

SYNOPSIS OF AN ORDINANCE WHEREBY THE CITY OF HUNTSVILLE, ALABAMA, REZONES VARIOUS EXISTING SINGLE-FAMILY NEIGHBORHOODS WITHIN ITS CITY LIMITS FROM RESIDENCE 2-A DISTRICT TO RESIDENCE 2 DISTRICT, WHICH SHALL BE SHOWN AND CLASSIFIED ON THE OFFICIAL ZONING MAPS OF THE CITY OF HUNTSVILLE, ALABAMA.

1. On **April 24, 2025**, the City Council for the City of Huntsville, Alabama, adopted **Ordinance No. 25-163**, as the public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, to rezone certain land lying within various existing single-family neighborhoods within the city limits (as hereinafter set forth in paragraph 2. below) from Residence 2-A District to Residence 2 District.

2. As a consequence, upon the publication of this Synopsis, the following generally described areas now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2-A District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District:

Area 1 - Located on the west of Zierdt Road and north and south of Martin Road and *commonly known as* (hereinafter “c/k/a”) portions of Compass Pointe, Cypress Gardens at Lake Forest, Dunhill, Elm Ridge at Lake Forest, portions of Estates at The Reserve, portions of Estuary at Nature Walk, portions of Forest Meadow, portions of Fox Bend, portions of Hawthorn Heights At Lake Forest, portions of Holly Park, portions of Island at The Reserve, portions of Lake Forest, portions of Lost Tree Pointe, Magnolia Village at Lake Forest, Maple Grove at Lake Forest, Morland Shores, portions of Oakwood at Lake Forest, Remington Place, portions of Sage Creek, portions of Shadow Creek, portions of Shady Hills, portions of Stones Throw at The Reserve, portions of Walnut Cove, portions of Ware Park, and Waters neighborhoods.

Area 2 - Located on the west of Zierdt Road and south of Martin Road and c/k/a Williams Pointe neighborhood.

Area 3 - Located on the west of Zierdt Road and south of Martin Road and c/k/a portions of Cambridge, portions of Shadow Creek, and portions of Shadow Springs neighborhoods.

Area 4 - Located on the west of Hobbs Island Road and south of Cap Adkins Road and c/k/a portions of Butler Basin neighborhood.

Area 5 - Located on the west of Memorial Parkway SW and north of Matthews Road and c/k/a portions of Autumn Ridge neighborhood.

Area 6 - Located on the west of Memorial Parkway SW and north of Green Cove Road SW.

Area 7 - Located on the east of Memorial Parkway SW and south of Mountain Gap Road and c/k/a Canyon Pointe, Chaney Village, Cobbs Cove, Gourdneck, Harding Place, Harris Plot, Jeff Lee Estates, portions of Morningside, Oakhurst, The Pavilion, River Canyon Estates, Stonemark, Village of The Hills neighborhoods.

Area 8 - Located on the west of Highway 431 and east of Taylor Road and c/k/a Flint Crossing and portions of Sanctuary Cove neighborhoods.

Area 9 - Located on the east and west of the eastern Bypass and south of Quarter Lane and c/k/a portions of Eastern Shore, Glen Eagles, portions of Hampton, portions of Lake Pointe, Mallards Landing, Providence Island, and Stoneleigh Terrace neighborhoods.

Area 10 - Located on the south of Dug Hill Road and east of Highway 431 and c/k/a Clearwater Creek and portions of Cove Creek neighborhoods.

Area 11 - Located on the north of Weatherly Road and west of Bailey Cove Road and c/k/a Cumberland Trace Estates and Timberbrook neighborhoods.

Area 12 - Located on the south of Weatherly Road and west of Bailey Cove Road and c/k/a Cedarwood Place Garden Homes neighborhood.

Area 13 - Located on the east of Bailey Cove Road, and north and south of Weatherly Road, and c/k/a Cumberland Trace Estates neighborhood.

Area 14 - Located on the east of High Mountain Road NE and north of Bankhead Parkway and c/k/a Hawks Ridge, and High Mountain Estates neighborhoods.

Area 15 - Located on the west of Whitesburg Drive and south of Drake Ave SW and c/k/a Bellchase, Independence Square, and Piedmont neighborhoods.

Area 16 - Located on the west of Memorial Parkway NW and north of Holmes Avenue and c/k/a Agape, Appleby Station, Bell Avenue Estates, Brothers Heights, Gurley, Habitat, Magnolia Terrace, Terry Heights, Wilson Drive Estates, Wilson Grove neighborhoods.

Area 17 - Located on the east of Bankhead Parkway and north of Toll Gate Road and c/k/a M B Neece neighborhood.

Area 18 - Located on the south of Governors Drive SW and north of Bob Wallace Ave and c/k/a portions of West Huntsville Addition neighborhood.

Area 19 - Located on the north of Explorer Blvd and south of University Drive NW and c/k/a Midtowne on The Park neighborhood.

Area 20 - Located on the east and west of Balch Road and north of US Highway 72 West and c/k/a portions of Cross Creek, Knox Creek, and Maple Ridge neighborhoods.

Area 21 - Located on the east of Homer Nance Road and north of Jordan Road NE and c/k/a Jordan Place neighborhood.

Area 22 - Located on the west of Hogan Drive and south of Lily Flagg Road SW and c/k/a portions of Lily Flagg neighborhood.

Area 23 - Located on the east of Christopher Drive and north of US Highway 72 West and c/k/a portions of Putman Acres neighborhood.

Area 24 - Located on the west of Highway 53 and north of Blake Bottom Road and c/k/a Anslee Farms and Twin Creeks neighborhoods.

Area 25 - Located on the north and south of Winchester Road NW and east of Pulaski Pike and c/k/a portions of Holly Acres and portions of Lincoya neighborhoods.

Area 26 - Located on the east of Old Blue Spring Road and north of Oakwood Avenue and c/k/a portions of Pearsall neighborhood.

Area 27 - Located on the east of Slaughter Road and north of Kannon Drive and c/k/a portions of Potters Mill neighborhood.

Area 28 - Located on the east of Research Park Blvd and south of Old Madison Pike and c/k/a Steeplechase neighborhood.

Area 29 - Located on the north and south of Winchester Road NW and east of Blue Spring Road.

Area 30 - Located on the south of Four Mile Post Road and east Lendon Park Drive.

Area 31 - Located on the north of Plummer Road and east of Nick Fitchered Road.

Area 32 - Located on the east and west of Whitesburg Drive and south of Bob Wallace Avenue SE and c/k/a portions of Cedar Crest, Gables, and Lynsky Addition to Cedar Crest neighborhoods.

Area 33 - Located on the east of Interstate 565 and south of Oakwood Avenue NE and c/k/a portions of East Huntsville Addition neighborhood.

Area 34 - Located on the west of Highway 431 S and south of Taylor Lane and c/k/a Southgate neighborhood.

Area 35 - Located on the south of Old Highway 431 and east of Wade Road and c/k/a Wade Estates neighborhood.

Area 36 - Located on the north of Little Cove Road and east of McMullen Lane SE and c/k/a Stratford at McMullen Cove neighborhood.

Area 37 - Located on the east of Meadowbrook Drive and north of Mythewood Drive and c/k/a Grove neighborhood.

Area 38 - Located on the east of Bailey Cove Road and south of Blevins Gap Road and c/k/a portions of Double Tree neighborhood.

Area 39 - Located on the east of Memorial Parkway SW and south of Mountain Gap Road and c/k/a Elm Tree Trace Townhomes neighborhood.

Area 40 - Located on the west of Triana Blvd SW and south of Southfield Lane and c/k/a portions of Griffis Glen neighborhood.

Area 41 - Located on the west of south Shawdee Road and north of South Village Square Road and c/k/a portions of Green Mountain Auction Property neighborhood.

Area 42 - Located on the east of Cecil Ashburn Drive Se and south of Ledges Drive SE and c/k/a portions of Thomas M Fanning Property neighborhood.

Area 43 - Located on the south of Little Cove Road and west of McMullen Road and c/k/a Coventry at McMullen Cove neighborhood.

Area 44 - Located on the west of Pulaski Pike and south of Oakwood Avenue and c/k/a Love neighborhood.

Area 45 - Located on the east of Washington Street NW and south of Max Luther Drive NW and c/k/a portions of Rosenblum neighborhood.

Area 46 - Located on the east of Johns Road and south of Plummer Road and c/k/a Vinemont neighborhood.

Area 47 - Located on the north of Redstone Road and west of Memorial Parkway SW and c/k/a portions of English Village neighborhood.

Area 48 - Located on the east of Nance Road and north of US Highway 72 West and c/k/a Iredell neighborhood.

Area 49 - Located on the north of Toll Gate Road and south of Bankhead Parkway NE.

Area 50 - Located on the east of Old Railroad Bed and north of US Highway 72 West and c/k/a Belle Mor Lakes neighborhood.

Area 51 - Located on the west of Jeff Road and north of US Highway 72 West and c/k/a Windchase Patio Homes neighborhood.

Area 52 - Located on the south of Capshaw Road and west of Jeff Road and c/k/a Woodmill Trace neighborhood.

3. The boundaries of the above generally described areas, as more particularly described and defined in the adopted ordinance are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the classification herein enumerated and hereafter the regulations governing said Residence 2 District under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the areas so described.

4. A copy of Ordinance No. **25-163**, may be obtained from the Office of the City Clerk of the City of Huntsville, Alabama, during normal business hours.

Publication of this Synopsis is done by or at the direction of Shaundrika Edwards, City Clerk of the City of Huntsville, Alabama, and at the expense of the City of Huntsville, Alabama.