

ORDINANCE NO. 2013-23

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF REAL ESTATE LOCATED IN THE  
CITY OF PINSON, ALABAMA**

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WHEREAS, **CSB ALABAMA CRE HOLDINGS LLC** ("Owner") is the owner of the following described parcel of land located in the City of Pinson ("Real Estate"):

Parcel Identification Number 9-29-1-0-1.000 (4801 Innsbrooke Parkway) more particularly described as follows ; THE EAST 430 FEET OF THE NE ¼, SECTION 29, TSP 15S R1W LYING SOUTH OF THE SOUTH ROW LINE OF INNSBROOKE PARKWAY LESS AND EXCEPT "COMMON AREA A" AS RECORDED IN MAP BOOK 217, PAGE 38

AND

WHEREAS, the present zoning classification of the Real Estate is Jefferson County R-1; and

WHEREAS, the Owner has requested that the zoning classification of the Real Estate be changed to City of Pinson RM (Residential Medium Density); and

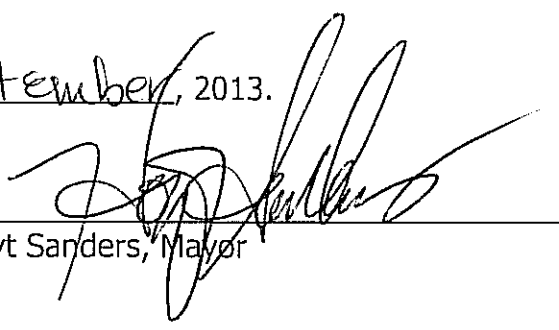
WHEREAS, after a public hearing held on AUGUST 27, 2013 to consider a recommendation to be made to the City Council of the City of Pinson with respect to the requested rezoning of the Real Estate, the Planning Commission of the City of Pinson recommended to the City Council that the zoning classification of the Real Estate be changed to City of Pinson RM (Residential Medium Density); and

WHEREAS, after considering the recommendation of the Planning Commission and all pertinent matters presented at a public hearing held by the City Council on September 5<sup>th</sup>, 2013 to consider the Owner's request that the zoning classification of the Real Estate be changed from Jefferson County R-1 to City of Pinson RM (Residential Medium Density), the City Council determined that the zoning classification of the Real Estate should be changed from Jefferson County R-1 to City of Pinson RM (Residential Medium Density).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pinson, Alabama as follows:

1. The zoning classification of the Real Estate is hereby changed from Jefferson County R-1 to City of Pinson RM (Residential Medium Density).
2. This ordinance shall become effective upon its adoption and publication as required by law.

ADOPTED this 5<sup>th</sup> day of September, 2013.

  
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Hoyt Sanders, Mayor

ATTEST.

  
\_\_\_\_\_  
Marie Turner, City Clerk/Treasurer

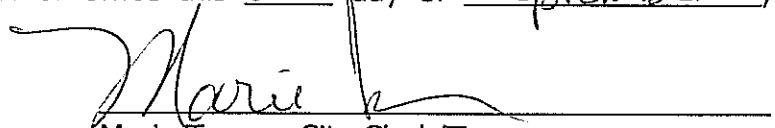
STATE OF ALABAMA

JEFFERSON COUNTY

**CERTIFICATION OF CITY CLERK/TREASURER**

I, Marie Turner, City Clerk/Treasurer of the City of Pinson, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Pinson, Alabama, on the 5<sup>th</sup> day of Sept., 2013.

Witness my hand and seal of office this 5<sup>th</sup> day of September, 2013.

  
Marie Turner, City Clerk/Treasurer

## CASE REPORT

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### **Case Z-2013-009**

- This case is POST annexation rezoning
- This case seeks, by owner request, to rezone property Parcel 9-29-1-0-1.000 from Jefferson County District R-1 to City of Pinson District RM, (Residential Medium Density) in accordance with the provisions of the zoning ordinance of the City of Pinson ("City"). This Parcel is in the Innsbrooke Subdivision
- The request for rezoning of this property(s) does not conflict with the Comprehensive Plan for the City of Pinson.
- This property is located adjacent other properties that are zoned RM (Residential Medium Density). The districts proposed are the most comparable that the City of Pinson designations delineate, in its current state.
- The property is vacant. The area was originally intended to be developed and has the base road and curb and gutter installed but the project has never been completed
- The Planning and Zoning Commission has sent this case forward with a favorable recommendation