



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/9/2023

File ID: TMP-2671

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 2.14 acres of land lying on the west side of Jordan Lane, south of Holmes Avenue, and north of I-565 from Residence 1-B District to Neighborhood Business C-1 District; and the introduction of an Ordinance pertaining to the same. (Set April 27, 2023 Regular Council Meeting)

Type of Document: Resolution No.
Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Res: March 29th & April 5th; Ord: May 3rd

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. 23-157

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 Jordan Lane, south of Holmes Avenue, and north of I-565 from Residence 1-B District to Neighborhood Business C-1 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 29th day of March, 2023, and the second publication shall be one week thereafter on the 5th day of April, 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 April, 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. 23-158, which is introduced by the City Council of the City of Huntsville on the 9th day of March, 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. 23-158

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 Jordan Lane, south of Holmes Avenue, and north of I-565, 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 Neighborhood Business C-1 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 4, 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 Northeast corner of Section 4; thence South 53 Degrees 41 Minutes 39 Seconds West 631.58 feet to a point; said point is further described as the Point of True Beginning; thence South 1 Degrees 57 Minutes 31 Seconds West 61 feet to a point; thence North 88 Degrees 43 Minutes 30 Seconds West 76.92 feet to a point; thence North 1 Degrees 59 Minutes 53 Seconds East 61 feet to a point; thence South 88 Degrees 43 Minutes 30 Seconds East 76.87 feet to the Point of True Beginning and containing 0.11 acres more or less.

INCLUDING

All that part of Section 4, 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 Northeast corner of Section 4; thence South 40 Degrees 40 Minutes 33 Seconds West 797.86 feet to a point; said point is further described as the Point of True Beginning; thence South 1 Degrees 38 Minutes 29 Seconds West 60 feet to a point; thence South 0 Degrees 50 Minutes 58 Seconds West 120 feet to a point; thence South 1 Degrees 31 Minutes 9 Seconds West 732.33 feet to a point; thence South 88 Degrees 30 Minutes 1 Seconds East 0.44 feet to a point; thence South 3 Degrees 27 Minutes 23 Seconds West 50.23 feet to a point; thence North 89 Degrees 6 Minutes 1 Seconds West 76.16 feet to a point; thence North 1 Degrees 24 Minutes 49 Seconds East 51 feet to a point; thence North 1 Degrees 7 Minutes 0 Seconds East 69 feet to a point; thence North 1 Degrees 15 Minutes 0 Seconds East 76 feet to a point; thence North 1 Degrees 14 Minutes 58 Seconds East 62.77 feet to a point; thence North 2 Degrees 13 Minutes

33 Seconds East 70.01 feet to a point; thence North 1 Degrees 54 Minutes 15 Seconds East 70 feet to a point; thence North 1 Degrees 30 Minutes 0 Seconds East 72.96 feet to a point; thence North 1 Degrees 29 Minutes 58 Seconds East 67.04 feet to a point; thence North 1 Degrees 29 Minutes 59 Seconds East 70 feet to a point; thence North 1 Degrees 30 Minutes 0 Seconds East 78.96 feet to a point; thence North 2 Degrees 0 Minutes 0 Seconds East 95.3 feet to a point; thence North 1 Degrees 59 Minutes 59 Seconds East 120.01 feet to a point; thence North 2 Degrees 0 Minutes 0 Seconds East 60 feet to a point; thence South 88 Degrees 43 Minutes 32 Seconds East 73.83 feet to the Point of True Beginning and containing 1.70 acres more or less.

INCLUDING

All that part of Section 4, 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 Northeast corner of Section 4; thence South 18 Degrees 6 Minutes 21 Seconds West 1702.8 feet to a point; said point is further described as the Point of True Beginning; thence South 2 Degrees 26 Minutes 45 Seconds West 118.16 feet to a point; thence North 89 Degrees 16 Minutes 47 Seconds West 90.04 feet to a point; thence North 2 Degrees 21 Minutes 43 Seconds East 118.61 feet to a point; thence South 88 Degrees 59 Minutes 37 Seconds East 90.2 feet to the Point of True Beginning and containing 0.24 acres more or less.

INCLUDING

All that part of Section 4, 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 Northeast corner of Section 4; thence South 15 Degrees 9 Minutes 17 Seconds West 2083.12 feet to a point; said point is further described as the Point of True Beginning; thence South 1 Degrees 49 Minutes 14 Seconds West 125.08 feet to a point; thence North 88 Degrees 11 Minutes 13 Seconds West 28.29 feet to a point; thence North 0 Degrees 44 Minutes 4 Seconds East 132.01 feet to a point; thence South 75 Degrees 32 Minutes 21 Seconds East 31.56 feet to the Point of True Beginning and containing 0.09 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.

RESOLUTION NO. 23-157 (CONT.)

ADOPTED this the 9th day of March, 2023.

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

APPROVED this the 9th day of March, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE 23-158 (CONT.)

ADOPTED this the 27th day of April, 2023.

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

APPROVED this the 27th day of April, 2023.

Mayor of the City of Huntsville, Alabama

PROPOSED NEIGHBORHOOD BUSINESS C-1 DISTRICT

