

Having previously been introduced at the December 28, 2017 council meeting, Council Member Martin moved the adoption of the following Ordinance, which was seconded by Council Member Rakestraw:



ORDINANCE NO. 180212-056

AN ORDINANCE TO REZONE PROPERTY OF API ALABASTER LLC (District 31) FROM R-8 (Mobile Home District) and B-3 (Community Business District) TO MXD (Mixed Use District)

THE PUBLIC GOOD REQUIRING IT, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALABASTER, ALABAMA AS FOLLOWS:

WHEREAS API Alabaster LLC, as Owner of land located on the East side of Hwy 31 South along the intersection of 9th Ave. SE and West of US Interstate 65, have petitioned the City to rezone said property from R-8 (Mobile Home District) and B-3 (Community Business District) to MXD (Mixed Use District), without condition.

WHEREAS the Planning and Zoning Commission held a public hearing on this matter on November 28, 2017 and found the petition in conformity with the Comprehensive Plan and did recommend to the Council that said property be rezoned to Mixed Use District.

That this proposed Ordinance was advertised for two (2) weeks in the Shelby County Reporter, a newspaper of general circulation within the City Limits of the City of Alabaster, and that the City Council of the City of Alabaster, at its Public Hearing on the 12th day of February, 2018 at 7:00 p.m., considered said proposed Ordinance and that at such time and place all persons who desired had an opportunity to be heard in favor of or in opposition to such Ordinance.

Be it Ordained that the Zoning Ordinance of the City of Alabaster, Alabama and the zoning map adopted therewith, is hereby amended to rezone the property described as:

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE, 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 514.04 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 388.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET; SOUTH 28 DEGREES 29 MINUTES 34 SECONDS WEST FOR 314.30 FEET; NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET; SOUTH 29 DEGREES 14 MINUTES 19 SECONDS WEST FOR 926.07 FEET; SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET; SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.69 FEET; SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST FOR 482.40 FEET; SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET; THENCE RUN NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR 99.26 FEET; THENCE RUN NORTH 88 DEGREES 16 MINUTES 27 SECONDS WEST FOR 419.69 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET; THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 458.52 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31; THENCE RUN NORTH 45 DEGREES 20 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 570.70 FEET; THENCE RUN NORTH 00 DEGREES 01 MINUTES 52 SECONDS WEST FOR 230.38 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST FOR 73.26 FEET; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST FOR 105.70 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 75.01 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST FOR 255.02 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 456.76 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST FOR 196.39 FEET; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST FOR 92.43 FEET; THENCE RUN NORTH 00 DEGREES 06 MINUTES 15 SECONDS WEST FOR 266.64 FEET; THENCE RUN NORTH 22 DEGREES 07 MINUTES 12 SECONDS WEST FOR 271.40 FEET; THENCE RUN NORTH 69 DEGREES 01 MINUTES 11 SECONDS EAST FOR 166.01 FEET; THENCE RUN NORTH 04 DEGREES 21 MINUTES 53 SECONDS WEST FOR 23.34 FEET; THENCE RUN NORTH 54 DEGREES 46 MINUTES 36 SECONDS EAST FOR 113.43 FEET; THENCE RUN NORTH 09 DEGREES 39 MINUTES 48 SECONDS WEST FOR 30.55 FEET; THENCE RUN NORTH 71 DEGREES 05 MINUTES 35 SECONDS EAST FOR 118.78 FEET; THENCE RUN SOUTH 53 DEGREES 28 MINUTES 36 SECONDS EAST FOR 111.89 FEET; THENCE RUN NORTH 33 DEGREES 28 MINUTES 32 SECONDS EAST FOR 336.85 FEET; THENCE RUN

NORTH 89 DEGREES 48 MINUTES 23 SECONDS EAST FOR 479.72 FEET; THENCE RUN SOUTH 37 DEGREES 30 MINUTES 44 SECONDS EAST FOR 206.64 FEET; THENCE RUN SOUTH 68 DEGREES 14 MINUTES 54 SECONDS EAST FOR 214.66 FEET; THENCE RUN NORTH 78 DEGREES 55 MINUTES 42 SECONDS EAST FOR 360.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3,113,352.65 SQ. FT. OR 71.47 ACRES MORE OR LESS.

to MXD (Mixed Use District), as set forth in the official District 31 Mixed Use Development Plan to be adopted by Resolution of the City Council on February 26, 2018.

All other items and provisions of the Zoning Ordinance of the City of Alabaster not herein specifically amended shall remain in full force and effect.

This Ordinance shall become effective upon its passage and execution as provided by law, and the acquisition of property by API Alabaster, LLC.

ATTEST:



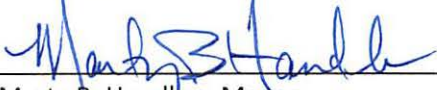
Brian Binzer, City Manager/Clerk

CITY OF ALABASTER, ALABAMA



Scott Brakefield, Council President

APPROVED:



Marty B. Handlon, Mayor