

Having previously been introduced at the January 8, 2024 council meeting, Council Member _____ moved the adoption of the following Ordinance, which was seconded by Council Member _____:



ORDINANCE 24-194

AN ORDINANCE TO AMEND ADMINISTRATIVE SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF ALABASTER RELATING TO NOTICE AND AMENDMENTS.

WHEREAS, the City Council is desirous to make certain changes to the administrative provisions of the Zoning Ordinance of the City of Alabaster,

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALABASTER AS FOLLOWS:

Section 1. Section 111-84(k) – Amendments, is hereby repealed and replaced as follows:

Sec. 111-84(k). Amendments.

(k) Amendments.

(1) The following changes to the development criteria or approved development plan shall require approval by the planning commission:

- a. Any change to the conceptual street plan which would:
 - 1. Any reduction of or increase to the number of streets.
 - 2. Change the intent or function of the pedestrian circulation system or commonly owned open space network.
 - 3. A reduction or increase of any use greater than 5% of the established plan.
 - 4. Any change in PDD district boundaries greater than 50 feet from the established plan.
- b. Any change in the development criteria approved as part of the Planned Development District.

(2) The following minor changes to the development plan may be approved by the zoning coordinator or zoning official:

- 1. Relocation of a planned street due to topography or infrastructure requirements.
- 2. Relocation of a building or part of a planned district area by not greater than 50 feet from its planned location.

(3) Any variance to zoning ordinance provisions which apply to a Planned Development District and are not part of this section must be approved by the board of zoning adjustment.

Section 2. **Section 111-87(k) and (l) are hereby repealed and replaced as follows:**

(k) Approved development plan amendment. An approved development plan may be amended by the planning commission, provided the procedure specified in subsection (i)(3) of this section for MXD Mixed Use District zoning is followed.

(l) Minor changes procedures. Minor changes in the location, siting, elevation or character of buildings and structures shown on the final development plan may be authorized by the zoning coordinator. No change authorized by the zoning coordinator under this section may increase the size of any building or structure by more than ten percent, nor change the location of any building or structure by more than ten feet in any direction; provided that, notwithstanding anything in the foregoing, the building official may not permit changes beyond the minimum or maximum requirements set forth in the MXD Mixed Use District zoning approval.

ADOPTED AND APPROVED THIS 12TH DAY OF FEBRUARY 2024.

ATTEST:

CITY OF ALABASTER, ALABAMA

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor