

Marty B. Handlon
Mayor



Brian Binzer
City Manager/City Clerk

Office of the City Clerk

December 13, 2017

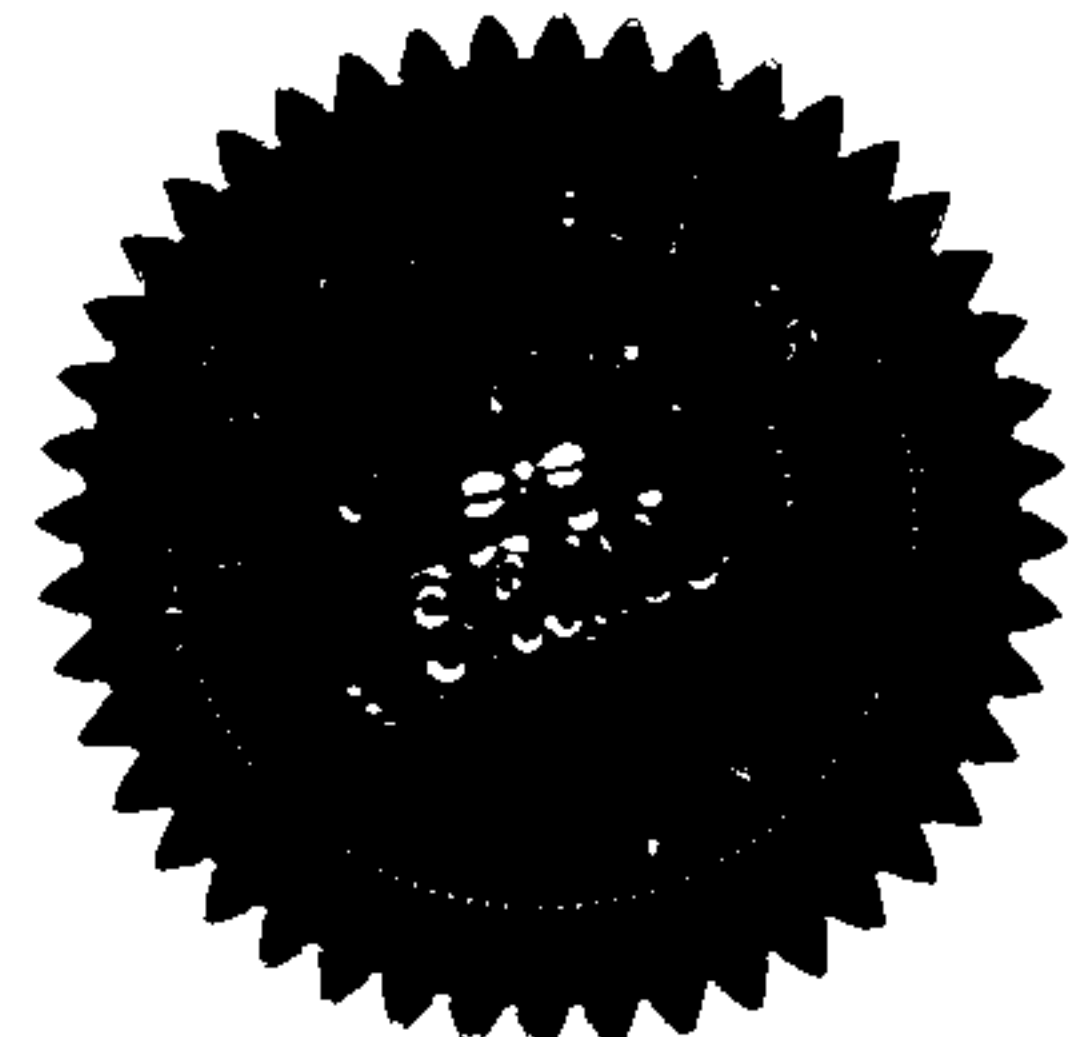
I, Brian Binzer, as the undersigned qualified City Clerk of the City of Alabaster, Alabama, and by State Law, the custodian of all records of the City of Alabaster, Alabama, do hereby certify that the attached document Ordinance 171127-049, is a true copy of an original document on file in the permanent records in the Clerk's Office at City Hall within the corporate limits of the City of Alabaster, Alabama, kept in the ordinary course of business of the City.

IN WITNESS WHEREOF, these documents are true and accurate, and I have hereunto set my hand and affixed the official seal of the City of Alabaster on this 13th Day of December 2017.


Brian Binzer, City Manager / Clerk



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Shelby Cnty Judge of Probate, AL
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Having previously been introduced at the October 23, 2017 council meeting, Council Member Pakstran moved the adoption of the following Ordinance, which was seconded by Council Member Pato:



ORDINANCE NO. 171127-049

AN ORDINANCE TO CONDITIONALLY ZONE PROPERTY OF WESTERN REI, LLC FROM MR to R-1 (Residential)

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

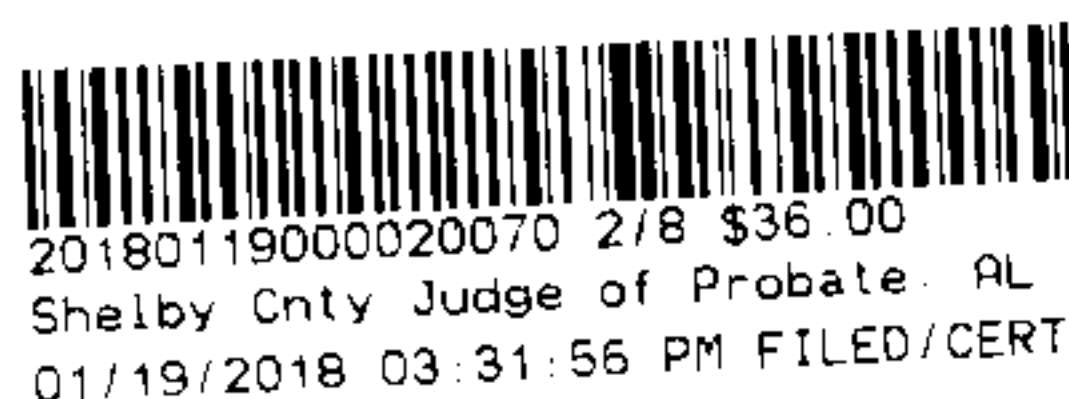
WHEREAS Western REI, LLC, as Owner of a tract of land north of the Navajo Pines subdivision and west of the Valley Forge subdivision, having Parcel Identification Number(s) 13-8-34-0-000-001.000, all being located in unincorporated Shelby County, Alabama, has petitioned the City pursuant to Alabama Code section 11-52-85, to prezone said property to R-1 (Residential) upon its annexation. The property is more fully described as:

Commence of the Southeast Corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, which is marked by a $\frac{1}{2}$ " Crimp and is the Point of Beginning. From said point, proceed North 0 deg. 13 min. 37 sec. west for a distance of 805.44 feet to a point along said East Quarter Line; thence proceed South 87 deg. 9 min. 33 sec. West for a distance of 300.31 feet to a point; thence South 70 deg. 38 min. 59 sec. West for a distance of 122.82 feet to a point; thence proceed South 80 deg. 53 min., 42 sec. West for a distance of 769.53 feet to a point; thence proceed South 18 deg. 33 min. 2 sec. East for a distance of 147.75 feet to a point; thence proceed South 71 deg. 26 min. 58 sec. West for a distance of 1069.19 feet to a point on the West; thence proceed South 0 deg. 30 min. 46 sec. East for a distance of 96.97 feet to a $\frac{1}{2}$ " set rebar on the South Quarter Section Line; thence proceed South 88 deg. 38 min. 31 sec. East for a distance of 2145.22 feet along the South Quarter Section Line to the Point of Beginning; said parcel containing 25.12 acres +/-.

WHEREAS the Planning and Zoning Commission held a public hearing on this matter on September 26, 2017 and found the petition in conformity with the Comprehensive Plan and did recommended to the Council that said property be rezoned to R-1, with conditions.

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 the 27th day of November 2017 at 7:00 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 show that any portion of the property described as a tract of land north of the Navajo Pines subdivision and west of the Valley Forge subdivision, having Parcel Identification Number(s) 13-8-34-0-000-001.000 annexed into the City within 180 days of the effective date of this Ordinance is hereby zoned to R-1, with the following additional conditions: All lots shall be a minimum of one acre, with a minimum lot width of 100 feet, minimum livable floor areas of 2,000 square feet for single story dwellings and 2,400 square feet for two story



dwellings with a 1,400 square foot first floor, and minimum set backs of 50 feet front and rear, and side set back of 15 feet.

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.

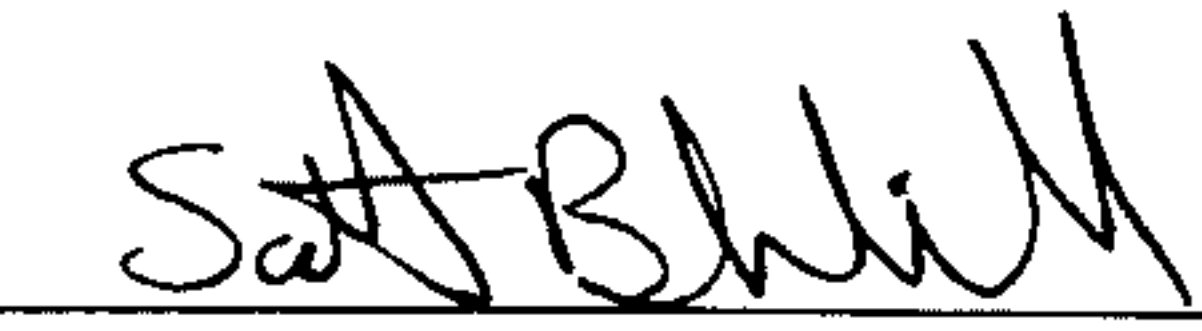
This Ordinance shall become effective upon its passage and execution as provided by law.

ADOPTED AND APPROVED THIS 27th DAY OF NOVEMBER 2017.

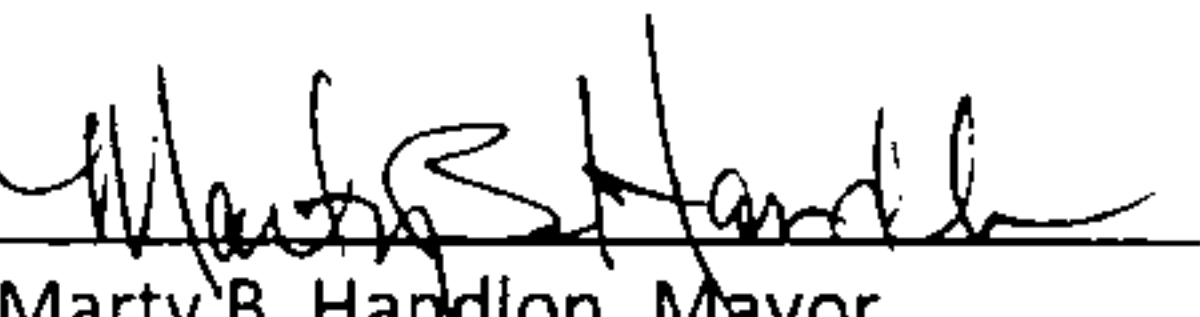
ATTEST:


CITY OF ALABASTER


Brian Binzer, City Manager/Clerk


By: Council President Scott Brakefield

APPROVED:


Marty B. Handlon, Mayor


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Rena

REZONING APPLICATION
CITY OF ALABASTER
1953 Municipal Way
Alabaster, AL 35007
(205)664-6823 PH

PROPERTY INFORMATION	
CASE NAME:	CASE NO. <u>R22017-01</u>
PARCEL I.D. <u>138340000001.000</u>	ZONING: <u>County</u>
TOWNSHIP <u>205</u> RANGE <u>0340</u> SECTION <u>34</u>	NO. ACRES <u>65</u>
GENERAL LOCATION/ADDRESS:	
APPLICATION DATE: MEETING DATE:	
<small>Note: No request for rezoning approval shall be considered complete until this application form, an accurate legal description, and all applicable fees have been submitted to the Alabaster Zoning Department. If you have any questions call (205)621-8735.</small>	

CONTACT INFORMATION	
Applicant (owner) Name: <u>Jason Spinks</u>	Company: <u>Western REI, LLC</u>
Telephone: <u>(205) 288-2057</u>	Fax: <u>(205) 744-6949</u>
Address: <u>3360 Davey Allison Blvd</u>	<u>Hueytown, AL 35023</u>
Street	City State Zip

REQUEST

The applicant hereby applies for rezoning From _____ To R-1 CO

What is the proposed use of the property? Residential Development

ACKNOWLEDGEMENT

I, THE UNDERSIGNED applicant, have reviewed a copy of the applicable zoning requirements as set forth in the Zoning Ordinance of the City of Alabaster. I understand that I must be present on the date of the hearing; the Planning Commission will not take any action on a case in which there is no one officially representing the property owner(s).

I further understand that payment of these fees does not entitle me to approval of this request and no refund of these fees will be made. Please call (205)664-6823 if any questions arise.

JASON E. Spinks Print Name Signature Date 8/8/17

Given under my hand and seal this 8th day of August, 20 17

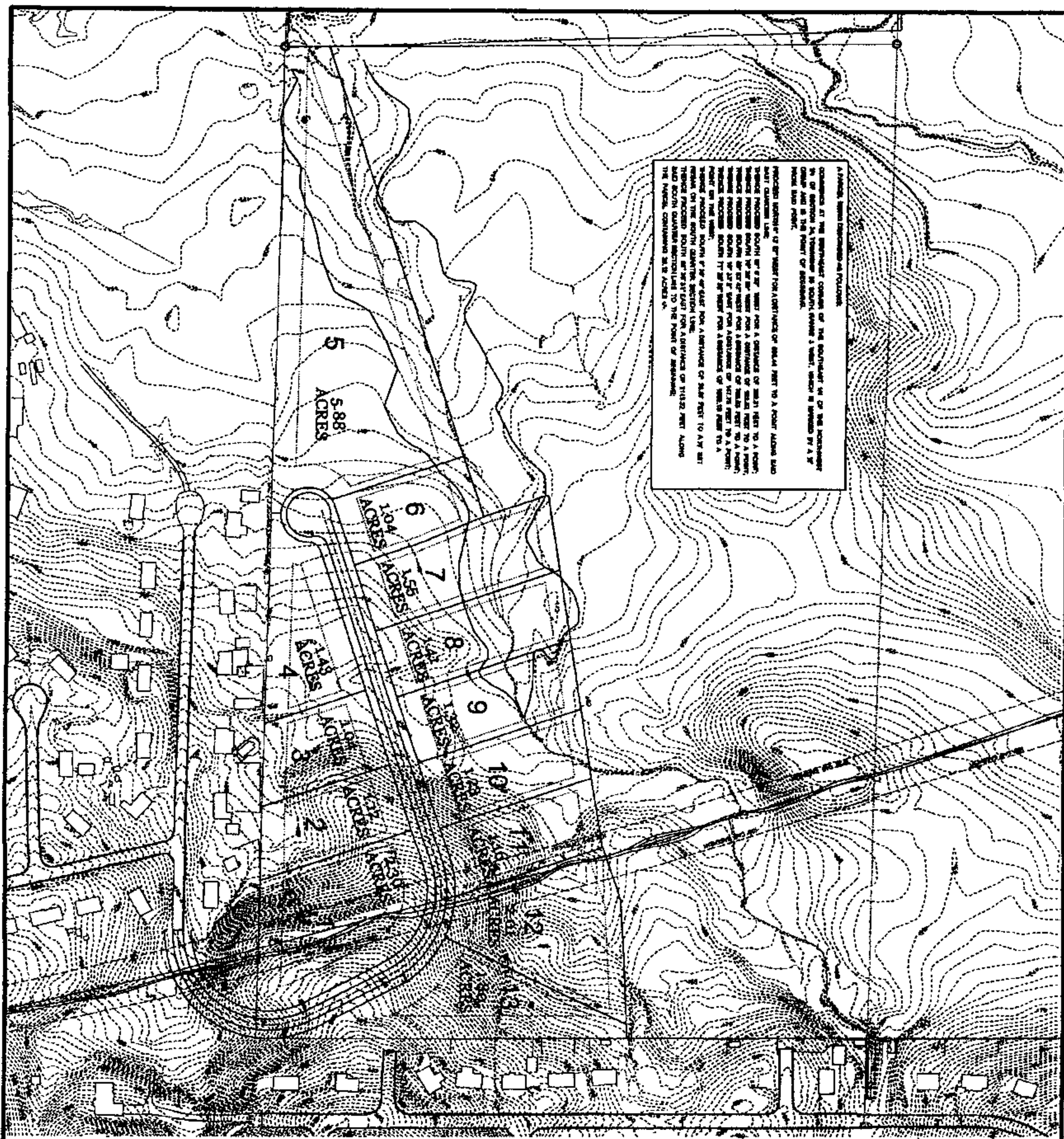
Laurie Smith Notary Public (Seal)

My commission expires 15th day of JUNE, 20 19

OFFICE USE ONLY	
FEES: Application fee is \$100.00 plus a notification fee for each adjacent property owner.	
MAKE CHECK PAYABLE TO: <u>CITY OF ALABASTER</u>	
AMOUNT PAID <u>200.00</u>	RECEIPT NO. _____ DATE: <u>8-10-17</u>
RECEIVED BY: <u>SJM</u>	CASE REVIEWED BY: <u>SJM</u>



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A FLOOD ZONE, SHOWN ON THE FOLLOWING MAP, IS THE RESULT OF A FLOOD STUDY CONDUCTED BY THE ALABAMA DEPARTMENT OF AGRICULTURE AND FORESTRY, WHICH IS BASED ON A 1% FLOOD RISK ANALYSIS.

THE FLOOD ZONE IS SHOWN ON THE FOLLOWING MAP, WHICH IS BASED ON A 1% FLOOD RISK ANALYSIS.

THE FLOOD ZONE IS SHOWN ON THE FOLLOWING MAP, WHICH IS BASED ON A 1% FLOOD RISK ANALYSIS.

THE SANCTUARY

ALABASTER, ALABAMA

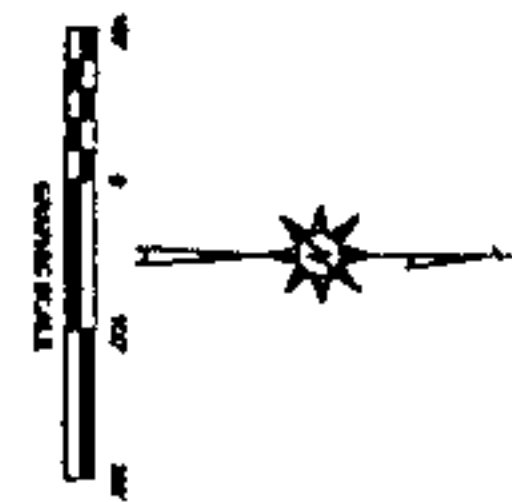
SCHEMATIC LAYOUT

Prepared by InSite Engineering, LLC
September 28, 2017

25.12+/- AC

1683 LINEAR FEET OF ROADWAY
1 CUL-DE-SAC

SETBACKS FOR R-1 ZONING
FRONT - 50'
REAR - 50'
SIDE - 15'



13 LOTS
20,000 SF (0.46 ACRES) MINIMUM LOT SIZE
OUTSIDE OF FLOOD PLAIN

100' MINIMUM LOT WIDTH
35' MAXIMUM BUILDING HEIGHT

MINIMUM LIVABLE FLOOR AREA

ONE STORY DWELLING: 2,000 SF

MORE THAN ONE STORY DWELLING: 1,400 SF
TOTAL DWELLING: 2,400 SF



5800 FELDPAUS WAY
MOBILE, ALABAMA 36688
OFFICE (205) 731-0000
FAX (205) 731-0007

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL




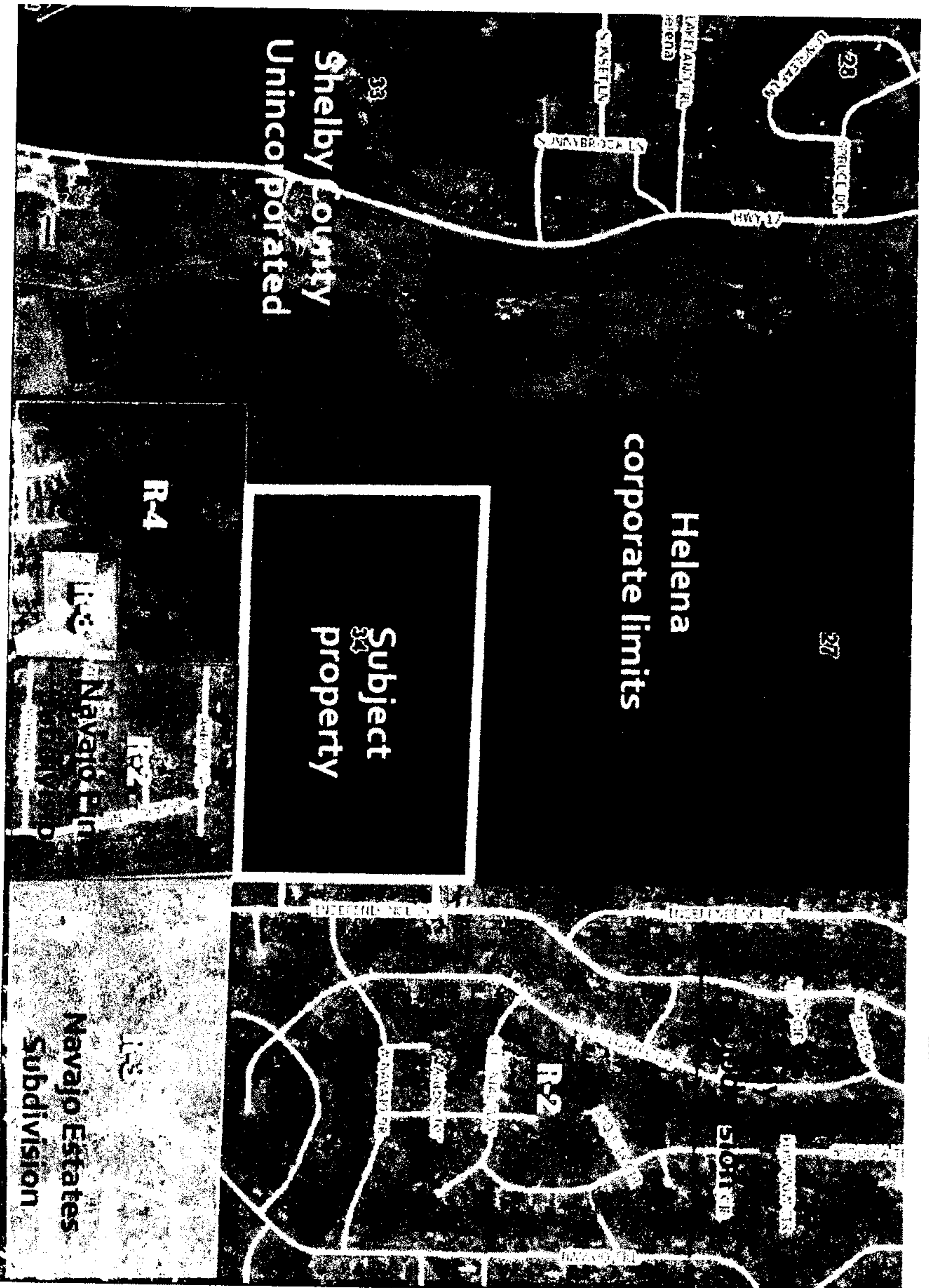
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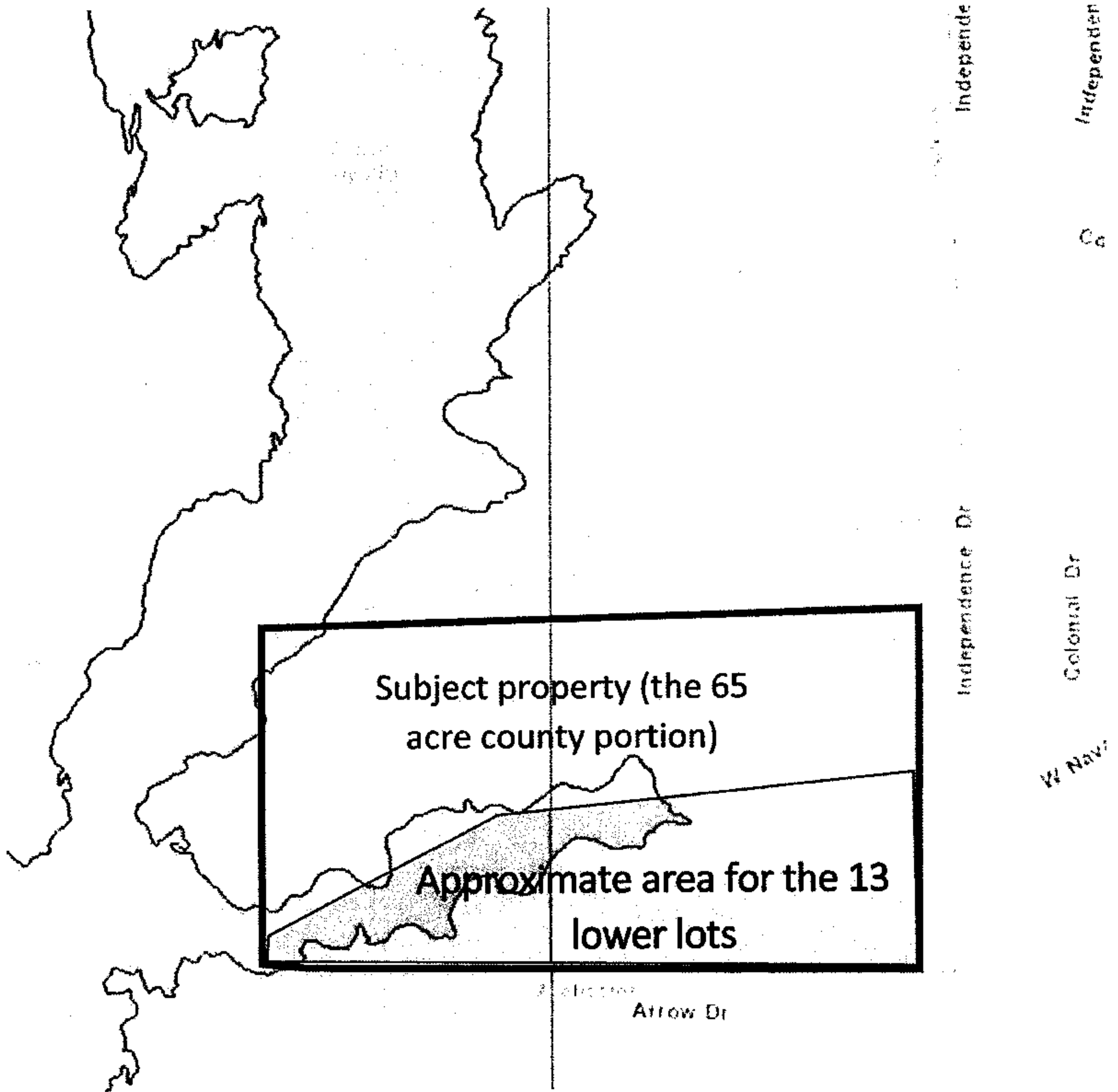
A Parcel being described as follows:

Commence at the Southeast Corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 20 South, Range 3 West, which is marked by a ½" Crimp and is the POINT OF BEGINNING.
from said point,

proceed North 0° 13' 37" West for a distance of 805.44 feet to a point along said East Quarter Line;
thence proceed South 87° 9' 33" West for a distance of 300.31 feet to a point;
thence proceed South 70° 38' 59" West for a distance of 122.82 feet to a point;
thence proceed South 80° 53' 42" West for a distance of 769.53 feet to a point;
thence proceed South 18° 33' 2" East for a distance of 147.75 feet to a point;
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