

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 11/5/2015

Action Requested By:
Planning

Agenda Item Type
Resolution

Subject Matter:

Zoning of Newly Annexed Property.

Exact Wording for the Agenda:

Resolution to set a public hearing of an ordinance zoning newly annexed property lying on the east side of U.S. Highway 231-431 North and on the north and south sides of George Chapman Drive to Highway Business C-4 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: December 17, 2015

Associated Cost:

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 10/27/2015

RESOLUTION NO. 15-

WHEREAS, certain property has recently been annexed to the City of Huntsville, Alabama; and

WHEREAS, said property is now legally part of the incorporated municipality of the City of Huntsville, Alabama, and as such is subject to the laws and ordinances governing the City of Huntsville, Alabama; and

WHEREAS, said property, having been outside the boundaries of the City of Huntsville, Alabama, prior to the annexing of same to the City of Huntsville, Alabama, has never been subject to the Zoning Ordinances of the City of Huntsville, Alabama; and

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has recommended to the City Council of the City of Huntsville, Alabama, that an ordinance be given consideration placing said zoning regulations into effect, synopsis of which is as follows:

- (1) The zoning of newly annexed land on the east side of U.S. Highway 231/431 North and on the north and south sides of George Chapman Drive to Highway Business C-4 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:

ORDINANCE NO. 15-

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

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, on the east side of U.S. Highway 231/431 North and on the north and south sides of George Chapman Drive, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Highway Business C-4 District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 30, Township 2 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 30; said point is further described as the centerline of U.S. Highway 231 North; thence from the point of beginning and along said centerline Due North 1,252.98 feet to the point of true beginning; thence from the point of true beginning and continuing along said centerline Due North 1,122.48 feet; thence leaving said centerline South 89 degrees 56 minutes 00 seconds East 123.23 feet to a point located on the south right-of-way of Greenlawn Drive; thence along said right-of-way North 78 degrees 23 minutes 30 seconds East 16.84 feet; thence South 89 degrees 31 minutes 40 seconds East 34.34 feet; thence South 84 degrees 45 minutes 30 seconds East 27.40 feet; thence South 78 degrees 04 minutes 10 seconds East 27.40 feet; thence South 71 degrees 23 minutes 18 seconds East 27.40 feet; thence South 65 degrees 04 minutes 35 seconds East 214.59 feet; thence South 75 degrees 03 minutes 29 seconds East 63.39 feet; thence South 86 degrees 36 minutes 28 seconds East 63.39 feet; thence North 84 degrees 43 minutes 41 seconds East 31.73 feet; thence North 77 degrees 30 minutes 40 seconds East 47.58 feet; thence North 69 degrees 26 minutes 36 seconds East 25.24 feet; thence leaving said right-of-way South 00 degrees 44 minutes 27 seconds West 775.29 feet to a point located on the north right-of-way of George Chapman Drive; thence along said right-of-way North 88 degrees 32 minutes 42 seconds West 518.96 feet; thence leaving said right-of-way South 00 degrees 36 minutes 08 seconds West 259.79 feet to a point; thence along said existing limits North 89 degrees 19 minutes 27 seconds West 156.08 feet to the point of beginning and containing 13.42 acres, more or less.

ORDINANCE NO. 15-

2. 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.

The Official Zoning Maps of the City of Huntsville, Alabama, as last amended, are hereby further altered, changed and modified in accordance with Section 1 above.

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

RESOLUTION NO. 15-

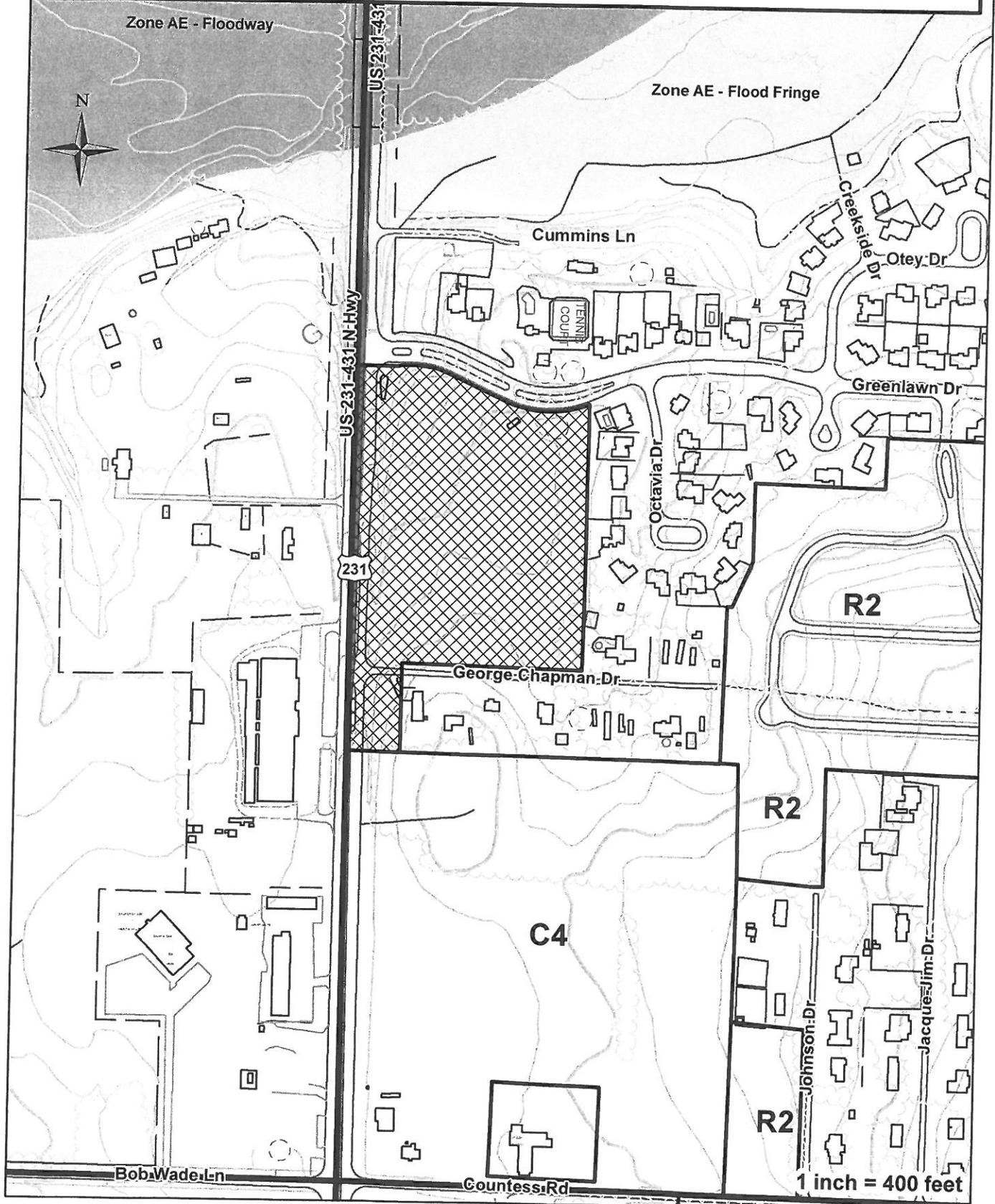
ADOPTED this the ____ day of _____, 2015.

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 HIGHWAY BUSINESS C-4 DISTRICT



Zone AE - Floodway

Zone AE - Flood Fringe

Cummins Ln

Creekside Dr

Otey Dr

Greenlawn Dr

Octavia Dr

R2

George Chapman Dr

R2

C4

R2

Johnson Dr

Jacques Jim Dr

Bob Wade Ln

Countess Rd

1 inch = 400 feet