

ORDINANCE NO. 1559

**AN ORDINANCE AMENDING ORDINANCE NO. 1253
KNOWN AS THE ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Grand Properties, LLC generally located on the northwest corner of the intersection of Twin Beech Road and Battles Road, Fairhope, Alabama.

**TAX PARCEL 05-46-09-30-0-000-062.000
05-46-09-30-0-000-062.001**

Legal Description: (Case number ZC 15.09)

PARCEL "A"

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°-30' EAST A DISTANCE OF 806.5 FEET; THENCE RUN SOUTH 23.9 FEET TO A CAPPED REBAR (FAIRHOPE) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTH 85°-02'-44" EAST A DISTANCE OF 270.50 FEET; THENCE RUN SOUTH 00°-00'-00" EAST A DISTANCE OF 722.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BATTLES ROAD (60' R/W); THENCE RUN SOUTH 89°-57'-32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 269.49 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN NORTH 00°-00'-00" EAST A DISTANCE OF 745.94 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 4.542 ACRES, MORE OR LESS, AND IS SUBJECT TO A 30 FOOT EGRESS, INGRESS & UTILITY EASEMENT (KNOWN AS "COLEMAN TRAIL") OVER AND ACROSS THE NORTHERN 30 FEET THEREOF.

PARCEL "B"

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°-30' EAST A DISTANCE OF 806.5 FEET; THENCE RUN SOUTH 23.9 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 85°-02'-44" EAST A DISTANCE OF 270.50 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 85°-02'-44" EAST A DISTANCE OF 296.63 FEET TO A CAPPED REBAR (FAIRHOPE) ON THE WEST RIGHT-OF-WAY LINE OF TWIN BEECH ROAD (60' R/W); THENCE RUN SOUTH 07°-58'-35" WEST AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 42.06 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTHWARDLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 13°-09'-03", A RADIUS OF 1,787.59', A CHORD BEARING OF SOUTH 01°-20'-28" WEST, AND A CHORD LENGTH OF 409.40') AN ARC DISTANCE OF 410.30 FEET TO A CAPPED REBAR (FAIRHOPE) AT THE POINT OF REVERSE CURVE; THENCE RUN SOUTHWARDLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 06°-58'-00", A RADIUS OF 664.95', A CHORD BEARING OF SOUTH 01°-42'-48" EAST, AND A CHORD LENGTH OF 80.80') AN ARC DISTANCE OF 80.85 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 01°-46'-11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 116.48 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTHWESTWARDLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 88°-10'-04", A RADIUS OF 50.00', A CHORD BEARING OF SOUTH 45°-50'-18" WEST, AND A CHORD LENGTH OF 69.57') AN ARC DISTANCE OF 76.94 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 89°-57'-32" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BATTLES ROAD (60' R/W) A DISTANCE OF

Ordinance No. 1559

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229.01 FEET; THENCE RUN NORTH 00°-00'-00" WEST A DISTANCE OF 722.38 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 4.542 ACRES, MORE OR LESS, AND IS SUBJECT TO A 30 FOOT EGRESS, INGRESS & UTILITY EASEMENT (KNOWN AS "COLEMAN TRAIL") OVER AND ACROSS THE NORTHERN 30 FEET THEREOF.

1. **That**, Attached as "Exhibit A" is an approved site plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the attached site plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.

2. **That**, the following development regulations shall govern:

Lots: There shall be 18 lots.

Use: Lots shall be single family residential.

Setbacks: Principle Structure: Front – 25', Rear – 25', Side – 10'.

Accessory Structure: Separation – 5', Rear – 10', Side – 7'6".

Lot Coverage: Maximum lot coverage shall not exceed 50% and shall include accessory structures.

Building Height: Maximum building height for the principle structure shall be 35' and accessory structures shall be 30'.

Right-of-Way: The right-of-way shall be public.

Drainage: The maintenance of the drainage facilities, even those in the right-of-way, shall be the responsibility of the developer/homeowners association.

The property is hereby zoned a Planned Unit Development (PUD) concurrent with annexation into the City of Fairhope. This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

Severability Clause - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

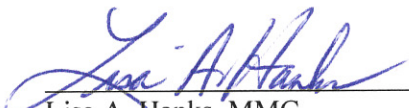
Effective Date – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

ADOPTED THIS 14TH DAY OF DECEMBER, 2015




Timothy M. Kant, Mayor

ATTEST:



Lisa A. Hanks, MMC
City Clerk

Ord. No. 1559 Published in
FAIRHOPE COURIER
on Friday, January 2, 2016
 City Clerk

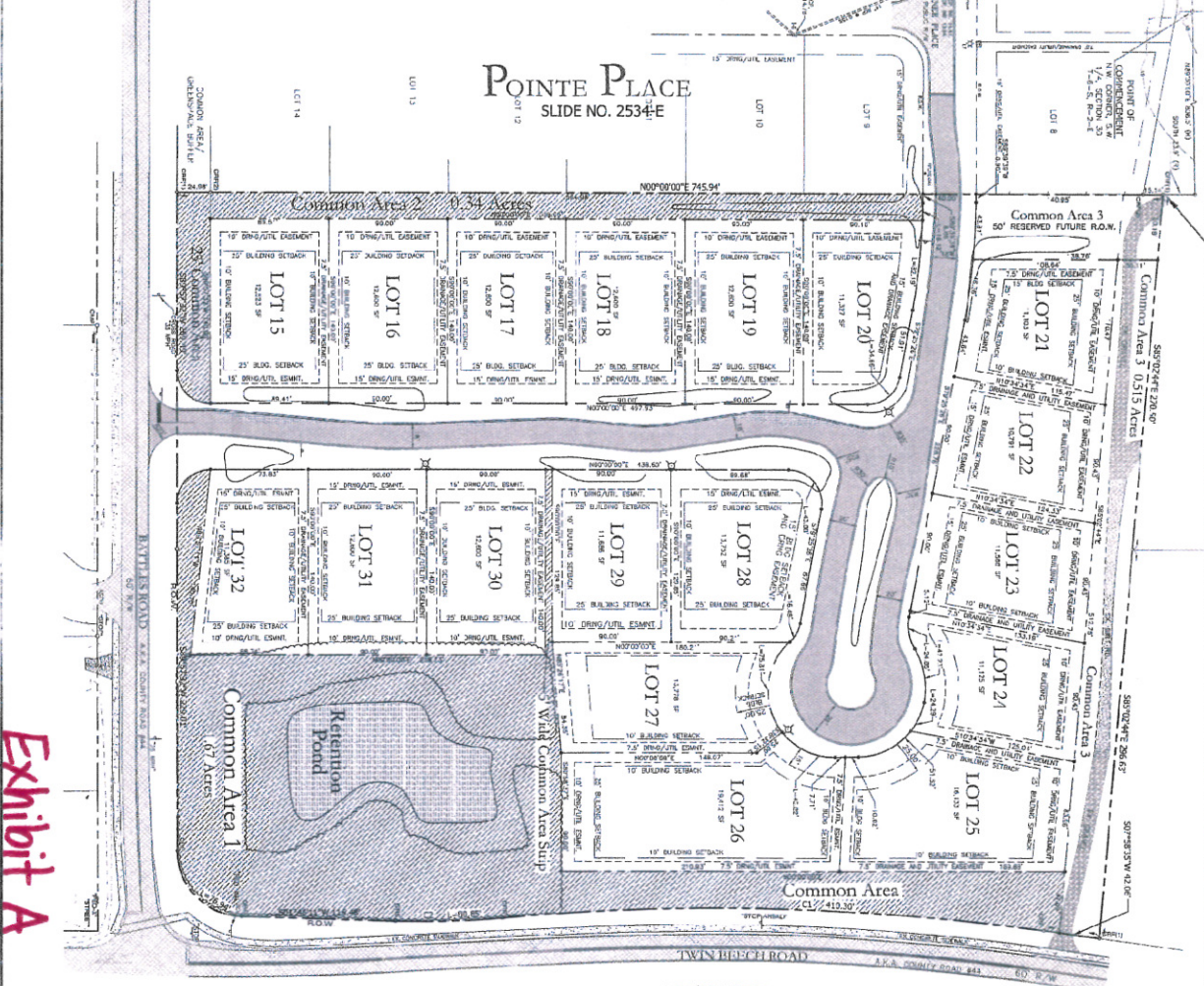
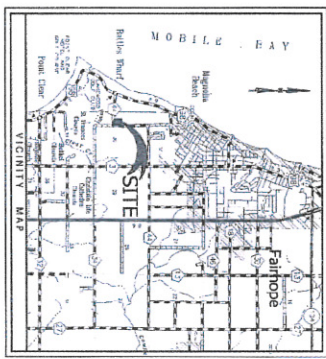
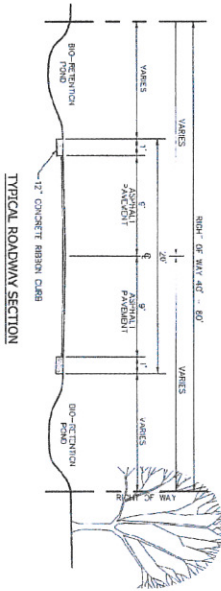


Exhibit A



JADE
CONSULTING, LLC
Jagjit & Associates Development Engineers
201 Green Road South, Fairhope, Alabama, 36533
904.964.1100
www.jadeconsulting.com



POINTE PLACE
PHASE TWO
A SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD
SITE PLAN

OWNER/DEVELOPER:
JADE CONSULTING, LLC
201 GREEN ROAD SOUTH
FAIRHOPE, ALABAMA 36533

ENGINEER:
JAGJIT & ASSOCIATES DEVELOPMENT ENGINEERS
201 GREEN ROAD SOUTH
FAIRHOPE, ALABAMA 36533

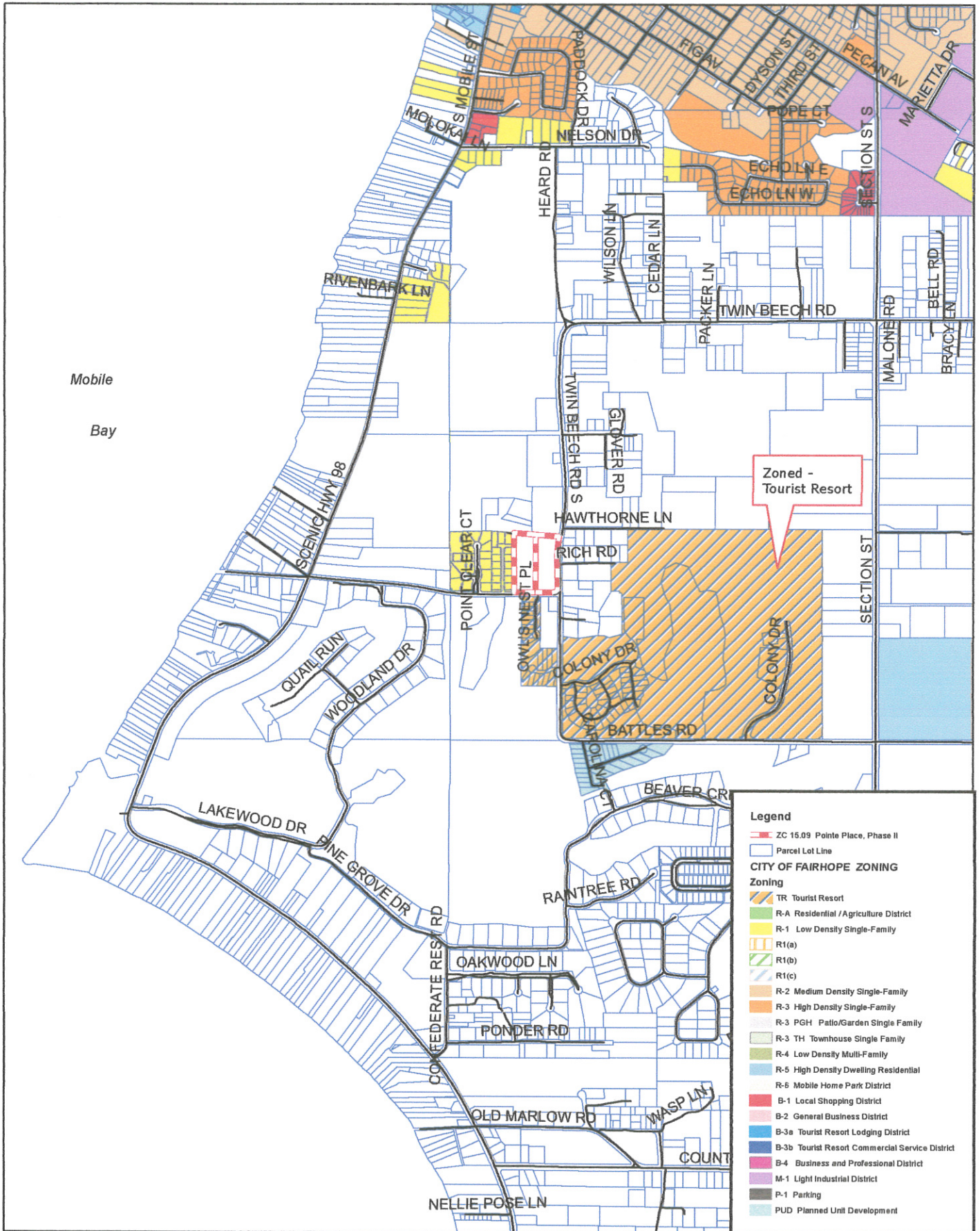
ZONING:
SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD

BUILDING SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 10'

PERMITTED USES:
SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD

NOTE: 1. GREEN SPACE AREA EXCLUDES THE RETENTION POND.
2. HERCULES SHALL MAINTAIN THE LOW-DAMAGE THUNDERBOLT.
3. THE RETENTION POND SHALL BE LOCATED ON LOTS 15-18, 19, 9, 20.
4. THE CITY OF FAIRHOPE SHALL BE RESPONSIBLE FOR THE ASSOCIATION.

ZC 15.09 Pointe Place, Phase II



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 Parcel No.: 05-46-09-30-0-000-062.000
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Legend	
	ZC 15.09 Pointe Place, Phase II
	Parcel Lot Line
CITY OF FAIRHOPE ZONING	
Zoning	
	TR Tourist Resort
	R-A Residential / Agriculture District
	R-1 Low Density Single-Family
	R1(a)
	R1(b)
	R1(c)
	R-2 Medium Density Single-Family
	R-3 High Density Single-Family
	R-3 PGH Patio/Garden Single Family
	R-3 TH Townhouse Single Family
	R-4 Low Density Multi-Family
	R-5 High Density Dwelling Residential
	R-6 Mobile Home Park District
	B-1 Local Shopping District
	B-2 General Business District
	B-3a Tourist Resort Lodging District
	B-3b Tourist Resort Commercial Service District
	B-4 Business and Professional District
	M-1 Light Industrial District
	P-1 Parking
	PUD Planned Unit Development

