mountain Brook, AL 35223
Owner: GLO, LLC
Property Mailing address: 6 Office Park Circle STE 111, Birmingham, AL 35223

Scope of Project

Three Hundred and thirty-six (336) Solar panels will be installed on the flat roof of the existing commercial building at 200 Office Park Drive to generate energy to be consumed on site. Maximum AC output is 100 kW.

The solar panels and racking will be installed at a 5% tilt on the flat roof and will not extend more than 12 inches from the surface of the roof. A parapet surrounding the edge of roof is higher than the solar and shields roof from public view.

A 4' setback will be mandated from each roof edge.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building.

No portion of the solar energy system will be visible from any public street. Photos attached as viewed from Office Park Drive.

Any external electrical lines and conduit will be painted or blended to match the color of the adjacent roofing and walls.

The roof-mounted Solar Energy System will not increase the height of the building.

Attached:

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.
Solar panel specification sheet.
Jefferson Co tax map of property and adjoining parcels
Aerial map/ satellite image of property
Aerial view of solar array design on roof top.
Photographs of existing building from Office Park Drive.

Paul Freeman  September 10, 2020
Paul Freeman, Eagle Solar and Light
(205) 202-2208, pfreeman@eaglesolarandlight.com
Petition Summary
Request for approval of the installation of a solar array.

Background
Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

On April 4, 2016, the Planning Commission approved “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems. The applicant in the subject case has included these guidelines in his application and has indicated compliance with each item within said document (see applicant’s responses in red).

Analysis
The subject solar panel array is a rooftop array atop an office building in Office Park. The proposed equipment is in keeping with the guidelines established by the Planning Commission. See attached specifications for the proposed system.

Appends
LOCATION: 200 Office Park Drive

ZONING DISTRICT: Office Park District

OWNER: GLO, LLC

AGENT: Paul Freeman, Eagle Solar & Light, LLC
REC TwinPeak 2S Mono 72 Series solar panels feature an innovative design with high efficiency and an industry-leading lightweight, yet robust construction, enabling customers to get the most out of the installation area.

Combined with the product quality and reliability of a strong and established European brand, REC TwinPeak 2S Mono 72 Series panels are ideal for all types of commercial rooftop and utility installations worldwide.
### ELECTRICAL DATA @ STC

<table>
<thead>
<tr>
<th>Product code: RECxxxTP2SM 72</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nominal Power - P_{pp} (Wp)</td>
</tr>
<tr>
<td>Watt Class Sorting (W)</td>
</tr>
<tr>
<td>Nominal Power Voltage - V_{pp} (V)</td>
</tr>
<tr>
<td>Open Circuit Voltage - V_{oc} (V)</td>
</tr>
<tr>
<td>Short Circuit Current - I_{sc} (A)</td>
</tr>
<tr>
<td>Panel Efficiency (%)</td>
</tr>
</tbody>
</table>

Values at standard test conditions (STC: air mass AM1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of V_{pp}, I_{pp}, I_{sc} within one watt class. At low irradiance of 200 W/m² at least 95% of the STC module efficiency will be achieved.

*Where xxx indicates the nominal power class (P_{pp}) at STC indicated above, and can be followed by the suffix XV for 1500 V rated modules.

### ELECTRICAL DATA @ NMOT

<table>
<thead>
<tr>
<th>Product code: RECxxxTP2SM 72</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nominal Power - P_{pp} (Wp)</td>
</tr>
<tr>
<td>Nominal Power Voltage - V_{pp} (V)</td>
</tr>
<tr>
<td>Nominal Power Current - I_{pp} (A)</td>
</tr>
<tr>
<td>Open Circuit Voltage - V_{oc} (V)</td>
</tr>
<tr>
<td>Short Circuit Current - I_{sc} (A)</td>
</tr>
</tbody>
</table>

Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s).

*Where xxx indicates the nominal power class (P_{pp}) at STC indicated above, and can be followed by the suffix XV for 1500 V rated modules.

### GENERAL DATA

**Cell type:** 144 half-cut monocrystalline PERC cells
**Strings of cells in series:** 6
**Glass:** 3.2 mm solar glass with anti-reflection surface treatment
**Backsheet:** Highly resistant polymeric construction
**Frame:** Anodized aluminum
**Support bars:** Anodized aluminum
**Junction box:** 3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790
**Cable:** 4 mm² solar cable, 1.2 m + 1.2 m in accordance with EN 50618
**Origin:** Made in Singapore

### MAXIMUM RATINGS

**Operational temperature:** -40 to 85°C
**Maximum system voltage:** 1000 V /1500 V
**Minimum system voltage:** 44.6 V / 50.6 V
**Temperature coefficient of I_{sc} [%/°C]:** 0.04
**Temperature coefficient of V_{oc} [%/°C]:** -0.28
**Temperature coefficient of P_{pp} [%/°C]:** -0.37

*See installation manual for mounting instructions*

### TEMPERATURE RATINGS

**Nominal Module Operating Temperature:** 44.6°C (±2°C)
**Temperature coefficient of P_{pp} [%/°C]:** -0.37
**Temperature coefficient of V_{oc} [%/°C]:** -0.28
**Temperature coefficient of I_{sc} [%/°C]:** 0.04

*The temperature coefficients stated are linear values

### MECHANICAL DATA

**Dimensions:** 78.9 x 39.4 x 1.2 (2005 x 1011 x 30 mm)
**Area:** 21.6 ft² (201 m²)
**Weight:** 48.5 lbs (22 kg)

**WARRANTY**

20 year product warranty
25 year linear power output warranty
Max. performance degradation of 0.5% p.a. from 97.5% in year 1
See warranty conditions for further details.
City of Mountain Brook

Guidelines for Planning Commission Review of Solar Energy Systems

Whereas Section 129-292 of the Municipal Code allows the installation in or upon a parcel located within any zoning district, such equipment and minor structures and improvements incidental to the provision and distribution of gas, electricity, water and similar services as may be approved by the planning commission; which approval shall be subject to such conditions, if any, which the planning commission may require to promote the purposes of Chapter 129 of the Municipal Code; and

Whereas the planning commission has determined that it is desirable for the City to permit and regulate the use of solar energy in the City of Mountain Brook; and

Whereas the planning commission has determined that the use and regulation of solar energy systems in the City will reduce the need for additional electrical generation and distribution and tend to reduce atmospheric pollution that are considered harmful to the environment; and

Whereas the planning commission recognizes that the purpose of regulating solar energy systems is to provide for appropriate locations for solar energy systems, to ensure compatibility with surrounding uses, and to promote safe and effective use of solar energy to increase opportunities for generation of renewable energy.

Therefore the following are guidelines to be used by the Planning Commission when approval of an application for a solar energy system has been requested:

Definitions:

Solar Energy System (SES). An energy system which converts solar energy to usable thermal, mechanical, chemical or electrical energy to meet all or a portion of the energy requirements of a principal building or an associated accessory structure.

Solar Energy Equipment (SEE). Items including but not limited to solar panels, lines, pumps, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy in connection with a building on residential, municipal or commercial properties. Solar energy equipment and its use are accessory to the principal use of the property.

Solar Energy Systems, generally:

1) SES shall not be commercial operations and are prohibited as a principal use. The main purpose of the SES may not be to generate energy for sale back to the energy grid rather than being consumed on site.

2) Abandoned or inactive SES, within twelve (12) months of the cessation of operations, shall be removed by the property owner.
**Roof Mounted Solar Energy Systems**

1) The placement of SES on roofs of principal buildings is preferred and encouraged.
2) For pitched, hipped or gambrel roofs, roof mounted SES shall not be more than twelve (12) inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The twelve (12) is measured from the upper side of the solar panel.
3) For flat roofs or the horizontal portion of mansard roofs, roof mounted SES may extend up to five (5) feet above the highest point of the roof.
4) In no instance shall any part of a roof mounted SES extend beyond the edge of the roof.
5) Roof mounted SES shall be designed to blend into the architecture of the building.
6) No portion of the SES shall be visible from any public street.
7) All exterior plumbing and electrical lines must be painted and/or coated to match the color of adjacent roofing material and walls.
8) Roof Mounted SES shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning regulations, and may not exceed the height of the ridge of the roof on which it is located.

**Ground Mounted Solar Energy Systems**

1) Ground mounted SES and SEE shall be considered accessory structures and shall be governed in accordance with Section 129-314 of the Municipal Code of the City of Mountain Brook.
2) Ground mounted SES shall be of permanent installation and shall not be portable in nature.
3) To the extent possible, without compromising the solar SES’s access to sunlight, ground mounted SES shall be screened from view at-grade from all adjacent properties.
4) No portion of the SES shall be visible from any public street.
Planning Commission Application
PART I

Project Data

Address of Subject Property 3601 East Street
Zoning Classification Residence A
Name of Property Owner(s) City of Mountain Brook
Phone Number 205-802-3838 Email kennedyd@mtnbrook.org

Name of Representative Agent (if applicable)
David Kennedy
Phone Number 205-802-3838 Email kennedyd@mtnbrook.org
Name of Engineer or Surveyor N/A
Phone Number Email

⚠️ 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.
To: Mountain Brook Planning Commission  
From: David Kennedy, Battalion Chief-Safety and Training  
Date: September 18, 2020  
Subject: Live Fire Training Building

Dear Commission Members:

The Mountain Brook Fire Department is excited to present for you consideration – and hopefully affirmation - a drill field project that we have planned and discussed for a few years and now are wanting to make happen. I have attached an aerial view of the location as well as a design layout and sample picture that closely resembles what the final burn building will look like. We already have the concrete pad in place and are ready for the next phase. The next phase will consist of the installation of three full size Conex boxes and one half size Conex box which will be the first floor as well as two other full size Conex boxes which would be the second floor. Upon completion the next step would be the installation of the outside and inside stairways as well as guard rails. The boxes will be bolted to the concrete pad and then welded together. This project is used by Fire Departments across the country for "Live Fire" firefighter training (which is required by ISO and other Fire Department regulatory agencies). The Conex box is a "Railroad Car" and the steel that it is made of is ideal for Live Fire training as it builds up heat and holds heat quickly without any deterioration to the structure itself.

In closing I want to say that we look forward to a training building of this nature and that we are looking forward to presenting our project to you at the Planning Commission meeting.

Respectfully Submitted;

David Kennedy, Battalion Chief-Safety and Training
P-20-28

Petition Summary
Request for approval of an amended master development plan for the Mountain Brook Fire Department Training Facility.

Analysis
The subject property contains the Police Department practice shooting range, the Fire Department training tower, and a joint classroom training facility. The proposed facility will consist of metal shipping containers, assembled for use by the Fire Department to train with live fires (contained inside the facility).

This type of training is required for ISO ratings. At present there are only a few such facilities in the state of Alabama, so the city’s firefighters have to travel to other facilities for this type of training. Apparently, there are not enough available facilities to support the need for this specific type of training throughout the state.

The proposed base is to be 30’ x 40’, and the proposed height is 24 feet. The burn building is to be located on the east side of the property, next to Interstate 459. As such, no detrimental effects to adjoining residential properties is anticipated in conjunction with the approval of this facility.

Background
On November 2, 2015, the planning commission approved Case P-15-05, an amended development plan for the subject site to allow the construction of the city’s Police/Fire classroom training facility.

Subject Property and Surrounding Land Uses
The subject property contains the Public Works Facility, the Police shooting range, the Police/Fire training classroom facility, and the Fire training tower; with residential properties to the north and west, and Interstate 459 to the east.

Affected Regulation
Article III, Residence A District; Section 129-31, Permitted Uses; and 129-32 Conditions on Certain Permitted Uses.

Appends
LOCATION: 3601 East Street

ZONING DISTRICT: Res-A

OWNER: City of Mountain Brook
Joint Training Facility

**Police & Fire Departments of Mountain Brook**
Mountain Brook, Alabama
Proposed Live Fire Training Bldg.

24' Height counting guardrail

30' wide

40' Length
Live Fire Training Building
Mountain Brook Fire Department
Drill Field located at 3601 East Street
Live Fire Training Building
Mountain Brook Fire Department
Drill Field located at 3601 East Street
Live Fire Training Building
Mountain Brook Fire Department
Drill Field located at 3601 East Street
Planning Commission Application

PART I

Project Data

Address of Subject Property: 120 cherry street

Zoning Classification: Residence C

Name of Property Owner(s): Teresa Howell

Phone Number: (205) 422-6054 Email: howellt@mtnbrook.k12.al.us

Name of Representative Agent (if applicable): [Blank]

Phone Number: [Blank] Email: [Blank]

Name of Engineer or Surveyor: E. Chris Eckroate, P.E.

Phone Number: (205) 907-3895 Email: chris.eckroate@caprineeng.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.
Narrative for Request to approve Private Drive in Un-opened Alley

120 Cherry Street
September 18, 2020

Teresa Howell, who is the property owner at 120 Cherry Street (Lot 10), would like to gain access to the rear of her property by constructing, at her cost, a driveway extending from behind her lot and the adjacent property on Lot 11 to connect to the existing alley that connects between Cherry Street and Main Street. The driveway will be approximately 100' in length.

The proposed driveway, which would be approximately 12’ wide, will be located in the 15' wide un-opened alley. The driveway will give Ms. Howell vehicular access to the rear of her home, which currently only has a limited parking pad accessed from Cherry Street. This work would be completed before the current home is removed and a new home constructed on the lot.

The proposed surface design of the driveway, will be designed by Chris Eckroate, P.E. of Caprine Engineering, LLC will be submitted to the City Engineer for approval. The design of the driveway will take into consideration mitigating any stormwater runoff that occurs when the driveway is installed in the alley, which is currently overgrown with weed and tree cover.

Sincerely,

Teresa Howell
Owner
P-20-29

Petition Summary
Request to install a private driveway in a portion of an unpaved public alley (right-of-way).

Background
The city of Mountain Brook’s right-of-way network contains many unimproved (unpaved) alleys; particularly on the north side of Euclid Avenue in Crestline. A close field check of these unopened alleys reveals the existence of many paved improvements in these rights-of-way, installed by adjoining homeowners over the years.

Many of the older private improvements have been installed without permission from the city; some likely predate the incorporation of these properties into the city of Mountain Brook. Other, newer installations have been granted permission from the city. (For examples of such improvements see attached maps depicting other, similar private improvements in public rights-of-way in the vicinity).

Approval Process
Over the past few years, the city has formulated a process whereby property owners may petition the city council for permission to improve portions of public alleys for private use. The mechanism utilized for this process has been an “encroachment permit,” whereby the city grants permission for use of the right-of-way by a private party. Permission to improve has been granted on the condition that the property owner enters into a hold harmless agreement with the city. Said agreement ensures that the property owner has no actual ownership rights to the public alley, and that should the city wish to use the right-of-way in the future, it has the right to do so (regardless of any related damage to or loss of private improvements the city may have previously granted).

This method appears to have worked well with regard to ownership and use of the public alley, but there have been some unanticipated drainage/run-off issues related to the paving of these alleys, particularly when such improvements have been installed on the high side of Euclid Avenue in Crestline.

Planning Commission Role
The city council has suggested that the planning commission play an advisory role in the review process for encroachment permits; taking a look at the design and materials proposed in such improvements, and then making a recommendation to the city council in each case.

Analysis for Subject Application
In conjunction with the construction of a new single family dwelling at 120 Cherry Street, the applicant proposes an access drive within the adjoining unimproved alley to the rear of the lot. The alley right-of-way is 15 feet wide, and the proposed paved driveway is 11 feet wide and 100 feet long (it spans the back property line of the subject
property and three other properties along the rear alley). See attached survey and paving plan for improvement design.

**Subject Property and Surrounding Land Uses**
The subject property is a single family site, and is surrounded by same.

**Appends**
LOCATION: 120 Cherry Street

ZONING DISTRICT: Res-C

OWNER: Teresa Howell
PROPOSED PLAN OF DRIVE FOR A PUBLIC ALLEY
HOWELL RESIDENCE
120 CHERRY STREET
MOUNTAIN BROOK, AL

SCALE: 1"=30'
PROJECT NO. 20.015
DRW: CE
REV:

PLAN ISSUE DATE
EXHIBIT 09.18.2020
P-20-29

TYPICAL SECTION
POROUS CONCRETE PAVEMENT
N.T.S.

LOT 18
LOT 19
LOT 20
APPROX. CONNECTION TO DRIVEWAY FROM SITE
SLOPE TOP OF DRIVEWAY TO DRAIN TO EXISTING CONCRETE FLUME

LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

EUCLID AVENUE

EXISTING ASPHALT

CHERRY STREET
(50' R.O.W.)

CONCRETE CURB & GUTTER

MEAS 89'57"9/16
HENCE IN OA
RESIDENCE #120

MEAS 90'00"00
HALL ON LINE

MEAS 90'00"00
HALL ON LINE

MEAS 50'00"

DECK

LOT 11
BLOCK 8

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

SCALE: 1"=30'

( IN FEET )
1 inch = 30 ft.
Mountain Alley

View from the paved east-west alley; facing north toward the subject area (to the left of detached garage).
Mountain Alley

View of rear of homes that face Euclid Avenue (across paved east-west alley from subject improvements).