



CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number: 10.1.

Meeting Type: City Council Regular Meeting

Meeting Date: 9/9/2021

Type of Action: Approval/Action

Agenda Type: CITY COUNCIL

Subject:

Resolution to set a public hearing on the rezoning of 45.56 acres of land lying on the west side of Dunlop Blvd and north of Nature's Way from Planned Industrial District to Residence 2-B District (38.22 acres), and on the east side of Dunlop Blvd and north of Nature's Way from Planned Industrial District to Residence 2 District (7.34 acres); and the introduction of an Ordinance pertaining to the same. (Set October 28, 2021 Regular Council Meeting) (Planning)

Account Number:

City Obligation Amount:

Total Project Budget:

Other Comments:

Recommended by Planning Commission

Grant Funded:

Grant Name - Resolution #:

Resolution #:

ATTACHMENTS:

Description

- ☐ Dunlop Rezoning
- ☐ Dunlop Rezoning Resolution
- ☐ Dunlop Rezoning Ordinance
- ☐ Dunlop Rezoning Map

RESOLUTION NO. 21-

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 west side of Dunlop Blvd and north of Nature's Way from Planned Industrial District to Residence 2-B District, and on the east side of Dunlop Blvd and north of Nature's Way from Planned Industrial 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 Huntsville Times on the 3rd day of October, 2021, and the second publication shall be one week thereafter on the 10th day of October, 2021, 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 28th day of October, 2021, 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. 21-____, which is introduced by the City Council of the City of Huntsville on the 9th day of September, 2021, 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. 21-

**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, lying on the west side of Dunlop Blvd and north of Nature's Way, 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-B District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 28, Township 04 South, Range 02 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama beginning at a point located at the Northeast Corner of said Section 28; thence North 88 Degree 52 Minutes 49 Seconds West, 300.14 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, South 01 Degrees 27 Minutes 14 Seconds West, 357.24 feet to a point; thence South 01 Degree 26 Minutes 50 Seconds West, 858.55 feet to the beginning of a curve to the Right, having a radius of 392.76 feet and whose Long Chord bears South 44 Degrees 27 Minutes 30 Seconds West, a chord distance of 530.60 to a point; thence South 53 Degree 07 Minutes 12 Seconds West, 23.88 feet to a point; thence South 89 Degree 40 Minutes 47 Seconds West, 689.04 feet to a point; thence North 15 Degree 11 Minutes 33 Seconds East, 64.63 feet to a point; thence North 01 Degree 47 Minutes 39 Seconds East, 1570.93 feet to a point; thence South 88 Degrees 53 Minutes 27 Seconds East, 1044.58 feet to the Point of True Beginning and containing 38.22 acres, more or less.

2. That the following area, lying on the east side of Dunlop Blvd and north of Nature's Way, 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 Section 28, Township 04 South, Range 02 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama beginning at a point located at the Northeast Corner of said Section 28; thence South 01 Degree 31 Minutes 20 Seconds West, 711.77 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, South 01

Degrees 38 Minutes 15 Seconds West, 915.46 feet to a point; thence South 89 Degrees 48 Minutes 26 Seconds West, 678.24 feet to a point; thence North 03 Degrees 57 Minutes 48 Seconds East, 26.37 feet to a point; thence North 53 Degrees 07 Minutes 12 Seconds East, 23.88 feet to the beginning of a curve to the Left, having a radius of 392.34 feet and whose Long Chord bears North 44 Degrees 27 Minutes 30 Seconds East, a chord distance of 530.60 to a point; thence North 01 Degree 26 Minutes 50 Seconds East, 506.33 feet to a point; thence South 88 Degrees 26 Minutes 16 Seconds East, 299.17 feet to the Point of True Beginning and containing 7.34 acres, more or less.

3. The boundaries of the above districts 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 _____, 2021.

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

APPROVED this the _____ day of _____, 2021.

Mayor of the City of Huntsville, Alabama

ADOPTED this the _____ day of _____, 2021.

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

APPROVED this the _____ day of _____, 2021.

Mayor of the City of Huntsville, Alabama

PROPOSED RESIDENCE 2-B DISTRICT & RESIDENCE 2 DISTRICT

