



DOWNTOWN HOMEWOOD

ZONING RECOMMENDATIONS

To: Homewood City Council
From: Susan Henderson, PlaceMakers, LLC
Date: December 12, 2019

Dear Homewood City Council,

This memo is in response to the public comments at the City Council hearing for the Downtown zoning districts on December 9, 2019. This memo includes the suggested revisions after the Planning Commission hearing as well as new suggestions for Council to consider in response to the community concerns.

Use

A primary concern of many of the businesses on 18th St. S. and 29th Ave. S. is the permitted residential use in MI. While this is very appropriate for MI in other areas of Downtown and directed by the Master Plan, the historic one and two-story character of 18th and the block of 29th between 18th and 19th St. S. do warrant protection from over-development. As a result, we recommend removing residential use from these areas at this time.

Parking

The single largest concern at the meeting continues to be the Downtown parking supply. While we emphasize the City pursue a parking management plan to better utilize the existing supply, we suggest the following new parking requirements. These parking requirements will not apply to the ground floor uses of properties fronting 18th St. S. and 29th St. S. between 18th St. S. and 19th St. S. in order to maintain the parking exemption currently existing for property zoned C-4(a).

These standards are crafted for downtowns. They are not the standard suburban requirements which would be inappropriate in Downtown Homewood. Please note, they are minimums not maximums, so an applicant can build as much parking as their site permits. After the City Council meeting, we have adjusted the Retail and Service spaces up to 3 per 1,000. This is an appropriate number for newly developing areas like the Preserve Town Center in Hoover or Providence in Huntsville. Although they are not necessary for developed downtowns like Homewood, it is a response to the requests of local retailers.

USE	Parking Required
Residential	1 space per unit
Retail and Service	3 spaces per 1,000 s.f. of net usable area
Office and Manufacturing	2 spaces per 1,000 s.f. of net usable area
Lodging	1 space per room
Institutional, Education and Entertainment	1 per 5 seats of assembly

In addition, we recommend you consider a further shared use reduction based upon uses that do not have overlapping needs for parking. We will provide a spreadsheet that calculates the reductions for applicants and staff and include an illustration of it here so you may consider the documented demands by each use per time and day of the week. This table was developed by the American Planning Association in collaboration with the Urban Land Institute.

You use the spreadsheet by entering the required parking for each use in the shaded column and it then calculates the parking demand per time of day for the uses in question. It provides the shared maximum needed relative to the time of day when the combined parking is in highest demand. Please note, this illustration doesn't perform the calculations, but the functioning Excel file can be adopted by reference. This shared reduction would be available for multiple uses on a single parcel, or with a shared parking agreement with a parcel on an adjacent block.

Parking Occupancy Rates

Uses	M-F 8am-5pm	M-F 6pm-12am	M-F 12am-6am	Sat. & Sun. 8am-5pm	Sat. & Sun. 6pm-12am	Sat. & Sun. 12am-6am	Peak Hour Maximum spaces required per use
Residential	60%	100%	100%	80%	100%	100%	
Retail and Service	90%	80%	5%	100%	70%	5%	
Office	100%	20%	5%	5%	5%	5%	
Lodging	70%	100%	100%	70%	100%	100%	
Entertainment	40%	100%	10%	80%	100%	50%	
Institutional (non-church)	100%	20%	5%	10%	10%	5%	
Institutional (church)	10%	5%	5%	100%	50%	5%	

0 0 0 0 0 0 0 0 Raw Maximum

0 Shared Maximum

Fill in base requirements for each use in the shaded cells.

0 Savings

Shared parking may apply to a single parcel only, or to parcels within a one block radius with a shared parking agreement.

Sec. D. Table 1

There are some parcels within proposed LI district that do not comply with the proposed 8' minimum front setback on B-streets. We recommend you consider removing the minimum and adjusting the maximum to accommodate parcels that have larger setbacks. The new b. B-street line in Table 1 would simply read 30 ft. max.

29th Ave. S.

Because of the small parcel size and geometric constraints to providing parking if buildings are expanded, we recommend adjusting the zoning map from HI to MI for the parcels on the south side of 29th Ave. S. between 18th St. and 19th St. We also recommend the same height restriction that applies to 18th St. at 2 stories. The parcels are currently zoned C-4(a), see Reference 1, so this is not a reduction in current entitlements. See the proposed zoning map at Reference 3.

Hwy. 31 C-4(b)

The city received protests from property owners that have C-4(b) High Rise zoning along the west side of Hwy. 31 who are designated MI on the current draft zoning map, see Reference 2. Because of the significant height reduction from C-4(b) to MI, we concur with their protest and recommend Council consider designating the parcels between Hwy. 31 and 19th PI S and between 29th Ave S and 27th Ave S as HI as illustrated in Reference 3. This follows the current C-4(b) zoning line.

Table 6. Restrictions per district

The city received protests from property owners in both the LI and MI districts that objected to the area restrictions on office, service, and retail for their lots. This table was developed to assure small parcels have room to provide on-site parking but was developed based upon the common lot sizes. It disadvantages the few larger lots in both zoning districts. We recommend Council consider amending Table 6. to exclude lots within each district that exceed 125% of the median lot width and area. These lots will have both the frontage required for access as well as the area required for parking and should not be subject to the restrictions per district for these use categories.

Miscellaneous recommendations

A typo was discovered in Table 5 on page 13. Restaurants should be a permitted use rather than a restricted use in LI.

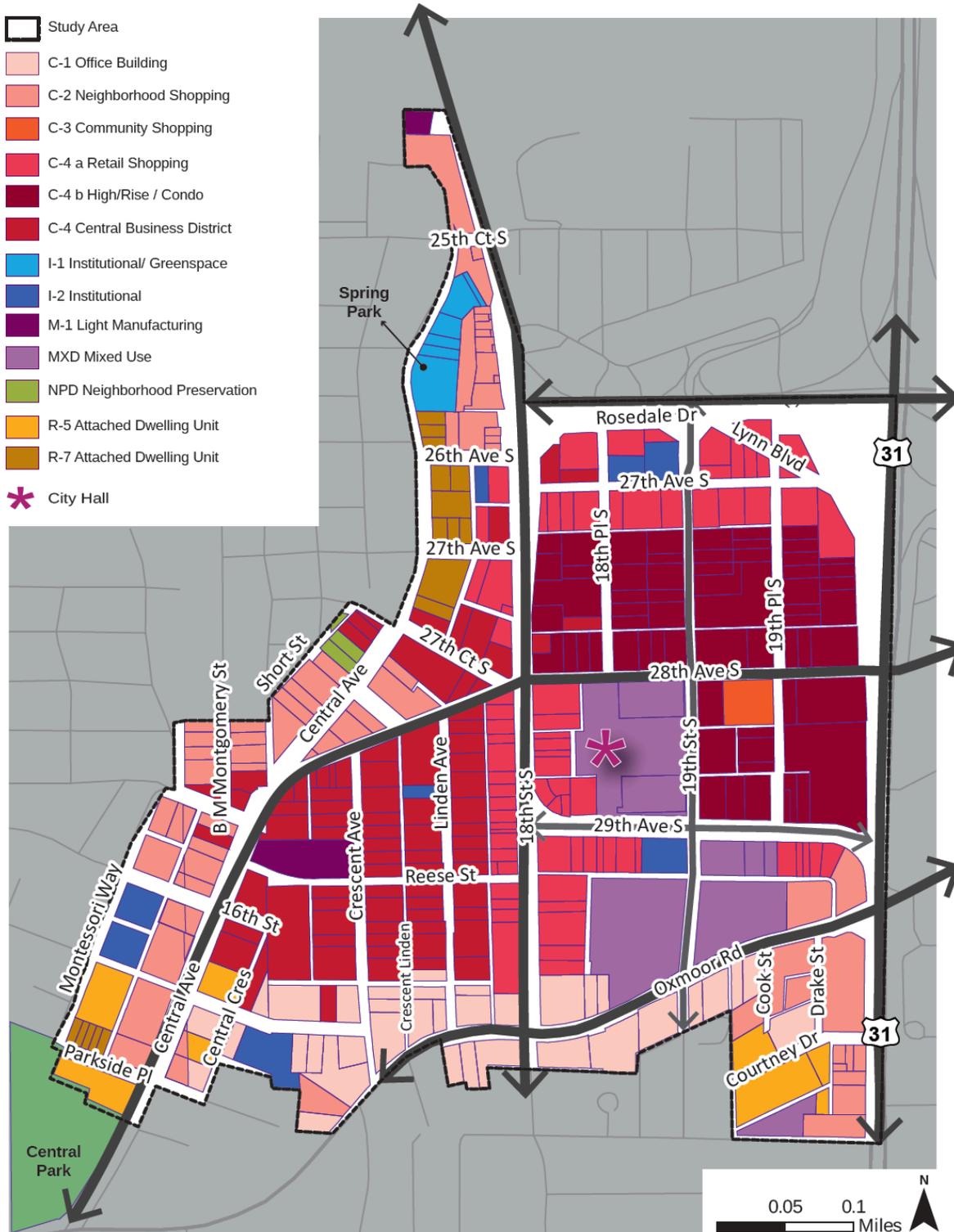
Concerns were raised regarding nonconforming lots, so we recommend the inclusion of Sec. B. (5) d. Modifications. "Nonconforming structures can be maintained, repaired and modified, provided such maintenance, repairs or modifications do not increase, enlarge or alter the non-conforming structure in any way which increases the structure's non-conformity, but any non-conforming structure or portion thereof may be altered to decrease its non-conformity."

Finally, there was an objection to the administrative waiver proposed for dimensional flexibility in Sec. M (2) b. Waivers and interpretation review. While small dimensional issues should not require a variance process, and it is a best practice not to regulate by variance, we recommend you delete Sec. M (2) b. at this time.

Respectfully,

A handwritten signature in black ink, appearing to read "Susan Henderson", with a long horizontal flourish extending to the right.

Susan Henderson
Principal
PlaceMakers, LLC



Reference 1. Current Downtown Zoning

PLANNING

CODING

IMPLEMENTATION

MARKETING

