



PLANNING AND ZONING COMMISSION
October 28, 2025
STAFF REPORT

CASE NUMBER
RZ-2025-0125
PROJECT NAME
300 Parliament Parkway Rezoning
SITE DATA
5.3 acres
REQUEST
Rezone from B-1 (Office District) to E (Single-Family Estate Residential District)
ZONING/DISTRICT
B-1 (Office District)
COMP PLAN FLUM
Neighborhood Commercial
Parcel ID
13 8 33 4 001 001.000
LOCATION
300 Parliament Parkway
ENGINEER
OWNER/DEVELOPER
Roensch Mary Farris 1/3 & Enck Joanne Farris 1/3 & Standridge Janet Farris 1/3
DESCRIPTION OF USE
Plans to build 1 house on this property. Engineer that did map for us said through Shelby County this parcel is residential but through the Alabaster page it is zoned commercial.

ZONING/REGULATIONS ANALYSIS		
This property is surrounded by R-3, B-1, and County property. The Future Land use map shows this area as Neighborhood Commercial. This land use category is intended to provide spaces for small-scale retail that serve the convenience needs of neighboring residents.		
<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>
<i>N</i>		<i>County</i>
<i>E</i>		<i>R-3</i>
<i>S</i>		<i>R-3</i>
<i>W</i>		<i>B-1</i>
NEXT STEPS IF RECOMMENDED		
City Council Set Public Hearing Full Advertisement Synopsis City Council Public Hearing		

