

MEETING AGENDA
CITY OF MOUNTAIN BROOK
VILLAGE DESIGN REVIEW COMMITTEE
5/15/2024
PRE-MEETING: (ROOM A106) 8:45 A.M.
REGULAR MEETING: (ROOM A108) 9:00 A.M.
CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

1. Approval of Agenda
2. Approval of Minutes: 4/17/2024, Regular Meeting
3. Case **V-24-07: SMARTBANK** – 101 Office Park Drive, New Item
4. Case **V-24-08: Senior Living Facility** – 2900 Cahaba Road, New Item
5. Next Meeting: 6/19/2024
6. Adjournment



DESIGN REVIEW/ SIGN APPLICATION

City of Mountain Brook
 Building, Planning, & Sustainability
 56 Church St, Mountain Brook, AL 35213
 (205) 802-3830 ♦ Fax (205) 879-6913

Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:

Business Name: SmartBank

Address: 101 Office Park Drive
60' linear feet @ Main Ent

2. Property Owner:

Name: SMARTBank
 Email: Kelley.fowler@smartbank.com
 Phone: 865-868-0611

3. Applicant:

Name: Denise Hensley
 Mailing Address: 2918 Creekmore Dr
 City/State/Zip: Johnson City, TN 37601
 Phone: 423-791-2043
 Email: denise@snydersigns.com
 Signature: Denise Hensley

4. Contractor Information:

Company Name: Snyder Signs, Inc.
 Mailing Address: 2918 Creekmore Dr
 City/State/Zip: Johnson City TN 37601
 Phone: 423-282-6221
 Bus. License No: _____
 (for the City of Mountain Brook)
 Print Name: Denise Hensley
 Email: denise@snydersigns.com

Office Use Only - Permits	
Permit No:	
Date Issued:	
Permitted Amount:	
Office Use Only - Design Review	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Denied	
Clerk:	
Date:	

Category of Construction		
<input type="checkbox"/> Awning	<input type="checkbox"/> Facade	<input type="checkbox"/> Window
<input type="checkbox"/> Ground	<input type="checkbox"/> Directory	<input type="checkbox"/> Roof
<input type="checkbox"/> Projecting	<input type="checkbox"/> Door	<input type="checkbox"/> Directional
Sign Information		
Job Description: <u>Asking to face light signs same as neighbors.</u>		
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: \$		
Number of Proposed Sign(s):		
Existing Sign Information		
Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.		
Square feet of Signs:		
Square feet of Incidental Signs:		
Property Owner Signature		
This installation is being made on commercial property owned by me or a member of my immediate family. Signature:		
Is this property subject to a master sign plan, which has been approved by the Design Review Committee?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.

V-24-07

Proposed lighting change

The applicant is petitioning the board to consider allowing the signage to be face lit instead of halo or edge lit.

- **Project Data:**

NAME: SmartBank

CURRENT ZONING: Office Park District

OWNER: SmartBank

LOCATION: 101 Office Park Drive



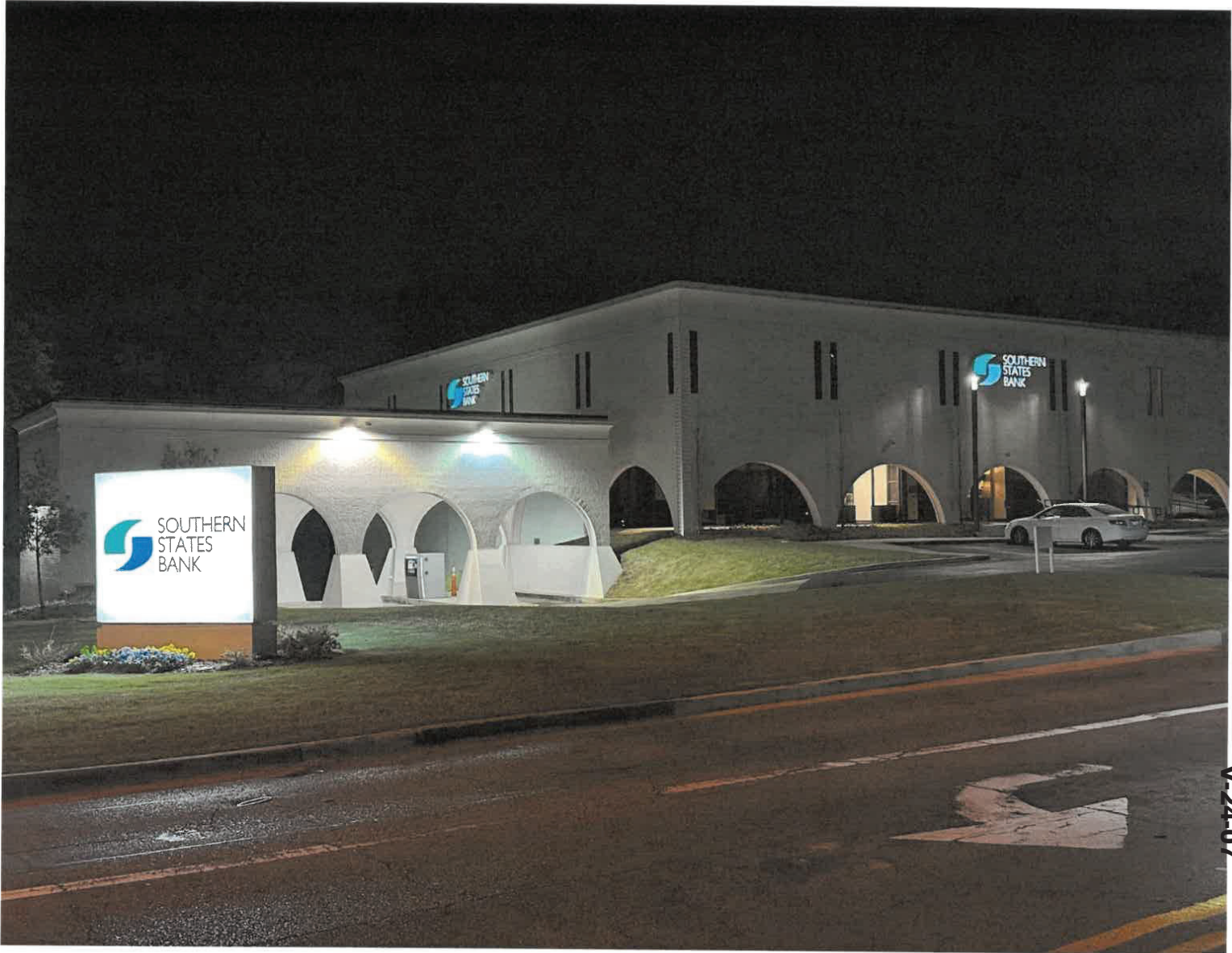




SOUTHERN
STATES
BANK

100







SOUTHERN
STATES
BANK

OFFICE PARK



DESIGN REVIEW/ SIGN APPLICATION

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56 Church St, Mountain Brook, AL 35213
(205) 802-3830 ♦ Fax (205) 879-6913

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1. Job Site Location:

Business Name: MTB Office Park LLC

Address: 2900 Cahaba Road

2. Property Owner:

Name: MTB Office Park, LLC

Email: ladd@laddmgt.com

Phone: 205.410.6806

3. Applicant:

Name: Dominion Senior Living of Birmingham LLC

Mailing Address: 1200 Corporate Drive, Suite 225

City/State/Zip: Birmingham, AL 35242

Phone: 205.776.6086

Email: wpoellnitz@dp LLC.com

Signature: 

4. Contractor Information:

Company Name: To Be Bid

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Bus. License No: _____
(for the City of Mountain Brook)

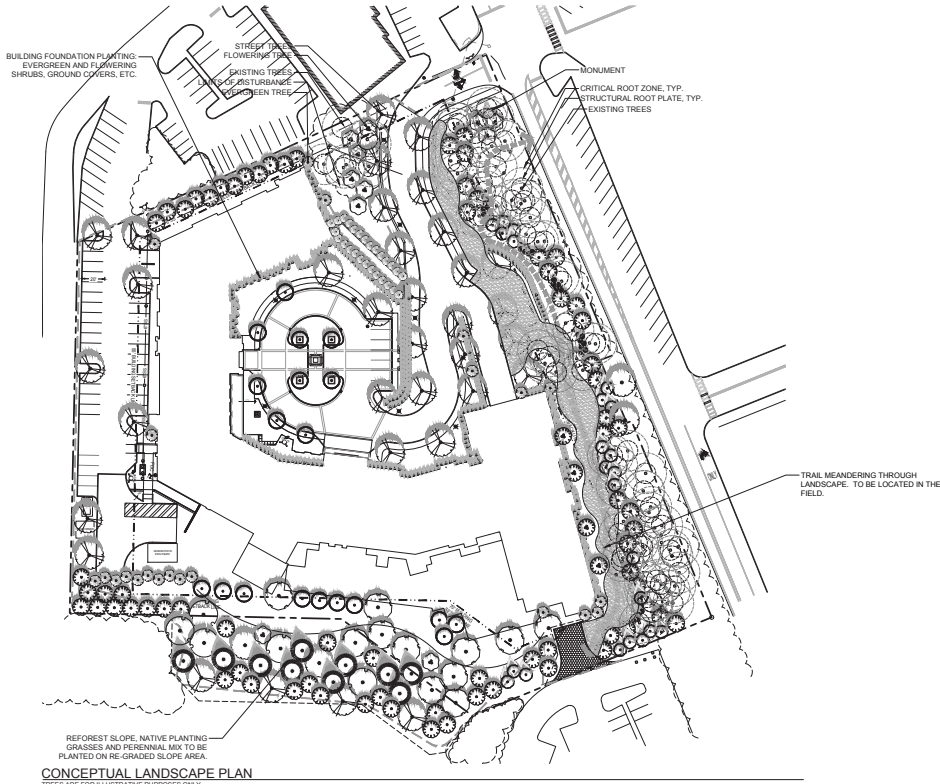
Print Name: _____

Email: _____

Office Use Only - Permits	
Permit No:	
Date Issued:	
Permitted Amount:	
Office Use Only - Design Review	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Denied	
Clerk:	
Date:	

Category of Construction		
<input type="checkbox"/> Awning	<input type="checkbox"/> Facade	<input type="checkbox"/> Window
<input checked="" type="checkbox"/> Ground	<input type="checkbox"/> Directory	<input type="checkbox"/> Roof
<input type="checkbox"/> Projecting	<input type="checkbox"/> Door	<input type="checkbox"/> Directional
Sign Information		
Job Description: new senior living complex on existing office park site. Total of 166 units across independent living, assisted living and memroy care unit options.		
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: \$		
Number of Proposed Sign(s): one monument sign		
Existing Sign Information		
Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.		
Square feet of Signs: fifteen		
Square feet of Incidental Signs: not known		
Property Owner Signature		
This installation is being made on commercial property owned by me or a member of my immediate family. Signature:		
Is this property subject to a master sign plan, which has been approved by the Design Review Committee?		
<input checked="" type="checkbox"/> Yes		
<input type="checkbox"/> No		

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.



CONCEPTUAL LANDSCAPE PLAN
TREES ARE FOR ILLUSTRATIVE PURPOSES ONLY
DESIGNER MAY VARY BASE ON FINAL LANDSCAPE PLAN

PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	AMERICAN ELM
	CLAUDIA WANNAMAHER SOUTHERN MAGNOLIA
	EMILY BRUNER HOLLY
	LEGACY SUGAR MAPLE
	LOBLOLLY PINE
	JELLIE R. STEVENS HOLLY
	NUTTALL OAK
	OAK LEAF HOLLY
	PYRAMIDAL EUROPEAN HORNBEAM
	RISING SUN REDBUD
	SWEET BAY MAGNOLIA
	WILLOW OAK
SHRUBS	
	DWARF BURFORD HOLLY
	KOREAN BOXWOOD
	WAX MYRTLE

NORTH **SCALE**

0 40 80 120 160 feet
1" = 40'

PRINTS ISSUED
05/24 PLANNED UNIT DEVELOPMENT DISTRICT
REVISIONS:



PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN BROOK SENIOR LIVING
PLANNED UNIT DEVELOPMENT DISTRICT
28000 CAHABA RD
MOUNTAIN BROOK, AL 35223

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN
PROJECT NUMBER: 2023-042
SHEET NUMBER:

L-10.0

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EXHIBITS FOR ILLUSTRATION PURPOSES ONLY. BUILDING DESIGN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE INCLUDING, BUT NOT LIMITED TO, UNIT SIZES, DOOR / WINDOW LOCATION, ENVELOPE CONFIGURATION, ETC



6 MOTOR COURT PERSPECTIVE



5 SOUTHWEST PERSPECTIVE



4 SOUTHEAST PERSPECTIVE



3 EAST PERSPECTIVE



2 CAHABA ROAD APPROACH



1 OVERALL BUILDING AXON

PRINTS ISSUED
05/20/24 PLANNED UNIT DEVELOPMENT
REVISIONS:

DOMINION
PARTNERS

rosemann
& associates P.C.
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
7300 Peachtree Dunwoody Rd., Ste. 400
Atlanta, GA 30328
www.rosemann.com
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PRELIMINARY
NOT FOR
CONSTRUCTION
** FOR ILLUSTRATIVE PURPOSES **

MOUNTAIN BROOK SENIOR LIVING
PLANNED UNIT DEVELOPMENT
2900 CAHABA RD
MOUNTAIN BROOK, AL 35223

SHEET TITLE
ENTITLEMENT PERSPECTIVES
PROJECT NUMBER: 2000
SHEET NUMBER:

A3.0

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NORTH WEST AL MC ELEVATION



WEST AL MC ELEVATION



SOUTH WEST BACK OF HOUSE ELEVATION



SOUTH WEST BACK OF HOUSE ELEVATION



SOUTH ELEVATION



SOUTH IL WING ELEVATION



EAST IL WING ELEVATION



AL MC ENTRY ELEVATION



IL GARAGE ENTRY ELEVATION

PRINTS ISSUED
05/24/24 PLANNED UNIT DEVELOPMENT
REVISIONS:

DOMINION
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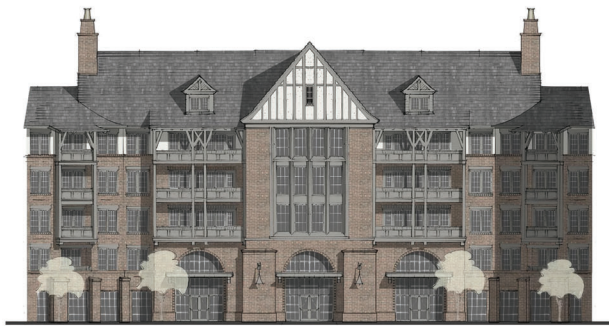
MOUNTAIN BROOK SENIOR LIVING
PLANNED UNIT DEVELOPMENT
2900 CAHABA RD
MOUNTAIN BROOK, AL 35223

SHEET TITLE
ENTITLEMENT RENDERING
PROJECT NUMBER: 20000
SHEET NUMBER:

A3.1

5-6-24

NEQUETTE
ARCHITECTURE & DESIGN



Entry Elevation



End Elevation



Cahaba Road Elevation

Mountain Brook Senior Living Elevations

5-6-24



Cahaba Road Elevation

Mountain Brook Senior Living Elevations