



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 9/8/2022

File ID: TMP-2054

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 71.55 acres of land lying on the south of Martin Luther King, Jr. Hwy., and east and west of Pulaski Pike from Light Industry District to Highway Business C-4 District and Residence 2 District; and the introduction of an Ordinance pertaining to the same. (Set October 27, 2022 Regular Council Meeting)

Resolution No.

Ordinance No.

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: n/a

District: District 1 ☒ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

Recommended by Planning Commission

RESOLUTION NO. 22-

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 south of Martin Luther King, Jr. Hwy., and east and west of Pulaski Pike from Planned Industrial District to Highway Business C-4 District and Residence 2 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 25th day of September, 2022, and the second publication shall be one week thereafter on the 2nd day of October, 2022, 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 5:30 p.m. on the 27th day of October, 2022, 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 No. 22-____, which is introduced by the City Council of the City of Huntsville on the 8th day of September, 2022, 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. 22-

**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, land lying on the south of Martin Luther King, Jr. Hwy., and east and west of Pulaski Pike, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Planned Industrial District, 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 particularly described as follows:

All that part of the Southeast quarter of Section 32, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, particularly described as commencing at a masonry nail found being purported as the Southeast corner of said Section 32; thence North 01 Degrees 49 Minutes 58 Seconds East 957.15 feet to the Point of Beginning of the tract herein described; thence from the Point of Beginning, North 89 Degrees 39 Minutes 07 Seconds West, 420.37 feet to a point of curvature; thence along a curve to the right, having a radius of 900.00 feet, a chord bearing and distance Of North 69 Degrees 44 Minutes 01 Seconds West, 605.52 feet to a point; thence North 50 Degrees 04 Minutes 33 Seconds West, 510.62 feet to a point on the east right-of-way margin of Dr. Martin Luther King, Jr. Highway; thence along the said east right-of-way margin, along a curve to the right, having a radius of 2715.00 feet, a chord bearing and distance of North 44 Degrees 01 Minutes 45 Seconds East, 388.72 feet to a point; thence leaving the said east right-of-way margin, South 89 Degrees 15 Minutes 04 Seconds East, 1,118.47 feet to a point; thence South 00 Degrees 36 Minutes 31 Seconds West, 804.91 feet to the Point of Beginning and containing 20.72 acres, more or less.

INCLUDING

All that part of the Southwest Quarter Of Section 33, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, particularly described as commencing at the center of Section 33, thence South 00 Degrees 35 Minutes 30 Seconds West, 879.95 feet to a 1/2 inch rebar found; thence North 89 Degrees 01 Minutes 02 Seconds West, 1,739.74 feet to the Point of Beginning of the tract herein described; Thence from the Point of Beginning, South 00 Degrees 14 Minutes 53 Seconds West, 916.55 feet to a point; Thence North 84 Degrees 41 Minutes 25 Seconds West, 925.56 feet to a point in Pulaski Pike on the west boundary of said Section 33; Thence along the said west boundary, North 00

Degrees 36 Minutes 31 Seconds East, 846.67 feet to a point in said Pulaski Pike; Thence leaving said Pulaski Pike, South 89 Degrees 01 Minute 02 Seconds East, 916.70 feet to the Point of Beginning and containing 18.61 acres, more or less.

2. That the following area, land lying on the south of Martin Luther King, Jr. Hwy., and east and west of Pulaski Pike, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Planned Industrial District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of the Southwest quarter of Section 33, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, particularly described as commencing at the center of Section 33, Thence South 00 Degrees 35 Minutes 30 Seconds West, 879.95 feet to a 1/2 inch rebar found at the Point of Beginning of the tract herein described; Thence from the Point of Beginning, South 00 Degrees 05 Minutes 41 Seconds East, 472.77 feet to a 3/4 inch rebar found; Thence North 88 Degrees 54 Minutes 04 Seconds West, 521.06 feet to a 1/2 inch iron pipe found; Thence South 07 Degrees 25 Minutes 31 Seconds West, 536.67 feet to a 3/4 inch rebar found; Thence North 84 Degrees 41 Minutes 25 Seconds West, 1159.02 feet to a point; Thence North 00 Degrees 14 Minutes 53 Seconds East, 916.55 feet to a point; Thence South 89 Degrees 01 Minute 02 Seconds East, 1,739.74 feet to the Point of Beginning and containing 32.22 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 _____, 2022.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2022.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2022.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2022.

Mayor of the City of Huntsville, Alabama

PROPOSED HIGHWAY BUSINESS C-4 AND RESIDENCE 2 DISTRICTS

