Hello All,

Enclosed please find your packet for the Zoom meeting of December 7, 2020.

We have:
- 3 resurveys
- Amended development plans for MB Junior High School and for Brookwood Forest Elementary School

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 (December 7, 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: November 2, 2020

4. **Case P-20-35:** Smith’s Resurvey of Rockridge Park being a Resurvey of Rockridge Park Lot 10 & 11 Resurvey as recorded in Map Book 250, Page 13, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NE ¼ and SE ¼ of the NE ¼ of Section 5, Twp-18S, R-2W, Jefferson County, Alabama. **10 Country Club Road**

5. **Case P-20-32:** Yacko Addition to Mountain Brook, being a survey of SW ¼ of Section 15, Twp-18S, R-2W, Jefferson County, Alabama. **3080 Overton Road**

6. **Case P-20-34:** A Resurvey of Lot 4, Block 3, of Shepherd’s Addition to Country Club Gardens, Map Book 25, Page 17 and Lots 5-A and 5-B of a Resurvey of Lot 5 Shepherd’s Addition to Country Club Gardens, Map Book 242, Page 27; situated in the SE ¼ of the NW ¼ of Section 4, Twp-18S, R-2W, City of Mountain Brook, Jefferson County, Alabama. **3750 West Jackson Boulevard & 3751 East Fairway Drive**

7. **Case P-20-33:** Amendment to master development plan for Mountain Brook Junior High School, 205 Overbrook Road.

8. **Case P-20-36:** Amendment to master development plan for Brookwood Forest Elementary School, 3701 South Brookwood Road.

9. Next Meeting: **Monday,** January 4, 2021

10. Adjournment
Planning Commission Application
PART I

Project Data

Address of Subject Property 10 COUNTRY CLUB RD, MNT. BROOK AL 35213

Zoning Classification RESIDENCE 2

Name of Property Owner(s) ROGER AND CATHERINE SMITH

Phone Number (205) 541-0886 Email TOOTHSMITH@ME.COM

Name of Representative Agent (if applicable)

JAMES LACHER

Phone Number (205) 871-7814 Email JIMMY@JAMESBLAUERHILL.COM

Name of Engineer or Surveyor PET WETEAU

Phone Number (205) 942-0086 Email JACIE-WETEAU@BELLSONTH.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.
Re: 10 Country Club Road resurvey

To whom it may concern,

I am writing on behalf of Roger and Catherine Smith regarding their request to resurvey Lots 10-A and 11-A to become a single parcel.

Prior to May 6, 2019, the subject property was in fact a single parcel containing a single-family dwelling and was resurveyed in an effort to market the sale of the property.

The current property owners have plans to renovate and add onto the existing residence. Please know that all new work and proposed additions satisfy the zoning requirements for a ‘Residence A’ district.

Respectfully,

James B. Laughlin
Resurvey in existing Residence A zoning

✓ Resurvey combining Lots 10A and 11A into one lot for the purpose of renovating and making additions to the existing single family dwelling on the property.

✓ **Background:** On February 4, 2019, the planning commission approved Case P-19-04, a lot line adjustment between Lots 10 and 11 (one home site). The resulting resurvey transferred approximately 2,000 sf from Lot 10 to Lot 11, resulting in the “squaring up” of Lot 11 in preparation for single family development. In conjunction with the resurvey, the city council required covenants be recorded such that a minimum 70-foot front setback would be maintained along County Club Road, in the event that two houses were built on the two lots (10 and 11). Said covenants are not binding on the combining of the lots into one home site.

☑ May be approved as a final plat.

✓ 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.

- **Project Data:**

  NAME: Smith’s Resurvey of Rockridge Park

  CURRENT ZONING: Residence A

  OWNERS: William and Catherine Smith

  LOCATION: 10 Country Club Road
Planning Commission Application
PART I

Project Data
Address of Subject Property  3080 OVERTON RD
Zoning Classification  RESIDENCE A
Name of Property Owner(s)  PHILIP YACKO
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

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 existing Residence A zoning

✓ The subject property is a legacy remnant from the subdivision of surrounding properties, likely created at a time when the vicinity was unincorporated Jefferson County; or possibly at a time when the city first incorporated and the minimum lot size for Res-A was 15,000 square feet.

The subject property (which has a separate PID# and is under separate ownership than that of adjoining properties) is slightly smaller than the two adjacent, nonconforming lots on either side, and is similar in size and to some of the other smaller lots in the immediate area (see zoning map for surrounding lot sizes). The hardship in the variance case was that the subject property was left at a slightly substandard size through other legacy actions, and without a variance allowing it to be recorded as a smaller lot the property would essentially become unbuildable.

The applicant seeks to build a home on this site, and must record the property as a subdivided “lot” in order to obtain a building permit from the city.

On October 19, 2020, the Board of Zoning Adjustment approved Case A-20-34, variances from the area and dimensional requirements of the Residence-A District, to allow 17,757 square feet in lieu of the required 30,000 square feet and an 87-foot width in lieu of the required 100 feet. The request before the planning commission entails the creation of a substandard lot that does not meet the minimum zoning requirement for square feet or lot width; but which may now be considered by the planning commission since variances have been granted for it size and width.

☑ May be approved as a final plat.

✓ Meets the Zoning Regulations as granted by BZA.

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

✓ No floodplain present.

• Project Data:

NAME: Yacko Addition to Mountain Brook
CURRENT ZONING: Residence A
OWNER: Philip Yacko
LOCATION: 3080 Overton Road
Planning Commission Application
PART I

Project Data

Address of Subject Property  3751 East Fairway Dr. and 3750 West Jackson Birmingham, AL 35213

Zoning Classification Residential B District

Name of Property Owner(s) William and Kim Huber (East Fairway) and Bill Dore/Enterprise Blvd LLC (West Jackson)

Phone Number (205) 871-2835 Email huber222837@bellsouth.net
Phone Number (713) 304-7801 Email billd@doreenergy.com

Name of Representative Agent (if applicable): Steven A. Brickman

Phone Number (205) 930-5171 Email sbrickman@srote.com

Name of Engineer or Surveyor Buck Callahan – South Central Surveying, LLC

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.
November 13, 2020

Via E-mail – reidt@mtnbrook.org

Ms. Dana Hazen

City of Mountain Brook

56 Church Street

Mountain Brook, AL 35213

Re: William and Kim Huber Small Subdivision request

Dear Dana:

Enclosed herein please find the requisite materials for William and Kim Huber’s proposed Small Subdivision wherein the Huber family is currently under contract to purchase 5,205 square feet of land on West Jackson from Enterprise Blvd LLC, consolidate the purchased land with 5,750 square feet of land currently owned by William and Kim Huber on East Fairway to create a total of 10,955 square feet to build a home on. This Small Subdivision will be a reconfiguration of one or more boundaries of existing lots and will not create a greater number of lots that currently exist. This “Small Subdivision” will meet all Residential B legal requirements. The newly formed lot shall include the proposed Restricted Covenants attached herein Exhibit A which will be recorded when the property is purchased. William and Kim Huber and I plan to attend the December Planning Commission meeting to discuss and explain this petition as needed.

Sincerely,

[Signature]

Hamilton Huber

CC: Steven Brickman

Sirote & Permutt, PC

sbrickman@sirote.com
P-20-34

Resurvey in existing Residence B zoning

✔ Resurvey reconfiguring three lots (one faces East Fairway Drive, and two face West Jackson Boulevard), into three lots; one of which is proposed to be a through lot, facing West Jackson Boulevard (rear to be on East Fairway Drive).

The applicant is proposing a landscape buffer (attached) along East Fairway Drive (secondary front) to screen the rear of the proposed new house. Covenants are proposed to require the landscape buffer, as well as to restrict the secondary front to no detached accessory buildings or swimming pool, and to no fencing over 4 feet high. These items are also not permitted by the zoning code for a secondary front, but additional provisions via covenants would deter any variance requests for such items in future. Property owners directly across East Fairway Drive (3756 and 3758) have written letters of support (attached).

A 10 foot wide easement is proposed to be vacated via the plat (runs through the middle of the proposed new Lot 5BB. Staff has received releases from the following utilities: APCO, AT&T, BWWB, Spire, Spectrum Charter, and Jefferson County Environmental Services.

☑ May be approved as a final plat.

✔ Meets the Zoning Regulations for the Res-B 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: A Resurvey of Shepherd’s Addition to Country Club Gardens

CURRENT ZONING: Residence B

OWNERS: William & Kim Huber; Bill Dore/Enterprise Blvd LLC

LOCATION: 3751 East Fairway Drive and 3750 West Jackson Boulevard
New driveway

Proposed New Residence 2,640 SF

Existing Vegetation to Remain

Professionally installed 10' in depth vegetation buffer/screen

19257 Sq. Feet

10802 Sq. Feet

35' SETBACK

35' SETBACK

rear

front

16219 Sq. Feet

West Jackson
Proposed Restricted Covenants for West Jackson/East Fairway

- The address of the home to be constructed and the front of the home shall be on West Jackson.
- There shall be a vegetation buffer ("green belt") at least ten (10) feet in depth and extending across the width of the lot along East Fairway. The green belt shall be planted according to the instructions of a licensed landscape architect or other qualified person in the field to constitute, at maturity, an effective visual buffer between the secondary front yard and the houses directly across East Fairway Dr.
- There shall be no free-standing storage buildings or swimming pools permitted in the secondary front yard (East Fairway Dr.).
- Chain-link fencing shall not be permitted in the secondary front yard (East Fairway Dr.). Fence or wall in the secondary front yard (East Fairway Dr.) shall not exceed 4 feet in height, shall be 50 percent open, and shall be screened by vegetative buffer ("green belt").
November 12, 2020

Via E-mail – reidt@mtnbrook.org

Planning Commission

City of Mountain Brook

56 Church Street

Mountain Brook, AL 35213

Re: Letter of Acknowledgement for the Huber’s Small Subdivision and New Home

Dear Planning Commission and City of Mountain Brook,

I, __Kirke W. Cater___, have met with and understand the Huber’s plans for a Small Subdivision and to build a new home across East Fairway from my house. I understand that the Huber’s will have a professional landscaping company plant a 10-foot in depth vegetation buffer along the new property line parallel to East Fairway. I trust that the Huber’s will work with any adjacent neighbors if any concerns arise during the planning and building process.

I look forward to watching another generation of neighbors enjoy one of the best streets in the City of Mountain Brook.

Sincerely,

Kirke W. Cater

Date: 11/12/20
November 12, 2020

Via E-mail – reidt@mtnbrook.org
Planning Commission
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: Letter of Acknowledgement for the Huber’s Small Subdivision and New Home

Dear Planning Commission and City of Mountain Brook,

I, Dale and John Holditch, have met with and understand the Huber’s plans for a Small Subdivision and to build a new home across East Fairway from my house. I understand that the Huber’s will have a professional landscaping company plant a 10-foot in depth vegetation buffer along the new property line parallel to East Fairway. I trust that the Huber’s will work with any adjacent neighbors if any concerns arise during the planning and building process.

I look forward to watching another generation of neighbors enjoy one of the best streets in the City of Mountain Brook.

Sincerely,

Dale J. Holditch

[Signature]

date: 11/12/2020
By These Presents, that for and in consideration of

$1.00 to the undersigned grantor

C. Lynn Straitland and wife (husband) M. Straitland

and paid by the City of Mountain Brook, Alabama a municipal corporation,

the receipt whereof is hereby acknowledged, the said

C. Lynn Straitland and wife (husband) M. Straitland

in consideration of the said City of Mountain Brook, Alabama, an easement and right of way for the purpose of constructing, reconstructing, maintaining and repairing a Sanitary Sewerage System together with all necessary right of access and egress thereto and therefrom, in, under, over the following described property: The Northerly six (6) feet of Lot 5, Block 3 of the subdivision known as Country Club Gardens (Shepherd's Addition) located in Mountain Brook, Jefferson County, Alabama, said six foot strip extending along the entire Northerly or rear line of said lot.

TO HAVE AND TO HOLD the said easement and right of way hereinabove granted to the said City of Mountain Brook, Ala., its successors and assigns forever, for the use and purpose aforesaid and for no other purpose.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of Dec., 1944.

WITNESS:

[Signatures]
STATE OF ALABAMA
JEFFERSON COUNTY

I, , a Notary Public in and for said County, in said State, hereby certify that

 whose name as signed to the foregoing conveyance, and who was known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ___ day of ______

December, 1944.

Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, , a Notary Public in and for said County, in said State, hereby certify that

 on the ___ day of December, 1944, came before me the within-named , who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord and without fear, constraints or threats on the part of the husband.

Given under my hand and seal this ___ day of ______

December, 1944.

Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, , a Notary Public in and for said County, in said State, hereby certify that

 whose name as of the ___ corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this ___ day of ______

_______, 1944.

Notary Public

FILED IN OFFICE FOR RECORD THIS THE APR 24 1945 AND
DULY RECORDED IN VOL PAGE H. R. HOWZE, Judge of Probate DEED 3601 PAGE 121
Planning Commission Application
PART I

Project Data

Address of Subject Property  205 Overbrook Road, Mountain Brook, Alabama 35213

Zoning Classification  Residence A District

Name of Property Owner(s)  MBBOE

Phone Number  205.871.4608  Email prewittt@mtnbrook.k12.al.us

Name of Representative Agent (if applicable)

TURNERBATSON Architects, P.C.

Phone Number  205.403.6201  Email wbradford@turnerbatson.com

Name of Engineer or Surveyor  Schoel

Phone Number  205.323.6166  Email mclark@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.
November 3, 2020

Ms. Tammy Reid
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: Additions and Renovations to Mountain Brook Junior High School

Project Description

Dear Ms. Reid:

We submit this project description along with the application and associated fee for review by the Mountain Brook Planning Commission.

The project will consist of a new 3-story addition that connects the existing second floor levels and third floor level together. The addition will be composed of a new main entrance with a 2-story volume lobby space and grand stair. It will also house the ICC-500 rated storm shelter on the first floor. The second and third floors of the addition will consist of 18 classrooms.

There will be other renovations throughout the interiors including expanding the existing cafeteria and connecting it to a Multi-purpose, overflow, space. The renovations will help eliminate congestion and increase safety during class change. Additionally, the existing classroom wing along Overbrook Road is scheduled for a new roof as a part of needed building maintenance.

There will also be new pitched roofs and a turret next to the library at Overbrook Road that help identify the school with the scale of the surrounding community.

Construction is expected to start during the summer of 2021 and be complete before the fall semester of 2022.

If any additional information is needed, please let me know. Thank you for your time.

Sincerely,

TURNERBATSON ARCHITECTS, P.C.

Wil Bradford, AIA, NCARB
P-20-33

Petition Summary
Request to amend the master development plan for Mountain Brook Junior High School.

Analysis
Please see attached Applicant Request for a detailed overview of the scope of the project.

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; with a net increase of 18 classrooms. No increase in on-site parking demand is anticipated as a result of the proposed improvements. No changes to the parking or circulation are proposed.

Temporary Classrooms
Temporary classrooms are to be located on the fields behind the tennis courts during construction.

Subject Property and Surrounding Land Uses
The subject property is surrounded by single family zoning.

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

Appends
LOCATION: 205 Overbrook Road

ZONING DISTRICT: Residence-A

OWNER: Mountain Brook Board of Education
November 12, 2020

Ms. Tammy Reid
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: Additions and Renovations to Mountain Brook Junior High School
Planning Commission Application Proposed Conditions

Dear Ms. Reid:

Please reference the answers to Section 129-32 (a) – (n) below. Referenced drawings have been included in a link in the email.

(a) A survey of the property;
   Response: Reference drawing C0.2

(b) A topographical survey of the property;
   Response: Reference drawing C0.2

(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;
   Response: Reference drawing C1.0

(d) Plans for all proposed improvements;
   Response: Reference drawings A1.00 through A2.04e. There’s a lot of drawings here, but it includes the demolition plans, new floor plans, and new roof plans. We’ve also included colored existing and new floor plans if that’s easier to reference.

(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;
Response: Reference drawing C0.2. We have also included a Google Earth aerial for reference in the link if needed.

(f) The type of construction materials to be used in the proposed improvements;

Response: Reference drawing A6.00 for wall construction

(g) A traffic study with respect to the traffic expected to be generated by the use;

Response: No traffic study provided

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

Response: Reference drawings E2.11a, E2.11c, and E2.11d. There will not be any new freestanding fixtures. There will be lighting mounted to the new canopy and building.

(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);

Response: No fuel storage tanks provided

(j) The hours of operation of the activities proposed to be conducted on the property;

Response: School hours – 7:00am-3:00pm, M-F

(k) Information concerning the visibility of the proposed improvements from adjacent property, buildings and public streets;

Response: Reference rendering on drawing A0.00 and building elevations on A4.01 and A4.02

(l) Information concerning the proposed screening of the proposed improvements by fences, walls, berms, shrubs, trees or other means;

Response: No additional screening provided

(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
Response: Reference drawing C1.0. There will be a new APCO transformer

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

Response: General parking lot to remain as-is. Portable classroom buildings will be utilized during construction behind the existing tennis courts, see drawing A0.0pc. These buildings and associated structures will be demolished after construction is complete.

If any additional information is needed, please let me know. Thank you for your time.

Sincerely,
TURNERBATSON ARCHITECTS, P.C.

Wil Bradford, AIA, NCARB
Planning Commission Application
PART I

Project Data

Address of Subject Property  3701 South Brookwood Road, Mountain Brook, AL 35223

Zoning Classification  Residence A

Name of Property Owner(s)  Mountain Brook Board of Education

Phone Number  (205) 871-4608  Email  PREWITTT@mtnbrook.k12.al.us

Name of Representative Agent (if applicable)

Richard Simonton, Goodwyn Mills Cawood

Phone Number  (205) 999-7392  Email  richard.simonton@gmcnetwork.com

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.
November 13, 2020

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

Reference: Planning Commission Application for Brookwood Forest Elementary Addition

Dear Ms. Hazen:

On behalf of the Mountain Brook Board of Education, Goodwyn Mills Cawood is submitting this Planning Commission Application and supporting documentation for a building addition and sitework at Brookwood Forest Elementary School.

The one-story, 13,900 square foot addition on the west end of the existing gymnasium will include an administration suite, kitchen, restrooms, and a lunchroom. In the base bid, there will be a net loss of three parking spaces: seventeen parking spaces in the existing parking lot will be removed and a new parking lot with fourteen spaces will be constructed adjacent to the existing exterior basketball courts near the soccer fields. A bid alternate will include an additional parking lot with 46 spaces on a terrace to the west of the new addition and access drive. A new sidewalk from the existing parking lot to the soccer fields will be constructed.

The paragraphs below address articles (a) through (n) in Section 129-32 of the Code of the City of Mountain Brook.

(a) A survey of the property; See attached partial survey of property by Arrington Engineering.

(b) A topographical survey of the property; See attached partial survey of property by Arrington Engineering.

(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; For proposed site work reference the following drawings. The new conditioned building area is highlighted with gray tone. The proposed construction is one-story and will not exceed to existing gymnasium height of 21 feet.

I. Survey by Arrington Engineering.
II. Sheet C1.0 for layout of proposed construction.
III. Sheet C2.0 for proposed grading.
IV. Sheet L1.0 for proposed hardscape.
V. Brookwood Forest Schematic Landscape Plan date 10.12.2020 for proposed landscape.
VI. Sheet for bid alternate to incorporate additional parking lot. This plan shows an additional 46 parking spaces.
VII. Rendering for character and scale of addition.

(d) Plans for all proposed improvements; Reference attached sheet A1.00 for overall floor plan and sheet A1.05 for enlarged floor plan of addition.

(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; The scope of work is entirely within the Board of Education’s property. Reference attached Vicinity Map and Zoning Map for context.

(f) The type of construction materials to be used in the proposed improvements; Brick, aluminum and glass storefront, and composite metal panels. The drop-off canopy materials are painted exposed structural steel and translucent polycarbonate roofing panels. Reference attached rendering.

(g) A traffic study with respect to the traffic expected to be generated by the use; Not Applicable.

(h) Information concerning outdoor lighting (including freestanding lighting fixtures and lighting fixtures to be attached to the improvements); The lighting design has not been developed; however, all new lighting will have cut-off angles to prevent light trespass onto adjacent properties.

(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); The project will include a new diesel-powered emergency generator. The generator fuel tank will hold a maximum of 472 gallons. Reference sheet C1.0 for proposed location within existing mechanical yard.

(j) The hours of operation of the activities proposed to be conducted on the property; There are no proposed changes to school hours or use of recreational fields and playground.

(k) Information concerning the visibility of the proposed improvements from adjacent property, buildings and public streets; It does not appear that the proposed improvements will be visible from adjacent properties.

(l) Information concerning the proposed screening of the proposed improvements by fences, walls, berms, shrubs, trees or other means; Reference attached grading plan and landscape plan.

(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; It does not appear that the proposed improvements will be visible from adjacent properties. Trees and vegetation will be removed to construct new addition. See landscape plan for proposed new planting concepts.

(n) Information concerning vehicles, equipment and materials which may be stored on the property or within the improvements. No storage of vehicles or materials is anticipated.

Please feel free to e-mail or call me if you have any questions at 205-999-7392.

Sincerely,

GOODWYN, MILLS AND CAWOOD, INC.
**Petition Summary**
Request to amendment to master development plan for Brookwood Forest Elementary School. Renovations include additional parking, interior alterations to the facility, and an expansion of the footprint.

**Analysis**
Please see attached Applicant Request for a detailed overview of the scope of the project. There are two proposed alternatives for parking layout; the first reorganizes parking to keep the same number of spaces, and the second adds a new parking lot with 38 additional spaces. Both scenarios could be approved as “Phase One” and “Phase Two,” thereby giving the BOA the flexibility to add the additional parking in the future if it does not choose to do so at present.

**Background**
On April 4, 2018, the planning commission approved Case P-18-13 a master development plan amendment to allow the installation of recreational amenities for the subject elementary school.

On June 2, 2014, the planning commission approved Case 1912, for a modular field restroom facility at the subject elementary school.

**Affected Regulation**
Article III, Residence A District; Section 129-31, Permitted Uses

**Appends**
LOCATION: 3701 South Brookwood Road

ZONING DISTRICT: Residence-A

OWNER: Mountain Brook Board of Education