

# CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number \_\_\_\_\_

Meeting Type: Regular

Meeting Date: 2/12/2015

Action Requested By:  
Planning

Agenda Item Type  
Resolution

Subject Matter:

Rezoning of Property.

Exact Wording for the Agenda:

Resolution to set a public hearing of an ordinance rezoning property lying on the east side of South Shawnee Road and east of South Village Square Road and on the west side of South Shawnee Road and on the south side of Nature Trail Road from Residence 1 District to Residence 1-A District.

**Note: If amendment, please state title and number of the original**

Item to be considered for: Action

Unanimous Consent Required: No

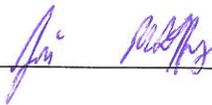
Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

Recommended by Planning Commission.  
Public Hearing Date: March 26, 2015

Associated Cost:

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 1/27/2015

**RESOLUTION NO. 15-**

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The rezoning of certain lands lying on the east side of South Shawdee Road and east of South Village Square Road and lying on the west side of South Shawdee Road and on the south side of Nature Trail Road from Residence 1 District to Residence 1-A District.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, and the second publication shall be one week thereafter on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an amendment to the Zoning Ordinance of the City of Huntsville, Alabama, in accordance with said request;

NOW, THEREFORE, **BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 6:00 p.m. on the \_\_\_\_ day of \_\_\_\_\_, 2015, in the Council Chambers of the City of Huntsville Administration Building at 308 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said ordinance amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

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AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE  
CITY OF HUNTSVILLE, ALABAMA

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The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, lying on the east side of South Shawdee Road and east of South Village Square Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1 District shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 10, Township 5 South, Range 1 East and Section 15, Township 5 South, Range 1 East, of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama, more particularly described as beginning at a point located at the southwest corner of said Section 10; thence from the point of beginning and along the south boundary of said Section 10 Due East 1,557.21 feet to a point located on the west right-of-way of South Shawdee Road; said point is further described as the point of true beginning; thence from the point of true beginning and along said right-of-way North 04 degrees 08 minutes 47 seconds West 536.84 feet; thence North 05 degrees 24 minutes 05 seconds West 218.81 feet; thence North 08 degrees 17 minutes 29 seconds West 278.10 feet; thence leaving said right-of-way South 88 degrees 33 minutes 32 seconds East 1,450.99 feet; thence South 89 degrees 14 minutes 26 seconds East 1,396.42 feet; thence South 03 degrees 07 minutes 11 seconds West 386.13 feet; thence South 01 degrees 08 minutes 19 seconds West 668.15 feet; thence South 04 degrees 21 minutes 44 seconds West 1,652.90 feet; thence North 87 degrees 49 minutes 26 seconds West 791.32 feet; thence South 10 degrees 28 minutes 18 seconds West 514.73 feet; thence North 87 degrees 48 minutes 32 seconds West 502.90 feet; thence North 01 degrees 30 minutes 00 seconds East 479.99 feet; thence North 88 degrees 32 minutes 43 seconds West 1,044.97 feet to a point located on the west right-of-way of South Shawdee Road; thence along said right-of-way North 04 degrees 17 minutes 03 seconds West 441.89 feet; thence North 06 degrees 17 minutes 17 seconds West 828.91 feet; thence North 06

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degrees 08 minutes 13 seconds West 416.57 feet to the point of true beginning and containing 169.76 acres, more or less.

2. That the following area, lying on the west side of South Shawdee Road and on the south side of Nature Trail Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1 District shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 15, Township 5 South, Range 1 East and Section 16, Township 5 South, Range 1 East, of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama, more particularly described as beginning at a point located at the southwest corner of said Section 15; thence from the point of beginning Due West 127.68 feet; thence North 01 degrees 45 minutes 14 seconds East 1,110.33 feet; thence North 89 degrees 22 minutes 20 seconds East 326.27 feet; thence South 01 degrees 53 minutes 52 seconds West 166.08 feet; thence South 84 degrees 57 minutes 00 seconds East 1,257.55 feet; thence North 02 degrees 30 minutes 00 seconds East 329.62 feet to a point located on the south right-of-way of South Shawdee Road; thence along said right-of-way South 88 degrees 41 minutes 26 seconds East 351.36 feet; thence the following bearings and distances to a point located on the west right-of-way: South 81 degrees 43 minutes 52 seconds East 70.42 feet, South 75 degrees 39 minutes 37 seconds East 63.34 feet, South 70 degrees 38 minutes 03 seconds East 36.02 feet, South 67 degrees 26 minutes 46 seconds East 36.96 feet, South 62 degrees 37 minutes 00 seconds East 62.23 feet, South 57 degrees 19 minutes 47 seconds East 59.58 feet, South 56 degrees 01 minutes 48 seconds East 34.14 feet, South 47 degrees 24 minutes 42 seconds East 62.35 feet, South 42 degrees 47 minutes 34 seconds East 50.81 feet, South 43 degrees 38 minutes 22 seconds East 71.35 feet, South 50 degrees 36 minutes 23 seconds East 29.04 feet, South 59 degrees 06 minutes 12 seconds East 28.72 feet, South 84 degrees 55 minutes 20 seconds East 36.62 feet, North 76 degrees 14 minutes 57 seconds East 27.93 feet, North 61 degrees 27 minutes 28 seconds East 28.53 feet, and North 50 degrees 32 minutes 06 seconds East 210.15 feet to a point located on the west right-of-way of South Shawdee Road; thence along said right-of-way South 36 degrees 20 minutes 04 seconds East 77.22 feet;

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thence South 33 degrees 42 minutes 39 seconds East 35.22 feet; thence South 32 degrees 01 minutes 51 seconds East 34.76 feet; thence South 27 degrees 15 minutes 22 seconds East 94.06 feet; thence South 23 degrees 47 minutes 34 seconds East 183.44 feet; thence South 19 degrees 40 minutes 43 seconds East 99.16 feet; thence South 22 degrees 09 minutes 22 seconds East 196.41 feet; thence South 23 degrees 57 minutes 43 seconds East 107.74 feet; thence South 21 degrees 06 minutes 53 seconds East 172.44 feet; thence South 21 degrees 30 minutes 27 seconds East 96.80 feet; thence South 13 degrees 26 minutes 30 seconds East 37.09 feet; thence South 07 degrees 45 minutes 11 seconds East 69.50 feet; thence leaving said right-of-way North 88 degrees 47 minutes 46 seconds West 3,096.40 feet to the point of beginning and containing 66.11 acres, more or less.

3. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

4. This ordinance shall take effect from and after the date of publication.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
President or President Pro Tem  
of the City Council of the City  
of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor of the City of Huntsville,  
Alabama

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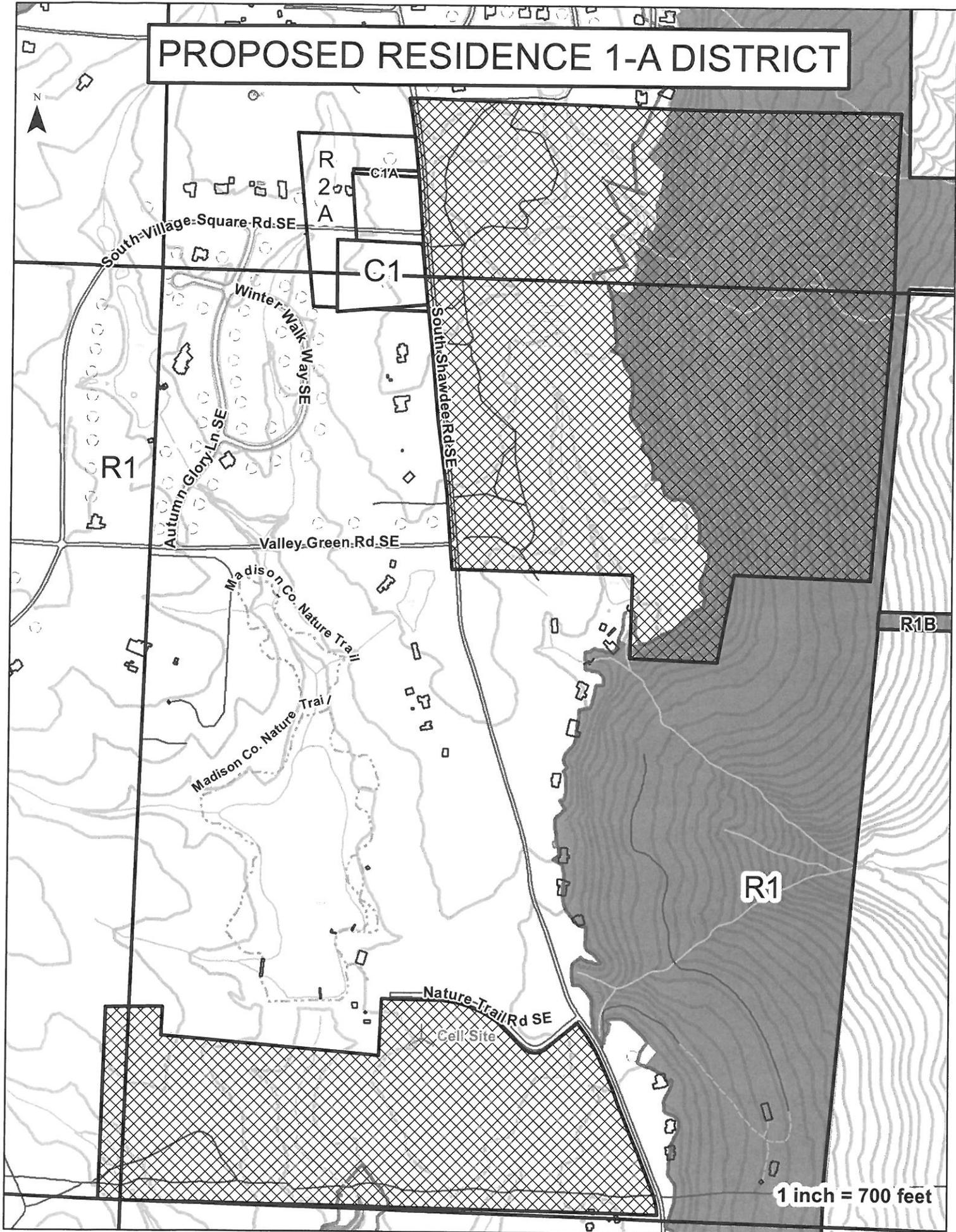
ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
President or President Pro Tem of  
the City Council of the City of  
Huntsville, Alabama.

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor of the City of Huntsville,  
Alabama

# PROPOSED RESIDENCE 1-A DISTRICT



1 inch = 700 feet