



**AGENDA
COUNCIL MEETING
CITY OF HOMEWOOD
January 26, 2026
6:00 p.m.**

Resolution No. 26-05

Ordinance No. 2969

Call to Order:

Absent:

Invocation:

Roll Call:

Reading of the Minutes: Council Meeting of January 12, 2026

Board Vacancies:

Additions to Agenda: *Items from Pre-Council Agenda may be added*

CONSENT AGENDA

OLD BUSINESS AGENDA

- 01.12.25** Request for consideration of restricting on-street parking along the eastern side of Linden Avenue from the limits of Reese Street to Oxmoor Road – **Amy Zari, City Engineer (Carried Over 1/12/26)**
- 03.12.25** **Public Hearing set for January 26, 2026 at 6:00 p.m.** for consideration of condemnation 1625 26th Avenue South – **Wyatt Pugh, Building Official**
- 04.12.25** **Public Hearing set for January 26, 2026 at 6:00 p.m.** for consideration to approve an Amended Development Plan for the proposed Homewood Community Church to permit the construction of a new, two-story building, comprising a total of 30,797 sq. ft., as well as associated parking, landscaping, and other site improvements. Subject property currently zoned: GURD, Green Springs Urban Renewal District – **Wyatt Pugh, Building Official**
- 05.12.25** **Public Hearing set for January 26, 2026 at 6:00 p.m.** for consideration to approve an Amended Development Plan for Brookdale University Park to permit the proposed construction of a pickleball court on the south (rear) side of Brookdale Senior Living Facility on the site of an existing paved parking area – **Wyatt Pugh, Building Official**

OTHER NEW BUSINESS

- 07.01.26** Request for consideration to have the mayor sign letters of support for Ambulatory Surgery Centers – **Mayor Andress**
- 14.01.26** Request for consideration of approval of vouchers for period of January 13, 2026 through January 26, 2026 – **J.J. Bischoff, Chief of Staff**

Announcements:

Mayor Comments:

AGENDA ITEM 01.12.25

ORDINANCE NO. _____

**AN ORDINANCE TO FURTHER REGULATE TRAFFIC IN THE CITY OF
HOMEWOOD, ALABAMA, ON OR ALONG A PORTION OF LINDEN AVENUE IN
THE CITY OF HOMEWOOD, ALABAMA, AND TO PROVIDE PENALTIES FOR
THE VIOLATION THEREOF.**

BE IT ORDAINED by the City Council of the City of Homewood, Alabama, as follows:

Section 1. That it shall be unlawful for any person, firm, corporation, or association to park, cause to be parked, or permit to be parked, any motor vehicle, as defined by the Highway Code of the State of Alabama, on or along the eastern side of Linden Avenue between the intersection of Linden Avenue with Reese Street and the intersection of Linden Avenue with Oxmoor Road, as reflected in Exhibit A hereto.

Section 2. That the violation of any Section of this Ordinance shall constitute a misdemeanor and any person, firm or corporation violating the provisions thereof, on conviction, shall be punished as provided by Section 1-8 of the Code Ordinances of the City of Homewood adopted and approved by the City Council and Mayor of the City, or as the same may hereinafter be amended.

Section 3. That the Chief of Police for the City is authorized and directed to erect and install, or cause to be erected and installed, on the street referred to hereinabove and as defined in Exhibit A, appropriate lines, markings, and/or no parking signs at the places described in Section 1 hereof.

Section 4. That if any part, provision, or section of this Ordinance is declared unconstitutional or invalid by any court of competent jurisdiction, all of the parts, provisions, or sections of this Ordinance not thereby affected shall remain in full force and effect.

Section 5. That the provisions of this Ordinance shall become effective immediately upon its passage and approval by the City Council of the City of Homewood, Alabama or its otherwise becoming law.

ADOPTED this the _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

This notice posted: _____, 2025

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at www.cityofhomewood.com

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned City Clerk of the City of Homewood, do hereby certify that the foregoing Ordinance No. _____ is a true and correct copy of an ordinance passed by the City Council of said City at a regular meeting held on _____, 2025, a quorum being present, and as same appears of record in Minute Book No. _____.

City Clerk, City of Homewood

AGENDA

ITEM

03.12.25

RESOLUTION NO. 26-__

WHEREAS, pursuant to the provisions of Ala. Code § 11-53A-1 *et seq.* (1975) (the “Act”), the City of Homewood Municipal Housing Code Abatement Board (the “Board”) did find that certain buildings, structures, parts of buildings or structures or other improvements as defined by the Act (the “Building”) located at the address set out hereinbelow was unsafe to the extent that it created a public nuisance; and

WHEREAS, pursuant to the Act, the Board did provide notice of such determination of the existence of public nuisance to the person or legal entities to whom the property, on which such public nuisance exist, was last assessed for ad valorem tax purposes and did direct that such public nuisance should be abated or that the Building should be demolished within sixty (60) days; and

WHEREAS, the owner of the property has failed or refused to correct the public nuisance as determined by the Board or to demolish the Building pursuant to the Act; and

WHEREAS, that no written request for a public hearing to object to the findings of the Board has been presented to the City Council as provided by the Act; and

WHEREAS, the Council of the City of Homewood, in accordance with the provisions of the Act has published notice of and held a public hearing relating to the unsafe conditions of the Building which constituted a public nuisance; and

WHEREAS, the City Council has determined from testimony presented at the public hearing that the Building is unsafe to the extent that it creates a public nuisance within the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council at a regular meeting, duly assembled, a quorum being present, as follows:

1. That said Building described hereinbelow is unsafe to the extent of being a public nuisance as provided by the Act, which Building is located at the following address:

1625 26th Avenue South

Homewood, Alabama

Parcel I.D. No. 28-00-07-3-007-004.000

Legal Description: Lots 1 of the JT LOVELESS addition to the Clifton subdivision, as recorded in map book 901 on page 55 in the office of the Judge of Probate of Jefferson, County, Alabama.

2. That pursuant to the Act the City Council determines that the Building shall be demolished after the expiration of thirty (30) days from the date hereof unless an appeal from the City Council’s determination of the existence of a public nuisance is taken pursuant to the Act.

3. That the Building Inspector for the City is hereby authorized to undertake the demolition of the Building and the Board shall report to the City the costs of such demolition after

which time the City Council shall set a public hearing and affix the costs of such demolition as a lien and special assessment against said Building.

ADOPTED this the ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

AGENDA

ITEM

04.12.25

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE GREEN SPRINGS URBAN RENEWAL DISTRICT ZONING DISTRICT (GURD) FOR THE PROPERTY DESCRIBED IN SECTION 1 BELOW AND IN EXHIBIT A ATTACHED HERETO, PREVIOUSLY APPROVED BY ORDINANCE NO. 2873 ON AUGUST 14, 2023 AND AMENDED BY ORDINANCE NO. 2888 ON JANUARY 29, 2024

WHEREAS, the Planning Commission of the City of Homewood, Alabama, has favorably recommended the amendment of the Final Development Plan as required by the Green Springs Urban Renewal District Zoning District (GURD) for the property described in Section 1 below and in Exhibit A attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMEWOOD, ALABAMA, as follows:

Section 1. That the Final Development Plan for the following described parcel of property, described in Exhibit A, located in the City of Homewood, Jefferson County, Alabama, and more particularly described as follows:

**813 Greensprings Highway
Homewood, Alabama 35209 and
451 Carr Avenue
Homewood, Alabama 35209
Parcel ID Nos. 29-00-23-1-002-001.000 and 29-00-23-1-002-002.001
See Exhibit A**

be and the same hereby is amended pursuant to the Amended Final Development Plan attached as Exhibit B hereto.

Section 2. That from and after the enactment of this Ordinance by the City Council of the City of Homewood the Amended Final Development Plan attached as Exhibit B hereto shall control the uses and restrictions applicable to the property described in Section 1 and in Exhibit A hereof and previously zoned to the Green Springs Urban Renewal District Zoning District (GURD).

Section 3. That on **January 26, 2026, at 6:00 p.m.**, in the City Hall of the City of Homewood, Alabama, be, and the same hereby is, fixed as the time when, and the place where, the City Council will hold a public hearing on said proposed amendment of the Final Development Plan for the Green Springs Urban Renewal District Zoning District (GURD) property described herein, at which time, all interested parties may appear and be heard.

Section 4. That the City Clerk shall give notice of the time and place of such hearing by posting a copy of this Ordinance at the places listed below once a week for two consecutive weeks in advance of its passage, and, in addition thereto, shall give not less than fifteen (15) days'

notice in writing prior to **January 26, 2026**, to all owners of property located in whole, or in part, within 500 feet from the boundaries of the above-described property, as shown on the records in the office of the Tax Assessor of Jefferson County, Alabama, on a date not more than one (1) year prior to the date of said notice.

Section 5. That if any part, provision, or section of this Ordinance is declared to be unconstitutional or invalid by any court of competent jurisdiction, all other parts, provisions or sections of this Ordinance not thereby affected shall remain in full force and effect.

Section 6. That this Ordinance shall become effective immediately upon its passage and approval by the City Council.

ADOPTED and APPROVED by the City Council of the City of Homewood, Alabama this the _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

This notice posted: _____, 2026

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at www.cityofhomewood.com

EXHIBIT A

LEGAL DESCRIPTION

AMENDED DEVELOPMENT PLAN

HOMEWOOD COMMUNITY CHURCH

Planning Commission Case # AD 25-12-03

FRZ Lot 1

From the POINT OF BEGINNING at the SE ROW corner of Carr Avenue and Columbiana Road; Thence, S 27° 33' 53.6" E for a distance of 18.71 feet to the beginning of a non-tangential curve, Said curve turning to the right through 22° 58' 13.2", having a radius of 362.54 feet, and whose long chord bears S 17° 07' 13.9" E for a distance of 144.37 feet, Thence, S 02° 21' 50.7" E for a distance of 108.88 feet to a point on a line. Thence, S 65° 38' 53.7" W for a distance of 151.78 feet to a point on a line. Thence, S 65° 43' 17.1" W for a distance of 16.14 feet to a point on a line. Thence, N 32° 15' 42.8" W for a distance of 224.80 feet to a point on a line. Thence, N 06° 16' 38.4" W for a distance of 149.80 feet to a point on a line. Thence, S 88° 25' 29.5" E for a distance of 233.80 feet to a point on a line to the POINT OF BEGINNING, a parcel containing 1.65+/- Acres.

The Edge Lot 2

From the POINT OF BEGINNING; Thence, S 02° 21' 29.9" E for a distance of 478.83 feet to a point on a line. Thence, S 88° 14' 50.4" W for a distance of 229.11 feet to a point on a line. Thence, N 02° 10' 53.4" W for a distance of 212.36 feet to a point on a line. Thence, N 62° 19' 24.8" E for a distance of 51.18 feet to a point on a line. Thence, N 27° 40' 35.2" W for a distance of 156.88 feet to a point on a line. Thence, N 65° 41' 56.6" E for a distance of 100.8674 feet to a point on a line. Thence, S 32° 15' 42.8" E for a distance of 0.02 feet to a point on a line. Thence, N 65° 38' 53.7" E for a distance of 16.14 feet to a point on a line. thence N 65° 43' 17.1" E a distance of 151.70 feet to the POINT OF BEGINNING, a parcel containing 2.21+/- Acres.

This plan consisting of sheet 1 and 2 has been reviewed by the Fire Marshal of the Homewood Fire Department, and has been found to be in compliance with the Fire Marshal's emergency response requirements for hydrants accessibility and with the Fire Marshal's criteria for structure accessibility and for travelways designated and/or reserved for emergency vehicular access and circulation.

Fire Marshal _____ Date _____
Homewood Fire Department

Fire Department Connection to be approved by Homewood Fire Marshal prior to building construction.

The applicant's amended development plan consisting of sheets 1 and 2 is certified by the zoning administrator as containing the required information:

Zoning Administrator _____ DATE _____
Amended development plan approved by resolution of the Homewood Planning Commission on:

Chairman _____ DATE _____
Secretary _____ DATE _____

Amended Development Plan approved by the Homewood City Council:

City Council President _____ DATE _____
City Clerk _____ DATE _____
Amended Development Plan approved by the Homewood City Engineer:

Applicants shall read and initial:

The approved amended final development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Applicant's Initials _____
Owner shall read and initial:

The approved amended development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Owner's Initials _____

SITE DEVELOPMENT MATRIX

PROPOSED PARCEL DATA:

ZONING: GURD

EXISTING PARCEL DATA:

PARCELS (ZONING):

290023102002.000 (GURD)
290023102002.001 (GURD)
290023102001.000 (GURD)

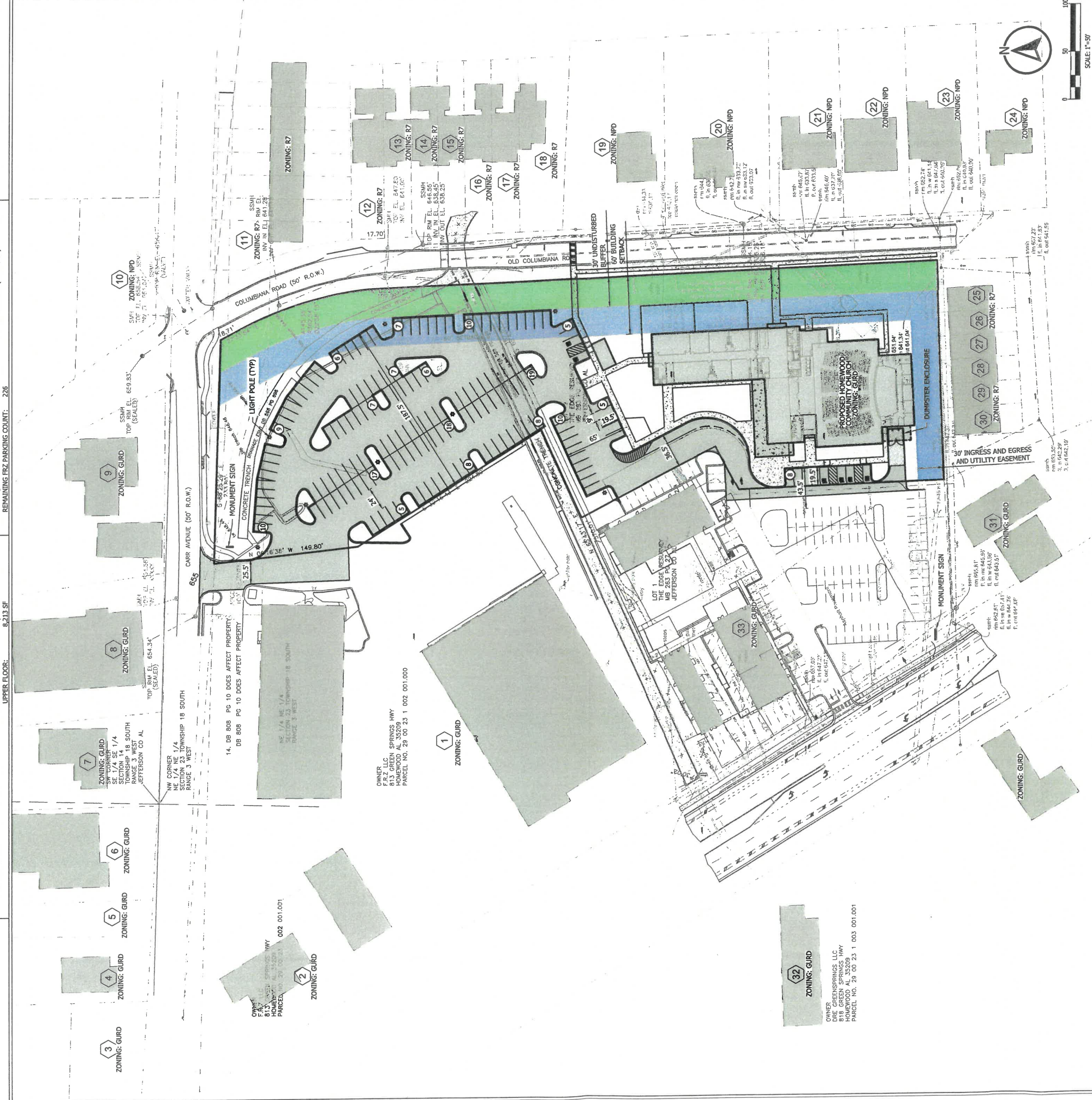
PROPOSED CONDITIONS:
GROSS SITE AREA:
GROUND COVERING (BLDG):
GROUND COVERING (LANDSCAPE):
MAX BUILDING HEIGHT:

3.87 ACRES
12.3%
0.46%
45 FT

IT-B
GROUP A-3 ASSEMBLY
30,797 SF
2,234 SF
8,413 SF

REQUIRED HCC PARKING COUNT: 175
1 Space per 40 SF of Sanctuary
REQUIRED RPZ PARKING COUNT:
@ 1 SPACE PER 300 SF RPZ:
REMAINING RPZ PARKING COUNT:

206
28
137
41



LEGEND

- NATURAL AREA
- LIGHT POLE
- CAMPUS INFORMATION SIGN
- STOP SIGN
- FIRE HYDRANT
- STORM INLET
- STORM MANHOLE
- HEADWALL
- CHILLED WATER SERVICE LINE
- SEWAGE SANITARY SEWER LINE
- DOMESTIC WATER SERVICE LINE
- STORM SEWER LINE
- COMMUNICATIONS LINE
- FIRE SERVICE LINE
- VALVE

NOTES:

- All future light poles will not exceed the height allowed by Homewood Ordinances.
- All signage shall comply with the Homewood Sign Ordinance.
- Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
- All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
- All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
- Traffic striping and signage is appropriate for this development.
- All proposed drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.
- All landscaping will meet or exceed City of Homewood landscape ordinances.
- Underground utilities shown on this map are from local utility company records and should be field verified prior to construction.

FIRE PROTECTION NOTES:

- New Church Facility to be sprinkled.

HYDRANT LOCATIONS:

- Existing fire hydrant is located east of The Edge on Greensprings Hwy.
- New private fire hydrants will be provided on site as required by City of Homewood Fire Department.

FIRE ACCESS LANES

- See site plan for dimensions and locations of proposed fire access roads.

SITE LIGHTING NOTES:

- The noted parking area lighting will be LED type with a nominal height of 20' above surrounding finished grade.
- All future lighting poles will not exceed the height allowed by City of Homewood ordinances.

CULVERT/BRIDGE NOTES:

- The design of the City's open concrete drainage trench which separates the north and south properties must comply with the sections of the City's Subdivision Regulations, especially Sections 152-154 and that the bridge/culvert must be designed for a 100-year flood event. Owner will also comply with the City's Code of Ordinance relative to Chapter 5, Article A - Post Construction Stormwater Management.

CONSTRUCTION SCHEDULE:

START DATE: SEPTEMBER 2026
END DATE: DECEMBER 2027

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 1 of 8	DRAWN BY:	PROJECT NUMBER:
	Blatcher	25097
	CHECKED BY:	SCALE:
	Blatcher	1" = 50'
	DATE:	12/02/2025

HOMEWOOD COMMUNITY CHURCH

Homewood, Alabama

This plan consisting of sheet 1 and 2 has been reviewed by the Fire Marshal of the Homewood Fire Department, and has been found to be in compliance with the Fire Marshal's emergency response requirements for hydrants accessibility and with the Fire Marshal's criteria for structure accessibility and for travelways designated and/or reserved for emergency vehicular access and circulation.

Fire Marshal
Homewood Fire Department

Date _____

Fire Department Connection to be approved by Homewood Fire Marshal prior to building construction.

The applicant's amended development plan consisting of sheets 1 and 2 is certified by the zoning administrator as containing the required information:

Zoning Administrator
Amended development plan approved by resolution of the Homewood Planning Commission on: _____

Chairman
Secretary

DATE
DATE
DATE

Amended Development Plan approved by the Homewood City Council:

City Council President
City Clerk
Amended Development Plan approved by the Homewood City Engineer.

DATE
DATE
DATE

Applicants shall read and initial:
The approved amended final development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Applicant's Initials _____

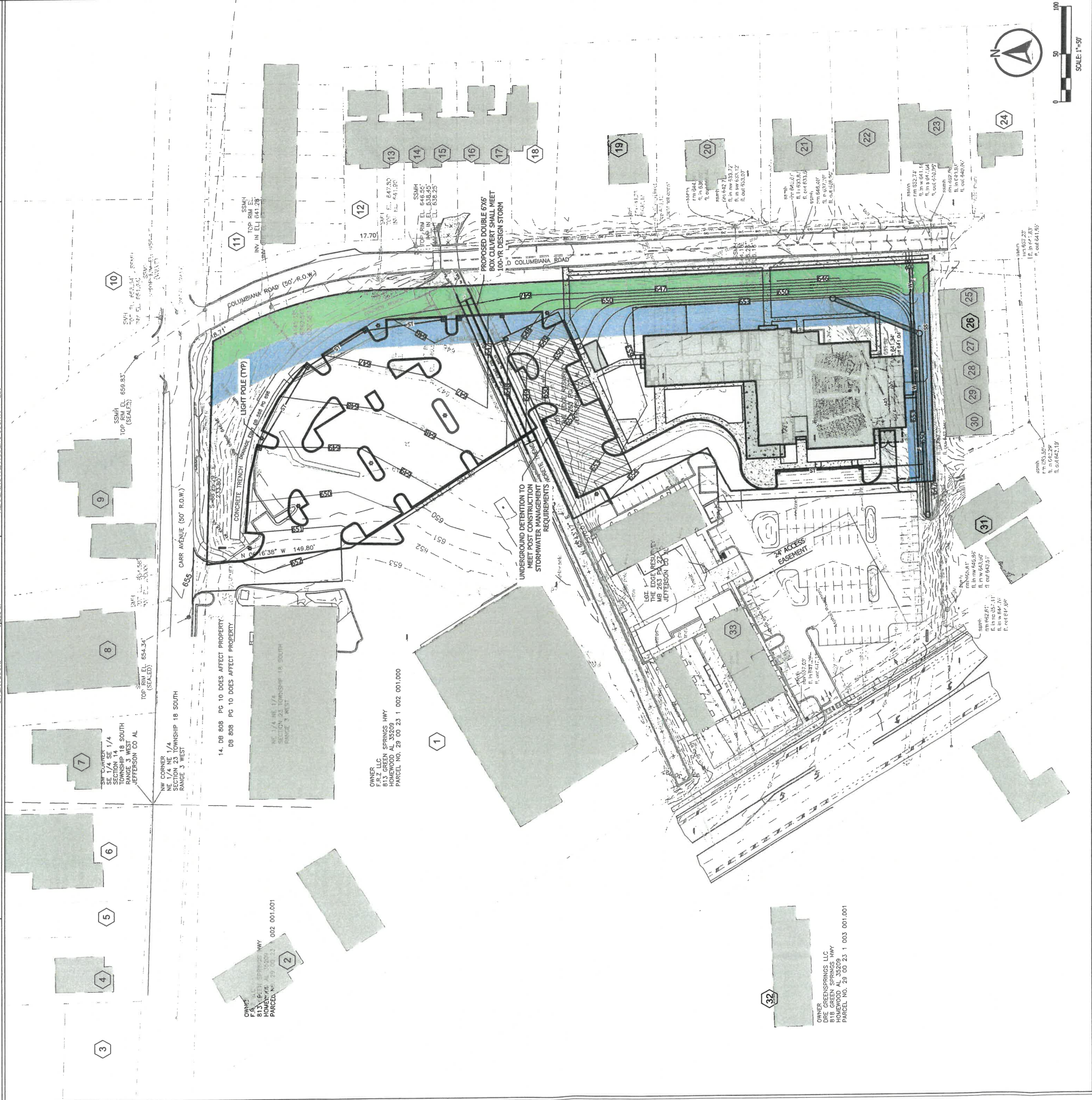
Owner shall read and initial:
The approved amended development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Owner's Initials _____

SITE DEVELOPMENT MATRIX

PROPOSED PARCEL DATA:

PARCELS (ZONING):		ZONING: GURD	
2900231002002.000 (GURD)	2900231002002.001 (GURD)	2900231002001.000 (GURD)	
PROPOSED CONDITIONS:			
GROSS SITE AREA:		3.87 ACRES	
GROUND COVERING (BLDG):		12.3%	
GROUND COVERING (HARDSCAPE):		0.46%	
MAX BUILDING HEIGHT:		45 FT	
CONSTRUCTION TYPE:		II-B	
OCCUPANCY TYPE:		GROUP A-3 ASSEMBLY	
AREA (TOTAL):		30,797 SF	
LOWER FLOOR:		2,584 SF	
UPPER FLOOR:		8,213 SF	
REQUIRED HCC PARKING COUNT:		175	
1 Space per 40 SF of Sanctuary			
REQUIRED FRZ PARKING COUNT:		210	
@ 1 SPACE PER 300 SF WFA:			
REMAINING FRZ PARKING COUNT:		226	
PROPOSED PARKING COUNT:		206	
ON-SITE PARKING COUNT:		28	
NORTH LOT PARKING COUNT:		137	
SHARED PARKING (THE EDGE):		41	



NOTES:

1. All future light poles will not exceed the height allowed by Homewood Ordinances.
2. All signage shall comply with the Homewood Sign Ordinance.
3. Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
4. All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
5. All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
6. Traffic striping and signage is appropriate for this development.
7. All proposed drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.
8. All landscaping will meet or exceed City of Homewood landscape ordinances.
9. Underground utilities shown on this map are from local utility company records and should be field verified prior to construction.

LEGEND

- NATURAL AREA
- LIGHT POLE
- ✕ CAMPUS INFORMATION SIGN
- ◆ STOP SIGN
- △ FIRE HYDRANT
- △ STORM INLET
- STORM MANHOLE
- ▮ HEADWALL
- CH— CHILLED WATER SERVICE LINE
- SS— SANITARY SEWER LINE
- W— DOMESTIC WATER SERVICE LINE
- ST— STORM SEWER LINE
- T— COMMUNICATIONS LINE
- F— FIRE SERVICE LINE
- G— GAS LINE
- V— VALVE

FIRE PROTECTION NOTES:

1. New Church Facility to be sprinkled.
- #### HYDRANT LOCATIONS:
1. Existing fire hydrant is located east of The Edge on Greenings Hwy.
 2. New private fire hydrants will be provided on site as required by City of Homewood Fire Department.
- #### FIRE ACCESS LANES:
1. See site plan for dimensions and locations of proposed fire access roads.

SITE LIGHTING NOTES:

1. The noted parking area lighting will be LED type with a nominal height of 20' above surrounding finished grade.
2. All future lighting poles will not exceed the height allowed by City of Homewood Ordinances.

CULVERT/BRIDGE NOTES:

1. The design of the City's open concrete drainage trench which separates the north and south properties must comply with the sections of the City's Subdivision Regulations, especially Sections 152-154 and that the bridge/culvert must be designed for a 100-year flood event. Owner will also comply with the City's Code of Ordinance relative to Chapter 5, Article X - Post Construction Stormwater Management.

CONSTRUCTION SCHEDULE:

START DATE: SEPTEMBER 2026
END DATE: DECEMBER 2027

AMENDED DEVELOPMENT PLAN

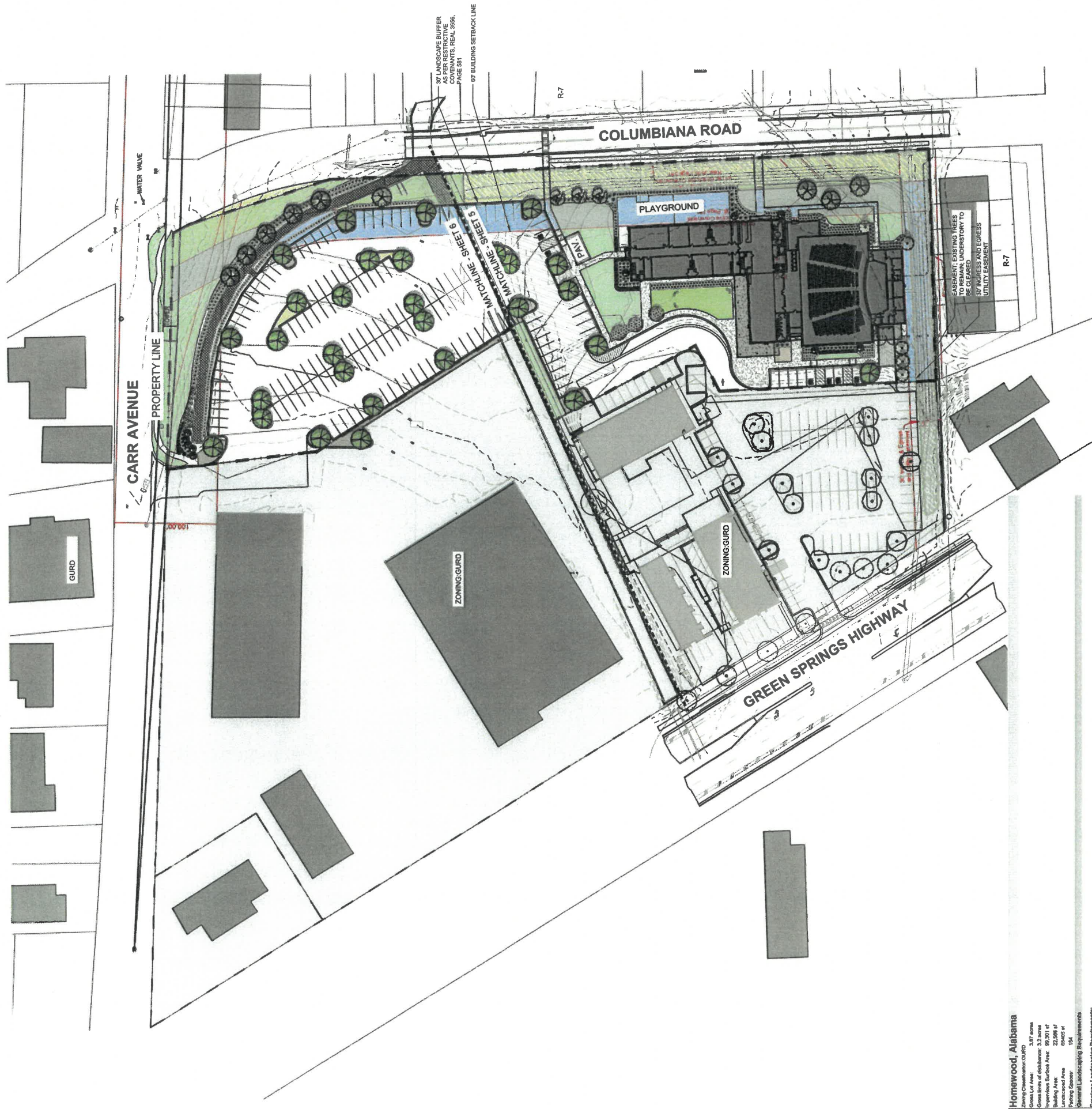
PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO.
2 of 8

DRAWN BY:	Bhatcher	PROJECT NUMBER:	25097
CHECKED BY:	Bhatcher	SCALE:	1" = 40'
DATE:	12/02/2025		

HOMEWOOD COMMUNITY CHURCH

Homewood, Alabama



Homewood, Alabama
Zoning Ordinance GURD
Site Area: 3.3 acres
Gross Area of Development: 3.3 acres
Impervious Surface Area: 99,501 sq ft
Building Area: 22,500 sq ft
Landscaped Area: 114 sq ft
General Landscaping Requirements:
Required:

Minimum Tree Density (MTD)	Required
Percentage of Developed Area: 30% LP Undeveloped Porosity: 3:1 LP	
MTD Standards: (1) 0 to 1 acre: 16 trees per acre (2) 1 to 4 acres: 20 trees per acre (3) Greater than 4 acres: 24 trees per acre	
Tree planting and replacement requirements: (1) All trees planted to meet MTD by this Article shall be a canopy tree cited in Appendix A: Native Tree List. (2) When planting or replacing qualifying trees, the trees specified must contain no more than 50% of a single species.	Required

9" Trees 60 Shrubs	Required Provided
60 trees	Provided 67

*Note: 30ft buffer of canopy trees on Columbiana Road to be maintained. Clear out understory and remove invasive species.



Foundation Landscaping Requirements:
Required:
Foundation landscaping requirements are applicable for attached foundations. The foundation shall be landscaped with a minimum of 50% of the lower feet of any side of a building facing a public street must be planted. Plantings must be placed adjacent to building sides or provided in planters near the building sides. Planting areas must be a minimum of 3 feet in width, excluding a minimum 2-foot-wide strip along the curb for vehicle overhang. Shrubs are required for every 15 square feet of total required planted area. Shrubs planted immediately adjacent to the building shall be a minimum of 18 inches in height at installation.



Interior Parking	Required
18 understory tree	Provided
219 shrubs 198 shrubs	Provided 219 shrubs 198 shrubs
25 canopy tree	Provided

(Facing Green Springs Highway 3600) Shrubs Required:
(Facing columbiana road 3270) Shrubs Required:

*Note: 30ft buffer of canopy trees on Columbiana Road to be maintained. Clear out understory and remove invasive species.

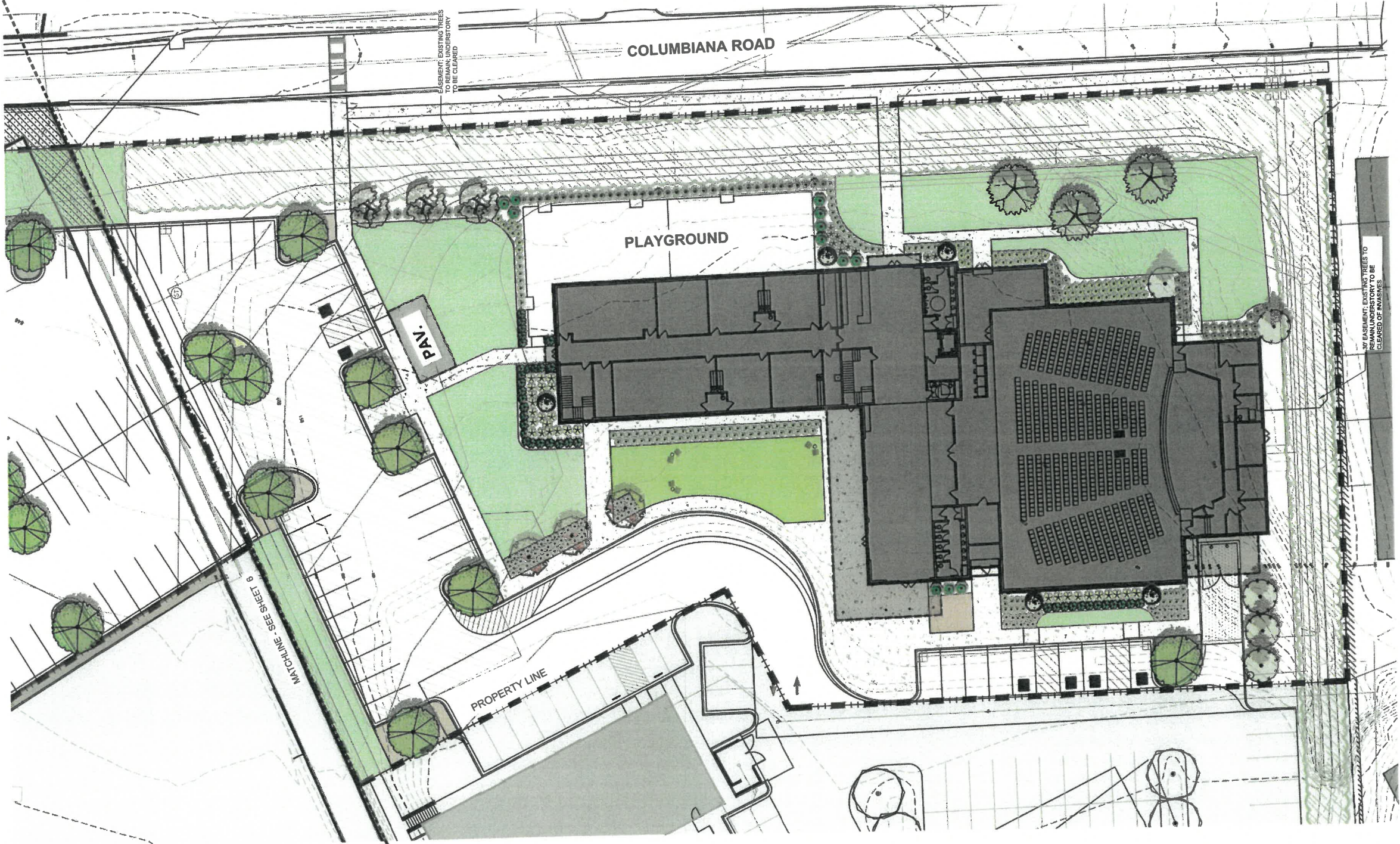


HOMEWOOD COMMUNITY CHURCH

HOMEWOOD, AL, 35209

AMENDED DEVELOPMENT PLAN
PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 4 OF 8	DRAWN BY:	EBrown	PROJECT NUMBER:	25007
	CHECKED BY:	TEBenda	SCALE:	1" = 50'
	DATE:	11/24/2025		



PLANT KEY	
SYMBOL	COMMON NAME
TREES	
	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	BALD CYPRESS
	CHINESE PISTACHE
	CLAUDIA W. MAGNOLIA
	GREEN GABLE™ TUPELO
	MARY NELL HOLLY
	PRINCETON AMERICAN ELM
	EXISTING AMERICAN ELM
	EXISTING PISTACHE
SHRUBS	
	ADAGIO GRASS
	ANISE TREE
	ANTHONY WATERER SPIREA
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	COTONEASTER
	DWARF BURFORD HOLLY
	FIRST EDITIONS VINTAGE JADE DISTYLIUM
	GLOSSY ABELIA
	KARL FOERSTER FEATHER REED GRASS
	KARL FOERSTER FEATHER REED GRASS
	LITTLE LIME® PANICLE HYDRANGEA
	MRS. G. G. GERBING AZALEA
	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM
	ROSE CREEK ABELIA
	RUBY SPICE SUMMERSWEET
	SHAMROCK INKBERRY HOLLY
	SHENANDOAH SWITCH GRASS
	SIXTEEN CANDLES SUMMERSWEET
	STANDING OVATION LITTLE BLUESTEM
	SWEET TEA OLIVE
	WAX MYRTLE "DORIS DWARF"™
GROUND COVERS	
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	HAMELIN FOUNTAIN GRASS
	SHENANDOAH SWITCH GRASS
	EXISTING WOODED AREA
	ARTIFICIAL TURF
SOD/SEED	
	BERMUDA GRASS



HOMEWOOD COMMUNITY CHURCH

HOMEWOOD, AL, 35209

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 5 OF 8	DRAWN BY: EBrown	PROJECT NUMBER: 25097
	CHECKED BY: TRenta	SCALE: 1" = 20'
	DATE: 11/24/2025	



PLANT KEY	
SYMBOL	COMMON NAME
TREES	
	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	BALD CYPRESS
	CHINESE PISTACHE
	CLAUDIA W. MAGNOLIA
	GREEN GABLE™ TUPELO
	MARY NELL HOLLY
	PRINCETON AMERICAN ELM
	EXISTING AMERICAN ELM
	EXISTING PISTACHE
SHRUBS	
	ADAGIO GRASS
	ANISE TREE
	ANTHONY WATERER SPIREA
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	COTONEASTER
	DWARF BURFORD HOLLY
	FIRST EDITION® VINTAGE JADE DISTYLUM
	GLOSSY ABELIA
	KARL FOERSTER FEATHER REED GRASS
	KARL FOERSTER FEATHER REED GRASS
	LITTLE LIME® PANICLE HYDRANGEA
	MRS. G. G. GERBING AZALEA
	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM
	ROSE CREEK ABELIA
	RUBY SPICE SUMMERSWEET
	SHAMROCK INKBERRY HOLLY
	SHENANDOAH SWITCH GRASS
	SIXTEEN CANDLES SUMMERSWEET
	STANDING OVATION LITTLE BLUESTEM
	SWEET TEA OLIVE
	WAX MYRTLE "DON'S DWARF"™
GROUND COVERS	
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	HAMELEN FOUNTAIN GRASS
	SHENANDOAH SWITCH GRASS
	EXISTING WOODED AREA
	ARTIFICIAL TURF
SOD/SEED	
	BERMUDA GRASS

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO.
6 OF 8

DRAWN BY: EBrown

CHECKED BY: TReida

DATE: 11/24/2025

PROJECT NUMBER: 25097

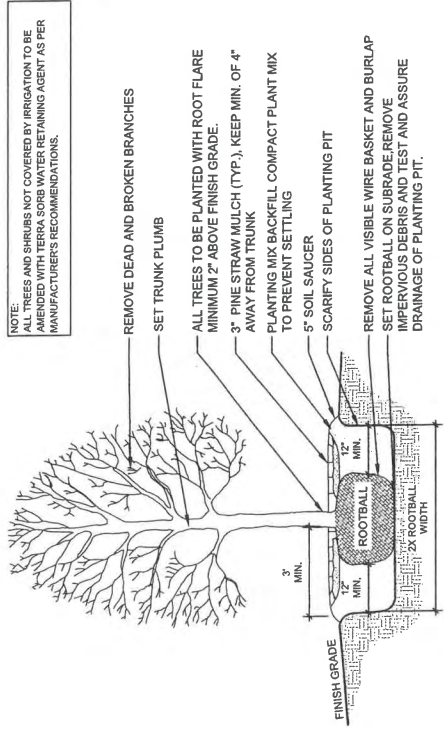
SCALE: 1" = 20'

HOMEWOOD COMMUNITY CHURCH

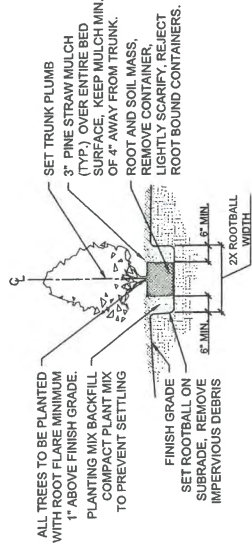
HOMEWOOD, AL, 35209

KADRE ENGINEERING

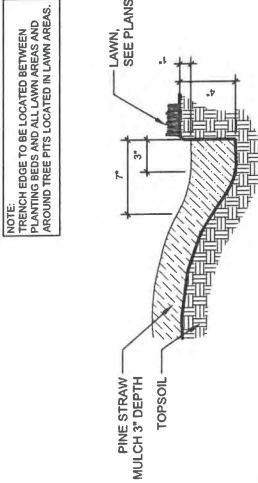
BIRMINGHAM · AUBURN · ORANGE BEACH



1 TYPICAL TREE PLANTING



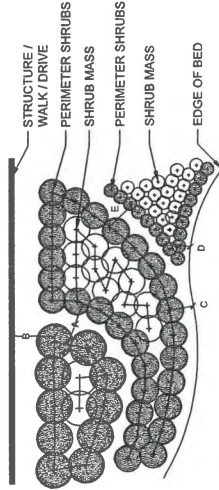
2 TYPICAL SLOPE PLANTING



3 TYPICAL CONTAINERIZED SHRUB PLANTING

4 TRENCH EDGE FOR ALL PLANT BEDS

- A SHRUB TO SHRUB.....LARGEST SPACING BETWEEN TWO DIFFERENT SPECIES OF ADJACENT SHRUBS + 6\"/>



5 TYPICAL STAGGERED ROW PLANTING

6 FREE FORM MASS PLANTING

7 TREE PROTECTION DETAIL

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SPREAD	SPACING	REMARKS
TREES								
	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	8' HT MT	8'	5' - 7' MIN.	AS SHOWN	MULTI-TRUNK, HEALTHY, 3-5 TRUNKS, 1.5\"/>

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

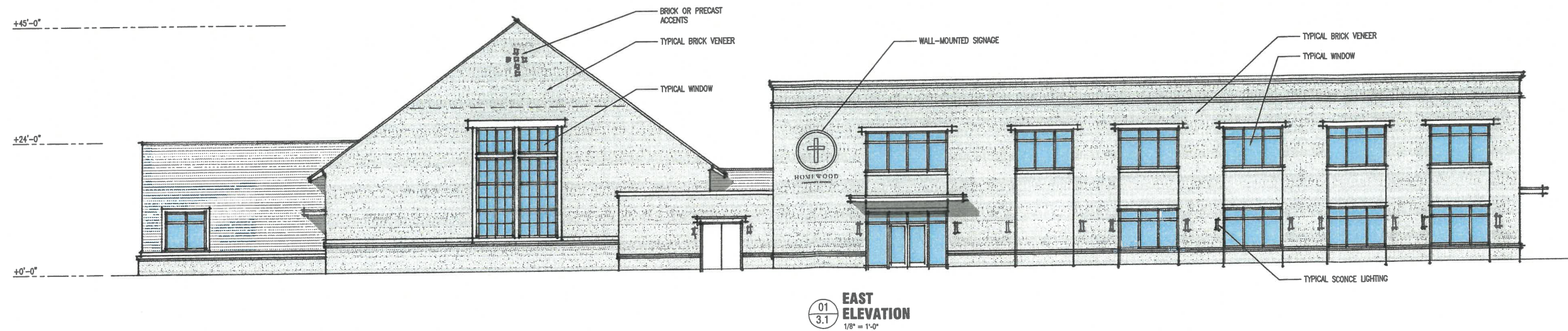
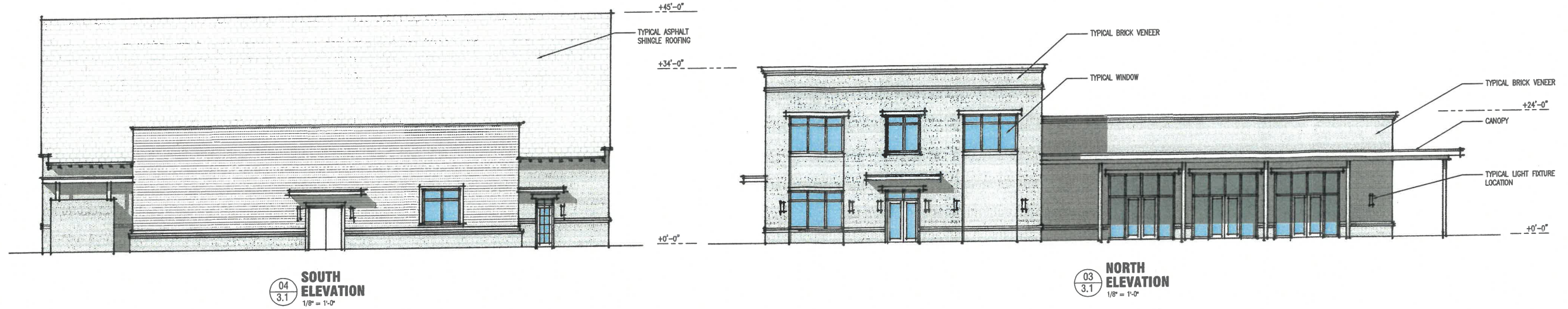
SHEET NO. 7 OF 8	DRAWN BY: EBrown	PROJECT NUMBER: 25097
	CHECKED BY: TRenta	SCALE:
	DATE:	11/24/2025

HOMEWOOD COMMUNITY CHURCH

HOMEWOOD, AL, 35209

FOR THE REQUIRED ZONING
COUNT PLEASE SEE PAGE 4.

HEALTHY, NO YELLOWING OR PESTS.
CUT NO MORE THAN 24 HRS. BEFORE LAYING.



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned City Clerk of the City of Homewood, do hereby certify that the foregoing Ordinance No. _____ is a true and correct copy of an ordinance passed by the City Council of said City at a regular meeting held on _____, 2026, a quorum being present, and as same appears of record in Minute Book No. _____.

City Clerk, City of Homewood

AGENDA

ITEM

05.12.25

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE FINAL DEVELOPMENT PLAN FOR
THE PLANNED MIXED USE DISTRICT ZONING DISTRICT (PMUD)
FOR THE PROPERTY DESCRIBED IN SECTION 1 BELOW AND IN
EXHIBIT A ATTACHED HERETO**

WHEREAS, the Planning Commission of the City of Homewood, Alabama, has favorably recommended the amendment of the Final Development Plan as required by the Planned Mixed Use District Zoning District (PMUD) for the property described in Section 1 below and in Exhibit A attached hereto.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF HOMEWOOD, ALABAMA**, as follows:

Section 1. That the Final Development Plan for the following described parcel of property, described in Exhibit A, located in the City of Homewood, Jefferson County, Alabama, and more particularly described as follows:

**400 University Park Drive
Homewood, Alabama 35209
Parcel ID No. 29-00-24-1-007-001.001
See Exhibit A**

be and the same hereby is amended pursuant to the Amended Final Development Plan attached as Exhibit B hereto.

Section 2. That from and after the enactment of this Ordinance by the City Council of the City of Homewood the Amended Final Development Plan attached as Exhibit B hereto shall control the uses and restrictions applicable to the property described in Section 1 and in Exhibit A hereof and previously zoned to the Planned Mixed Use District Zoning District (PMUD).

Section 3. That on **January 26, 2026, at 6:00 p.m.**, in the City Hall of the City of Homewood, Alabama, be, and the same hereby is, fixed as the time when, and the place where, the City Council will hold a public hearing on said proposed amendment of the Final Development Plan for the Planned Mixed Use District Zoning District (PMUD) property described herein, at which time, all interested parties may appear and be heard.

Section 4. That the City Clerk shall give notice of the time and place of such hearing by posting a copy of this Ordinance at the places listed below once a week for two consecutive weeks in advance of its passage, and, in addition thereto, shall give not less than fifteen (15) days' notice in writing prior to **January 26, 2026**, to all owners of property located in whole, or in part, within 500 feet from the boundaries of the above-described property, as shown on the records in the office of the Tax Assessor of Jefferson County, Alabama, on a date not more than one (1) year prior to the date of said notice.

Section 5. That if any part, provision, or section of this Ordinance is declared to be unconstitutional or invalid by any court of competent jurisdiction, all other parts, provisions or sections of this Ordinance not thereby affected shall remain in full force and effect.

Section 6. That this Ordinance shall become effective immediately upon its passage and approval by the City Council.

ADOPTED and APPROVED by the City Council of the City of Homewood, Alabama this the _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

This notice posted: _____, 2026

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at www.cityofhomewood.com

EXHIBIT A

LEGAL DESCRIPTION

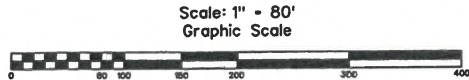
AMENDED DEVELOPMENT PLAN

BROOKDALE UNIVERSITY PARK

Planning Commission Case # AD 25-12-01

Lot 4-B and Lot 4-C according to the Map of University Park – Central Tract Resurvey No. 7, as recorded in Map Book 236, Page 69, in the Probate Office of Jefferson County, Alabama, being situated in Jefferson County, Alabama.

EXHIBIT B



CERTIFIED BY THE ZONING ADMINISTRATOR
AS CONTAINING THE REQUIRED INFORMATION:

20

ZONING ADMINISTRATOR

AMENDED FINAL DEVELOPMENT PLAN APPROVED
BY THE HOMEWOOD PLANNING COMMISSION ON:

20

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

THE APPLICANT'S PLAN IS CERTIFIED BY THE FIRE MARSHALL
AS CONTAINING ALL THE REQUIRED INFORMATION.

20

AMENDED DEVELOPMENT PLAN APPROVED
BY HOMEWOOD CITY COUNCIL:

CITY COUNCIL PRESIDENT DATE

CITY CLERK DATE

OWNER:
ALABAMA SOMERBY LLC
6737 W WASHINGTON STREET, SUITE 1310
MILWAUKEE, WI 53214

OWNER'S AGENT:
BROOKDALE SENIOR LIVING
MIKE HARDWICK
400 UNIVERSITY PARK DRIVE
BIRMINGHAM, AL 35209
(615) 584-8143
MHARDWICK@BROOKDALE.COM

ENGINEER:
SCHOEEL ENGINEERING CO., INC.
MATTHEW D. SIMS, P.E.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
(205) 313-1132
MSIMS@SCHOEEL.COM

AMENDED DEVELOPMENT PLAN

CITY OF HOMEWOOD JURISDICTION
SITE DEVELOPMENT DATA MATRIX

CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Central Tract Land Area = 26.28 Acres	PMUD Minimum Land Area Requirements 50 Acres min.
Existing Building Floor Area Lot 4-B: GROSS SF Assisted Living Area 102,663 s.f. Covered Parking Area 12,830 s.f. Total 115,493 s.f.	Maximum Allowable Building Floor Area (200% of Lot 4-B Area) = (200% of 805,458 s.f.) = 1,610,916 s.f. (200% of Lot 4-C Area) = (200% of 335,958 s.f.) = 671,916 s.f.
Existing Building Floor Area Lot 4-C: GROSS SF Skilled Nursing Area 50,201 s.f. Guard House Area 120 s.f. Total 50,321 s.f.	
Total Existing Ground Surface Coverage Lot 4-B: By Buildings = 102,663 s.f. By Accessory Structures = 12,830 s.f. By Parking and Service Pavement = 155,448 s.f. Total = 270,941 s.f.	Maximum Allowable Ground Surface Coverage by Building = (75%) x (Gross Site Area in s.f.) = (75%) x (805,458 s.f.) = 604,094 s.f. Lot 4-B = (75%) x (335,958 s.f.) = 251,969 s.f. Lot 4-C
Total Existing Ground Surface Coverage Lot 4-C: By Building = 50,201 s.f. By Accessory Structures = 120 s.f. By Parking and Service Pavement = 64,862 s.f. Total = 115,183 s.f.	
Existing Parking Spaces Provided = 484 spaces (72 of these are accessible) (Less 13 spaces for pickleball court) Proposed total parking spaces provided = 391 spaces	Total Parking Spaces Required: 381 spaces per 6/2012 parking study
Total Loading Spaces Provided = 7 spaces per Development Plan	Required Loading Spaces = 3 Spaces per first 100,000 s.f. of GFA + 4 Spaces for next 357,151 s.f. of GFA 7 Total
Existing Assisted Living Building = 59 ft. Existing Covered Parking = 8.75 ft. Existing Guard House = 8.75 ft. Existing Skilled Nursing Building = 14 ft.	Maximum Allowable Building Height = Determined By Development Plan

PC CASE#: AD 25-12-01

REF PC CASE#: AD 12-08-15

START CONSTRUCTION 4/1/2026
END CONSTRUCTION 5/1/2026

LEGEND

— W —	WATER MAIN
— G —	GAS MAIN
— P —	UNDERGROUND POWER
— T —	UNDERGROUND TELEPHONE
— S —	SANITARY SEWER
— SS —	STORM SEWER
° W.V.	WATER VALVE
□ W.M.	WATER METER
° L.P.	LIGHT POLE OR ACCENT LIGHT
° C.O.	CLEANOUT
CONCRETE	CONCRETE
HCR	HANDICAPPED RAMP
° M.H.	MANHOLE
found W.S. capped iron	5/8" REBAR WITH PLASTIC WALTER SCHOEEL ENGINEERING COMPANY CAP

NOTES:

- 1) ALL PUBLIC IMPROVEMENTS, MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE, SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
- 2) ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE. ANY VARIANCE FROM THIS ORDINANCE WILL REQUIRE CITY COUNCIL APPROVAL.
- 3) ALL LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HOMEWOOD STANDARDS.
- 4) ALL FIRE HYDRANTS SHALL BE 5" X 2-1/2" X 2-1/2" (PER BIRMINGHAM WATER WORKS STANDARDS).
- 5) THE SERVICE DRIVE ALONG THE EAST PROPERTY LINE IS TO BE DESIGNATED AS A FIRE LANE (CURBS PAINTED YELLOW AND "NO PARKING" SIGNS INSTALLED).

UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FROM LOCAL UTILITY COMPANY RECORDS
AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.
JOB SAFETY IS NOT THE RESPONSIBILITY OF
THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
FOR CONSTRUCTION SITE SAFETY.

AMENDED DEVELOPMENT PLAN
BROOKDALE UNIVERSITY PARK
400 UNIVERSITY PARK DRIVE
HOMEWOOD, ALABAMA
DECEMBER 2025

DRAWING SET:

REVISIONS:

DRAWN BY: T.T.M.
CHECKED BY: M.D.S
FILE NAME: 25504-DP1

DP1

SCHOEEL
TUSCALOOSA
HUNTSVILLE
BIRMINGHAM
1001 22nd Street South
Birmingham, AL 35205
(205) 313-1132
SCHOEEL.COM

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned City Clerk of the City of Homewood, do hereby certify that the foregoing Ordinance No. _____ is a true and correct copy of an ordinance passed by the City Council of said City at a regular meeting held on _____, 2026, a quorum being present, and as same appears of record in Minute Book No. _____.

City Clerk, City of Homewood