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# City to consider rezoning for prime site near Regions Field

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The Birmingham City Council will soon consider the rezoning of a site across from Regions Field that is being eyed by Daniel Corp. for a future redevelopment project.

As we reported earlier this year, Daniel Corp. is under contract to purchase the properties located at 306 and 308 15th Street South and 1401 3rd Avenue South from the University of Alabama at Birmingham.

UAB said part of the due diligence process requires the land to be rezoned from B-6, health and institutional district to MU-H, mixed-use high district. The sale is expected to close sometime in 2019. The University of Alabama System Board of Trustees has already approved an agreement to sell the property to Daniel – although the final purchase price hasn't been disclosed.

The Birmingham City Council recently set a public hearing for Jan. 22 to considering the rezoning request, which was previously approved by the Five Points South Neighborhood Association and the Birmingham Planning and Zoning Committee.

Representatives of Daniel Corp. said the company's plans for the project haven't changed.

It is still envisioning the addition of a predominantly luxury residential rental product with street-level retail.



JH BERRY

The site listed is adjacent to Regions Field and in close proximity to a number of amenities and attractions.

"Given the site's location, virtually at the epicenter of some of our city's most recognizable names - UAB, Children's Hospital, Regions Field and Railroad Park - we look forward to contributing to the fabric of this vibrant area," Daniel's [Justin Weintraub](#) told the Birmingham Business Journal.

The project would add to the new wave of [apartment and condo projects on tap for the Parkside District](#).

The property is located within one block to the UAB campus, two blocks to Children's of Alabama - [which has a major project in the works of its own](#) - and two blocks to Railroad Park.

That area that has become the nexus for real estate investment and development in the past decade, and has seen a surge in property values. A number of real estate heavyweights have ongoing projects in the area.

**Ty West**

Editor-in-Chief

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