

Memo



Date: July 12, 2024

To: Dana Hazan
Director of Planning, Building & Sustainability
City of Mountain Brook

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

From: Nathan Rosemann, AIA, NCARB

Re: Mountain Brook Senior Living
2900 Cahaba Road
May 3, 2024 PUD Submittal- Narrative of Changes

Cc: Withers Poellnitz, Dominion Partners
Jared Calhoun, Nequette Architecture & Design

The following represents a summary of changes from the PUD Submittal May 1, 2024 to the PUD Submittal dated July 12, 2024. Please note that this is a high level summary and non-comprehensive for minor nuance changes.

Narrative

- Narrative has been updated to reflect the reduction of 4 Independent Living units, with a resultant total proposed units of 162 units in this application, compared to 166 units previously. The new unit mix will include 98 independent living units, 32 assisted living units, and 32 memory care units for a total of 162 units.

Architectural Sheets

- G0.0- no changes
- G1.0- no changes
- A1.0- Updated to reduce unit quantity.
- A1.1- Updated to reduce unit quantity.
- A2.0- The brick quantity has significantly increased on the Cahaba wing and throughout the rest of the elevations.
- A2.1- The brick quantity has significantly increased on the West AL/MC wing and throughout the rest of the elevations.
- A2.2- The brick quantity has significantly increased on the West AL/MC wing and throughout the rest of the elevations.

Civil Sheets

- C100- Slight change to the road geometry and grading where the road enters the parking garage to the North of the building. This adjustment increases the tree save along Cahaba.
- C200- no changes



- C201- no changes
- C300- updated road geometry and grading as discussed above. Included a note on the civil drawings that states we agree to increase the storage capacity of the underground detention facility by 20%. Additionally, the outlet structure will be designed to fully utilize the total storage capacity of the system.
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Landscape Sheets

- L1.1- Updated road geometry and parking garage entry road
- L10.0 & L10.1-
 - The tree save area along Cahaba Rd becomes an “undisturbed buffer”
 - The evergreen landscape buffer along Cahaba is moved as close to the 20 ft limits of disturbance as possible.
 - Eliminated the holly trees along the Cahaba Rd landscape buffer and replaced with magnolias (basically doing as many as we can fit)
 - Adding more magnolias on the other side of the building that faces the village

Comparative Zoning Analysis

- No changes

Pattern Book

- No changes

Appendix A- Owner Authorization

- No changes

Appendix B- Procedures and Requirements

- Updated page 48 for project density
- Updated page 50 for project unit total

Appendix C- Traffic Study

- Traffic study cover letter has been included which documents the reduction in unit totals.

Appendix D- Title Commitment

- No changes