

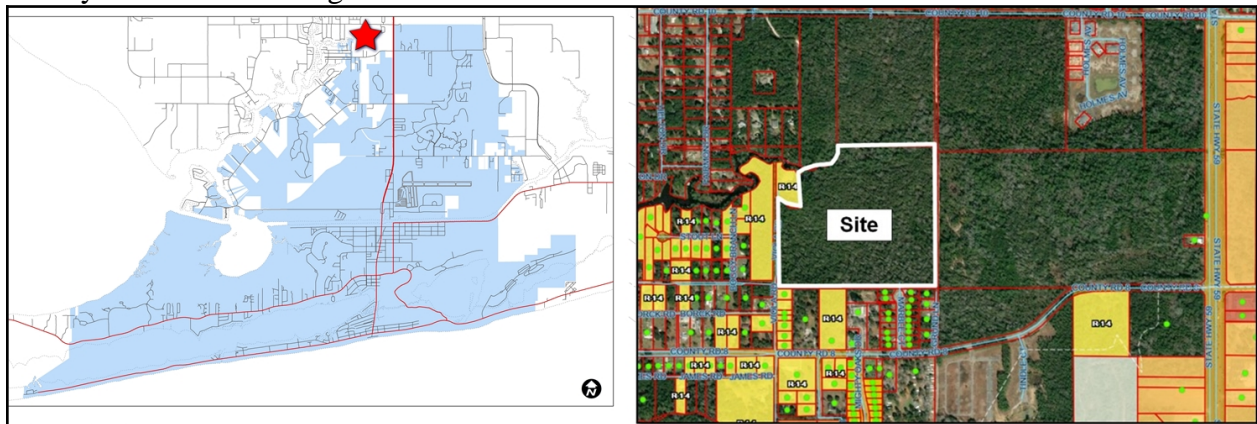
TO: Mayor Craft & Members of the City Council

FROM: Lee Jones, Director of Planning and Community Development

SUBJECT: ZA19-000013 Holmes 44 Property Annexation & Pre-Zoning

DATE: May 20, 2019

ISSUE: The applicant requests to annex and pre-zone 42 acres of property located north of County Road 8, between Grund Lane and Viola Road. The applicant is requesting R-1-5 Single Family Residential zoning.



BACKGROUND: The Code of Alabama allows municipalities to pre-zone territory proposed for annexation prior to the effective date of the annexation. This application is processed as a rezoning application with public hearings before both the Planning Commission and City Council.

FACTS TO BE CONSIDERED:

1. The proposed Annexation/Pre-zoning application is consistent with the Land Use Plan.
2. The conceptual subdivision layout meets the minimum area and dimensional requirements of the R-1-5 zoning district. The plan indicates 82 lots equaling a density of 1.93 units per acre.
3. The minimum lot size is 9,150 square feet which is greater than the minimum 8,000 square feet lot size allowed by the R-1-5 zoning district.
4. The applicant will dedicate 25 feet of right-of-way and construct a portion of Grund Lane to bring the roadway into compliance with City street standards.
5. Staff has worked with the applicant to provide two entrances to the future subdivision, a main entrance from Grund Lane and a secondary entrance from Marble Court.

RECOMMENDATION: Staff recommends the City Council approve the annexation and pre-zoning application with the following conditions:

1. Prior to final subdivision plat approval the applicant shall dedicate 25 feet of additional right-of-way on the west side of Grund Lane along the entire property frontage. The

applicant shall construct a portion of new roadway in accordance with city standards from County Road 8 West north to the rear lot line of lot 73. The improved Grund Lane roadway shall serve as the primary entrance to the subdivision.

2. Marble Court shall not be utilized as a construction entrance. Grund Lane shall be utilized for construction of the subdivision.
3. The layout of the preliminary subdivision plat shall be in substantial conformity with the layout submitted with the annexation/pre-zoning application to include:
 - a. A primary playground location and useable open space;
 - b. Preservation of mature native vegetation on the western section of the property;
 - c. Work with City staff to design the stormwater system to accommodate a 100-year storm event with a 10-year release rate;
 - d. The density shall be capped at 82 lots;
 - e. The minimum lot size shall be 9,150 square feet.

ATTACHMENTS: Staff Report, Conceptual Subdivision Plan