Hello All,

Enclosed please find your packet for the Zoom meeting of November 2, 2020.

We have:
- 3 carry-overs from the October meeting
- 2 resurveys
- Amended development plan for MBHS

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 (November 2, 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
1. Call To Order

2. Approval of Agenda

3. Approval of Minutes: October 5, 2020

4. **Case 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 *(Carry Over from the October 5, 2020, meeting.)*

5. **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 *(Carry Over from the October 5, 2020, meeting.)*

6. **Case P-20-25:** Hazelrig 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 *(Carry Over from the October 5, 2020, meeting.)*

7. **Case P-20-23:** Downey Resurvey of Rock House Circle, being a Resurvey of Lot 26 and the west half of Lot 25 of Rock House Circle, as recorded in Map Volume 19, Page 33, as recorded in the Office of the Judge of Probate in Jefferson County, Alabama; located in the NW ¼ and in the SW ¼ of Section 5, Twp-18S, Range 2W, Jefferson County, Alabama. 3103 Salisbury Road

8. **Case P-20-30:** Ball and Cooper Resurvey, resurvey of Lots 7A of Pine Ridge Lane Estates Resurvey of Lots 7 & 8 in Map Book 241, Page 42, and Lot 1 of First Addition to Pine Ridge Circle, Map Book 55, Page 75, located in the SE ¼ of Section 4, Twp-18S, R-2W and the NE ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Alabama; located in SE ¼ of Section & NE ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Alabama. 101 Pine Ridge Circle & 19 Pine Ridge Lane

9. **Case P-20-31:** Request to amend the master development plan for Mountain Brook High School. 3650 Bethune Drive

10. Next Meeting: **Monday,** December 7, 2020

11. Adjournment
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)

LAUREN BARRETT, ARCHITECT

Phone Number  (205) 531-0118  Email  lauren@barrettarchstudio.com

Name of Engineer or Surveyor  F. 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 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
Recent Background
At its meeting of October 5, 2020, the planning commission carried this case over for further study on the part of the applicant as to the types of materials that could be used for the proposed improvements, and as to alternate stormwater management measures. The applicant has indicated a probable request to carry over to the meeting of December 7, 2020 (applicant will make a formal request to carry over at the meeting).

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
PLAN ISSUE DATE
EXHIBIT 09.18.2020

TYPICAL SECTION
POROUS CONCRETE PAVEMENT
N.T.S.
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).
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.
P-20-24

Resurvey in Residence C zoning

✓ Recent Background: At its meeting of October 5, 2020, the planning commission carried this case over for clarification regarding the accuracy of subdivision markers throughout the subject neighborhood. It has been determined by the surveyor that all the markers are accurate; so there is no change to the proposed plat.

✓ “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 _______________________ Email chiph@whinv.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.
P-20-25

Resurvey in existing Estate zoning

✓ Recent Background: At its meeting of October 5, 2020, the planning commission carried this case over at the applicant’s request. The proposed plat has been revised such that the lot line between Lot 2B and 3B has moved roughly 60 feet to the east (toward the existing Hazelrig house; but no closer than 100 feet from the existing house). This will allow increased depth on Lot 2B, which will allow said property line to be designated as the 100-foot "rear" for Lot 2B.

✓ The surveyor elected to remove all references to proposed setbacks on the lots, themselves; but rather, listed the required setbacks off to the side (on the plat). This is an acceptable and standard practice for setback notations on plats.

☑ 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 3103 Salisbury Road, 35213
Zoning Classification Residence A district
Name of Property Owner(s) Howard Downey & Angela Thornton
Phone Number 205 790-2722 Email howard@downey-law.com
Name of Representative Agent (if applicable) John Forney
Phone Number 205 585-7586 Email john.m.forney@gmail.com
Name of Engineer or Surveyor Ray Weygand
Phone Number 205 942-6086 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.
August 28, 2020

Dana Hazen, AICP  
Director of Planning, Building and Sustainability  
City of Mountain Brook  
56 Church Street  
Mountain Brook, AL 35213  

Dear Ms. Hazen:

Per the City of Mountain Brook’s guidelines for submittals to the Planning Commission, I am providing this statement and associated materials in support of a request for a lot combination at 3103 Salisbury Road.

I am acting as architect for the owners of that property, Angela Thornton and Howard Downey. They wish to build an addition on the south (rear) side of the existing residence. This will add 935 square feet of living space on the main (entry) level, and a two car garage below at the basement level. The plan for that addition will require a variance from the 15’ west side setback requirement, and we are making a request for that variance in a separate submission to the Zoning Board of Adjustment.

Thank you,

John Forney

(Attached: site survey, floor plans and elevations)
Resurvey in Residence A zoning

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

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

1) 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: Downey Resurvey of Rock House Circle

  CURRENT ZONING: Residence A

  OWNER: Howard Downey and Angela Thornton

  LOCATION: 3103 Salisbury Road
Planning Commission Application  
PART I

Project Data

Address of Subject Property  101 Pine Ridge Circle / 19 Pine Ridge Lane

Zoning Classification  Residence A

Name of Property Owner(s)  Roger and Nancy Ball / Claud Cooper

Phone Number  205-901-9303  Email jrogerball@gmail.com

Name of Representative Agent (if applicable)

Phone Number  _______________________  Email__________________________________

Name of Engineer or Surveyor  Reynolds Surveying Co., Inc.

Phone Number  205-823-7900  Email reynoldssurvey59@bellsouth.net

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.
October 9, 2020

City of Mountain Brook Planning Commission
c/o Ms. Dana O. Hazen, MPA, AICP
Director of Planning, Building & Sustainability
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

RE: Resurvey of 101 Pine Ridge Circle / 19 Pine Ridge Lane

Dear Commissioners:

I am writing asking for your support in resurvey of the lots located at 101 Pine Ridge Circle and 19 Pine Ridge Lane. My wife Nancy and I have lived at 101 Pine Ridge Circle for over six years and during this time we have welcomed two children, now ages 6 and 4 into our family. We have reached an agreement to purchase approximately 12,926 square feet from our adjoining neighbor Claud Cooper. This purchase is beneficial to both parties because it will allow Mr. Cooper to “square up” his property lines, and it will allow us to expand our backyard giving our children more room to play outside. During the last six months we have found that it has become increasingly important for our children to have room to explore, learn and grow outside of the confines of the house. This additional land will provide them with the needed room to continue this in the coming years.

I have spoken with our adjoining neighbors and don’t anticipate any objections from them regarding the resurvey of the lots.

Sincerely,

J. Roger Ball, Jr.
P-20-30

Resurvey in Residence A zoning

✔ Lot line adjustment between two existing lots, such that acreage is added to proposed Lot 1-A (taken from the rear of proposed Lot 7-AA). Both proposed lots meet the minimum lot requirements and building setbacks for the Res-A zoning district.

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

1) Revise Mountain Brook signatures blocks such that there are only two: one for the Planning Commission Chair and one for the Planning Commission Secretary.

✔ 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: Ball and Cooper Resurvey

CURRENT ZONING: Residence A

OWNERS: Roger and Nancy Ball; and Claud Cooper

LOCATION: 101 Pine Ridge Circle and 1 Pine Ridge Lane
BALL AND COOPER RESURVEY

RESURVEY OF LOTS 7A OF PINE RIDGE LANE ESTATES RESURVEY OF LOTS 7 & 8 IN M.B. 241, PG. 42 AND LOT 1 OF FIRST ADDITION TO PINE RIDGE CIRCLE, M.B 55, PG. 75 LOCATED IN THE SE 1/4 OF SEC. 4, T18S, R2W & THE NE 1/4 OF SEC. 9, T18S, R2W JEFFERSON COUNTY, AL.

PROPERTY ZONED RESIDENCE A LOCATED IN THE 1/4 OF SECTION 4 & NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, AL.

NOTES:

1. The boundaries shown are for reference purposes only. They are not intended to be exact as they may not match the actual boundaries.

2. The survey was conducted with the latest available data and information. Any changes or updates to the data after the survey may affect the accuracy of the survey.

3. This survey is for the use of the owner and any authorized parties. Any reproduction or distribution of this survey without the consent of the owner is prohibited.

4. The owner holds all rights and responsibilities associated with the survey and its use. Any disputes related to the survey shall be resolved by the owner.

5. The survey was conducted with the best efforts, and any errors or omissions are not the responsibility of the owner.

6. This survey is not intended for legal purposes and should not be used as such.

7. This survey is not guaranteed to be accurate or complete.

Owner: ____________________________

Surveyor: _________________________

Date: ____________________________
Planning Commission Application
PART I

Project Data
MOUNTAIN BROOK HIGH SCHOOL
Address of Subject Property  3650 Bethune Drive, Mountain Brook 35223
Zoning Classification  Residential - A District
Name of Property Owner(s)  Mountain Brook City Schools
Phone Number  (205)969-0109  Email  prewittt@mtnbrook.k12.al.us

Name of Representative Agent (if applicable)
B Group Architecture - Phil Black
Phone Number  (205)612-1389  Email  phil@bgrouparch.com
Name of Engineer or Surveyor  Rick Nail - LBYD, Inc. Civil Engineering
Phone Number  (205)251-4500  Email  rnail@lbyd.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.
Ms. Dana Hazen, MPA, AICP  
Director of Planning, Building & Sustainability  
City of Mountain Brook  
56 Church Street  
Mountain Brook, AL  35213

Re:  Mountain Brook High School Classroom Addition and Renovation  
BGA Number. 2006  
DCM Project Number: 2020477

Dear Dana:

Mountain Brook Schools is planning a classroom replacement project for the MOUNTAIN BROOK HIGH SCHOOL. The scope of the project involves complete demolition of 3 existing classroom wings: 100 wing, 200 wing, & 300 wing comprising a total of 32 existing classrooms. These existing classrooms are significantly under sized and substandard for current recommended educational requirements. A recent feasibility study has determined that these classrooms cannot be easily updated or brought into compliance with current code. Demolition and replacement has been recommended.

Within the footprint of these demolished classroom wings, the owner plans to construct a new 2-story classroom wing, approximately 69,000 square feet, that will meet all current recommendations for instructional space as well as achieve building code and ADA compliance. Also a new FEMA mandated storm shelter will be configured on the first floor providing tornado protection for over 1,400 occupants. The scope of the project will also include expansion of the existing band room and construction of a new counselor/academic advisor suite.

None of the improvements is intended to increase the student population or faculty size for the school. No other activities other than those which currently take place on campus are intended by these improvements. No changes in daily routine, schedules or operations is intended by these improvements. No changes in on-site or off-site traffic will be necessitated by these improvements. 

Several important things to note:

1. All of the proposed new construction will occur within the former footprint of existing construction.
2. All existing parking and site roadways will remain in their current locations. No modification or expansion of existing parking will be required.
3. The intent of this project is to update significantly deficient classroom space. The result of these improvements will not increase the typical year-to-year student and faculty population of the campus.
4. The second floor of the new classroom wing will extend over the rear drive to provide additional building area but the rear drive will remain “as-is” once construction activities are completed.
5. We have met with the Mountain Brook Fire Marshal and reviewed Fire Department access around the site and the required clearance underneath the new building expansion across the rear drive. He requested that 2 existing fire hydrants be shifted out from underneath this overhang so that fire apparatus can make connections from a safe distance away from the building. These have been shown on the civil drawings for the project.
6. The existing football practice field will be temporarily taken out of service to be used as a temporary parking lot. The field will receive geo-fabric and a layer of gravel to support parking for approximately 120 cars. Once construction is complete, the gravel and geo-fabric will be removed and the field will be re-sodded for use once again by the school athletics. (This same conversion to parking was done on this field during the last major expansion to the Fine Arts building in 2008-2009 and was successfully done.)
7. This project will fall under the requirements of the ADEM permitting process. As such, special storm water management “best practices” will be implemented to comply with ADEM regulations including the provision

Bgroup ARCHITECTURE, Inc.  
3000 7th Avenue South  
Birmingham, AL 35233  
205.703.2059
Ms. Dana Hazen, MPA, AICP Director of Planning, Building & Sustainability
City of Mountain Brook
October 8, 2020
Page 2

of an erosion control plan, ADEM permit, inspections etc. by the civil engineer. Compliance with this will be
required by the general contractor as part of the construction contract documents.

8. All construction traffic, deliveries, and equipment access will be limited to the rear drive off of Interstate 459.
These construction constraints will be stipulated in the project bid documents and will be required by the
contractor selected to build this project.

9. It is anticipated that this project will be submitted for bids in March 2021 and, pending approval by the
Mountain Brook Board of Education, construction activities will commence immediately following the last day
of school in May 2021. It is anticipated that construction activities for this project will continue for
approximately 18-24 months.

10. The remainder of the high school facilities will remain occupied and in normal operation during construction.

We look forward to presenting this project to the Mountain Brook Planning Commission. Thank you for your
assistance with this matter. Please let me know if you have any questions by emailing me at phil@bgrouparch.com.

Sincerely yours,

B Group Architecture, Inc.

By ______________________________

Philip E. Black, AIA
Principal

cc: BGA File No. 2006 / B2
Petition Summary
Request to amend the master development plan for Mountain Brook High School.

Analysis

Excerpt from applicant's summary:
Proposed alterations include the demolition of three classroom wings and the construction of three new classroom wings in the same footprint. Within the footprint of these demolished classroom wings, new 2-story classroom wings will be constructed (approximately 69,000 square feet) that will meet all current recommendations for instructional space, and will achieve building code and ADA compliance. Also, a new FEMA mandated storm shelter will be configured on the first floor, providing tornado protection for over 1,400 occupants. The scope of the project will also include expansion of the existing band room and construction of a new counselor/academic advisor suite.

Parking Demand
No increase in student or faculty population is proposed; the classroom sizes are to be enlarged to be made more efficient and better-equipped. No increase in on-site parking demand is anticipated as a result of the proposed improvements.

Construction Traffic and Parking
The site logistics plans shows how construction traffic will be directed into the site from Interstate 459, and where construction parking will be located. No local streets will be used for accessing the site; staff/student parking that is temporarily displaced for construction vehicles is to be provided in a temporary parking area on one of the north fields.

Subject Property and Surrounding Land Uses
The subject property is surrounded by single family zoning to the north, west, and south; with Interstate 459 to the east.

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

Appendex
LOCATION: 3650 Bethune Drive

ZONING DISTRICT: Residence-A

OWNER: Mountain Brook Board of Education
A. A survey of the property

SEE EXHIBIT – A. No changes to property lines, easements, or setbacks involved.

B. A topographical survey of the property;

SEE EXHIBIT – A Topographic information only shown adjacent to proposed project. No topographical changes are involved.

C. A site plan for the property, showing the location, size, height and elevation of all existing and proposed improvements, the location, number and size of parking spaces and such other information about the existing and proposed improvements and the development plan for the property which the planning commission considers reasonably necessary for its consideration of the request for approval;

SEE EXHIBIT – A and Site Logistics Plan. The new buildings will be located within the footprint of the existing classroom wings which are to be demolished. The new classroom wing will be 2-stories and extend over the existing rear (east) drive behind the school.

Building Area: 69,340 square feet

Building Maximum Height Above Grade: 40 feet

Parking: All existing parking to remain as-is and will be undisturbed at conclusion of project. No additional parking will be involved with this project since the project replaces existing facilities and no increase in student or faculty population is considered. Site logistics plan shows areas to be used for temporary parking during construction and site access for construction materials coming from Interstate 459.

D. Plans for all proposed improvements

See Attached Floor Plans:

FIRST FLOOR PLAN PHASE-1 A1.1
FIRST FLOOR PLAN PHASE-2 A1.2
SECOND FLOOR PLAN PHASE-1 A1.3

E. A map or drawing showing the proximity of the property, and any improvements on the property or to be located on the property, to buildings and other improvements located on property adjacent to or near the property;

SEE EXHIBIT - A

F. The type of construction materials to be used in the proposed improvements;

See Elevation Sheets: A2.1 thru A2.5

G. A traffic study with respect to the traffic expected to be generated by the use;

Since no increase in parking, student or faculty population or additional activities is necessitated as the result of this project, no Traffic Study is warranted. The site logistics
plans shows how construction traffic will be directed into the site from Interstate 459. No local streets will be used.

H. Information concerning outdoor lighting (including freestanding lighting fixtures and lighting fixtures to be attached to the improvements);

No pole mounted lights will be used as part of this project. Small downward-directed wall mounted lights will be used at emergency exits and recessed ceiling lights will be used in the area over the existing rear drive.

I. Information concerning fuel storage tanks (the type, size, location, proposed contents and other relevant facts concerning the fuel storage tanks shall be subject to the approval of the city’s fire marshal);

None.

J. The hours of operation of the activities proposed to be conducted on the property;

No changes in current hours of operation anticipated. Construction activities will be during normal business hours and weekdays in conformance with City of Mountain Brook ordinances.

K. Information concerning the visibility of the proposed improvements from adjacent property, buildings and public streets;

This project is tucked into the existing rear of the school in the former footprint of the existing classroom wings to be demolished. No visibility is anticipated from adjacent property or public streets beyond what can already be seen of the existing portions of the school.

L. Information concerning the proposed screening of the proposed improvements by fences, walls, berms, shrubs, trees or other means;

None. No screening anticipated.

M. Whether any trees or other vegetation which would serve to screen the proposed improvements and the use thereof from adjacent property will be removed from the property; and

Approximately 20 feet of vegetation will be removed east of this expansion in an area of trees above the Athletic Complex. Some of this will involve removal of approximately 30 medium sized pines immediately adjacent to the new building.

N. Information concerning vehicles, equipment and materials which may be stored on the property or within the improvements.

None. Other than existing parking to remain.
MOUNTAIN BROOK HIGH SCHOOL CLASSROOM ADDITION
MOUNTAIN BROOK SCHOOLS