



July 11, 2024

Mrs. Vanessa McGrath  
City Planning and Zoning Administrator  
1953 Municipal Way  
Alabaster, Alabama 35004

**Subject:       The Ledges at Grande View  
Request to Complete  
Alabaster, Alabama**

Dear Mrs. McGrath

As the owner understands the process after receiving a no vote from the Planning and Zoning Commission for the rezoning of the remaining Grande View property, they have three options as listed below:

1. Request the Council to hear the rezoning request as submitted to the Planning and Zoning Board.
2. Request the Council to hear the rezoning request with modifications as noted / mentioned by the Board.
3. Withdraw the rezoning request.

After speaking the owner, they have chosen option 2 listed above. We were instructed to make the following changes as noted by various planning and zoning members and heard by the public.

- Remove and replace all the 60' lots to prevent front load garage necessity.
- Remove any 70' lots from adjoining any existing Grande View lots.
- Stub out a roadway for future connection to Highway 17.

With these changes the development will have the following statistics:

- Total Lots = 265 (139-70's, 107-80's, 19-90's)
- Total Acreage = 141.42
- Acreage in R.O. W = 15.23
- Acreage in Green Space / Common Area = 67.45 (47.7%)
- Developed Acreage (includes R.O.W) = 73.97
- Lot Per Acre Ratio = 1.87
- Amenities – Walking Trail, Clubhouse with Pool / Playground, & Secondary Playground / Pocket Park
- 3 CBU's

The owner is requested that the City Council review the revised layout utilizing low impact development and ratios and determine if they can hear it or if they wish to send the revised layout back to the Planning Commission for review.



Vanessa McGrath  
July 11, 2024  
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We appreciate your attention and help with this project. If you have any questions or need any additional information, please give us a call at (205) 733-9696.

Sincerely,  
InSite Engineering, LLC

A handwritten signature in black ink, appearing to read "James M. Cassidy", is written over a light gray circular watermark that contains the InSite Engineering logo.

James M. Cassidy, P.E.

Copy: Cameron Givianpour