



PLANNING AND ZONING COMMISSION
April 14, 2025
STAFF REPORT

CASE NUMBER	<p>ZONING/REGULATIONS ANALYSIS</p> <p>This property is a piece surrounded to the North, East, and South by the City of Alabaster. The current zoning of the property that surrounds this property and is within the city limits are B-3 (Community Business District) to the North and East and R-3 (Single – Family Residential District) R-6 has a maximum density of 10 units per acre at 5.6 acres that means the max density is 56 Units on this lot. The plan is to subdivide the property so there will be more land added to this that will need to be rezoned to R-6 from B-3</p> <table border="1"> <thead> <tr> <th><i>DIRECTION</i></th> <th><i>ADJACENT LAND USE</i></th> <th><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td><i>N</i></td> <td></td> <td><i>B-3</i></td> </tr> <tr> <td><i>E</i></td> <td></td> <td><i>B-3</i></td> </tr> <tr> <td><i>S</i></td> <td></td> <td><i>R-3</i></td> </tr> <tr> <td><i>W</i></td> <td></td> <td><i>County</i></td> </tr> </tbody> </table> <p>NEXT STEPS IF RECOMMENDED</p> <p>If the Planning & Zoning Commission give a favorable recommendation:</p> <p>April 28th City Council to set a Public Hearing May 11th Ordinance published in Shelby County Reporter Reporter May 18th Synopsis published in Shelby County Reporter June 9th City Council Public hearing.</p>		<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	<i>N</i>		<i>B-3</i>	<i>E</i>		<i>B-3</i>	<i>S</i>		<i>R-3</i>	<i>W</i>		<i>County</i>
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PZ-2025-0009 & AX-2025-0048																	
PROJECT NAME																	
430 Hwy 31 (Fulton Crossing)																	
SITE DATA																	
5.6 acres																	
REQUEST																	
Annexation & Prezone to R-6																	
ZONING/DISTRICT																	
County																	
COMP PLAN FLUM																	
Parcel ID																	
23 1 12 0 000 043.000																	
LOCATION																	
430 Hwy 31																	
ENGINEER																	
OWNER/DEVELOPER																	
Western REI																	
DESCRIPTION OF USE																	
Annex the 1 parcels into the city of limits of Alabaster and Pre-Zone to R-6 (Multifamily District)																	