



PLANNING AND ZONING COMMISSION
November 1, 2024
STAFF REPORT

CASE NUMBER	ZONING/REGULATIONS ANALYSIS																
AX-2024-0168 & PZ-2024-0174	This property is part of the Saddle Lake Subdivision and is already subject to the Homeowners association. It is unclear how it was missed in the original annexation of the subdivision but the current owner would like the fix the situation and annex into the city limits and pre-zone to match the existing property contiguous to it.																
PROJECT NAME																	
Project 138 Canter Way																	
SITE DATA																	
1.80 acres																	
REQUEST																	
Annexation & Pre-zone to PRD-1																	
ZONING/DISTRICT																	
COMP PLAN FLUM																	
Parcel ID																	
22 3 05 1 991 065.000																	
LOCATION																	
138 Canter Way																	
ENGINEER																	
OWNER/DEVELOPER																	
John Stephen & Mellissa Hunt Wiley																	
DESCRIPTION OF USE																	
Annexation of 138 Canter Way into Alabaster City limits and Pre-zone to PRD-1 to match the zoning of the rest of Saddle Lake.																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">DIRECTION</th> <th style="width: 33%;">ADJACENT LAND USE</th> <th style="width: 33%;">ZONING</th> </tr> </thead> <tbody> <tr> <td>N</td> <td></td> <td>County</td> </tr> <tr> <td>E</td> <td></td> <td>PRD-1</td> </tr> <tr> <td>S</td> <td></td> <td>PRD-1</td> </tr> <tr> <td>W</td> <td></td> <td>PRD-1</td> </tr> </tbody> </table>		DIRECTION	ADJACENT LAND USE	ZONING	N		County	E		PRD-1	S		PRD-1	W		PRD-1
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	NEXT STEPS IF RECOMMENDED																
	Put on the City Council agenda on Dec 9 th to set a public hearing Advertise entire Ordinance on Dec 15 th Advertise Synopsis on Dec 22 nd City Council Work session on Jan 9 th City Council public hearing on Jan 12 th .																