

**Homewood Planning Commission
Agenda
Tuesday, March 7, 2023, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209**

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

Persons who are unable to attend the meeting may view the Live Stream through the City of Homewood website (<https://www.cityofhomewood.com/>) or navigate directly via: <https://www.cityofhomewood.com/live-stream>.
Please note that public comments cannot be made by persons viewing the meeting through Live Stream.

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Board Secretary fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

Board Members

Stuart Roberts, Chairman

Winslow Armstead, Vice Chairman

Jennifer Andress

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Respinto

Paige Wilcutt

Erik Henninger

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes - January 3, 2023

IV. Communications/Reports from Chairman & Vice Chairman

V. Old Business - None

VI. New Business

- a)** Consideration of an ordinance to amend Article IV, Section EE, WHD West Homewood District, Section 4, entitled Pre-Existing Conditions: Lots, Section 9, entitled Urban Standards, and Section 16 Glossary, of Appendix A, entitled Zoning of the Code of Ordinances of the City of Homewood as previously adopted.

The Agenda of the Planning Commission is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the EZ Department at (205) 332-6800.

- b) **Case # RS 23-03-01: 195 Oxmoor Road & 536 Cobb Street, Parcel ID's: 29-00-23-2-003-002.000 & 29-00-23-2-003-030.000, Applicant: Schoel Engineering Company, Owners: WH 536 Cobb Street, LLC & SHA, LLC**, Purpose: A request for approval of a Resurvey of an existing lot and acreage to combine into one lot to facilitate a new mixed-use development.
- c) **Case # FD 23-03-02: 195 Oxmoor Road & 536 Cobb Street, Parcel ID's: 29-00-23-2-003-002.000 & 29-00-23-2-003-030.000, Applicant: Tom Walker / Village Creek Development, Owners: Village Creek Development & SHA, LLC**, Purpose: A request for approval of a Final Development Plan for a new development comprising 51 rental townhouses, a three-story mixed use building with ground floor retail / restaurant uses and two upper floors containing 18 loft apartments, as well as appropriate parking, landscaping and other site improvements.

VII. Communications From Staff

VIII. Adjournment

The Agenda of the Planning Commission is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the EZ Department at (205) 332-6800.

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 195 Oxmoor Rd. 536 Cobb St

Date application filed: 2/24/23 Vacant lot(s)? NO

Subdivision location: NW 1/4 of the NW 1/4 Section 23, 18S, 3W

Tax map Parcel I.D.Number(s): 29-00-23-2-003-002.000, 29-00-23-2-003-030.000

Acres: 4.483 Number of proposed lots: 1

Current Zoning: WHD (WEST HOMEWOOD) Proposed land use: RETAIL / RESIDENTIAL
DISTRICT

Activity requested by applicant: (please check as applicable)

Divide Property: _____ Move lot line(s): _____

Combine Property: X Other: _____

Applicant: Schoel Engineering Company Owner: WH 536 Cobb Street LLC / SHA LLC

Phone: (205) 313-1152 Phone: 205-948-7629 423-991-2128

Address: 1001 22nd Street South Address: WH 536 Cobb Street LLC

Birmingham, AL 35205 Address: 2700 2nd Ave S, STE 200 B'ham, AL 35233

City _____ State _____ Zip _____ SHA LLC

195 Oxmoor Road B'ham, AL 35209

See attached

Signature of Applicant Mark W. Clark Signature of Owner SHA LLC

Signature of Owner WH 536 Cobb Street LLC

Registered Land Surveyor: Mark W. Clark Copy all correspondence to sstephenson@schoel.com

Phone: 205-313-1140

Address: 1001 22nd Street South

Birmingham, AL 35205

City _____ State _____ Zip _____

FOR CITY USE ONLY

Application received by: FRED GOODWIN on FEBRUARY 8, 2023

\$ 200.00 Application fee* received on 2/8/2023 by receipt # 321416

Application reviewed by Subdivision Administrator on _____

NPD Calculation: Completed by: _____ N/A: _____

Application approved by Subdivision Administrator on _____

Action taken by Planning Commission (if applicable) _____

* \$200 resurvey fee, \$100 for Combining lots

WEST HOMEWOOD DEVELOPMENT SURVEY
 BEING A RESURVEY OF LOT 1-A, A RESURVEY OF LOT 1 JAMES T. JOHNSON
 SUBDIVISION AND LOT 1 OXMOOR LAND SUBDIVISION
 (MAP BOOK 256, PAGE 3)
 AND ACRAGE
 SITUATED IN THE N.W. 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST
 JEFFERSON COUNTY, ALABAMA

REVIEWS:
 1. 100% 5.0 stars
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 3. 100% 5.0 stars
 4. 100% 5.0 stars
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DATE: FEBRUARY 2023
DRAWN BY: NRP
CHECKED BY: CWW
FIELD BOOK: #3280 & 3289
FIELD CREW: ACM
FILE NAME: 22258_Final Plot.dwg
(3/27/2003) UniversalPlot Plot

1 OF 1

[illegible][illegible]

Copy to: C. M. V. A. Graham	Naamah No. 1928
-----------------------------	-----------------

1994 *Environ. Biol. Fish.* 35: 1-10

8 yr _____

L. Nathan[al] Brown Forester, as Notary Public in and for said County and State, do hereby certify that Mark

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

History 11.10

as Notary Public in and for said County and State, do hereby certify

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the ____ day of _____, 2023.

Library 10510
J. Cronquist
Eun. 7111

_____ on Military Public in and for said County and State, do hereby certify
that _____ whose name is _____ of _____
County _____ State _____ is the _____ of _____
_____ of _____

THIS CHECK IS VOID AND OFFICIAL SEAL, WITH THE _____, 1925.

Secretary Public
County Commission Expires: _____

the [redacted] was born [redacted] and the [redacted] has been married since [redacted] at which time she was [redacted] years old. The [redacted] is known to me as [redacted] and she [redacted] advised before [redacted] on this date that, being [redacted] owner, is signed of SHA, LLC.

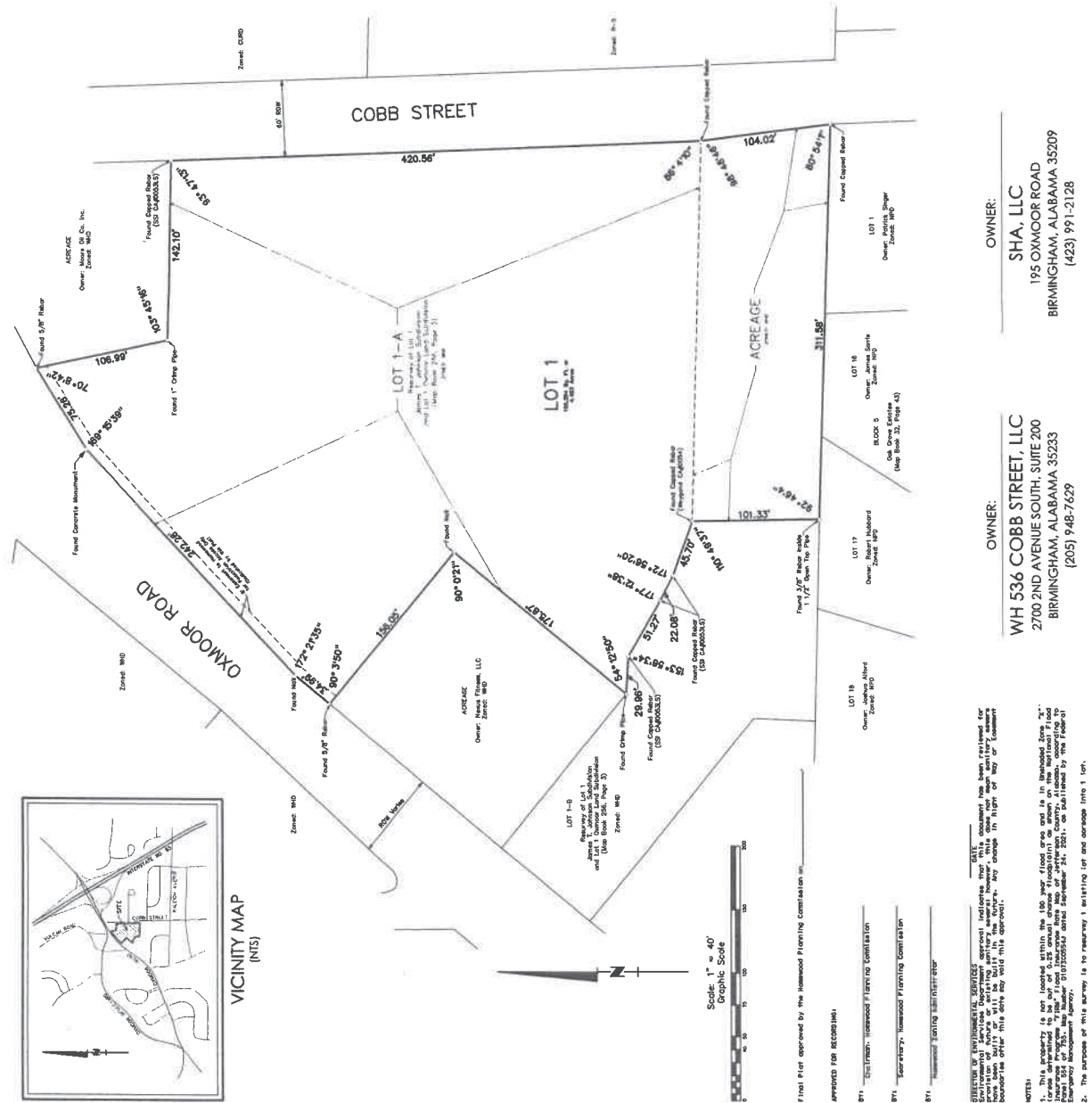
IVEN UNDER MY HAND AND OFFICIAL SEAL, this the ____ day of _____, 2023.

City Commission Expires: _____

STATE OF _____
COUNTY _____

igned to the foregoing certificate, and who is known to the undersigned, he executed the same voluntarily and being informed of the contents of said certificate.

CITY OF HOMEWOOD CASE NUMBER: RS 23-03-01



CITY OF HOMEWOOD CASE NUMBER: RS 23-03-01

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

Notice To: **OWNER & ADJACENT PROPERTY OWNERS**

This letter shall serve as a public hearing notice by the Homewood Planning Commission of a meeting to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, March 7, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

The purpose of the hearing is to receive public comments on an application submitted by:

Tom Walker / Village Creek Development

for a proposed subdivision plat of land owned by:

Village Creek Development & SHA, LLC

and located at the following street address or location (see enclosed map):

536 Cobb Street & 195 Oxmoor Road

Parcel ID: 29-00-23-2-003-030.000 & 29-00-23-2-003-002.000

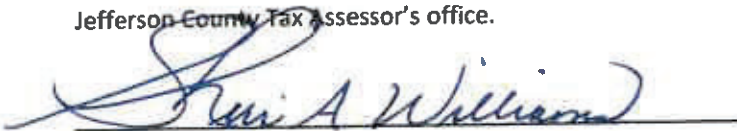
The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey to combine two parcels into one parcel to facilitate a new Mixed-Use development.

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

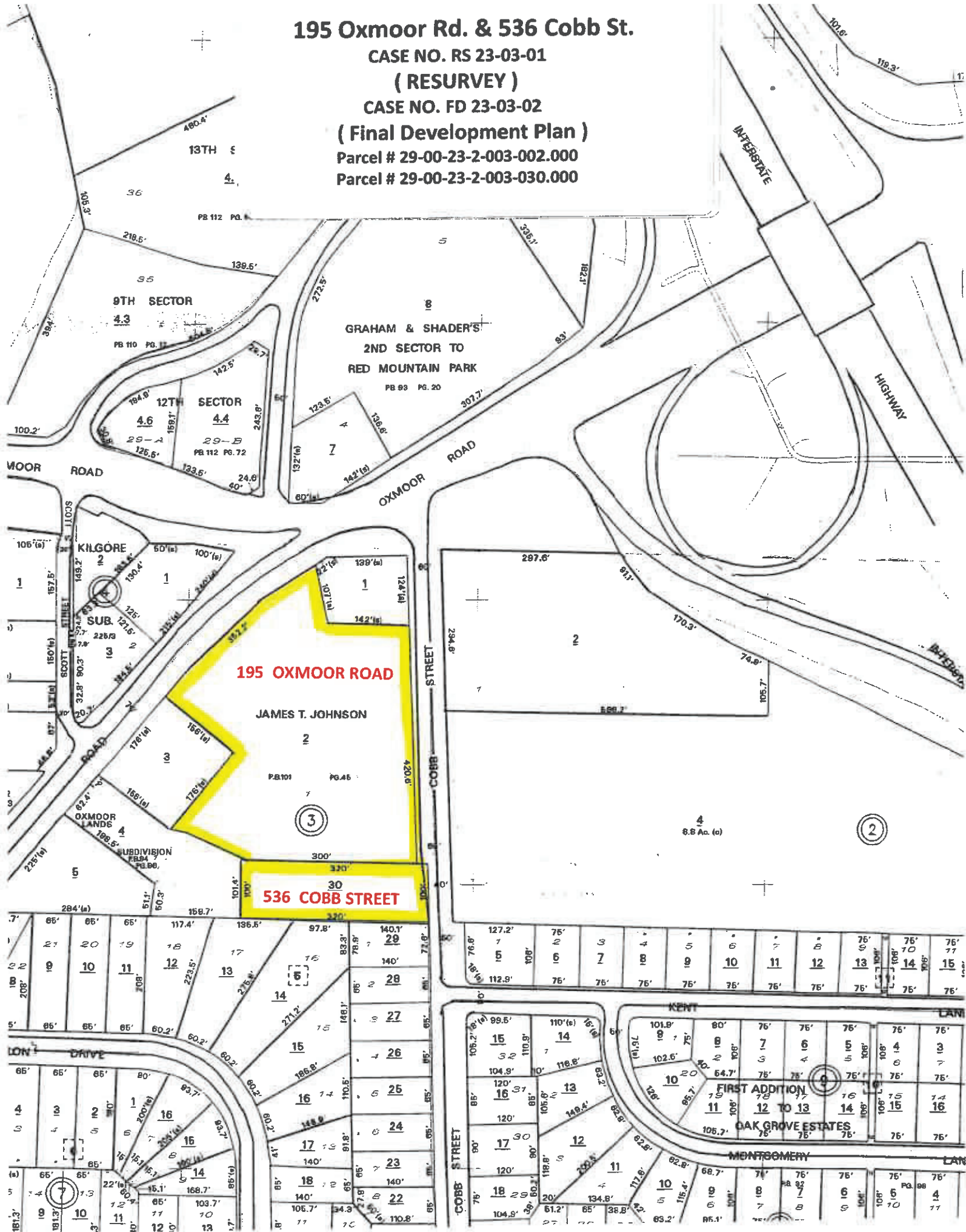
This notice is sent by certified mail on or before February 27, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RS 23-03-01

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

Parcel # 29-00-23-2-003-030.000



City of Homewood PC Case Map

195 Oxmoor Rd.

&

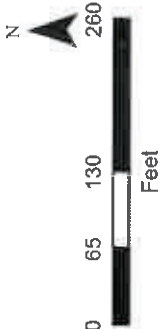
536 Cobb St

RS 23-03-01

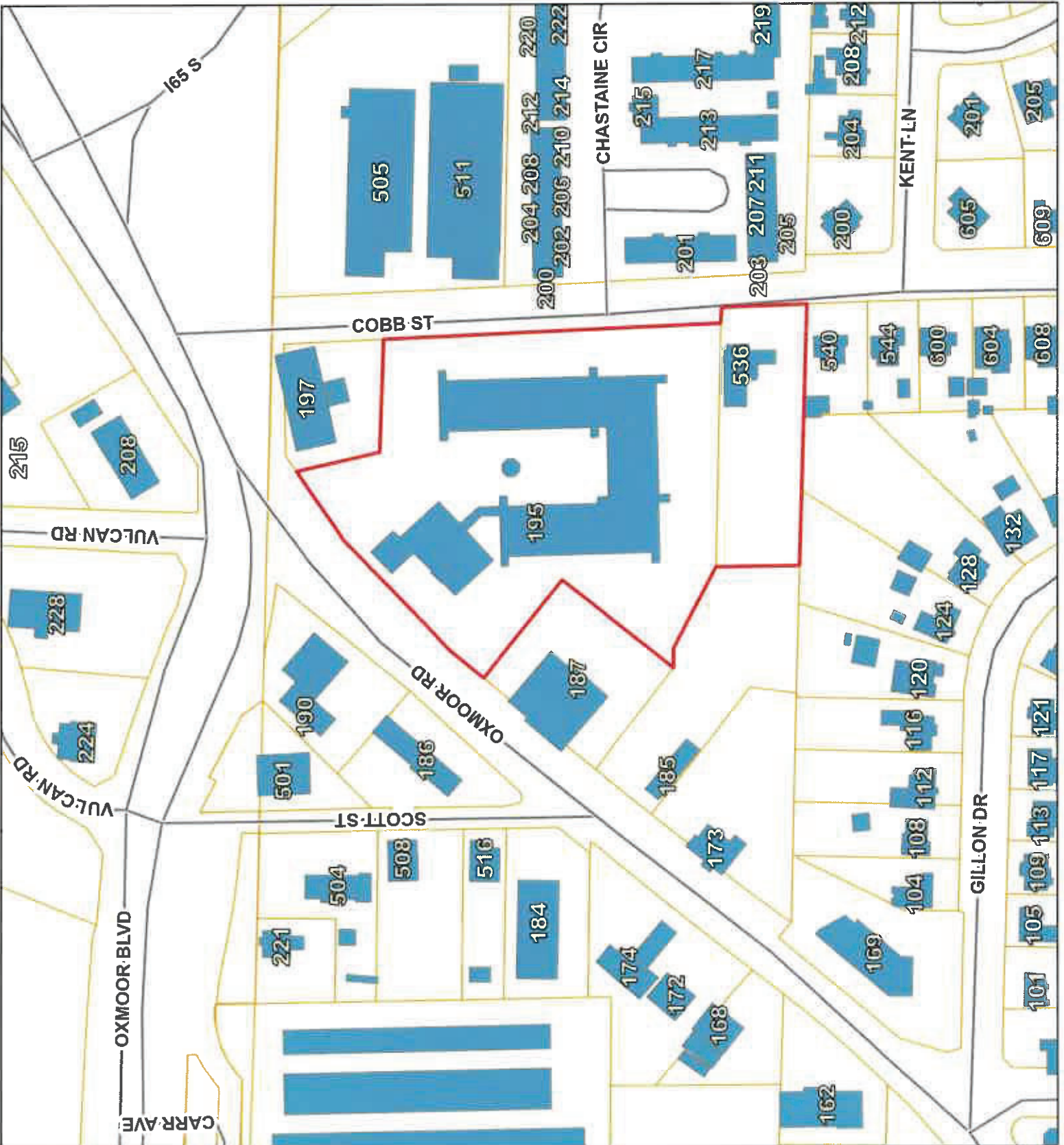
FD 23-03-02

Vicinity Map

- Parcels
- Subject Properties
- Building Footprints



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.



City of Homewood PC Case Map

195 Oxmoor Rd.

&
536 Cobb St

RS 23-03-01

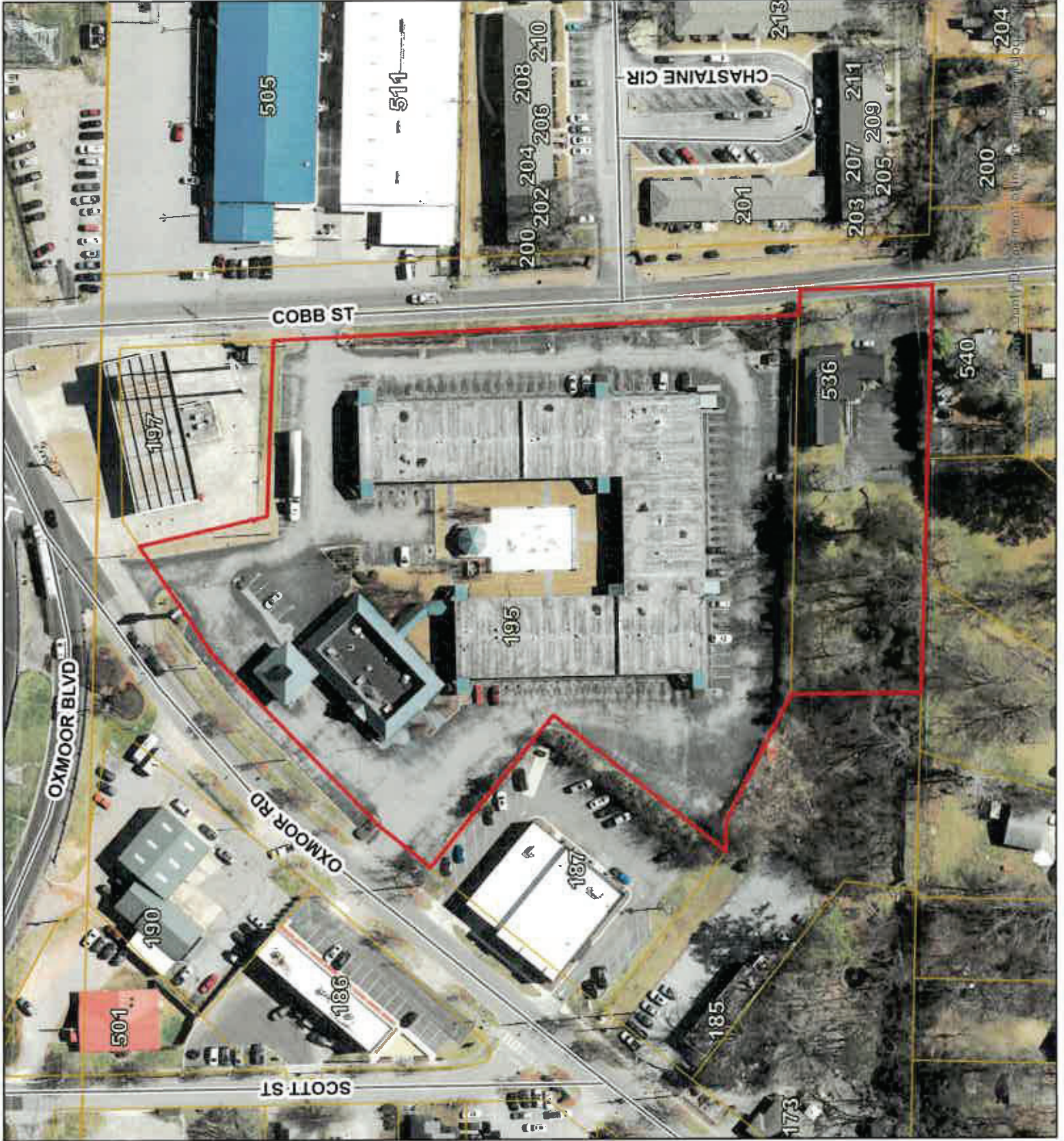
FD 23-03-02

Aerial Map

Parcels
Subject Properties



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HOMWOOD IS PROHIBITED.



FD 23-03-02

Form I.A.
APPLICATION FOR DEVELOPMENT PLAN APPROVAL
HOMEWOOD PLANNING COMMISSION

1. Name of development: West Homewood Development
2. Date application filed: 2/8/23 3. Requested hearing date: 4/4/23
4. Approval requested by this application
☐ Preliminary Development Plan
☐ Amendment to Preliminary Development Plan
☒ Final Development Plan
☐ Amendment to Final Development Plan
5. Applicant: Tom Walker - Village Creek Development.
Phone: 205-948-7629
Address: 2700 2nd Ave. South Suite 200 Birmingham, AL 35233
6. Owner: SHA, LLC
Phone: 423-991-2128
Address: 195 Oxmoor Road, Birmingham AL 35209
7. ~~Architect~~ Architect ~~Attorney or authorized agent~~ Kyle D'Agostino - Poole & Co.
Phone: 205-326-2206
Address: 2 North 20th Street Suite 1610
8. Engineer: James Parsons - School Engineering
Phone: 205-323-6166
Address: 1001 22nd St. South. Birmingham, AL 35205
9. Surveyor: School Engineering
Phone: 205-323-6166
Address: 1001 22nd St. South Birmingham, AL 35205

10. Development Address(s): 195 Oxmeor Road; 536 Cobb Street

11. Tax map parcel number(s): 2900232003002.0; 2900232003030.0

12. Acreage: 4.48 13. Zoning: WHD

14. Check all submissions with this application:

- ☒ checklist
- ☒ application fee
- ☒ original plan in D-size
- ☒ two (2) copies of plan
- ☒ eleven by seventeen (11x17) of plan
- ☒ proof of ownership

Signature of applicant: [Signature]

~~Signature of authorized agent or attorney:~~ _____

Signature of authorization by owner: [Signature]

For City Use Only:

\$ 100.⁰⁰ application fee received on FEB. 8, 2023 by receipt # 321417

Scheduled hearing date: APRIL 4, 2023

Application received by: FRED GOODWIN on FEBRUARY 8, 2023



Poole & Co
architects
PHONE (202) 342-2228 FAX (202) 342-2201

SCHUELL

PC CASE NO. FD 23-03-02

- NOTES:
1. ALL FUTURE LIGHT POLES WILL NOT EXCEED THE HEIGHT ALLOWED BY HOMEWOOD ORDINANCES.
 2. ALL CONSTRUCTION SHALL COMPLY WITH THE HOMEWOOD ZONING ORDINANCES.
 3. ALL PUBLIC IMPROVEMENTS MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE SHALL CONFORM WITH THE HOMEWOOD ZONING ORDINANCES.
 4. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERMITTING ORDINANCES OF THE CITY OF HOMEWOOD.
 5. ALL UTILITIES AND DRAINAGE EXISTING UNDER THE SURFACE SHALL BE PROTECTED AND MAINTAINED. ANY NECESSARY RELOCATION SHALL BE APPROVED BY THE CITY OF HOMEWOOD.

CONSTRUCTION SCHEDULE
CONSTRUCTION START: JULY 2023
CONSTRUCTION END: OCTOBER 2024

OVER
(GREEN SPRINGS URBAN
RENEWAL DISTRICT)

VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JULY 2023

CONSTRUCTION END: OCTOBER 2024

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JULY 2023

CONSTRUCTION END: OCTOBER 2024

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JULY 2023

CONSTRUCTION END: OCTOBER 2024

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CONSTRUCTION SCHEDULE

CONSTRUCTION START: JULY 2023

CONSTRUCTION END: OCTOBER 2024

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JULY 2023

COBB STREET

OXMOOR ROAD

PROPOSED VEHICULAR
IMPROVEMENTS

PROPOSED VEHICULAR
IMPROVEMENTS

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LOFTS/RETAIL BUILDING
18 LOFT UNITS
12,997 GSF RETAIL

TOWNHOMES
50 TOTAL UNITS

-48 3BED-2.5BATH
-3 2BED-2.5BATH

PARKING	REQUIRED	PROVIDED	LOCATION
TOWNHOUSES (51)	77	37	GRACE & DRIVEWAY
	40	40	ADJACENT TO RETAIL SOUTH PARKING TRAY
			OXMOOR STREET PARKING & COBBLE STREET PARKING
LOFTS (18 UNITS)	27	27	ADJACENT TO LOFTS EAST PARKING TRAY

HANDICAPPED SPACES
1 REQUIRED - 3 PROVIDED



NOT FOR
CONSTRUCTION

DATES	2023 0228
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DRAWING
SITE PLANPROJECT
P&C: #2220WEST HOMEWOOD
DEVELOPMENT

HOMEWOOD, AL.

A-801

7 SITE PLAN
1" = 20'-0"

15' 30" 45'

2/27/2023 2:59:59 PM	1	Z:\Shared\Village Creek Development\West Homewood Development\Drawings\Current\Revit 2022\West Homewood Development v12.rvt
	2	Z:\Shared\Village Creek Development\West Homewood Development\Drawings\Current\Revit 2022\West Homewood Development v12.rvt

1 2022\West Homewood Development v12.rvt

WEST HOMEWOOD DEVELOPMENT - DEVELOPMENT PLAN

HOMewood, AL

OWNER
VILLAGE CREEK DEVELOPMENT
ARCHITECT
POOLE & COMPANY ARCHITECTS, LLC
2 NORTH 20TH STREET, SUITE 1670
BIRMINGHAM, AL 35203
TEL: (205) 326-2206 FAX: (205) 326-2201

CIVIL
SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
TEL: (205) 323-6188

PROJECT DESCRIPTION
THE PROJECT, WHICH IS LOCATED WITHIN THE WEST HOMEWOOD DISTRICT (WHD) INCLUDES
THE DEVELOPMENT OF 51 TOWNHOMES & A 3 STORY MIXED USE BUILDING THAT WILL
INCLUDE 18 LOFTS.



VICINITY MAP



Poole & Co
architects
2 NORTH 20TH STREET, SUITE 1670
BIRMINGHAM, AL 35203
PHONE: (205) 326-2206 FAX: (205) 326-2201

NOT FOR
CONSTRUCTION

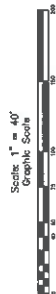
DATE:
DEVELOPMENT PLAN
2023_2024

PROJECT
COVER

PROJECT
P.L.C. #2220

WEST HOMEWOOD
DEVELOPMENT
HOMewood, AL
SHEET

A-800



The total cost to be reimbursed is \$4,433,000.

SHA, LLC
195 OXMOOR ROAD
BIRMINGHAM, ALABAMA 35209
(205) 981-2100

CITY OF HOMEWOOD CASE NUMBER: XXXX-XXXXX

1 OF 1



Poole & Co
architects
1100 West 10th Street
PO Box 220320
Phoenix, AZ 85022-0320
PH: 602.340.2203 FAX: 602.340.2207

NOT FOR
CONSTRUCTION

DATES
DEVELOPMENT PLAN
2023_2024

EXISTING
EXISTING SITE
PHOTOS

PROJECT
PAC #2220

WEST HOMEWOOD
DEVELOPMENT
HOMWOOD, AL
SHEET

A-800.1



100

- PLAN LEGEND**
- PROPERTY LINE
 - EXISTING DRIVEWAY - SERVICE
 - EXISTING DRIVEWAY - PARKING DEVELOPMENT
 - UNITS WITH ADJACENT GARAGE
 - UNITS WITH ADJACENT 2-BAY GARAGE
 - PARKING DESIGNATED FOR THE LOT ONLY
 - PAVING FOR THE LOT
 - PAVING FOR THE LOT



Poole & Co
architects
2 NORTH 20TH STREET, SUITE 100, ALBUQUERQUE, NM 87102
PHONE: (505) 243-2266 FAX: (505) 243-2267

NOT FOR
CONSTRUCTION

DATE: 10/22/2023
PROJECT: WEST HOMESWOOD DEVELOPMENT

SITE PLAN

PROJECT: P&C #220

WEST HOMESWOOD
DEVELOPMENT

ALBUQUERQUE, NM

A-802

SCALE: 1" = 30'-0"

1" = 30'-0"



Poole & Co
architects

1 NORTH 30TH STREET, HOPEWOOD, AL 35026
PHONE: 205.332.2204 FAX: 205.332.2206

NOT FOR
CONSTRUCTION

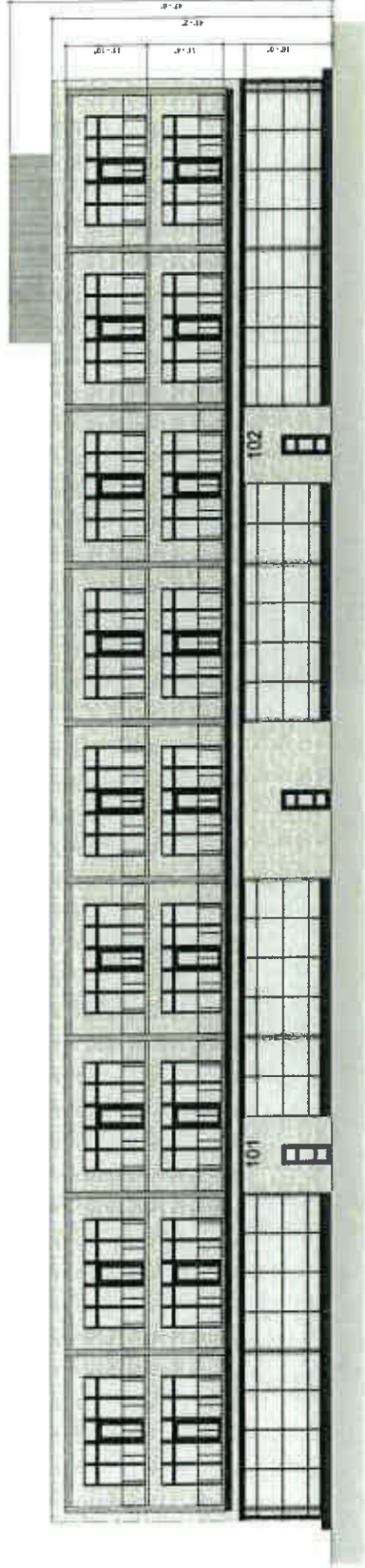
DATE:
DEVELOPMENT PLAN 2/20/2024

PROJECT:
EXTERIOR
ELEVATION & 1ST
FLOOR PLAN

PROJECT:
2024
-Interior Corridor Plan #1-
-Interior ADPH Plan #1-
WEST, HOMEWOOD
DEVELOPMENT

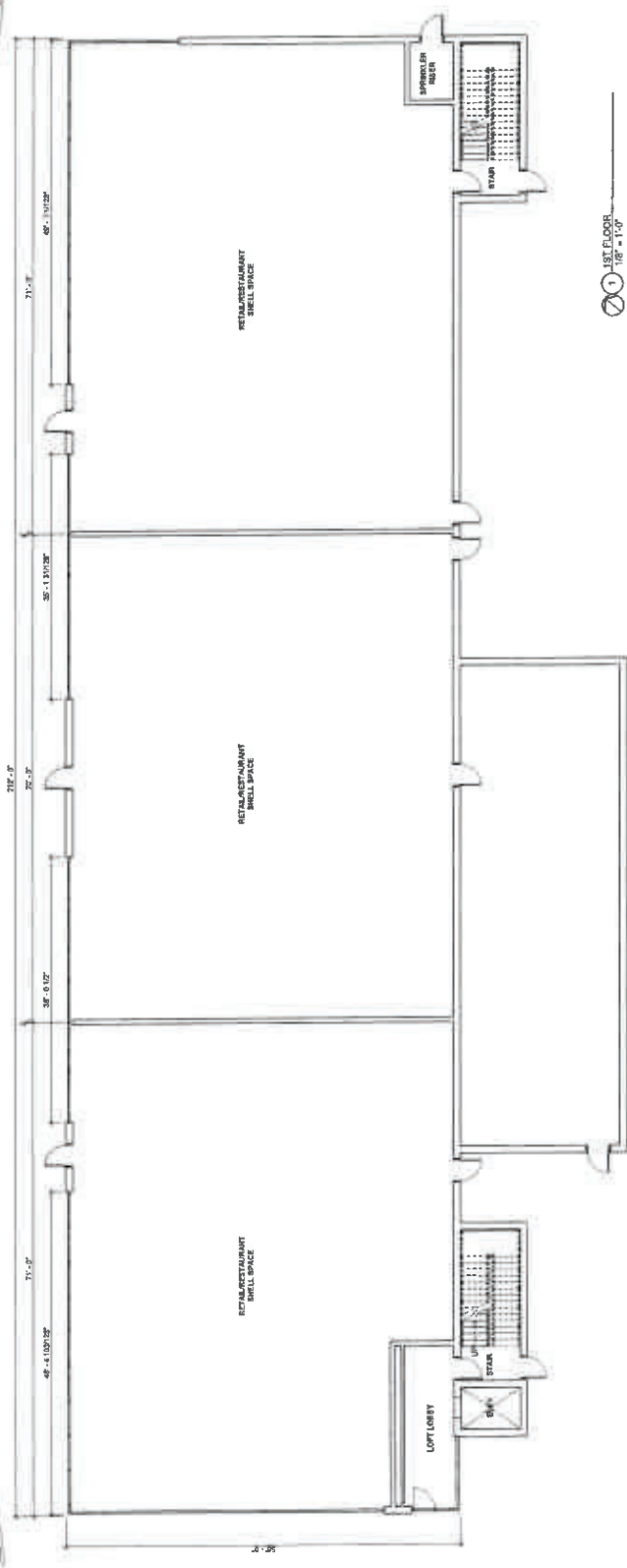
HOPEWOOD, AL
SHEET

A-803



2 EXTERIOR ELEVATION
1/8" = 1'-0"

ONRHOOR RD



1 1ST FLOOR
1/8" = 1'-0"
AREA: 12,397 SF



2 NORTH 20TH STREET AUBURNHAM, AL 35203
PHONE: (205) 326-2206 FAX: (205) 326-2201

NOT FOR
CONSTRUCTION

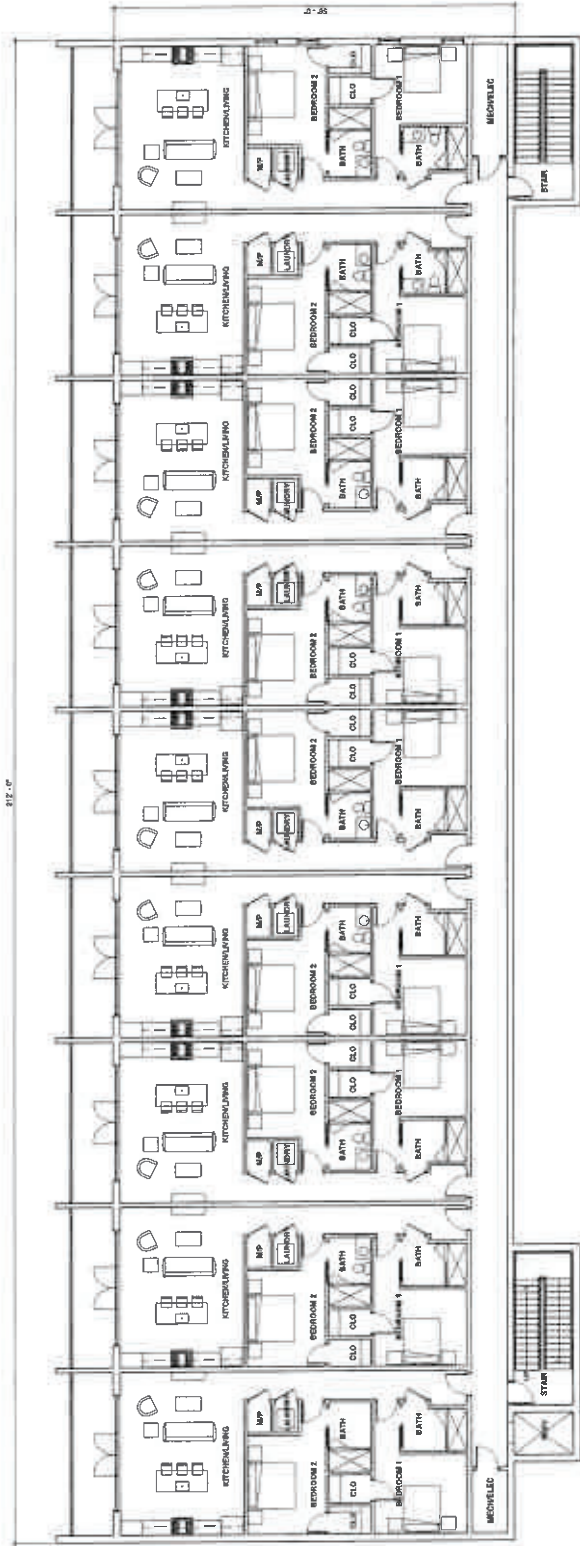
DATE: 3/2/2003
DEVELOPMENT PLAN

DRAWING
2ND FLOOR PLAN

PROJECT
p&c #2220
<Insert Owner Proj #>
<Insert ADPN Proj #>

HOMERWOOD, AL
SHEET

A-804



1 2ND FLOOR (3RD FLOOR SIMILAR)
1/8" = 1'-0"



Poole & Co
architects

2405 S. 11th Street, Suite 100
Mobile, AL 36688-1000
PHONE: (904) 332-5206 FAX: (904) 332-5229

NOT FOR
CONSTRUCTION

DATE:
DEVELOPMENT PLAN

PROJECT:
FLOOR PLAN -
TOWNHOUSE

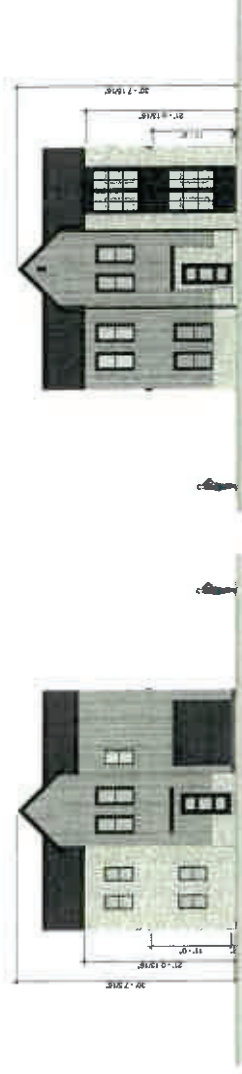
PROJECT:
FLOOR PLAN -
TOWNHOUSE

PROJECT:
FLOOR PLAN -
TOWNHOUSE

PROJECT:
FLOOR PLAN -
TOWNHOUSE

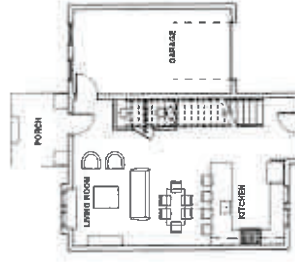
PROJECT:
FLOOR PLAN -
TOWNHOUSE

A-805



3 EXTERIOR ELEVATION - DRIVE SIDE
1/8" = 1'-0"

4 EXTERIOR ELEVATION - PEDESTRIAN SIDE
1/8" = 1'-0"



1 FLOOR PLAN - 1ST FLOOR
AREA: 1100 SQ. FT.



2 FLOOR PLAN - 2ND FLOOR
AREA: 1100 SQ. FT.



Poole & Co
architects
24001 50TH STREET, BIRMINGHAM, AL 35229
PHONE: (205) 359-7206 FAX: (205) 354-2291

NOT FOR
CONSTRUCTION

DATE: 05/14/2024
DRAWING: PLAN

PROJECT: 2024_001

RENDERINGS

PROJECT: 2024_001

FILE: 2024_001

WEST HOMEWOOD
DEVELOPMENT

HOSEWOOD, AL

SHEET
A-806



TOWNHOUSES
CENTRAL GREEN SPACE - DAY



TOWNHOUSES
CENTRAL GREEN SPACE - NIGHT



TOWNHOUSES
CENTRAL GREEN SPACE - DAY



TOWNHOUSES
CENTRAL GREEN SPACE - NIGHT



Poole & Co
architects
2 NORTH 90TH STREET, HOPEWOOD, AL 35026
PHONE: (205) 269-2524 FAX: (205) 264-2267



PEDESTRIAN ELEVATION



TOWNHOUSES
COBB STREET VIEW



TOWNHOUSE
DRIVE ELEVATION

NOT FOR
CONSTRUCTION

DATES:
DEVELOPMENT PLAN 2023-2025

DESIGN
RENDERINGS

PROJECT
P&C #2220

WEST HOMEWOOD
DEVELOPMENT

HOPEWOOD, AL

A-807



Poole & Co
architects

2 NORTH 20TH STREET HOUSTON, TX 77002
PHONE (281) 331-2200 FAX (281) 331-2201



MIXED-USE
ONMOR STREET VIEW



MIXED-USE
ENTRY VIEW

NOT FOR
CONSTRUCTION

SHEET
DEVELOPMENT PLAN 2022, 2023

DRAWING
RENDERINGS

SUBJECT
PAGE 12220

WEST HOMEWOOD
DEVELOPMENT

HOUSTON, TX
SHEET

A-808

- NOTES:
1. ALL FUTURE LIGHT POLES SHALL NOT EXCEED THE HEIGHT ALLOWED BY HOMEWOOD ORDINANCES.
 2. ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE.
 3. THE DEVELOPER SHALL MAINTAIN THE EXISTING TREES TO THE MAXIMUM EXTENT POSSIBLE.
 4. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING DEPARTMENT ORDINANCES OF THE CITY OF HOMEWOOD.
 5. ALL PROPOSED MANHOLE FACILITIES HANDLING SURFACE WATER SHALL BE APPROVED BY THE CITY ENGINEER.

CONSTRUCTION SCHEDULE
CONSTRUCTION START: JULY 2023
CONSTRUCTION END: OCTOBER 2024



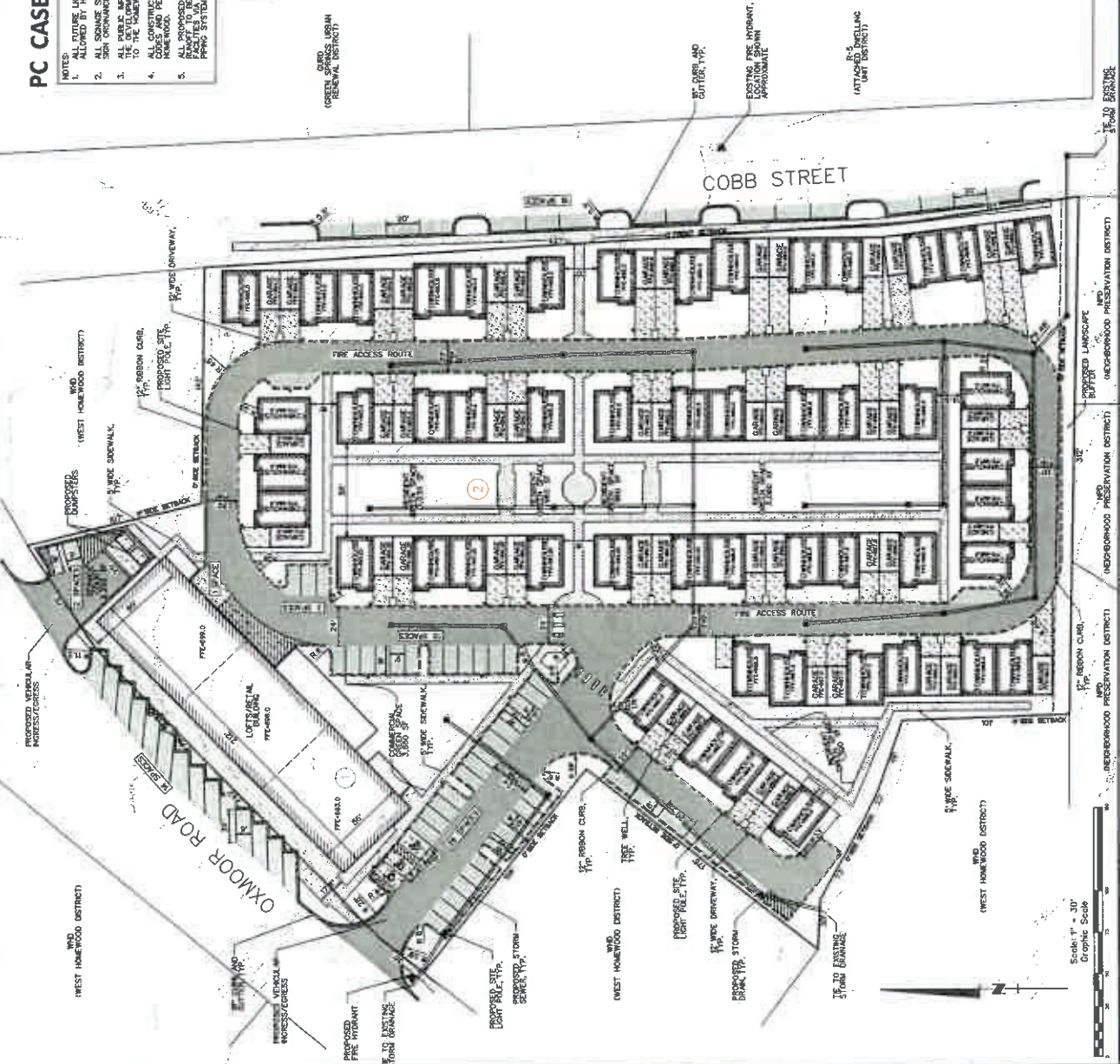
VICINITY MAP
N.T.S.

SITE DEVELOPMENT DATA MATRIX	
COMMENTS DEPICTED ON PLAN	CONSTRAINTS & REQUIREMENTS STIPULATED BY THE CITY OF HOMEWOOD
TOTAL LOT AREA 4.18 ACRES	NO SITE AREA REQUIREMENT
LOT COVERAGE 144 ACRES 1322	MINIMUM 10% LOT COVERAGE
LOT USE: RESIDENTIAL 0.04 ACRES 1100	NO LOT COVERAGE REQUIREMENT
RETAIL/LOFT 0.04 ACRES 1100	MINIMUM 10% LOT COVERAGE
PRIMARY 1.5 ACRES BUILT UPON	MINIMUM 10% LOT COVERAGE
20 BUILDING FRONTAGE / 352' PL - 802'	MINIMUM 10% LOT COVERAGE
40' BUILDING FRONTAGE / 524' PL - 772'	MINIMUM 10% LOT COVERAGE
PARKING PROVIDED:	
TOWNHOUSES 97 SPACES	TOWNHOUSE PARKING REQUIRED: 97 SPACES
RETAIL/LOFT 17 SPACES	RETAIL/LOFT PARKING REQUIRED: 17 SPACES
ON CORNER 14 SPACES 17 APPLIED	ON CORNER 14 SPACES 17 APPLIED
ON COBB 18 SPACES 18 APPLIED	ON COBB 18 SPACES 18 APPLIED
TOTAL PARKING PROVIDED 84 SPACES	TOTAL PARKING REQUIRED 84 SPACES
BACK-TO-LINE DISTANCE FROM ROW: 10' MINIMUM	MINIMUM 10' DISTANCE FROM ROW
MINIMUM 10' DISTANCE FROM ROW	MINIMUM 10' DISTANCE FROM ROW

FIRE PROTECTION PLAN	
EXISTING FIRE HYDRANT CORNER OF COBB ST AND CHATEAU CIRCLE	EXISTING FIRE HYDRANT CORNER OF COBB ST AND CHATEAU CIRCLE
TO BE ADDED TO THE CITY OF HOMEWOOD FIRE DEPARTMENT	TO BE ADDED TO THE CITY OF HOMEWOOD FIRE DEPARTMENT
SEE SITE PLAN FOR DIMENSIONS AND LOCATIONS	SEE SITE PLAN FOR DIMENSIONS AND LOCATIONS
TO BE ADDED TO THE CITY OF HOMEWOOD FIRE DEPARTMENT	TO BE ADDED TO THE CITY OF HOMEWOOD FIRE DEPARTMENT

LEGEND	
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY
CONCRETE SIDEWALK	CONCRETE SIDEWALK
LIGHT DUTY ASPHALT	LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT	HEAVY DUTY ASPHALT
SITE LIGHT POLE	SITE LIGHT POLE
BUILDING DIRECTORY	BUILDING DIRECTORY
RESIDENTIAL	RESIDENTIAL
TOWNHOUSE/ GARAGE	TOWNHOUSE/ GARAGE
NET AREA 1,297 SQ. FT.	NET AREA 1,297 SQ. FT.
GROSS FLOOR AREA 3,000 SQ. FT.	GROSS FLOOR AREA 3,000 SQ. FT.
HEIGHT 47.5'	HEIGHT 47.5'
30.6'	30.6'

REVIEWED BY: [Signature]
CITY CLERK: [Signature]
DATE: [Date]
ZONING ADMINISTRATOR: [Signature]
DATE: [Date]
FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON: [Date]
CHURMAN: [Signature]
SECRETARY: [Signature]
DATE: [Date]





Poole & Co
architects

2000 ALBANY STREET, SUITE 100
HOUSTON, TEXAS 77055
PHONE: (281) 522-2200 FAX: (281) 522-2201

NOT FOR
CONSTRUCTION

DATE: 05/15/2019
DRAWING: LANDSCAPE PLAN

PROJECT: WEST HOMewood
DEVELOPMENT

PROJECT: P&C 02220

PROJECT: WEST HOMewood
DEVELOPMENT

PROJECT: P&C 02220

C-811

SITE PLAN
1" = 30'-0"



DATE: 05/15/2019
DRAWING: LANDSCAPE PLAN
PROJECT: WEST HOMewood DEVELOPMENT
PROJECT: P&C 02220



Poole & Co
architects

7 NORTH 20TH STREET, MINNEAPOLIS, MN 55405
PHONE (612) 338-3300 FAX (612) 338-3301



Consulting
Engineering, Inc.

1025 2nd Street South
Minneapolis, MN 55405
Phone: (612) 338-3300, 1-800-338-3300
Fax: (612) 338-3301
www.cei-inc.com

NOT FOR
CONSTRUCTION

DATE:
DEVELOPMENT PLAN 3/20/2008

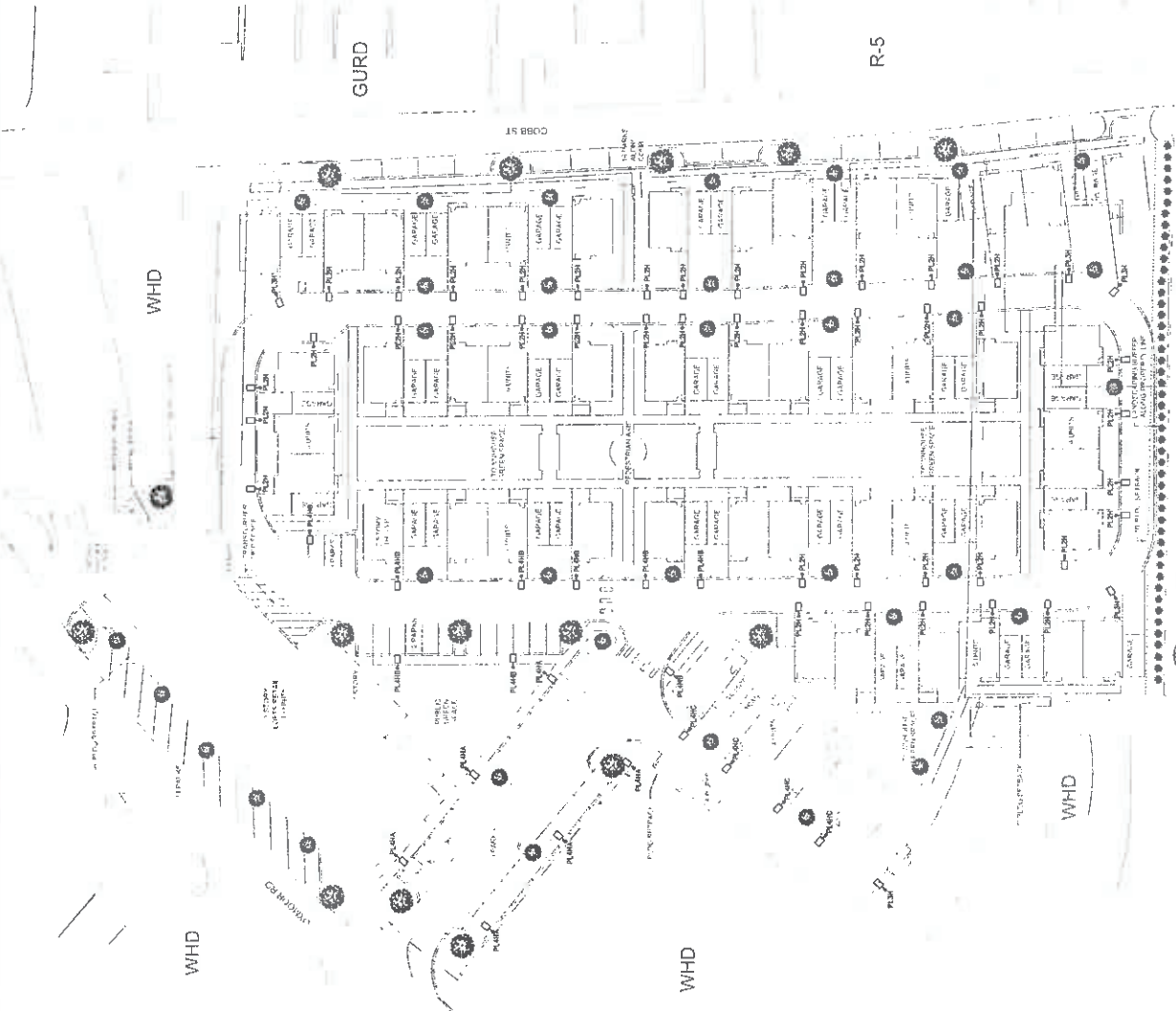
REVISIONS
SITE PLAN

PROJECT
PUC #2220

WEST HOMEWOOD
DEVELOPMENT

Project: Project City: Project Status:
SHEET

E-821



N
SITE PLAN - ELECTRICAL
SCALE 1" = 30'-0"



Poole & Co
architects

7 NORTH 3801 STREET, MANASSAS, VA 20108
PHONE (800) 332-2266 FAX (703) 332-2267



TRAC 1



SPECIFICATIONS	
Model	TRAC 1
Capacity	10,000 lbs.
Dimensions	10' x 10' x 10'
Weight	10,000 lbs.
Power	10,000 lbs.
Material	10,000 lbs.
Finish	10,000 lbs.
Accessories	10,000 lbs.
Options	10,000 lbs.
Warranty	10,000 lbs.
Notes	10,000 lbs.

FIXTURE PL 2H, PL 3H, PL 4, PL 4H

SCALE: 1"=10'

NOT FOR
CONSTRUCTION

DATE: 2013, 2004

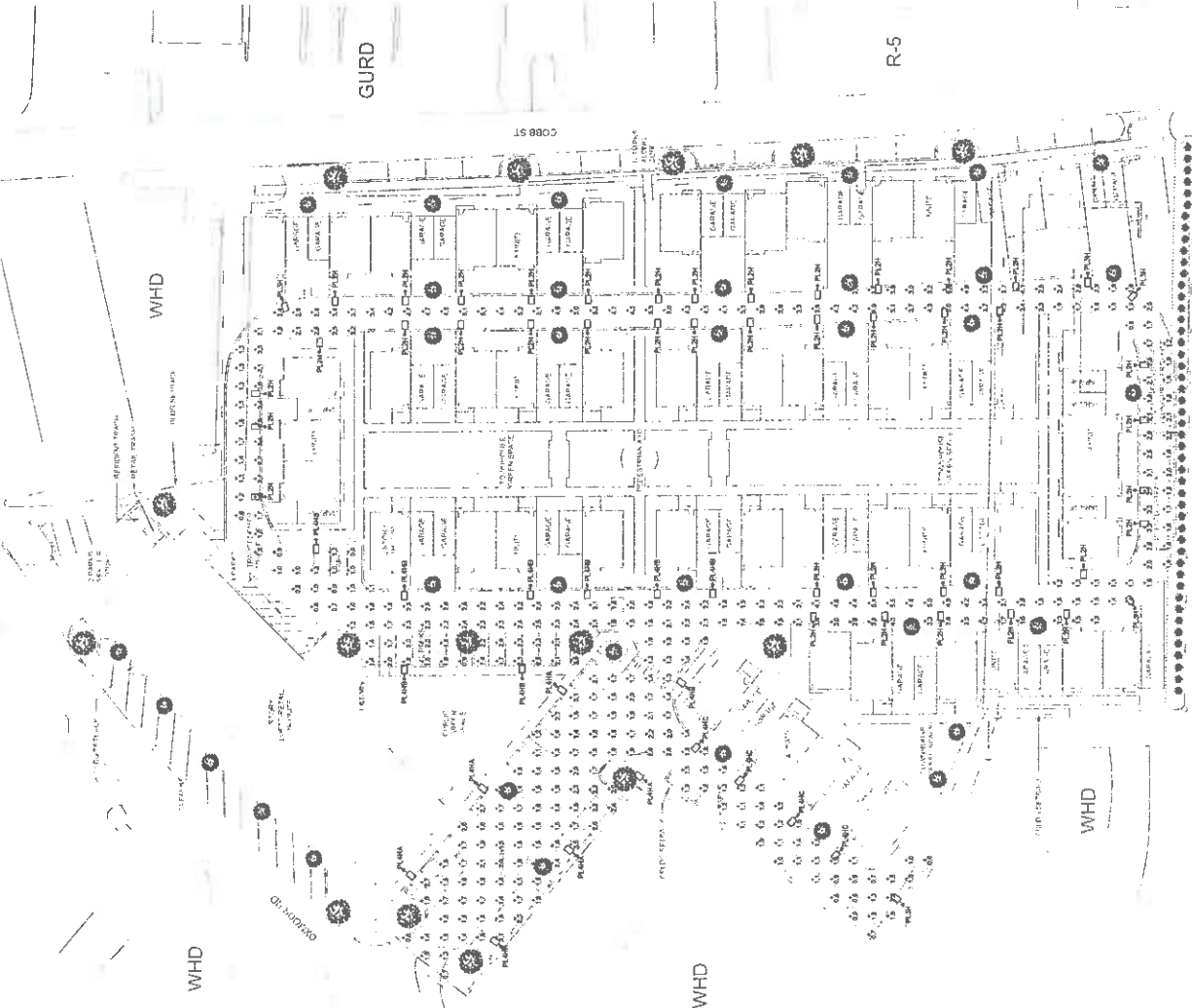
CONSTRUCTION
SITE PLAN

PROJECT
PLC #2220

WEST HOMEWOOD
DEVELOPMENT

Sheet Project City, Project Status
SHEET

E-822



SCALE: 1"=30'-0"

N SITE PLAN - PHOTOMETRICS

MEMORANDUM



SAIN
ASSOCIATES

TO: Tom Walker
FROM: Charles Cochran, P.E., PTOE
DATE: February 6, 2023
SUBJECT: Trip Generation Memorandum
West Homewood Development
SA #230002



Purpose

The purpose of this analysis was to perform a trip generation estimate for a proposed mixed-used development in Homewood and compare it to the existing volumes entering and exiting the site.

Site Description

The site is located south of the intersection of Oxmoor Road and Oxmoor Boulevard. The site is currently occupied by a motel and has 3 existing accesses, which would be eliminated and replaced with one, two-lane access on Oxmoor Road. According to the developer, the proposed development currently contains approximately 51 townhomes, 18 condominiums, and 12,500 sf of retail space.

Existing Site Traffic

Traffic counts were collected on January 17, 2023 between 7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM at the existing site driveways by subconsultant Marr Traffic. The peak hours for site-generated trips was determined to be 7:00 AM – 8:00 AM and 4:15 PM – 5:15 PM. These existing peak hour trips entering and exiting the site are summarized in Table 1.

Table 1: Existing Volumes Entering/Exiting the Site

AM Peak			PM Peak		
Entry	Exit	Total	Entry	Exit	Total
16	18	34	12	19	31

Trip Generation

Sain Associates, Inc. estimated the number of vehicle trips expected to be generated by the proposed development using methods outlined in the Institute of Transportation Engineers' *Trip Generation Manual*, 11th Edition. Table 2 shows the number of projected trips generated by the proposed development.

Table 2: Trip Generation Estimate

Land Use	Qty	Variable	ITE LU Code	AM Peak			PM Peak		
				Entry	Exit	Total	Entry	Exit	Total
Townhomes/Condos	69	units	220	11	33	44	32	18	50
Commercial	12500	sf Retail	822	18	12	30	41	41	82
Total				29	45	74	73	59	132

As shown in Table 1, this development is projected to generate approximately 68 trips in the AM peak hour and 116 trips in the PM peak hour.

Trip Comparison

The existing volumes entering and exiting the site were compared to the projected volumes after the construction of the proposed development.

Table 3: Site Trips Comparison

	AM Peak	PM Peak
Existing	34	31
Projected	74	132
Difference	40	101

Per this comparison, the study site is projected to experience 40 additional vehicle trips in the AM peak hour and 101 additional vehicle trips in the PM peak hour.

Conclusion

It is the opinion of Sain Associates that the proposed access plan for the site is appropriate for the number of vehicular trips being generated by the proposed development.

We recommend that, as the development is constructed and occupied, the traffic signal timings at the intersection of Oxmoor Road and Oxmoor Boulevard be monitored to determine if signal timing modifications are necessary.

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

Patrick McClusky, Mayor

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

Notice To: **OWNER & ADJACENT PROPERTY OWNERS**

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, March 7, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

The purpose of the hearing is to receive public comments on an application submitted by:

Tom Walker / Village Creek Development

for a proposed subdivision plat of land owned by:

Village Creek Development & SHA, LLC

and located at the following street address or location (see enclosed map):

536 Cobb Street & 195 Oxmoor Road

Parcel: 29-00-23-2-003-030.000 & 29-00-23-2-003-002.000

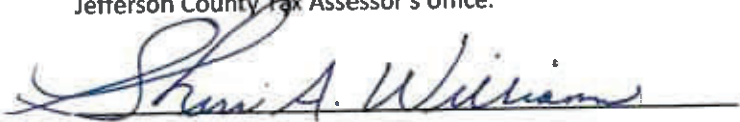
The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

A request for approval of a Final Development Plan for a new development comprising 51 rental townhouses, a three-story mixed use building with ground floor retail / restaurant uses and two upper floors containing 18 loft apartments, as well as appropriate parking, landscaping and other site improvements.

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by certified mail on or before February 27, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # FD 23-03-02

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

195 Oxmoor Rd. & 536 Cobb St.

CASE NO. RS 23-03-01

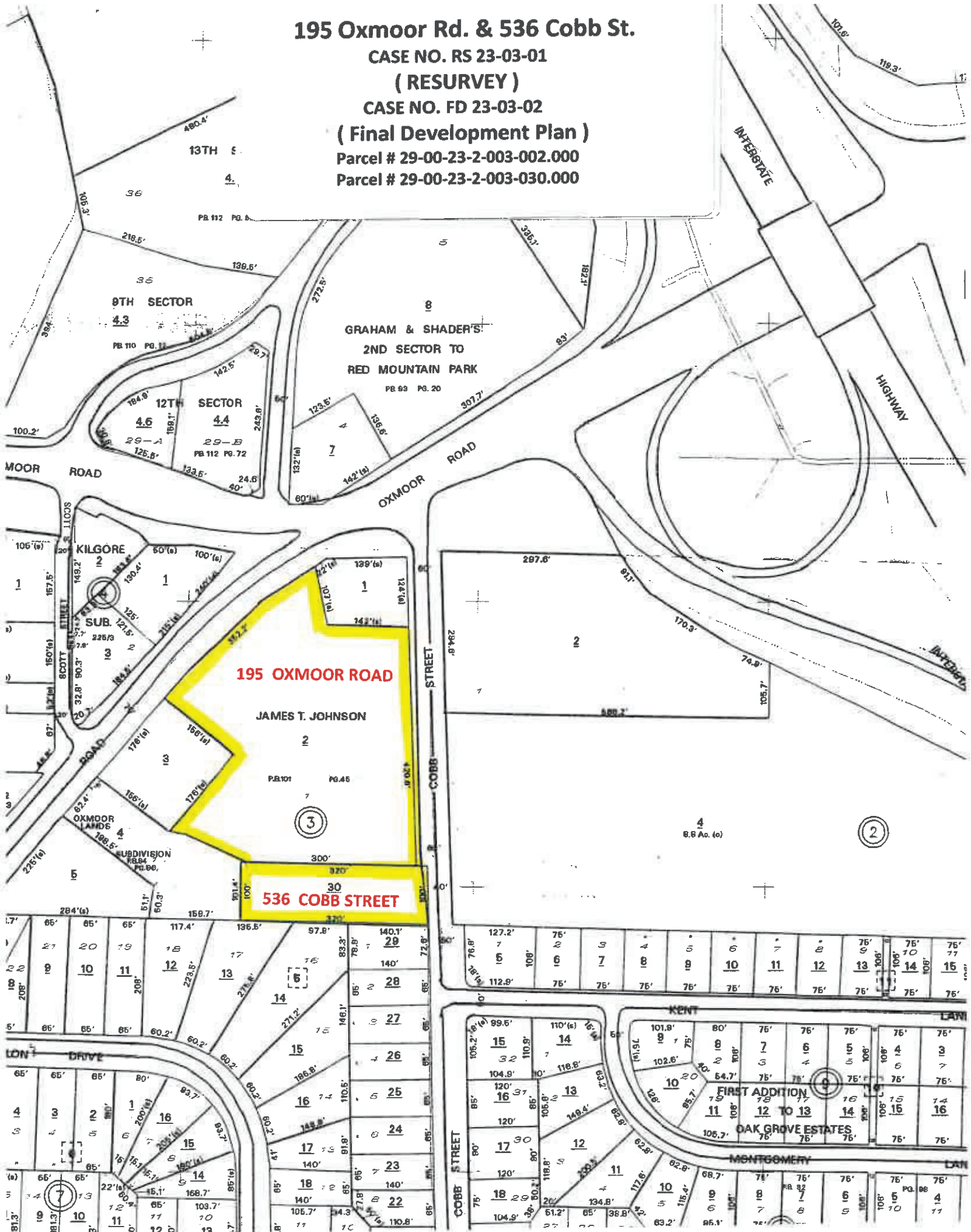
(RESURVEY)

CASE NO. FD 23-03-02

(Final Development Plan)

Parcel # 29-00-23-2-003-002.000

Parcel # 29-00-23-2-003-030.000



City of Homewood PC Case Map

195 Oxmoor Rd.
&
536 Cobb St

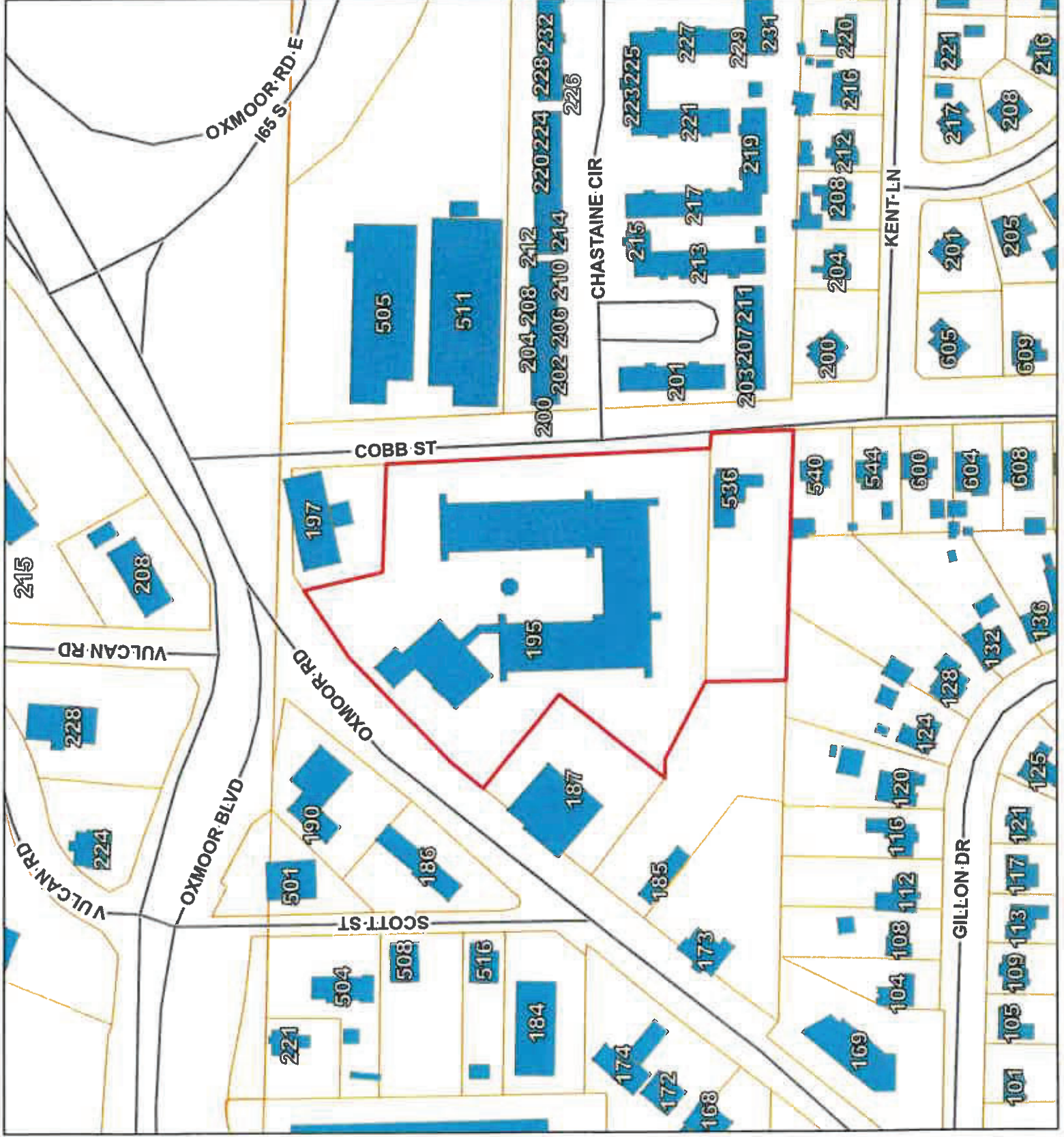
RS 23-03-01
FD 23-03-02

Vicinity Map

- Parcels
- Subject Properties
- Building Footprints



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.

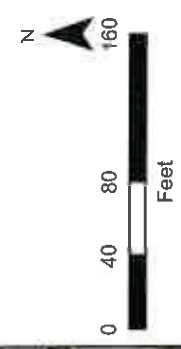


City of Homewood PC Case Map

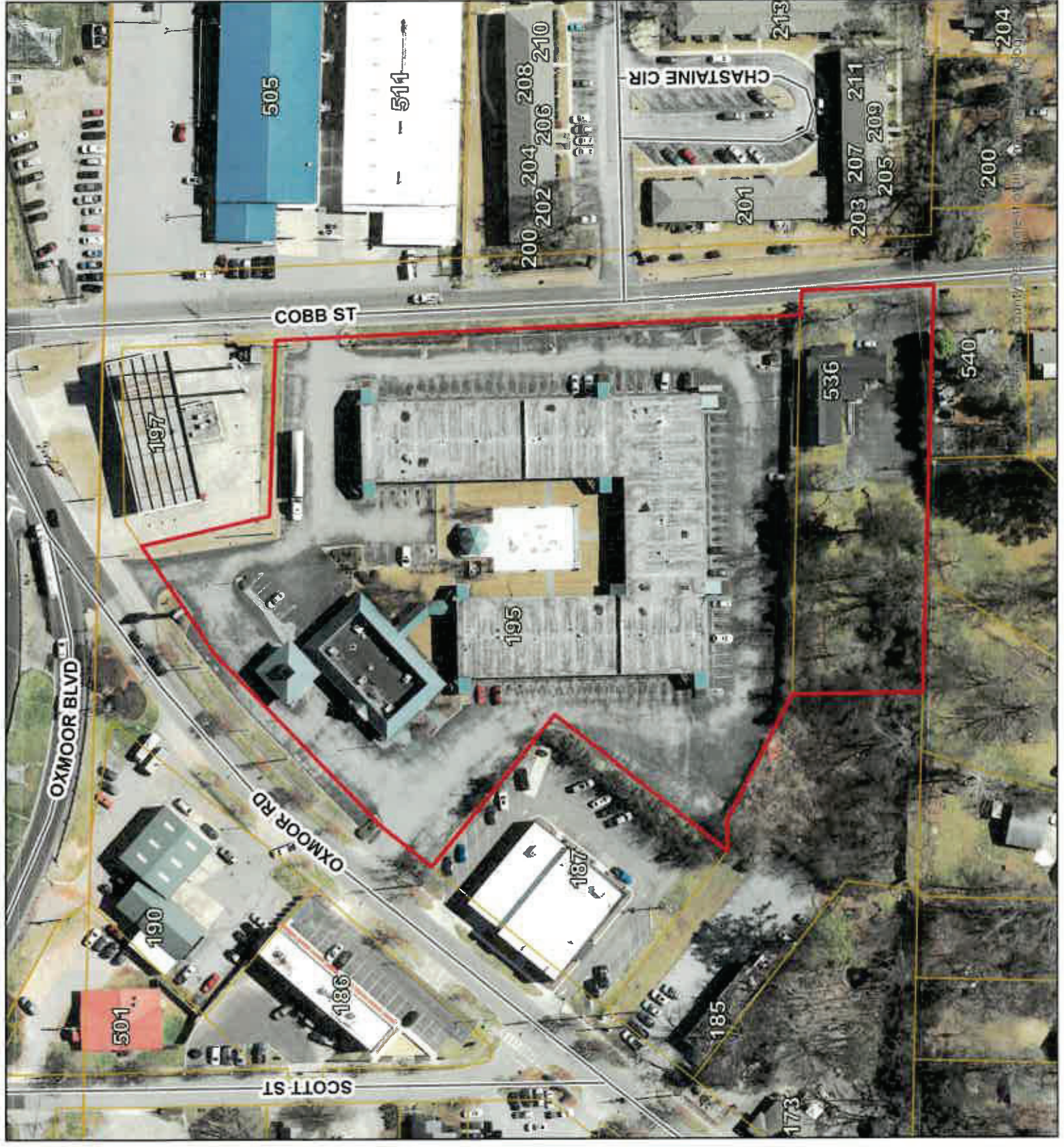
195 Oxmoor Rd.
&
536 Cobb St
RS 23-03-01
FD 23-03-02
Aerial Map

Parcels

Subject Properties



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
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HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.



195 Oxmoor Rd & 536 Cobb St. – Bird's Eye View



ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION (4) ENTITLED "PRE-EXISTING CONDITIONS: LOTS;" TO AMEND OF SECTION (9) ENTITLED "URBAN STANDARDS;" AND TO AMEND THE DEFINITION OF "MULTI-FAMILY" AS PROVIDED IN SECTION (16) ENTITLED "GLOSSARY-DEFINITIONS," ALL OF SEC. EE. ENTITLED "WHD WEST HOMEWOOD DISTRICT" OF ARTICLE IV ENTITLED "DISTRICT USES" OF APPENDIX A ENTITLED "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF HOMEWOOD, ALABAMA PREVIOUSLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF HOMEWOOD

BE IT ORDAINED by the City Council of the City of Homewood at a regular meeting, duly assembled, a quorum being present, as follows:

Section 1. That Section (4) entitled "Pre-existing Conditions: Lots" of Sec. EE. entitled "WHD West Homewood District" of Article IV entitled "District Uses" of Appendix A entitled "Zoning" of the Code of Ordinances of the City of Homewood is amended to read as follows:

(4) Pre-existing Conditions: Lots

- a. An existing lot within the West Homewood District shall not be subject to the lot dimensions (width and depth) requirements of Section (11) Urban Standards - G and H unless the lot is subdivided. Newly platted lots with an area of less than 3.5-acres shall be dimensioned according to Section (11) Urban Standards - G and H.

Section 2. That Section (9) entitled "Urban Standards" of Sec. EE. entitled "WHD West Homewood District" of Article IV entitled "District Uses" of Appendix A entitled "Zoning" of the Code of Ordinances of the City of Homewood is amended to read as follows:

(9) Urban Standards

a. Regulating Plan

- 1. The Regulating Plan allocates and establishes the West Homewood District to provide a significant mixture of land uses and urban forms that meet the Intent (Section (1)) of this Ordinance. The Regulating Plan also identifies areas in the West Homewood District that are subject to the regulations of this Ordinance. The West Homewood District is delineated on the Regulating Plan using a street-based classification system. The street-based classification designates the West Homewood District by right-of-way and subjects the lot adjacent to or fronting the designated right-

of-way to the requirements of the West Homewood District. A description of the West Homewood District is listed below.

- i. The intent of the West Homewood District is to facilitate a dense mixed-use development with a pedestrian oriented character along Scott Street, Oxmoor Road and Oak Grove Road. The District allows for both vertical mixed-uses (retail or office on ground floor and office or residential on upper floors) and horizontal mixed-uses (varying uses side by side on the same block or within the same lot).
2. The Regulating Plan also designates primary and secondary (side) streets and primary and secondary (side) facades for lots within the West Homewood District. The primary street is fronted by the primary facade of the principal building, while the secondary street is fronted by the secondary facade and, only when indicated on the Regulating Plan, by the primary facade of the principal building. Corner lots are the only lots to have primary and secondary street designations. For mid-block lots fronting a street, that street shall be the primary street. Alleys, passages and/or service lanes are not primary or secondary streets. When a mid-block lot fronts two streets, both streets shall be designated primary streets, per City Council, and shall be fronted by primary facades.

Section 3. That the definition of “Multi-Family” of Section (16) entitled “Glossary - Definitions” of Sec. EE. entitled “WHD West Homewood District” of Article IV entitled “District Uses” of Appendix A entitled “Zoning” of the Code of Ordinances of the City of Homewood is amended to read as follows:

(16) Glossary - Definitions

Multi-Family: A building containing two or more dwelling units. The following multi-family building types are allowed:

Mixed-use multi-family dwelling: A multi-story building with a non-residential use located at the street level and two or more dwelling units located on upper levels.

Townhouse: A two- or three-story building with two or more single-family dwellings attached side-by-side and reading as a continuous façade. Townhouses are permitted on sites of 3.5-acres or more, which sites shall also contain at least one (1) mixed-use multi-family dwelling as defined herein.

Section 4. That all other provisions of Sec. EE. entitled "WHD West Homewood District" of Appendix A entitled "Zoning Ordinance," except as set out hereinabove, shall remain in full force and effect and shall not be affected by this amendment.

Section 5. That on _____ 2023, at 6:00 o'clock 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 said Ordinance, at which time, all interested parties may appear and be heard.

Section 6. 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 7. That this Ordinance shall become immediately effective upon its adoption by the City Council and approval by the Mayor or as otherwise becoming law.

ADOPTED this the ____ day of _____, 2023.

President of Council

APPROVED:

Mayor

ATTEST:

City Clerk

This notice posted: _____, 2023

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 _____, 2023, a quorum being present, and as same appears of record in Minute Book No. _____.

Melody Salter
City Clerk

**NOTICE OF PUBLIC HEARING
BEFORE HOMEWOOD PLANNING COMMISSION**

Notice is hereby given that a proposed ordinance to amend Section (4) entitled “Pre-existing Conditions: Lots;” to amend Section (9) entitled “Urban Standards;” and to amend the definition of “Multi-Family” as provided in Section (16) entitled “Glossary-Definitions,” all of Sec. EE entitled “WHD West Homewood District” of Article IV entitled “District Uses” of Appendix A entitled “Zoning” of the Code of Ordinances of the City of Homewood, will be considered by the Planning Commission of the City of Homewood at a public hearing to be held before the Planning Commission of the City of Homewood on **March 7, 2023**, at the **City Council Chambers** at **6:00 p.m.**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of such proposed amendment to the Zoning Ordinance. Copies of the proposed amendment to the Homewood Zoning Ordinance are available for inspection at the Zoning Department on the Fourth Floor of Homewood City Hall at 2850 19th Street South, Homewood, Alabama, prior to and up until the time of the public hearing identified above.

Witness my hand this the 28th day of February, 2023.

Fred Goodwin

This notice posted: February 28, 2023

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