

NOTICE OF PUBLIC HEARING

Notice is hereby given that an amendment of the Final Development Plan for the **Planned Commercial District Zoning District (PCD-2)** for the property described hereinbelow will be considered by the City Council of the City of Homewood, at a public meeting to be held for that purpose at the City Hall in Homewood, on **November 24, 2025, at 6:00 p.m., at Homewood City Hall**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to, or in favor of, such Ordinance or any provision thereof.

A written protest signed by owners of property may be filed with the City Clerk's Office with respect to such proposed amendment of the Final Development Plan on or before three (3) days prior to the public hearing.

Property Address: 868 Brookwood Village
Homewood, Alabama 35209
Parcel ID No. 28-00-17-2-020-001.000
See Exhibit A attached hereto

Current Zoning: Planned Commercial District (PCD-2)

AMENDED FINAL DEVELOPMENT PLAN
APPROVAL
See Exhibit B attached hereto

Witness my hand this 13 day of October, 2025.



City Clerk, City of Homewood

This notice posted: October 24, 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

EXHIBIT A

LEGAL DESCRIPTION BROOKWOOD VILLAGE FIRST SECTOR RESURVEY NO. 3 LOT 1-FA

Lot 1-FA, Brookwood Village First Sector Resurvey No. 3, as recorded in Map Book 267, Page 60 in the Probate Office of Jefferson County, Alabama.

Containing 355,925 square feet or 8.171 acres.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE PLANNED COMMERCIAL DISTRICT ZONING DISTRICT (PCD-2) FOR THE PROPERTY DESCRIBED IN SECTION 1 BELOW AND IN EXHIBIT A ATTACHED HERETO, PREVIOUSLY APPROVED BY ORDINANCE NO. 2934 ON APRIL 28, 2025

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 Commercial District Zoning District (PCD-2) 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:

**868 Brookwood Village
Homewood, Alabama 35209
Parcel ID No. 28-00-17-2-020-001.000
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 and its approval by the Mayor, or its otherwise becoming a law, that 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 Commercial District Zoning District (PCD-2).

Section 3. That on **November 24, 2025, 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 Commercial District Zoning District (PCD-2) 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 **November 24, 2025**, 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 and Mayor of the City of Homewood, Alabama, or its otherwise becoming a law.

ADOPTED this the _____ day of _____, 2025.

President of Council

APPROVED:

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)

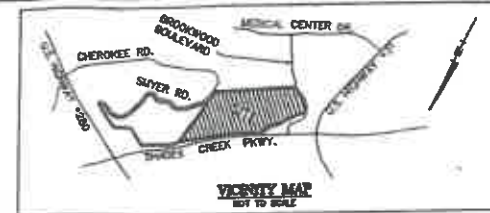
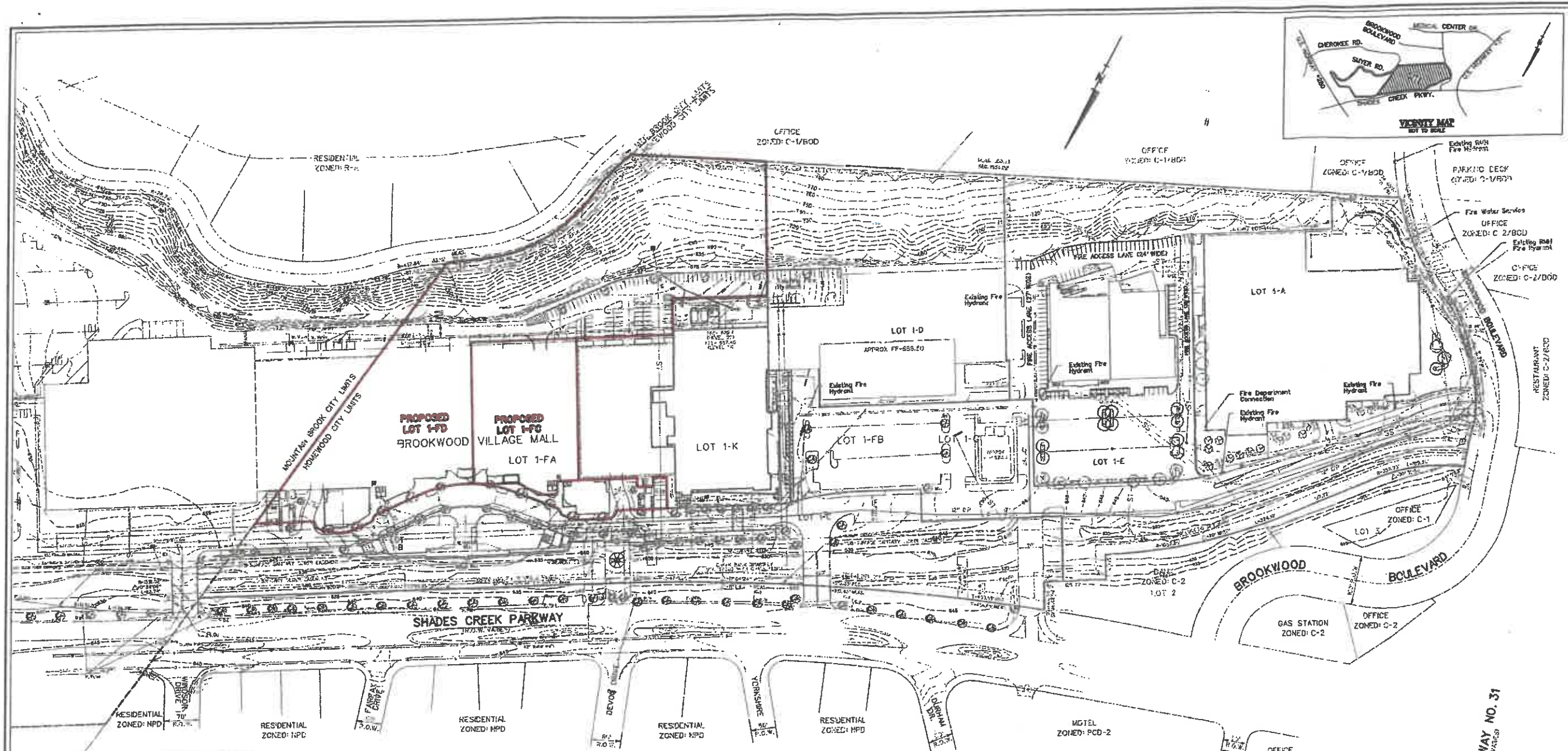
And at www.cityofhomewood.com

EXHIBIT A

LEGAL DESCRIPTION
BROOKWOOD VILLAGE FIRST SECTOR RESURVEY NO. 3
LOT 1-FA

Lot 1-FA, Brookwood Village First Sector Resurvey No. 3, as recorded in Map Book 267, Page 60 in the Probate Office of Jefferson County, Alabama.

Containing 355,925 square feet or 8.171 acres.



CONSTRUCTION SCHEDULE	
START: APRIL 2026 (DATE)	PLANNING COMMISSION CASE NO. AD 25-10-06
END: OCTOBER 2027 (DATE)	RELATED PC CASE NO. RS 25-10-05

PROPOSED LOT 1-FC	
TOTAL PARKING, LOT 1-FC: 291 SPACES	
33,700 SQ FT FOR PC02 APPROVED USES	
PARKING REQUIRED 1500 SF	
PARKING AVAILABLE FOR LOT 1-FC	
(NET OF LOT 1-K EASEMENT RIGHTS):	
LEVEL 25 - 60 SPACES	
LEVEL 26 - 60 SPACES	
TOTAL - 120 SPACES (100 SPACES)	
(4.4 SPACES/1000 SF)	
EASEMENT PARKING IN FAVOR OF LOT 1-K	
TOTAL - 180 SPACES	

LEGEND	
W	WATER MAIN
G	GAS MAIN
P	UNDERGROUND POWER
T	UNDERGROUND TELEPHONE
S	SANITARY SEWER
SS	STORM SEWER
UL	OVERHEAD UTILITY LINES
ST	STORM DRAINAGE LINE
CD	STORM DRAINAGE CURB INLET
GR	STORM DRAINAGE GRATE INLET
TR	STORM DRAINAGE TRENCH DRAIN
WV	WATER VALVE
WM	WATER METER
CL	CLEANOUT
CP	CONTOUR
UP	UTILITY POLE
GW	GUY WIRE
SL	SITE LIGHTING (35'± TYP.)
TS	TRAFFIC SIGNAGE (7'± TYP.)
HS	HANDICAP SPACE
PG	PROPOSED GREENWAY TRAIL (PEDESTRIAN ONLY)
SC	SUMMARY COUNT OF PARKING FIELD

CITY OF HOMEWOOD JURISDICTION SITE DEVELOPMENT DATA MATRIX	
FOR ENTIRE DEVELOPMENT PLAN AREA WITHIN CITY OF HOMEWOOD	
CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Gross Site Area = 1,707,552 s.f. = 39.2 Acres	Gross Site Area Requirement: 217,800 s.f. = 5 Acres min.
Proposed Building Floor Area: Retail Floor Area: 181,741 s.f. Restaurant(s) Floor Area: 21,174 s.f. Office Floor Area: 180,806 s.f. Medical Floor Area: 131,818 s.f. Total Proposed Floor Area: 515,539 s.f.	Maximum Allowable Building Floor Area: NONE
Total Proposed Ground Surface Coverage: By Buildings: 941,974 s.f. By Accessory Structures: 0 s.f. By Parking and Service Pavement: 627,738 s.f.	Maximum Allowable Ground Surface Coverage by Building: (50%) x (Gross Site Area in s.f.) = 853,776 s.f.
Total Parking Spaces Provided: 3,197 spaces (6 of these are handicap spaces)	Total Parking Spaces Required: Retail (1/1000 sf): 181,741 Restaurant (1/1000 sf): 21,174 Office (1/1000 sf): 180,806 Medical (1/1000 sf): 131,818 PC02 Uses (1/1000 sf): 89,170
Total Loading Spaces Provided: 21 spaces	Required Loading Spaces = 3 Spaces per first 100,000 s.f. of GFA + 6 Spaces for next 847,804 s.f. of GFA = 9 Total
Existing Mail Height: Existing Office Building: Feet/Existing Retail Target:	Maximum Allowable Building Height = 15'
NOTES: * RETAIL SF IS BASED ON NET FLOOR AREA AS DEFINED IN THE ZONING CODE. STAFF DOES NOT INCLUDE COMMON AREAS OR STOCK AREAS.	

OCTOBER 2025 DEVELOPMENT STATISTICS	
THIS AMENDMENT REFLECTS A RESURVEY OF LOT 1-FA INTO LOT 1-FC AND 1-FD	
CHANGES IN NEW LOT 1-FC:	
30,700 SF FOR PC02 APPROVED USES ON LEVEL 25	
60 SPACES ON LEVEL 25	
NEW GARAGE ENTRANCE TO LEVEL 10 AT REAR	
NEW VERTICAL TRANSPORTATION SPACE AS SHOWN	

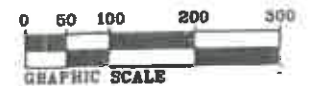
CERTIFIED BY THE ZONING ADMINISTRATOR
AS CONTAINING THE REQUIRED INFORMATION:
_____, 20____
ZONING ADMINISTRATOR

AMENDED DEVELOPMENT PLAN APPROVED
BY THE HOMEWOOD PLANNING COMMISSION ON:
_____, 20____

PLANNING COMMISSION CHAIRMAN
_____, 20____

PLANNING COMMISSION SECRETARY
_____, 20____

THE APPLICANT'S PLAN IS CERTIFIED BY THE FIRE MARSHALL
AS CONTAINING ALL THE REQUIRED INFORMATION.
_____, 20____
FIRE MARSHALL



Notes:
1) The conditions depicted on this plan are based only on the site and improvements contained within the jurisdictional limits of Homewood.
2) 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.
3) All signage shall comply with the Homewood Sign Ordinance. Any variance from this ordinance will require BSA approval.
4) All future light poles shall not exceed the height allowed by Homewood Ordinances.
5) All fire hydrants shall be 5" x 2-1/2" x 2-1/2" (per Birmingham Water Works standard).
6) No work will be done after 6:00pm, and if there is a need to do so, the Owner will come back to the City and discuss it with the City.

AMENDED DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD CITY COUNCIL	
CITY COUNCIL PRESIDENT	DATE
CITY CLERK	DATE

AMENDED DEVELOPMENT PLAN FOR BROOKWOOD VILLAGE HOMEWOOD, ALABAMA FAIRWAY INVESTMENTS

DRAWING SET: AMENDED DEVELOPMENT PLAN	REDEVELOPMENT SITE: 868 BROOKWOOD VILLAGE
REVISIONS:	DRAWN BY: WSB, AFP
	CHECKED BY:
	FILE NAME:
	07/23/2025 JOURNAL DEVELOPMENT PLAN
	2 OF 2

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