

Having previously been introduced at the May 12, 2025, council meeting, Council Member _____ moved the adoption of the following Ordinance, which was seconded by Council Member _____:



ORDINANCE 25-236

AN ORDINANCE TO PRE-ZONE PROPERTY OWNED BY WESTERN REI LLC LOCATED AT 430 HIGHWAY 31 (FULTON CROSSING) TO R-6 (MULTIFAMILY DISTRICT)

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

WHEREAS on January 15, 2025, **Western REI, LLC** as the property owner, did file with the City Planner a petition asking that should said tract or parcel of land be annexed to and become a part of the City of Alabaster, Alabama; then such property be pre-zoned to **R-6 (Multifamily District)** pursuant to Ala. Code § 11-52-85.

WHEREAS the Planning and Zoning Commission held a public hearing on this matter on April 22, 2025, and did recommend to the Council that said property located at 430 Highway 31 (23 1 12 0 000 043.000) be zoned to R-6 (Multifamily District) without condition should same be annexed.

WHEREAS, said property is identified as:

A Parcel of land to being more particularly described as follows:

430 Hwy 31
PID: 23 1 12 0 000 043.000

EXHIBIT "A"
Property Description

Commence at the SE Comer of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and long said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06'; thence N46°58'47"W and leaving said R.O.W. line a distance of 139.50'; thence S19°11'11"W a distance of 78.14'; thence N80°37'40"W a distance of 297.48': thence N89°34'36"W a distance of 268.93'; thence N83°14'22"W a distance of 176.94' to the POINT OF BEGINNING, thence S03°00'41"E a distance of 145.89'; thence N64°55'20"W a distance of 298.23'; thence N01°59'45"E a distance of 212.42'; thence N01°50'13"W a distance of 728.03'; thence S89°01'57"E a distance of 228.87'; thence S02°56'08"E a distance of 452.11'; thence S03°14'50"E a distance of 466.03' to the POINT OF BEGINNING.

Said Parcel containing 5.55 acres, more or less.

to R-6 (Multifamily District) without condition should same be annexed.

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 as required by law, and that the City Council of the City of Alabaster, at its Public Hearing on May 12, 2025 at 6:30 PM, 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.

THEREFOR, BE IT ORDAINED that the Zoning Ordinance of the City of Alabaster, Alabama and the zoning map adopted therewith, is hereby amended to pre-zone the parcels of property recited herein to show that immediately upon annexation into the City of Alabaster said property shall be zoned to R-6 (Multifamily District).

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 9TH DAY OF JUNE 2025.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor