

Sept 13, 2018

REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9th STREET, LEEDS, AL 35094 P.205.699.2585
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: <u>Amac Design Builders</u>	
Mailing Address: <u>608 Forest Drive Leeds AL</u>	
Telephone: <u>205 568-5087</u>	E-mail: <u>Allen@AmacBuilders.com</u>
Signature: <u>[Signature]</u>	
Date Application Filed: <u>8.23.18</u>	Requested Hearing Date: <u>Sept</u>

Part 2. Parcel Data		
Owner of Record: <u>TASS, Inc.</u>		
Owner Mailing Address: <u>1951 Villiage Drive Leeds, AL 35094</u>		
Site Address: <u>Rockhampton Street (No number has been assigned)</u>		
Tax Parcel ID # <u>25-00-15-3-001-004.001</u>	Existing Zoning: <u>RZ</u>	Proposed Zoning: <u>R5</u>
Telephone: <u>205-365-4611</u>	E-Mail: <u>Laurie@Webb.AL</u>	
Signature of Authorization by Owner: <u>[Signature]</u>		

Part 3. Request
Reason for Request: <u>Rezone from R2 to R5</u>
Proffer of rezoning conditions (if any)

Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Application Fee
<input type="checkbox"/> Reason for Request
<input type="checkbox"/> Legal Description of the subject Property
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Availability of Required Utilities
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Proffer of rezoning conditions (if any)

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number: <u>2-2018-006</u>	Date Received: <u>8/24/18</u>
Received by: <u>[Signature]</u>	Scheduled Public Hearing Date:

EXHIBIT "A"

A tract of land situated in the N 1/2 of the SW 1/4, Section 15, Township 17 South, Range 1 East, in Jefferson County, Alabama and being a part of the S 1/2 of the NW 1/4 of said Section 15 in St. Clair County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of said Section 15; thence Northerly along the West line of said NW 1/4 of SW 1/4 a distance of 1277.3 feet, more or less, to a point on the Southeasterly right of way line of Ashville Road; thence turn 57 deg. 20 min. to the right and run Northeasterly and along said Southeasterly right of way line a distance of 374.1 feet to the point of beginning; thence continue Northeasterly along last stated course a distance of 465.3 feet to a point; thence turn 90 deg. 31 min. 30 sec. to the right and run Southeasterly a distance of 225.6 feet to a point; thence turn 90 deg. 11 min. 30 sec. to the left and run Northeasterly a distance of 143.33 feet to a point; thence turn 71 deg. 21 min. to the right and run Southeasterly a distance of 2207.7 feet to a point; thence turn 50 deg. 39 min. 15 sec. to the right and run Southerly a distance of 306.9 feet to a point on the South line of said N 1/2 of SW 1/4 of Section 15; thence turn 92 deg. 03 min. 10 sec. to the right and run Westerly along said South line a distance of 1299.9 feet to a point on the most Southerly and Easterly corner of Lot 13, Block 2, Amended Map of Yorktown, as recorded in Map Book 101, page 89, Jefferson County, Alabama, thence turn 89 deg. 57 min. 40 sec. to the right and run Northerly a distance of 92.77 feet to an Easterly corner of said Lot 13; thence turn 33 deg. 30 min. to the left and run Northwesterly a distance of 173.8 feet to a point on the Northerly right of way line of Maitland Road of said Amended Map of Yorktown; thence turn left and run Southwesterly along the Northerly line of said Maitland Road a distance of 15.6 feet, more or less, to a point at the most Easterly corner of Lot 12, Block 4 of said subdivision; thence turn right and run Northwesterly along the Northeast line of said Lot 12 for a distance of 231.19 feet to a point on the Southeasterly line of Lot 6, Block 4, of said subdivision; thence turn 80 deg. 29 min. right and run Northeasterly a distance of 31.28 feet to the Southeast corner of said Lot 6; thence turn 0 deg. 07 min. 30 sec. left and run Northeasterly a distance of 84.89 feet to the Southeast corner of Lot 7, Block 4, of said subdivision; thence turn 89 deg. 51 min. 30 seconds to the left and run Northwesterly a distance of 150.0 feet to a point on the Southeasterly right of way line of Mohring Place of said subdivision; thence turn 90 deg. 00 min. to the right and run Northeasterly and along said Southeasterly right of way line of said Mohring Place a distance of 27.67 feet; thence turn 90 deg. 00 min. to the left and run Northwesterly a distance of 200.0 feet to the Northeast corner of Lot 14, Block 3 of said subdivision; thence turn 90 deg. 00 min. to the left and run Southwesterly 85.00 feet to the Southeast corner of Lot 8, Block 3, of said subdivision; thence turn 90 deg. 00 min. to the right and run Northwesterly a distance of 150.0 feet to a point on the Southeasterly right of way line of Rockhampton Street; thence turn 90 deg. 00 min. to the right and run Northeasterly and along said right of way line of said street a distance of 35.06 feet; thence turn 90 deg. 00 min. left and run Northwesterly a distance of 200.0 feet to the Northeast corner of Lot 50, Block 2, of said subdivision; thence turn 90 deg. 00 min. left and run Southwesterly a distance of 235.0 feet to the Northeast corner of Lot 8, Block 1, of said subdivision; thence turn 90 deg. 00 min. to the right and run Northwesterly 669.9 feet to the point of beginning. The above legal also encompasses Lots 1 thru 6 of Yorktown, 2nd Sector, as recorded in Map Book 162, Page 16.

Less and except the following:

A tract of land situated in the N 1/2 of the SW 1/4, Section 15, Township 17 South, Range 1 East, in Jefferson County, Alabama and being a part of the S 1/2 of the NW 1/4 of said Section 15 in St. Clair County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of said Section 15; thence Northerly along the West line of said NW 1/4 of SW 1/4 a distance of 1277.3 feet, more or less, to a point on the Southeasterly right of way line of Ashville Road; thence turn 57 deg. 20 min. to the right and run Northeasterly and along said Southeasterly right of way line a distance of 374.1 feet to the point of beginning; thence continue Northeasterly along said right of way line a distance of 465.30 feet; thence an angle right of 90 deg. 31 min. 30 sec. and run in a Southeasterly direction a distance of 225.6 feet; thence turn an angle left of 90 deg. 11 min. 30 sec. and run Northeasterly 143.33 feet; thence an angle right of 71 deg. 21 min. and run in a Southeasterly direction a distance of 584.07 feet; thence an angle right of 119 deg. 36 min. 50 sec. and run in a Southwesterly direction a distance of 566.28 feet to a point on the Northeasterly property line of Lot 50, Block 2, Yorktown as recorded in Map Book 101, Page 89, in the Probate Office of Jefferson County, Alabama, said point being the Northern most corner of said Lot 50; thence an angle left of 11 deg. 16 min. 50 sec. and run in a Southwesterly direction along the Northwest line of Block 2 and its extension a distance of 235.0 feet to the Northern most corner of Lot 8, Block 1; thence 90 deg. right and run in a Northwesterly direction a distance of 669.90 feet to the point of beginning.

Less and except the following:

A tract of land situated in the N 1/2 of the SW 1/4, Section 15, Township 17 South, Range 1 East, in Jefferson County, Alabama and more particularly described as follows: Begin at the most Northerly corner of Lot 50, Block 2, of Amended Map of Yorktown as recorded in Map Book 101, Page 89, in the Office of the Judge of Probate of Jefferson County, Alabama; thence run in a Southeasterly direction along the Northeast line thereof and its projection a distance of 200.00 feet to the South line of Rockhampton Street; thence 90 deg. left and run Northeasterly along the projection of the South line of Southampton Street a distance of 324.64 feet to the beginning of a curve to the right, said curve having a radius of 25 feet and subtending a central angle of 48 deg. 11 min. 23 sec.; thence run along the arc of said curve a distance of 21.03 feet to the beginning of a curve to the left; said curve having a radius of 50 feet and subtending a central angle of 151 deg. 28 min. 53 sec.; thence run along the arc of said curve a distance of 132.19 feet; thence 90 deg. right as measured from tangent of curve and run Northeasterly a distance of 136.85 feet; thence 95 deg. 02 min. 30 sec. left and run Northwesterly a distance of 22.41 feet; thence 60 deg. 23 min. 10 sec. and run Southwesterly a distance of 566.28 feet to the point of beginning.

Less and except a 50 foot right of way more particularly described as follows:

A part of the NE 1/4 of the SW 1/4 of Section 15, Township 17 South, Range 1 East, Jefferson County, Alabama, more particularly described as follows: Begin at the SE corner of Lot 13, Block 2, Yorktown as platted and recorded in Judge of Probate Office, Jefferson County; thence North along East lot line of said Lot 4 for a distance of 92.77 feet; thence left 33 deg. 30 min. Northwesterly along the Northeast lot line of said Lot 13 for a distance of 193.8 feet, more or less, to the South right of way of Maitland Road; thence right and along said right of way 50 feet, more or less, to a point being 50 feet perpendicular to the aforementioned Northeast lot line of said Lot 13; thence right and along a line 50 feet perpendicular to and parallel with the aforementioned Northeast and East lot lines of said Lot 13 to a point 50 feet East of point of beginning; thence West 50 feet to point of beginning.

ROCKHAMPTON

Z-2018-006

AERIAL MAP

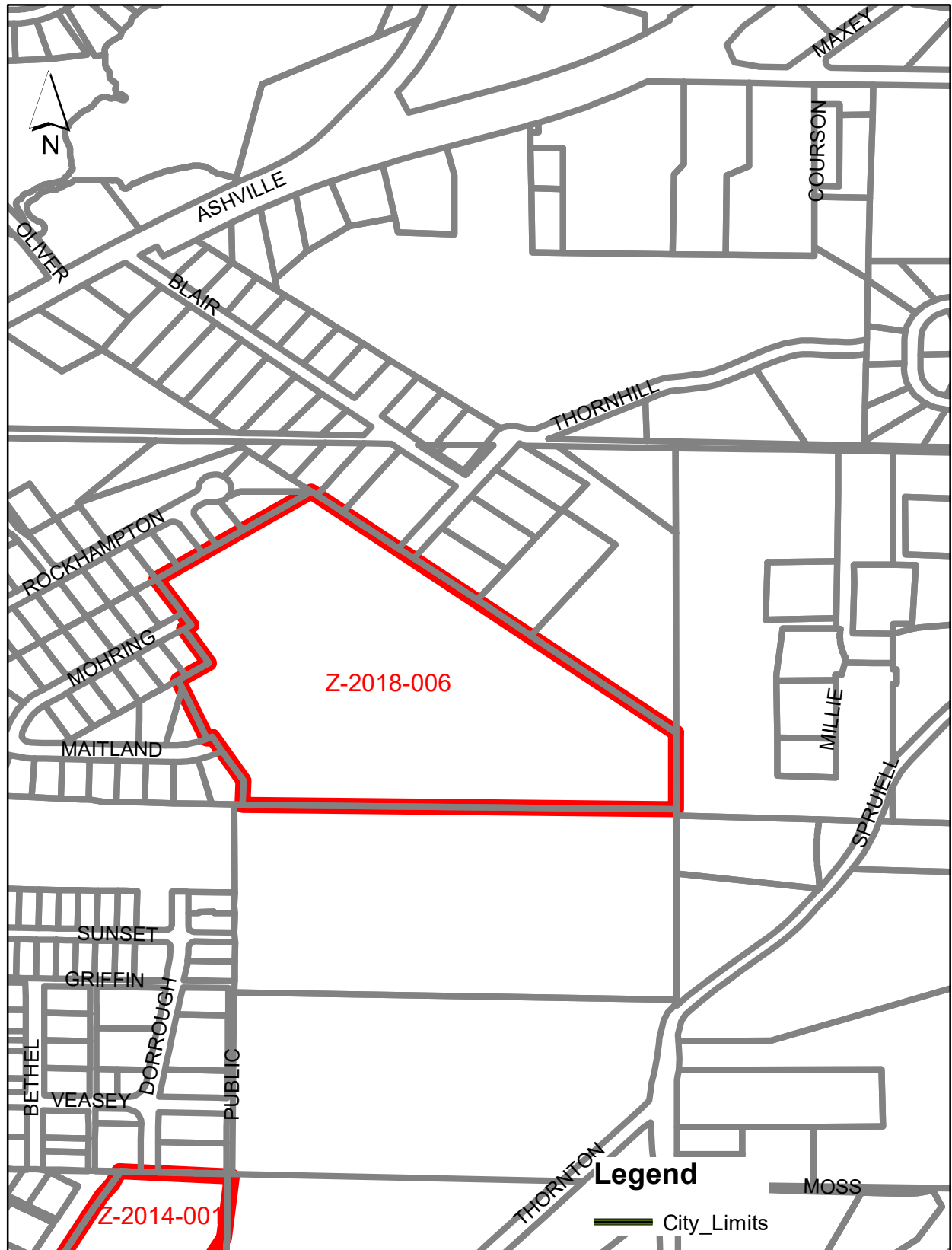


600 300 0 600 Feet

ROCKHAMPTON

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VICINITY MAP



600 300 0 600 Feet

ROCKHAMPTON

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ZONING MAP

