

AGENDA
CITY OF MONTEVALLO
PLANNING AND ZONING COMMISSION

SPECIAL MEETING

August 15, 2019 – 6:00 P. M.

City of Montevallo
City Hall
545 Main Street
Montevallo, AL 35115

PUBLIC HEARING

1. Verification of Quorum.

2. Call to Order.

3. Case No. SD19-003 Bluegrass Apartments

This is a request from Paul Widman, on behalf of the property owner, Brenda Zigarelli, for the approval of an amendment to the special district to allow for a 46 unit multi-family development.

The subject property is located at the southwest intersection of Overland Road and Shoshone Drive and situated in Section 21, Township 22 South, Range 3 West; Parcel Identification; Parcel Identification 58-27-5-21-1-003-010.000.

4. Other Business.

5. Adjourn.

REPORT TO THE CITY OF MONTEVALLO

PLANNING & ZONING BOARD

Department of Development Services

August 15, 2019

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DISCUSSION

Site Description

The subject property is located on Overland Road, approximately one-fifth of a mile east of the intersection of Highway 119 and Overland Road. The property contains approximately 10 acres and is bounded on four sides by City of Montevallo rights of way: Overland Road to the North, Shoshone Drive to the East, and Scott Road to the West and South. Scott Road isolates a 1.8 acre area of the subject property. The entire property is currently undeveloped and heavily wooded. An existing sanitary sewer easement runs north to south through the middle of the subject property.



Area land uses include single-family residences, a church, and apartment buildings. The Arden subdivision, a single family residential neighborhood, lies directly south of the subject property and is zoned R-1, Single Family Residential. The Bridlewood Forest subdivision, another single-family residential neighborhood lies directly northeast of the subject property and is also zoned R-1. The Oak Park Apartments and Falcon Manor Apartments are located directly to the west of the subject property and both are zoned R-4 Multiple Family Dwelling District. Further east on Overland Road are the Town and County Apartments as well as the Shoal Creek Apartments both of which are also zoned R-4. The University Baptist Church is located directly east of the subject property across Shoshone Drive and is zoned O&I, Office and Institutional. The University of Montevallo campus begins roughly one-half mile to the west.

The subject property is presently zoned R-2 SD, Single Family Dwelling Special District according to the *Zoning Ordinance of City of Montevallo*. The R-2 Special District designation for Overland Properties was established in Appendix F as follows:

Overland Road

This zoning district is established to provide a classification for properties that were proposed to be developed but were ultimately *Denied* under previous regulatory standards. The subject properties shall be designated R-2 SD, Single Family Special District. This SD, Special District shall include the permitted uses of the R-2 zone district as well as townhomes, apartments or condominiums, pursuant to the Area and Dimensional Requirements of Article 12.03.

This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, and amended June 25, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

The properties included in the zone district are Parcel Identification Nos. **58-27-5-21-1-003-010.000**; 58-27-5-21-1-003-018.000; 58-27-5-21-1-004-023.000; and 58-27-5-22-0-001-006.000.

The above stated Article 12.03 (R-4, Multiple Family Dwelling District) references the following dimensional and area requirements for the Overland Road Special District properties:

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
		Front	Rear	One Side	Total Both Sides		
Stories	Feet						
2½	35	30 Feet	30 Feet	8 Feet	18 Feet	10,000 sq. ft. for single family dwellings 6,000 sq. ft. for two family dwellings 5,000 sq. ft. for multiple family dwellings	70 Feet

B. Multiple Family Dwellings.

1. More than one multiple dwelling building may be located upon a lot or tract, but such buildings shall not encroach upon the front, side or rear yards required by the district regulations. For multiple dwellings the open space between buildings shall be sixty (60) feet when one or both are two-story buildings, and eighty (80) feet when one or both are three or more story buildings.
2. Not more than eight (8) dwelling units per building shall be permitted.

Proposed Amendment

According to Article 18. SD, Special District, Section 18.01(A),

“Special districts are authorized for the purpose of providing optional methods of land development that encourages imaginative solutions to environmental design problems, including infill development. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. The Special District overlay binds the amendment request to a specific development proposal and site development plan. “

The applicant has submitted a plan to amend the special district to allow a 46 unit apartment development at the subject property. The plan includes three apartment buildings, each 2 stories tall, as well as a community building with playground and picnic areas. The proposed development will be constructed on the northern 2/3 of the subject property (Tract A on attached plan) while leaving the roughly 1.8 acre property between Scott Road and the Arden neighborhood completely undisturbed (Tract B on attached plan). The 46 units covering the northern 9.29 acres yields roughly 4.9 dwelling units per acre.

The proposed development includes a 15-foot landscape buffer around the entirety of the project. Sidewalks are proposed running east and west along Overland Road to accommodate new and existing pedestrian traffic on this road. The proposed plan provide parking and storm water detention area as required. Two separate drives are shown in the proposed amendment to access the apartment development: one on Shoshone Drive to the east and one on Scott Road to the south. The proposed amendment does not include access onto Overland Road.

The project is proposed be constructed in one phase and includes impervious surfaces that cover approximately 23% of the site.

Planning Analysis

The proposed plan includes 46 dwelling units covering approximately 9.3 acres which yields 8,779 square feet per family per acre. According to Appendix F, Overland Road Properties, the minimum square feet per family allowed is 5,000 square feet. The proposed plan conforms to the area and dimensional requirements of Appendix F. However, Appendix F also states that no apartment building shall have more than eight units per building. The applicant proposes 46 units in three separate buildings, well over the maximum eight units per building. The Planning and Zoning Board could approve this change as part of the special district amendment request.

The applicant has provided a reserved area for a landscaped buffer area that will be required as part of site plan approval under *Zoning Ordinance of City of Montevillo*. Additionally the applicant has provided adequate space for stormwater detention areas and off-street parking for the apartment residences. The proposed amendment also includes pedestrian infrastructure improvements via a sidewalk along Overland Road. These pedestrian improvements are not required by the *Zoning Ordinance of City of Montevillo* but the applicant has proposed them as part of the amendment to the Special District. The applicant has also proposed to leave Tract B, the property adjacent to the Arden neighborhood, completely undeveloped. This would provide an approximate 100 foot buffer between the proposed apartment development and the homes of the Arden neighborhood.

The applicant has submitted a project summary as justification for the proposed amendment. The applicant states that the proposed apartment development will generate approximately 62 vehicle trips per day. This estimate is based on the applicant’s previous traffic study on a project that contained 50 apartment units. The *Trip Generation Manual*, published by the Institute of Transportation Engineers, estimates that this development will generate roughly 360 trips per

day, or 7.3 trips per day per unit. The applicant states that the proposed special district amendment conforms with the City's goal to provide a walkable downtown.

Additional Approvals Required

Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the Montevillo Planning Commission.

Additionally, a fully engineered site plan must be submitted for review. Site plans must be reviewed and approved by the Montevillo Planning Commission and the Montevillo City Council.

Conclusion

The proposed amendment to the Special District includes the addition of three new apartment buildings. The residential density provided in this amendment is below the maximum allowable density in the R-2 SD zoning district for the Overland Road properties. The proposed amendment also includes new construction of off-street parking and stormwater detention facilities as well as a number of landscaping treatments as well as the construction of a new sidewalk along Overland Road. The proposed amendment meets the area, density, and dimensional requirements of the R-2 SD zoning district for Overland Road properties but exceeds the maximum number of units allowed per building. The City of Montevillo Planning and Zoning Board can approve more units per building as part of the special district request. Any approval of an increase in the maximum number of units per building would be unique to this property and would not constitute a change in the zoning ordinance.

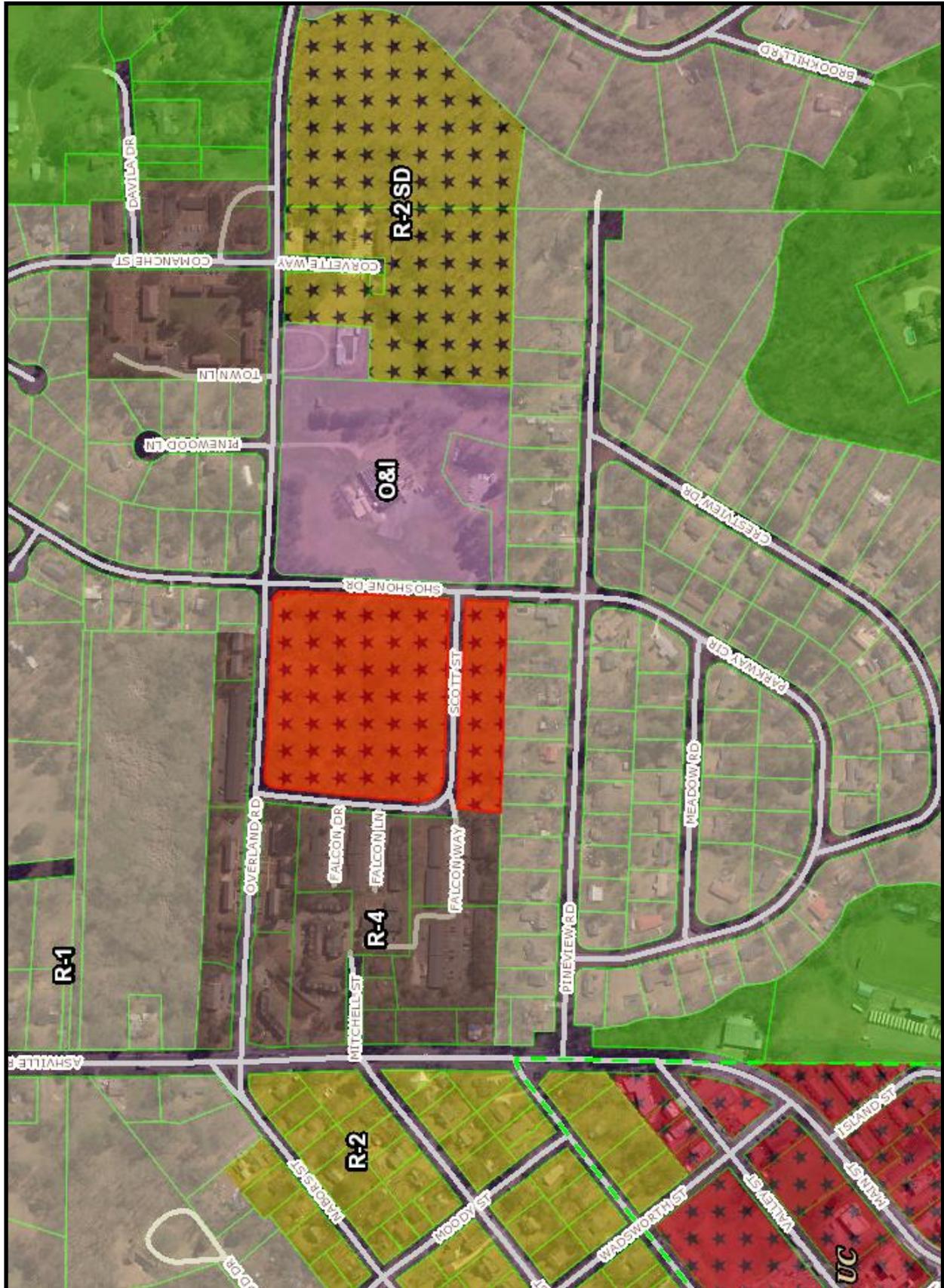
The following information should be submitted pursuant to amendment approval:

- Applicant submitting a fully engineered site plan that meets all requirements of the Zoning Ordinance of the City of Montevillo;
- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the City of Montevillo Planning & Zoning Commission.

Aerial Overview



Zoning Overview



Site Data Table

Total Site Area

Gross Site Area	9.29 acres	404,672.40 Sq. ft.	100 % of Site
Net Site Area	5.48 acres	238740.2 Sq. ft.	67.23 % of Site

Impervious Surface Coverage

Total Impervious Area		94,525.2 Sq. ft.	23.36 % of Site
Building Coverage		38,084 Sq. ft.	9.41 % of Site
Paved Vehicle Use Area		49,243 Sq. ft.	12.17 % of Site
Impervious Surface Ratio (total impervious area/gross area)			.23 Sq. ft.

Gross Floor Area and Building

Height by Building (existing and proposed)	(existing)	(measured from finished floor)	Height elevation
Building 1		20,872 Sq. ft.	25 ft 7 in.
Building 2		19,106 Sq. ft.	25 ft 7 in.
Building 3		20,872 Sq. ft.	25 ft 7 in.
Building 4		0 Sq. ft.	0 ft.

Floor Area by Use

Office	2,019 Sq. ft.
Retail	0 Sq. ft.
Storage	0 Sq. ft.
Etc.	0 Sq. ft.
Floor Area Ratio (building coverage/ gross site area)	38,998 Sq. ft.

Parking Required

Office (3 spaces +1 spce for each 200 sq. ft. over 1000 sq. ft.)	8 spaces
Retail (1 spce for each 250 sq. ft. of floor area)	0 spaces
Handicap Accessible	6 spaces
Total Required	118 spaces
Total Parking Spaces Provided	118 spaces

Additional Site Data

Subject Property Parcel ID Number(s)	27 5 21 1 003 010.000
Subject Property Zoning	R2-SD
Number of Existing Buildings	0

Bluegrass Apartments Project Summary

Bluegrass Apartments is a 46-unit apartment complex proposed to be built on vacant land on the southwest corner of the intersection of Overland Road and Shoshone Drive in Montevallo, Alabama. The complex will feature 20 two-bedroom units, 26 three-bedroom units, a community building, playground, picnic area with grills, and a bus stop shelter. The property will have ample parking with 92 spaces. The buildings will have exteriors made of brick and hardy-board. Individual porches / balconies will provide great outdoor spaces for each resident.

In designing our site plan, we paid particular attention to the single-family homes that are located on Pinewood Road that back up to the portion of our site which is on Scott Street. We decided to leave this tract of land undisturbed to create a significant buffer. This buffer is approximately 100 feet wide and is heavy vegetation

Bluegrass Apartments conform with the Montevallo Comprehensive Plan primarily because of its location. The Comprehensive Plan emphasizes creating a vibrant, walkable, and livable downtown core and neighborhood centers (including the University of Montevallo) that are the economic, cultural, and social focuses for the community. The plan encourages growth primarily within the downtown and current neighborhood centers. Bluegrass Apartments is located .8 miles from the University of Montevallo, and 1.0 miles from downtown Montevallo. The density of the project conforms with the planning and zoning rules and regulations. As the Comprehensive Plan describes, the city wants to grow in areas which are walkable to downtown (and University) areas.

During the construction phase, the project will provide the equivalent of approximately 65 full time jobs. These jobs will provide employment opportunities for those in the construction industry. These jobs will range from general labor workers to equipment operators, skilled carpenters, electricians, plumbers, HVAC technicians, etc. The construction jobs will range from the starting point of the income scale to the high end of skilled trade. With this skill range and skill requirements, there will be plenty of jobs that area residents would qualify for (whether they are low income, unemployed, high income, skilled or unskilled). We will try to hire from the local labor market but expect some labor from surrounding areas and larger cities (Birmingham being the closest).

We have had correspondence with both the Chief of Police and the Fire Chief. Both stated that they did not expect this project to be a significant burden in terms of man-power or equipment. Traffic impact on the surrounding neighborhood will be minimal. The complex is expected to generate approximately:

AM Peak – 5 Trips in
AM Peak – 22 Trips out
PM Peak – 20 Trips In
PM Peak – 15 Trips Out

