

Originally introduced at the July 22, 2024 meeting, and re-set during the August 12, 2024 meeting, a public hearing was set for the September 9, 2024 council meeting, Council Member _____ moved the adoption of the following Ordinance, which was seconded by Council Member _____:



ORDINANCE 24-204

AN ORDINANCE TO REZONE PROPERTY OF SOUTH GRANDE VIEW DEV CO INC & CCN ASSET MANAGEMENT LLC (APPLICANT INSITE ENGINEERING) FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO PRD-1 (PLANNED SINGLE-FAMILY RESIDENTIAL)

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

WHEREAS, CCN Asset Management LLC & 12 & 80 Land, LLC, as Owner of land located at East of County Road 17 & Butler Road with property being known as The Ledges at Grande View Parcels 23 5 16 0 001 019.000; 23 5 21 0 001 002.006; 23 5 21 0 001 002.002; 23 5 21 0 001 002.005, petitioned the City to rezone said property to PRD-1 (Planned Single-Family Residential District).

WHEREAS, the Planning and Zoning Commission held a public hearing on this matter on June 25, 2024 and did not recommend to the Council that said property be zoned PRD-1 (Planned Single-Family Residential District) without condition.

WHEREAS, the Owners requested the City Council to hear the petition with a revised Master Plan as set forth in the letter from Insight Engineering dated July 11, 2024 and the accompanying map, and

WHEREAS, the City Council decided to consider the amended Master Plan and Rezoning Request after the original plan was rejected by the Planning and Zoning Commission, and

WHEREAS, 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 September 9, 2024 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:

East of County Road 17 & Butler Road with property being known as The Ledges at Grande View
PIN: 23 5 16 0 001 019.000; 23 5 21 0 001 002.006; 23 5 21 0 001 002.002; 23 5 21 0 001 002.005

Parcel III:

A parcel of land being a part of the South one half of Section 16 and a part of the North one half of Section 21, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows

Commence at the Northeast corner of said Section 21, thence run in a Southerly direction along the East line of said Section 21 for a distance of 1,324.58 feet to an existing crimped iron pin; thence tum an angle to the left of 00 degrees 18 min. 01 sec. and run in a Southerly direction for a distance of 56.78 feet to an existing crimped iron pin and also being on the Northwest right-of-way line of Shelby County Highway #12; thence turn an angle to the right of 67 deg. 39 min. 34 sec. and run in a Southwesterly direction along said Northwest right-of-way line for a distance of 975.59 feet to an existing iron pin on a curve to the left having central angle of 21 deg. 01 min. 25 sec. and a radius of 1,949.87 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 715.47 feet to an existing iron pin; thence run tangent to last stated curve in a Southwesterly direction along said Northwest right-of-way line for a distance of 170.66 feet to an existing iron pin on a curve to the right having a central angle of 43 deg. 49 min. 36 sec. and a radius of 936.96 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 716.70 feet to an existing iron pin;

thence run tangent to last stated curve in a Westerly direction along said Northwest right-of-way line for a distance of 170.75 feet to an existing iron pin, thence turn an angle to the right of 89 deg. 29 min. 21 sec. and run in a Northerly direction for distance of 232.43 feet to an existing iron pin; thence turn an angle to the left of 88 deg. 42 min. 11 sec. and run in a Westerly direction for a distance of 195.50 feet to an existing iron pin; thence turn an angle to the left of 69 deg. 16 min. 27 sec. and run in Southwesterly direction for a distance of 252.71 feet to an existing iron pin on the North right-of-way line of Shelby County Highway #12, thence turn an angle to the right of 68 deg. 29 min. 17 sec. and run in Westerly direction along said North right-of-way line for a distance of 710.68 feet to an existing iron pin being at the point of intersection with the Easterly right-of-way line of Southern Railroad right-of-way; thence an angle to the right of 73 deg. 16 min. 56 sec. and run in Northwesterly direction along said Easterly right-of-way line for a distance of 1,863.37 feet to an existing iron pin on a curve to the right having a central angle of 01 deg. 57 min. 22 sec. and a radius of 2,711.44 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Easterly right-of-way line for a distance of 92.57 feet to an existing iron pin on a compound curve to the right having a central angle of 07 deg. 08 min. 34 sec. and a radius of 1,600.46 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Easterly right-of-way line for a distance of 199.52 feet to a tree being at the property corner; thence turn an angle to the right from the chord of last stated curve of 91 deg. 53 min. 25 sec. and run in a Northeasterly direction for a distance of 311.40 feet to an existing rock pile marking the corner; thence turn an angle to the left of 91 deg. 02 min. 56 sec. and run in a Northwesterly direction for a distance of 145.83 feet to the point of beginning; thence continue along last stated course for a distance of 210.00 feet to an existing old iron rebar; thence turn an angle to the right of 97 deg. 29 min. 31 sec. and run in an Easterly direction for a distance of 294.26 feet to an old open top iron pin; thence turn an angle to the left of 91 deg. 47 min. 47 sec. and run in a Northerly direction for a distance of 951.85 feet to an existing iron pin; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in an Easterly direction for a distance of 175.00 feet to an existing iron pin; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 262.46 feet to an existing iron pin; thence turn an angle to the right of 90 deg. 27 min. 07 sec. and run in an Easterly direction for a distance of 103.28 feet to an existing iron pin; thence turn an angle to the left of 86 deg. 19 min. 26 sec. and run in a Northerly direction for a distance of 521.27 feet to an existing old iron rebar; thence turn an angle to the left of 01 deg. 45 min. 39 sec. and run in a Northerly direction for a distance of 465.54 feet to a point; thence turn an angle to the right of 102 deg. 45 min. 00 sec. and run in a Southeasterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of 10 deg. 15 min. 00 sec. and run in Southeasterly direction for a distance of 180.00 feet to a point; thence turn an angle to the left of 25 deg. 00 min. 00 sec. and run in a Northeasterly direction for a distance of 100.00 feet to a point; thence turn an angle to the left of 11 deg. 30 min. 00 sec. and run in a Northeasterly direction for a distance of 215.00 feet to a point; thence turn an angle to the left of 11 deg. 18 min. 12 sec. and run in a Northeasterly direction for a distance of 185.13 feet to a point; thence turn an angle to the right of 38 deg. 39 min. 58 sec. and run in a Southeasterly direction for a distance of 123.95 feet to a point; thence turn an angle to the right of 37 deg. 08 min. 53 sec. and run in a Southeasterly direction for a distance of 120.00 feet to a point; thence turn an angle to the right of 33 deg. 00 min. 00 sec. and run in a Southeasterly direction for a distance of 165.00 feet to a point; thence turn an angle to the right of 19 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 400.00 feet to a point; thence turn an angle to the left of 91 deg. 15 min. 00 sec. and run in a Southeasterly direction for a distance of 170.00 feet to a point on a curve to the left having a central angle of 45 deg. 14 min. 23 sec. and a radius of 650.00 feet; thence turn an angle to the right to the tangent of said curve of 90 deg. 00 min. 00 sec. and run in a Southeasterly direction along the arc of said curve for a distance of 513.23 feet to a point on a reverse curve to the right having a central angle of 47 deg. 09 min. 23 sec. and a radius of 750.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 617.28 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 450.00 feet to a point on a curve to the left having a central angle of 25 deg. 27 min. 53 sec. and a radius of 450.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 200.00 feet to a point; thence turn an angle to the right from the chord of last stated curve of 56 deg. 16 min. 03 sec. and run in a Southwesterly direction for a distance of 190.00 feet to a point; thence turn an angle to the left of 14 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 170.00 feet to a point; thence turn an angle to the left of 15 deg. 07 min. 43 sec. and run in a Southwesterly direction for a distance of 192.95 feet to a point; thence turn an angle to the left of 20 deg. 23 min. 49 sec. and run in a Southwesterly direction for a distance of 530.00 feet to a point; thence turn an angle to the right of 136 deg. 00 min. 00 sec. and run in a Northwesterly direction for a distance of 535.00 feet to a point; thence turn an angle to the left of 14 deg. 30 min. 00 sec. and run in a Northwesterly direction for a distance of 850.00 feet to a point; thence turn an angle to the left of 49 deg. 15 min. 00 sec. and run in a Southwesterly direction for a distance of 315.00 feet to the point of beginning; being situated in Shelby County, Alabama

Less and Except

Lots 701, 702, 703, 704, 705, 706, 707, 708, 709 and 710, inclusive, Lot 712, Lots 714, 715, 716, 717, 718, 719 and 720, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 7th Addition, as recorded in Map Book 21 Page 134 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except

Lots 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547 and 1548, inclusive, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 15th Addition, as recorded in Map Book 32 Page 126 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except

Lot 980, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase I as recorded in Map Book 26 Page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

NOTE: The remaining acreage of Parcel III includes Lots 711 and 713 of Map Book 21 Page 134 in the Probate Office.

to PRD-1 (Planned Single-Family Residential District) pursuant to the Master Plan and Map presented by Insight Engineering in its July 11, 2024 letter and associated Map.

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 SEPTEMBER 2024.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor