Councilors Present:  Abbott, Hoyt, Rafferty, Roberson

The following cases will be reviewed at the **February 25, 2014** P&Z Committee Meeting to be held at 4pm in the 5th Floor Conference Room:

1. **ZAC2014-00001**……………………………………………………………………………………………………………………………………………………………………………………...Ensley Highlands
   Application for a change in zone district boundaries from R-3, Single Family District and R-6, Multiple Dwelling District to B-2, General Business District, filed by William C. Byrd, III, representing the owners Limbaugh Toyota, BD Toy, LLC, and the City of Birmingham, for 18 parcels of land generally located at 2200 Avenue T Ensley, situated in the NW ¼ of Section 5, Township 18-S, Range 3-West.  (35218)
   Proposed Use:  **Car Dealership Expansion for Limbaugh Toyota**
   **Long Range Land Use Plan:**
   The City’s recently adopted **Future Land Use Plan Map** shows all of the subject property as General Commercial; therefore the proposed use is **Consistent** with the Plan.
   **Neighborhood Association:**
   The applicant met with the **Ensley Highlands Neighborhood Association** at its regularly scheduled meeting on January 13, 2014 and the neighborhood voted to **Support** the applicant’s request.
   **Zoning Advisory Committee Action:**
   At its regularly scheduled meeting on January 21, 2014, the **Zoning Advisory Committee** voted to **Recommend** approval of the applicant’s request.
   **City Council Public Hearing:** March 18, 2014
   **Action Taken:**
   Councilor Abbott:  **Moved to Approve.**
   Councilor Roberson:  **Seconded.**
   Item Recommended to Council.

2. **ZAC2014-00002**……………………………………………………………………………………………………………………………………………………………………………………...Arlington-West End
   Application for a change in zone district boundaries from R-3, Single Family District to R-4, Two-Family and Semi-Attached Dwelling District, filed by Chris Retan of the Aletheia House, representing the owners Percy Zimmerman, Rice Real Estate, Inc., Leroy and Audra Johnson, Andrew and Shirley Haynesworth, and Clarance and Katherine Taylor, for properties located at 414 6th Street SW and at 608, 612, 616, and 620 St. Charles Avenue SW; and situated in the NW ¾ of Section 3, Township 18-S, Range 3-West.  (35211)
   Proposed Use:  **Construction of Six Duplexes**
   **Long Range Land Use Plan:**
   The City’s recently adopted **Future Land Use Plan Map** identifies the property as **Low Density Residential**; therefore the proposed uses are **not Consistent** with the Plan.
Neighborhood Association:
The applicant met with the Arlington-West End Neighborhood Association at a special called meeting on February 18, 2014 and the neighborhood association voted to Support the applicant’s request.

Zoning Advisory Committee Action:
At its regularly scheduled meeting on February 4, 2014, the Zoning Advisory Committee voted to Recommend approval of the applicant’s request.

City Council Public Hearing: TBD on February 18, 2014

Action Taken:
Councilor Hoyt: Moved to Approve.
Councilor Abbott: Seconded.
Item Recommended to Council.

3. ZAC2014-00003..........................Arlington-West End
Application for a change in zone district boundaries from R-3, Single Family District to R-4, Two-Family and Semi-Attached Dwelling District, filed by Chris Retan of the Aletheia House, representing the owner, Eric Harris, for property located at 512 6th Street SW; and situated in the NW ¼ of Section 3, Township 18-S, Range 3-West. (35211)

Proposed Use: Duplex (Two-Family Dwelling)

Long Range Land Use Plan:
The City’s recently adopted Future Land Use Plan Map identifies the subject property as Low Density Residential; therefore the proposed use is not Consistent with the Plan.

Neighborhood Association:
The applicant met with the Arlington-West End Neighborhood Association at a special called meeting on February 18, 2014 and the neighborhood association voted to Support the applicant’s request.

Zoning Advisory Committee Action:
At its regularly scheduled meeting on February 4, 2014, the Zoning Advisory Committee voted to Recommend approval of the applicant’s request.

City Council Public Hearing: TBD on March 4, 2014

Action Taken:
Councilor Hoyt: Moved to Approve.
Councilor Abbott: Seconded.
Item Recommended to Council.

4. ZAC2014-00004..........................Arlington-West End
Application for a change in zone district boundaries from R-3, Single Family District to B-1, Neighborhood Business District, filed by Chris Retan of the Aletheia House, representing the owner, Living Word Faith Church, for property located at 620 Princeton Avenue; and situated in the NW ¼ of Section 3, Township 18-S, Range 3-West. (35211)

Proposed Use: Single Family Dwelling and Leasing Office

Long Range Land Use Plan:
The City’s recently adopted Future Land Use Plan Map identifies the subject property as Low Density Residential; therefore the proposed use is not Consistent with the Plan.

Neighborhood Association:
The applicant met with the Arlington-West End Neighborhood Association at a special called meeting on February 18, 2014 and the neighborhood association voted to Support the applicant’s request.

Zoning Advisory Committee Action:
At its regularly scheduled meeting on February 4, 2014, the Zoning Advisory Committee voted to Recommend approval of the applicant’s request as QB-1, Qualified Neighborhood Business District with the following Q Conditions:
1. Use of the property shall be limited to the following:
a. Single Family Dwelling Unit;
b. Two-Family Dwelling Unit (Duplex); and
c. A Professional Office.

City Council Public Hearing: TBD on March 4, 2014

Action Taken:
Councilor Hoyt: Moved to Approve.
Councilor Abbott: Seconded.
Item Recommended to Council.

5. ZAC2014-00005

Application for a change in zone district boundaries from R-1, Single Family District to B-1, Neighborhood Business District, filed by Charles A. J. Beavers, Jr., representing the owner, Terry Henley, for property located at 822 Maple Street; and situated in the NE ¼ of Section 1, Township 18-S, Range 2-West. (35210)

Proposed Use: Professional Office and Interior Parking

Long Range Land Use Plan:
The City’s recently adopted Future Land Use Plan Map identifies the subject property as Low Density Residential; therefore the proposed use is not Consistent with the Plan.

Neighborhood Association:
The applicant is scheduled to meet with the Overton Neighborhood Association at its regularly scheduled meeting on March 4, 2014. The neighborhood association is expected to make a recommendation on this case before a final decision is made by the City Council.

Zoning Advisory Committee Action:
At its regularly scheduled meeting on February 18 2014, the Zoning Advisory Committee voted to Not Recommend approval of the applicant’s request.

City Council Public Hearing: TBD on March 4, 2014

Action Taken:
Item Withdrawn

6. Discussion of Comprehensive Plan

Action Taken:
If forwarded to Council for the March 11, 2014 City Council agenda.