

RESOLUTION NO. 23-159

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 Memorial Parkway, south of Clinton Avenue, and north of Bob Wallace Avenue from Residence 1-B, General Business C-3, and Heavy Industry districts to Residence 2-A and Highway Business C-4 districts.
- (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. 23-160, 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. 23-160

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 Memorial Parkway, south of Clinton Avenue, and north of Bob Wallace Avenue, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B, General Business C-3, and Heavy Industry districts, 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 Sections 01, 02 and 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 Southeast Corner of said Section 02; thence South 25 Degrees 19 Minutes 51 Seconds East, 717.70 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 38 Minutes 06 Seconds West, 2226.26 feet to a point; thence North 06 Degrees 40 Minutes 28 Seconds West, 90.93 feet to a point; thence North 08 Degrees 09 Minutes 51 Seconds West, 90.93 feet to a point; thence North 09 Degrees 39 Minutes 14 Seconds West, 90.93 feet to a point; thence North 11 Degrees 08 Minutes 37 Seconds West, 90.93 feet to a point; thence North 12 Degrees 37 Minutes 59 Seconds West, 90.93 feet to a point; thence North 14 Degrees 07 Minutes 22 Seconds West, 90.93 feet to a point; thence North 15 Degrees 36 Minutes 45 Seconds West, 90.93 feet to a point; thence North 17 Degrees 06 Minutes 08 Seconds West, 90.93 feet to a point; thence North 18 Degrees 35 Minutes 31 Seconds West, 90.93 feet to a point; thence North 20 Degrees 04 Minutes 53 Seconds West, 90.93 feet to a point; thence North 21 Degrees 34 Minutes 16 Seconds West, 90.93 feet to a point; thence North 23 Degrees 03 Minutes 39 Seconds West, 90.93 feet to a point; thence North 24 Degrees 33 Minutes 02 Seconds West, 90.93 feet to a point; thence North 26 Degrees 02 Minutes 24 Seconds West, 90.93 feet to a point; thence North 27 Degrees 31 Minutes 47 Seconds West, 90.93 feet to a point; thence North 29 Degrees 01 Minute 10 Seconds West, 90.93 feet to a point; thence North 33 Degrees 11 Minutes 45 Seconds West, 770.54 feet to a point; thence North 33 Degrees 27 Minutes 19 Seconds West, 93.01 feet to a point; thence North 31 Degrees 56 Minutes 41 Seconds West, 93.01 feet to a point; thence North 30 Degrees 26 Minutes 02 Seconds West, 93.01 feet to a point; thence North 29 Degrees 01 Minute 44 Seconds West, 166.59 feet to a point; thence North 43 Degrees 52 Minutes 52 Seconds East, 313.55 feet to a point; thence South 71 Degrees 41 Minutes 03 Seconds East, 72.80 feet to a point; thence South 33 Degrees 23 Minutes 12

Seconds East, 451.74 feet to a point; thence South 35 Degrees 18 Minutes 36
Seconds West, 84.29 feet to a point; thence South 42 Degrees 35 Minutes 57
Seconds West, 97.99 feet to a point; thence South 35 Degrees 46 Minutes 15
Seconds West, 108.70 feet to a point; thence South 33 Degrees 58 Minutes 45
Seconds East, 47.78 feet to a point; thence North 56 Degrees 11 Minutes 33
Seconds East, 255.03 feet to a point; thence North 62 Degrees 41 Minutes 23
Seconds East, 18.81 feet to a point; thence North 69 Degrees 37 Minutes 46
Seconds East, 18.81 feet to a point; thence North 76 Degrees 34 Minutes 08
Seconds East, 18.81 feet to a point; thence North 83 Degrees 30 Minutes 31
Seconds East, 18.81 feet to a point; thence South 89 Degrees 33 Minutes 06
Seconds East, 18.81 feet to a point; thence South 82 Degrees 36 Minutes 44
Seconds East, 18.81 feet to a point; thence South 75 Degrees 40 Minutes 21
Seconds East, 18.81 feet to a point; thence South 68 Degrees 43 Minutes 58
Seconds East, 18.81 feet to a point; thence South 61 Degrees 47 Minutes 36
Seconds East, 18.81 feet to a point; thence South 87 Degrees 32 Minutes 43
Seconds East, 134.70 feet to a point; thence South 72 Degrees 10 Minutes 00
Seconds East, 525.11 feet to a point; thence South 17 Degrees 15 Minutes 57
Seconds East, 201.80 feet to a point; thence South 87 Degrees 05 Minutes 12
Seconds East, 145.61 feet to a point; thence South 15 Degrees 41 Minutes 42
Seconds East, 654.62 feet to a point; thence North 89 Degrees 43 Minutes 09
Seconds West, 531.26 feet to a point; thence South 2 Degrees 19 Minutes 10
Seconds West, 894.90 feet to a point; thence South 36 Degrees 52 Minutes 43
Seconds East, 80.24 feet to a point; thence South 34 Degrees 27 Minutes 46
Seconds East, 459.26 feet to a point; thence South 88 Degrees 40 Minutes 04
Seconds East, 373.36 feet to a point; thence South 12 Degrees 52 Minutes 12
Seconds East, 274.11 feet to a point; thence South 16 Degrees 49 Minutes 35
Seconds West, 67.47 feet to a point; thence South 34 Degrees 46 Minutes 34
Seconds East, 193.29 feet to a point; thence South 34 Degrees 46 Minutes 07
Seconds East, 23.43 feet to a point; thence North 44 Degrees 27 Minutes 41
Seconds East, 64.98 feet to a point; thence South 14 Degrees 14 Minutes 59
Seconds East, 130.89 feet to a point; thence North 74 Degrees 40 Minutes 14
Seconds East, 145.80 feet to a point; thence South 14 Degrees 58 Minutes 48
Seconds East, 1198.84 feet to a point; thence South 74 Degrees 31 Minutes 59
Seconds West, 323.00 feet to a point; thence South 75 Degrees 01 Minute 03
Seconds West, 120.31 feet to a point; thence South 79 Degrees 45 Minutes 02
Seconds West, 117.17 feet to a point; thence South 78 Degrees 49 Minutes 31
Seconds West, 219.94 feet to a point; thence South 80 Degrees 21 Minutes 43
Seconds West, 214.24 feet to a point; thence South 78 Degrees 54 Minutes 39
Seconds West, 147.56 feet back to the Point of True Beginning and containing
78.55 acres, more or less.

2. That the following area, land lying on the east side of Memorial Parkway, south of Clinton Avenue, and north of Bob Wallace Avenue, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B and Heavy Industry districts, shall be shown and classified on the Official Zoning Maps of the City of Huntsville,

Alabama, as Residence 2-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 1, 2, and 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 Southeast corner of Section 2; thence North 53 Degrees 36 Minutes 17 Seconds East 1,206.27 feet to a point; said point is further described as the Point of True Beginning; thence North 14 Degrees 14 Minutes 59 Seconds West 130.89 feet to a point; thence South 44 Degrees 27 Minutes 24 Seconds West 65.03 feet to a point; thence North 34 Degrees 41 Minutes 1 Seconds West 217.01 feet to a point; thence North 17 Degrees 42 Minutes 35 Seconds East 65.06 feet to a point; thence North 12 Degrees 41 Minutes 15 Seconds West 260.85 feet to a point; thence North 88 Degrees 51 Minutes 43 Seconds East 235.98 feet to a point; thence South 14 Degrees 49 Minutes 59 Seconds East 560.17 feet to a point; thence South 74 Degrees 40 Minutes 14 Seconds West 145.8 feet to the Point of True Beginning and containing 3.00 acres more or less.

3. 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.

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

ORDINANCE NO. 23-160 (CONT.)

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

RESOLUTION NO. 23-159 (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