

ORDINANCE NO. 26-~~495~~

**AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE
CITY OF HUNTSVILLE, ALABAMA**

WHEREAS, an application for a Planned Development amendment to the Zoning Ordinance of the City of Huntsville, Alabama (“the Zoning Ordinance”), has been submitted for the Harris Farms development pursuant to Article 30 of the Zoning Ordinance; and

WHEREAS, pursuant to Section 30.5.5 of the Zoning Ordinance, the Planning Division has prepared a report containing findings and making recommendations; and

WHEREAS, the Planning Commission has considered said application and report and recommended that the proposed Planned Development amendment be approved as proposed; and

WHEREAS, said report has been provided to and considered by the City Council, which includes such findings and recommendations of the Planning Division and Planning Commission; and

WHEREAS, based on the report, recommendations, and documentation in support of the same, the City Council is of the opinion that that the proposed Planned Development amendment should be granted in accord with PD and other regulations applicable including certain modifications of PD and other applicable regulations as set out in the report and provided for in 30.5.5(5) of the Zoning Ordinance.

NOW, THEREFORE, the foregoing premises considered, the public welfare requiring it, and under authority granted by Section 11-52-78 of the Code of Ala. 1975, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the findings of the Report on Harris Farms Planned Development-Housing Zoning, and documentation in support of the same to the extent not inconsistent with such report, are adopted as the findings of the City Council as if set forth fully herein and a copy of such report is attached hereto as Exhibit “A” and incorporated herein by reference as if set out herein fully.

2. That the preliminary concept plan as it may have been changed during earlier procedures, a copy which is attached hereto as Exhibit “B” and incorporated herein by reference as if set out herein fully, is approved, and by such approval shall be binding in determinations concerning final development plans in accordance with Section 30.5.6 of the Zoning Ordinance. Consistent with such section, the development shall be required to be in accord with final development plans meeting the requirements of the Planned Development and other regulations, as supplemented or modified by the report approved by this amendment to the Zoning Ordinance and the development shall further conform to any time or priority limitations established by the report on beginning and completion of the development as a whole, or in specified stages.

3. That the findings, contents, conditions, waivers, and/or modifications as set out in the Report on Harris Farms Planned Development-Housing Zoning and documentation submitted in support of such report, including application for Planned Development amendment; the Harris Farms Planned Development Rezoning Submittal including the General Development Plan; Open Space Plan; the Typical Lot Block Patterns; the Illustrations of Typical Building Designs; Landscaping Plan; the Boundary and Topographic Survey, support this amendatory action, including the grant of the Planned Development amendment in accord with PD and other regulations applicable including those certain modifications of PD and other applicable regulations as set out in the report and provided for in 30.5.5(5) of the Zoning Ordinance.

4. That the Council has made careful examination and consideration of the public purposes furthered by the Planned Development regulations and other regulations as well as the proposed modifications from such regulations in the Report on Harris Farms Planned Development-Housing Zoning and hereby finds and determines that the regulations approved for modification by this Ordinance either: 1) do not serve public purposes to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements where there are conflicts between the special PD regulations in Articles 30 and 31 and the general zoning, subdivision or other regulations or requirements, or 2) serve the public purposes furthered by the underlying regulation to an equal or greater degree where the actions, designs, or solutions proposed by the Report on Harris Farms Planned Development-Housing Zoning are not literally in accord with otherwise applicable PD or general regulations, as set forth in the Report on Harris Farms Planned Development-Housing Zoning and as required by Section 30.2 of the Zoning Ordinance in each particular case.

5. That the following area, lying on the north of Bob Wade Ln, and east and west of Mt. Lebanon Rd, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 2 and Residence 2-B Districts, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Planned Development - Housing District, LUI 45 and 56, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A tract of land situated in Sections 26 and 27, Township 02 South, Range 01 West of the Huntsville Meridian, Madison County, Alabama, and being more particularly describe as beginning at the Northwest Corner of said Section 26; thence from the Point of Beginning, South 89 Degrees 44 Minutes 45 Seconds East a distance of 1330.76 feet; thence South 00 Degrees 51 Minutes 55 Seconds West a distance of 244.40 feet; thence South 89 Degrees 36 Minutes 26 Seconds East a distance of 129.19 feet; thence North 33 Degrees 01 Minutes 26 Seconds East a distance of 93.18 feet; thence North 09 Degrees 36 Minutes 35 Seconds East a distance of 83.20 feet; thence North 01 Degrees 29 Minutes 23 Seconds East a distance of 84.01 feet; thence South 89 Degrees 39 Minutes 57 Seconds East a distance of 2512.77 feet; thence South 00 Degrees 20 Minutes 42 Seconds West a distance of 2686.23 feet; thence South 00 Degrees 11 Minutes 35 Seconds West a distance of 1720.38 feet; thence South 71 Degrees 26 Minutes 48 Seconds West a distance of 205.91 feet; thence South 77 Degrees 13 Minutes 34 Seconds West a distance of

485.85 feet; thence South 89 Degrees 59 Minutes 03 Seconds West a distance of 1161.42 feet; thence North 81 Degrees 24 Minutes 54 Seconds West a distance of 58.38 feet; thence North 89 Degrees 40 Minutes 48 Seconds West a distance of 185.60 feet; thence South 83 Degrees 00 Minutes 14 Seconds West a distance of 29.65 feet; thence North 80 Degrees 07 Minutes 06 Seconds West a distance of 64.61 feet; thence North 87 Degrees 53 Minutes 17 Seconds West a distance of 100.62 feet; thence North 75 Degrees 41 Minutes 53 Seconds West a distance of 57.24 feet; thence South 84 Degrees 23 Minutes 29 Seconds West a distance of 70.97 feet; thence South 42 Degrees 53 Minutes 22 Seconds West a distance of 38.63 feet; thence South 89 Degrees 59 Minutes 04 Seconds West a distance of 179.28 feet; thence North 67 Degrees 25 Minutes 18 Seconds West a distance of 16.41 feet; thence South 53 Degrees 36 Minutes 20 Seconds West a distance of 10.63 feet; thence South 89 Degrees 59 Minutes 04 Seconds West a distance of 284.04 feet; thence North 84 Degrees 26 Minutes 16 Seconds West a distance of 21.10 feet; thence South 44 Degrees 28 Minutes 23 Seconds West a distance of 2.87 feet; thence South 89 Degrees 59 Minutes 03 Seconds West a distance of 732.74 feet; thence North 37 Degrees 02 Minutes 47 Seconds West a distance of 55.03 feet; thence North 84 Degrees 57 Minutes 53 Seconds West a distance of 76.30 feet; thence South 80 Degrees 38 Minutes 05 Seconds West a distance of 79.71 feet; thence North 82 Degrees 42 Minutes 28 Seconds West a distance of 74.30 feet; thence North 69 Degrees 17 Minutes 06 Seconds West a distance of 30.09 feet; thence North 02 Degrees 57 Minutes 59 Seconds West a distance of 69.85 feet; thence North 48 Degrees 30 Minutes 38 Seconds West a distance of 51.40 feet; thence North 78 Degrees 20 Minutes 16 Seconds West a distance of 78.06 feet; thence North 00 Degrees 48 Minutes 06 Seconds East a distance of 1789.16 feet; thence North 89 Degrees 58 Minutes 26 Seconds West a distance of 2685.79 feet; thence North 01 Degrees 00 Minutes 00 Seconds East a distance of 124.78 feet; thence North 00 Degrees 59 Minutes 59 Seconds East a distance of 199.70 feet; thence North 00 Degrees 59 Minutes 49 Seconds West a distance of 475.26 feet; thence North 00 Degrees 59 Minutes 51 Seconds West a distance of 145.85 feet; thence North 00 Degrees 01 Minutes 00 Seconds West a distance of 366.33 feet; thence South 89 Degrees 58 Minutes 27 Seconds East a distance of 2709.39 feet; thence North 00 Degrees 35 Minutes 12 Seconds East a distance of 1323.99 feet back to the Point of Beginning and containing 505.03 Acres, more or less.

6. The boundaries of the above district as described and defined above 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 various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

7. This ordinance shall take effect from and after the date of publication.

ORDINANCE NO. 26-495 (Cont'd)

ADOPTED this the 23rd day of July, 2026.

/s/ Jennie Robinson
President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 23rd day of July, 2026.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama

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→→→→→ President of the City Council of
→→→→→ the City of Huntsville, Alabama.¶

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APPROVED this the ____ day of _____, 2026.¶

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Mayor of the City of Huntsville, Alabama¶