

Having previously been introduced at the September 9, 2024, council meeting, Council Member \_\_\_\_\_ moved the adoption of the following Ordinance, which was seconded by Council Member \_\_\_\_\_:



**ORDINANCE 24-206**

**AN ORDINANCE TO REZONE PROPERTY OF PEAVINE CROSSING A PIECE OF THE PARCEL NORTH OF THE PROPOSED ROAD (2112 SIMMSVILLE ROAD) OWNED BY PEAVINE CREEK DEVELOPMENT LLC FROM PCO-R-6 (PEAVINE CREEK OVERLAY MULTI-FAMILY DISTRICT) TO PDD (PLANNED DEVELOPMENT DISTRICT) TO MATCH THE PROPERTY IT IS BEING COMBINED IN AS SHOWN IN THE AMENDED DEVELOPMENT PLAN.**

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

WHEREAS Peavine Creek Development LLC, as Owners of land located as a piece of the parcel North of the proposed road (2112 Simmsville Road) with property being Parcels 14 9 30 0 000 005.001, petitioned the City to rezone said property to PDD (Planned Development District).

WHEREAS the Planning and Zoning Commission held a public hearing on this matter on August 27, 2024, and did recommend to the Council that said property be zoned PDD (Planned Development District) without condition.

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 October 14<sup>th</sup> at 6:30 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 Parcel of land to being more particularly described as follows:

2112 Simmsville Road - a piece of the parcel North of the proposed road  
PIN: 14 9 30 0 000 005.001

**ADDITION TO COMMERCIAL LOT 2 LEGAL DESCRIPTION**

COMMENCE AT A RIGHT-OF-WAY MONUMENT ON HIGHWAY 11 IN PLACE ON THE NORTHWEST CORNER OF PARCEL NUMBER 14 9 30 000 005.001 SAID MONUMENT BEING THE POINT OF COMMENCEMENT. THENCE PROCEED NORTH 89° 56' 19" EAST FOR A DISTANCE OF 909.87 FEET; TO A POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 89° 56' 19" EAST FOR A DISTANCE OF 334.88 FEET TO A POINT; THENCE PROCEED ALONG A 235.00 FOOT RADIUS CURVE FOR 2.49 FEET, WITH A CHORD BEARING OF SOUTH 09° 04' 21" WEST AND A CHORD DISTANCE OF 2.49 FEET TO A POINT; THENCE PROCEED ALONG A 50.00 FOOT RADIUS CURVE FOR 71.14 FEET, WITH A CHORD BEARING OF SOUTH 49° 31' 38" WEST AND A CHORD DISTANCE OF 65.29 FEET TO A POINT; THENCE PROCEED ALONG A 965.00 FOOT RADIUS CURVE FOR 289.39 FEET, WITH A CHORD BEARING OF NORTH 81° 07' 27" WEST AND A CHORD DISTANCE OF 288.28 FEET TO THE POINT OF BEGINNING CLOSING THE PARCEL OF LAND CONTAINING 10,176.51 SF.

**ADDITION TO COMMON AREA - 2(GREEN SPACE) LEGAL DESCRIPTION**

COMMENCE AT A RIGHT-OF-WAY MONUMENT ON HIGHWAY 11 IN PLACE ON THE NORTHWEST CORNER OF PARCEL NUMBER 14 9 30 000 005.001 SAID MONUMENT BEING THE POINT OF COMMENCEMENT. THENCE PROCEED NORTH 89° 56' 19" EAST FOR A DISTANCE OF 1331.62 FEET; TO A POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 89° 56' 19" EAST FOR A DISTANCE OF 159.49 FEET TO A POINT; THENCE PROCEED ALONG A 965.00 FOOT RADIUS CURVE FOR 108.53 FEET, WITH A CHORD BEARING OF SOUTH 75° 37' 59" WEST AND A CHORD DISTANCE OF 108.47 FEET TO A POINT; THENCE PROCEED ALONG A 50.00 FOOT RADIUS CURVE FOR 65.14 FEET, WITH A CHORD BEARING OF NORTH 63° 49' 29" WEST AND A CHORD DISTANCE OF 60.63 FEET TO THE POINT OF BEGINNING CLOSING THE PARCEL OF LAND CONTAINING 2,670.64 SF.

ADDITION TO COMMON AREA – 4 LEGAL DESCRIPTION

COMMENCE AT A RIGHT-OF-WAY MONUMENT ON HIGHWAY 11 IN PLACE ON THE NORTHWEST CORNER OF PARCEL NUMBER 14 9 30 000 005.001 SAID MONUMENT BEING THE POINT OF COMMENCEMENT. THENCE PROCEED NORTH 89° 56' 19" EAST FOR A DISTANCE OF 1244.75 FEET; TO A POINT BEING THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING PROCEED NORTH 89° 56' 19" EAST FOR A DISTANCE OF 86.87 FEET TO A POINT; THENCE PROCEED ALONG A 50.00 FOOT RADIUS CURVE FOR 65.14 FEET, WITH A CHORD BEARING OF SOUTH 63° 49' 29" EAST AND A CHORD DISTANCE OF 60.63 FEET TO A POINT; THENCE PROCEED ALONG A 965.00 FOOT RADIUS CURVE FOR 192.52 FEET, WITH A CHORD BEARING OF SOUTH 84° 34' 13" WEST AND A CHORD DISTANCE OF 192.20 FEET TO A POINT; THENCE PROCEED ALONG A 50.00 FOOT RADIUS CURVE FOR 71.14 FEET, WITH A CHORD BEARING OF NORTH 49° 31' 38" EAST AND A CHORD DISTANCE OF 65.29 FEET TO A POINT; THENCE PROCEED ALONG A 235.00 FOOT RADIUS CURVE FOR 2.49FEET, WITH A CHORD BEARING OF NORTH 09° 04' 21" EAST AND A CHORD DISTANCE OF 2.49 FEET TO THE POINT OF BEGINNING CLOSING THE PARCEL OF LAND CONTAINING 4,595.75 SF.

to PDD (Planned Development District) with no conditions as shown in the amended Development Plan.

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.

**ADOPTED AND APPROVED THIS 14<sup>th</sup> DAY OF OCTOBER 2024.**

ATTEST:

CITY OF ALABASTER

\_\_\_\_\_  
J. Mark Frey, City Clerk

\_\_\_\_\_  
Sophie Martin, Council President

APPROVED:

\_\_\_\_\_  
Scott Brakefield, Mayor