



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 6/8/2023

File ID: TMP-3014

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 2.67 acres of land lying on the west side of US Hwy 431 S and north of Taylor Lane to Highway Business C-4 District; and the introduction of an Ordinance pertaining to the same. (Set July 27, 2023 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: June 28th & July 5th; Ordinance: August 2nd

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: none

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

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 23-

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 given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The zoning of 2.67 acres of land lying on the west side of US Hwy 431 S and north of Taylor Lane 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 28th day of June, 2023, and the second publication shall be one week thereafter on the 5th day of July, 2023, 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 July, 2023, 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 8th day of June, 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 US Hwy 431 S and north of Taylor Lane, 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 particularly described as follows:

All that part of Section 36, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Northeast Corner of said Section 36; thence South 51 Degrees 11 Minutes 08 Seconds West 3735.98 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, South 33 Degrees 06 Minutes 36 Seconds East 276.38 feet to a point; thence South 62 Degrees 57 Minutes 16 Seconds West 325.35 feet to a point; thence North 88 Degrees 55 Minutes 11 Seconds West 194.17 feet to a point; thence North 00 Degrees 32 Minutes 10 Seconds West 206.92 feet to a point; thence North 63 Degrees 44 Minutes 38 Seconds East 193.77 feet; thence North 62 Degrees 41 Minutes 54 Seconds East 181.28 feet back to the Point of True Beginning and containing 2.67 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 _____, 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

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

Map showing the proposed Highway Business C-4 District. The map includes various land use zones (R1B, R2A, R2B, C4, HI) and features such as Wade Rd, Derby Dr SE, Southgate Dr SE, Devonshire Dr SE, Kingsbridge Ln SE, Dorchester Dr SE, Taylor Ln, Roundbar Dr, US 431 S Hwy, Big Cove, Sewage Drying Beds, Cemetery, Tetrame Natural playground, Hays Preserve, Animal Track ID Trail, and Unnamed Trail. A scale bar indicates 1 inch = 400 feet. A north arrow is also present.