



A Grand City on a CHARMING SCALE

Planning Department

April 29, 2013

Honorable Mayor and City Council
City of Decatur
P.O. Box 488
Decatur, AL 35602

RE: Rezoning Request 1268-13

Gentlemen:

At the April 23, 2013 meeting of the Decatur City Planning Commission, action was taken recommending to the City Council that they **approve** the attached ordinance pertaining to rezoning request 1268-13 as an amendment to the Zoning Ordinance of the City of Decatur, Alabama. The request is to zone a recently annexed parcel of land to a ID, Institutional District. This Property is Located East of Highway 31 and North of Airport Road in Limestone County.

If you have any questions concerning this request, please contact the City Planning Department.

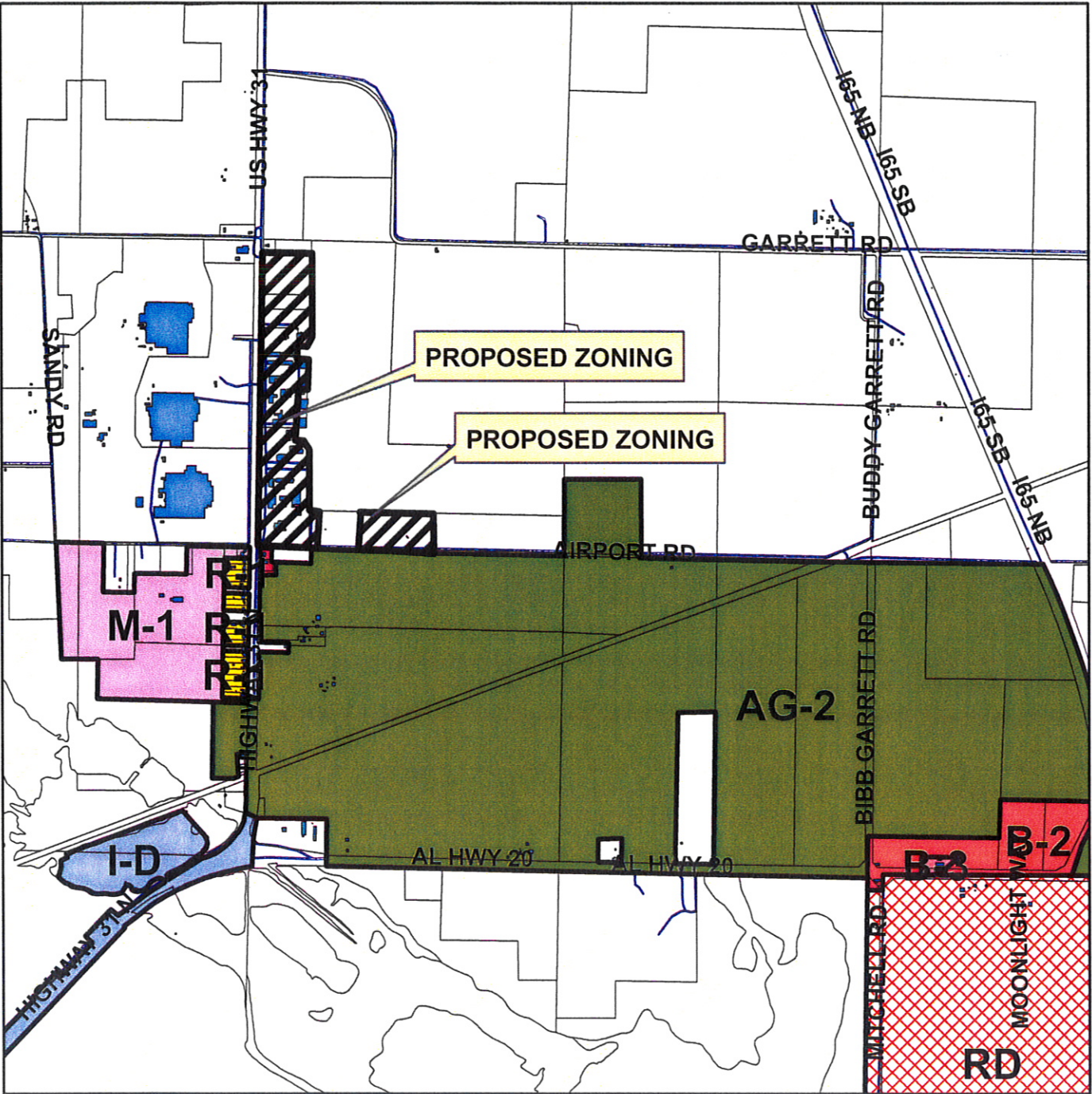
Very truly yours,

DECATUR CITY PLANNING COMMISSION

Karen J. Smith, Planner
For Gil Aldrich, Chairman

Cc: Herman Marks, City Attorney

ZONING REQUEST NO. 1268-13
NEWLY ANNEXED TO ID 110.98 ACRES



Legend

-  bldg
-  Ownership



SUBJECT PROPERTY

LOCATION MAP

*PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT*



APPLICANT : CALHOUN COMMUNITY COLLEGE

DRAWING NOT TO SCALE

NEWLY ANNEXED

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.

13-4148
ORDINANCE NO. _____

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

Zoning Request No. 1268-13

The property being considered for zoning is located east of Highway 31 and north of Airport Road in Limestone County.

PROPERTY DESCRIPTION - PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA; THENCE S88°35'55"E (ALABAMA STATE PLANE COORDINATE SYSTEM - GRID BEARING) ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 AND THE POINT OF BEGINNING; THENCE N00°51'01"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 31 A DISTANCE OF 2042.84 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF SAID HIGHWAY 31 S89°09'09"E A DISTANCE OF 600.00 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 220.00 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 144.77 FEET TO A POINT; THENCE S32°29'09"E A DISTANCE OF 191.50 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 1040.00 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 201.74 FEET TO A POINT; THENCE S01°07'02"W A DISTANCE OF 577.82 FEET TO A POINT; THENCE N88°40'37"W A DISTANCE OF 25.00 FEET TO A POINT; THENCE S01°07'02"W A DISTANCE OF 55.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE N88°35'55"W ALONG THE RIGHT-OF-WAY OF SAID AIRPORT ROAD A DISTANCE OF 1023.91 FEET TO THE SAID POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LYING AND BEING SITUATED IN SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA AND CONTAINS 41.36 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - PARCEL 2

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA; THENCE S88°35'55"E (ALABAMA STATE PLANE COORDINATE SYSTEM-GRID BEARING) ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 1923.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE LEAVING RIGHT-OF-WAY OF SAID AIRPORT ROAD N01°07'02"E A DISTANCE OF 640.73 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 1135.59 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 651.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD; THENCE N88°35'55"W ALONG THE RIGHT-OF-WAY LINE OF SAID AIRPORT

ROAD A DISTANCE OF 1138.66 FEET TO THE SAID POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LYING AND BEING SITUATED IN SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA AND CONTAINS 16.87 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - PARCEL 3

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA; THENCE S88°35'55"E (ALABAMA STATE PLANE COORDINATE SYSTEM - GRID BEARING) ALONG SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; THENCE N00°51'01"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 31 A DISTANCE OF 2092.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°51'01"E ALONG RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 31 A DISTANCE OF 1695.66 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 25.00 FEET TO A POINT; THENCE N00°51'01"E A DISTANCE OF 1253.78 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF SAID HIGHWAY 31 S89°09'09"E A DISTANCE OF 821.96 FEET TO A POINT; THENCE S00°43'38"W A DISTANCE OF 1419.46 FEET TO A POINT; THENCE S34°10'54"W A DISTANCE OF 191.50 FEET TO A POINT; THENCE S28°39'59"E A DISTANCE OF 70.16 FEET TO A POINT; THENCE S00°43'17"W A DISTANCE OF 158.83 FEET TO A POINT; THENCE N89°09'09"E A DISTANCE OF 70.25 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 549.75 FEET TO A POINT; THENCE N89°09'09"W A DISTANCE OF 250.00 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 602.43 FEET TO A POINT; THENCE N89°09'09"W A DISTANCE OF 600.00 FEET TO THE SAID POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LYING AND SITUATED IN SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA AND CONTAINS 52.75 ACRES MORE OR LESS, WHICH AREAS ARE NEWLY ANNEXED AND SHALL BE SHOWN AND CLASSIFIED ON SAID MAP AS BEING IN AN I-D, INSTITUTIONAL DISTRICT, SUBJECT TO ALL RULES, REGULATIONS AND REQUIREMENTS THEREFORE SET FORTH IN SECTION 25-12.2, CODE OF DECATUR ALABAMA, AND OTHER PROVISIONS APPLICABLE THEREFORE.

Section 2. This Ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the _____ day of _____, 20 ____.

Gary Hammon, President
Decatur City Council

Authenticated:

Stacy Gilley

APPROVED this the ____ day of _____, 20 ____.

Don Kyle, Mayor