



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/21/2023

File ID: TMP-3717

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 59.73 acres of land lying on the west side of Memorial Parkway, south of Drake Avenue, and north of Steve Hettinger Drive from Heavy Industry District to Highway Business C-4 District; and the introduction of an Ordinance pertaining to the same. (Set January 25, 2024 Regular Council Meeting)

Resolution No.

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Resolution: December 27, 2023, January 3, 2024/ Ordinance: January 31, 2023

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: Memorial Pkway, Huntsville, AL

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

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 23-

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 land lying on the west side of Memorial Parkway, south of Drake Avenue, and north of Steve Hettinger Drive from Heavy Industry District 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 *Speakin' Out News* on the 27th day of December, 2023, and the second publication shall be one week thereafter on the 3rd day of January, 2024, 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 25th day of January, 2024, 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. 23-____, which is introduced by the City Council of the City of Huntsville on the 21st day of December, 2023, 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. 23-

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 west side of Memorial Parkway, south of Drake Avenue, and north of Steve Hettinger Drive, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Heavy Industry 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 Section 12 and 13, Township 04 South, Range 01 West 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 12; thence South 88 Degrees 50 Minutes 12 Seconds East 1368.34 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, North 09 Degrees 45 Minutes 53 Seconds East 408.48 feet to a point; thence North 09 Degrees 13 Minutes 50 Seconds East 290.74 feet to a point; thence North 03 Degrees 06 Minutes 58 Seconds East 50.08 feet to a point; thence South 89 Degrees 16 Minutes 02 Seconds East 132.30 feet to a point; thence North 89 Degrees 55 Minutes 28 Seconds East 254.02 feet to a point; thence South 23 Degrees 25 Minutes 43 Seconds East 1668.84 feet to a point; thence South 67 Degrees 00 Minutes 55 Seconds West 623.14 feet to a point; thence South 66 Degrees 28 Minutes 52 Seconds West 25.94 feet to a point; thence North 23 Degrees 07 Minutes 47 Seconds West 1135.63 feet to a point; thence North 88 Degrees 54 Minutes 06 Seconds West 124.97 feet back to the Point of True Beginning and containing 25.07 Acres, more or less.

INCLUDING

All that part of Section 12, Township 04 South, Range 01 West 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 12; thence North 01 Degree 32 Minutes 04 Seconds East 1880.01 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, North 01 Degree 32 Minutes 07 Seconds East 842.32 feet to a point; thence South 89 Degrees 08 Minutes 30 Seconds East 927.19 feet to a point; thence South 23 Degrees 32 Minutes 24 Seconds East 1668.35 feet to a point; thence South 60 Degrees 38 Minutes 32 Seconds West 95.61 feet to a point; thence South 38 Degrees 11 Minutes 40 Seconds West 48.34 feet to a point; thence North

87 Degrees 57 Minutes 00 Seconds West 690.20 feet to a point; thence North 02 Degrees 00 Minutes 00 Seconds East 313.44 feet to a point; thence North 02 Degrees 23 Minutes 19 Seconds East 264.99 feet to a point; thence North 77 Degrees 36 Minutes 05 Seconds West 854.91 feet back to the Point of True Beginning and containing 34.66 Acres, more or less.

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.

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

ADOPTED this the ____ day of _____, 2024.

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

APPROVED this the ____ day of _____, 2024.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2023.

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

APPROVED this the ____ day of _____, 2023.

Mayor of the City of Huntsville, Alabama

PROPOSED HIGHWAY BUSINESS C-4 DISTRICT

