



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/7/2023

File ID: TMP-3642

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 40.02 acres of land lying on the east side of Meridian St. and north of Mertle Drive from Residence 1-B District to Residence 2 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, 2024

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: Meridian St N, Huntsville, AL 35810

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 east side of Meridian St. and north of Mertle Drive from Residence 1-B District to Residence 2 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 was introduced by the City Council of the City of Huntsville on the 7th 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 east side of Meridian St. and north of Mertle Drive, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B 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:

A tract of land located in the Northwest Quarter of Section 06, Township 03 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama and being more particularly described as follows: Commence at a point located at the Center of the North boundary of said Section 06; thence from the Point of Commencement, South 01 Degree 39 Minutes 40 Seconds West, 40.02 feet to the Point of Beginning; thence from the Point of Beginning, South 01 Degree 23 Minutes 03 Seconds West, 1218.60 feet to a point; thence North 85 Degrees 17 Minutes 52 Seconds West, 1967.88 feet to a point; thence North 31 Degrees 27 Minutes 02 Seconds West, 80.00 feet to a point; thence North 58 Degrees 32 Minutes 58 Seconds East, 133.72 feet to a point at the beginning of a curve to the right; thence along said curve to the right, having a radius of 395.00 feet, a chord bearing and distance of North 77 Degrees 00 Minutes 33 Seconds East, 250.15 feet to a point; thence South 84 Degrees 31 Minutes 51 Seconds East, 145.05 feet to a point; thence North 34 Degrees 11 Minutes 16 Seconds East, 246.60 feet to a point; thence North 01 Degree 23 Minutes 03 Seconds East, 454.66 feet to a point; thence South 88 Degrees 45 Minutes 07 Seconds East, 33.37 feet to a point; thence North 01 Degree 14 Minutes 53 Seconds East, 248.00 feet to a point; thence South 88 Degrees 45 Minutes 07 Seconds East, 1342.22 feet back to the Point of Beginning and containing 40.02 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 RESIDENCE 2 DISTRICT

PLAT v. 18, p. 42

R2B

Cedarama Dr. NW

Rockcliff Dr. NW

Mount Charron Dr. NW

Opal Dr. NW

231

Memorial Pkwy. NW

Cell Site

R1

R1B

Strong Cemetery

Meridian St. N

Vivian Dr. NW

Brewer Dr. NW

Mertle Dr. NE

R2

Valleyside Dr. NE

LI

1 inch = 667 feet

