

ORDINANCE NO. 1907

AN ORDINANCE TO AMEND THE MASTER DEVELOPMENT PLAN FOR THE PARK AT OVERTON, IN THE CITY OF MOUNTAIN BROOK, ALABAMA, TO ALLOW THE EXISTING 18 OR FEWER LOTS WITHIN THE SUBDIVISION.

WHEREAS, after due consideration, the City Council has determined that the master development plan for The Park at Overton should be permitted future resurveys within the subdivision that would result in the same or fewer lots.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mountain Brook as follows:

1. Master Development Plan. The Master Development Plan and the materials submitted by the applicant, as required by Section 129-497 of the Mountain Brook City Code, are made a part hereof and are specifically incorporated herein by reference, said Plan and materials constituting regulatory standards for use of the affected Property, subject to modification only as provided for in Article XXVIII, Chapter 129 of the Mountain Brook City Code.

2. Description of Affected Property. The property that is the subject of the rezoning approved by this ordinance is described as follows:

LOTS 1-11, 12-A & 14-19 OF THE PARK AT OVERTON, AS RECORDED IN MAP BOOK 215, PAGE 60 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, BEING SITUATED IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

3. Repealer. All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Mountain Brook, Alabama that are inconsistent with the provisions of this ordinance are hereby expressly repealed.

4. Severability. 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.

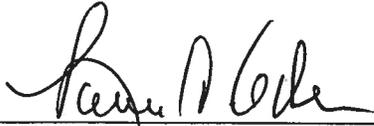
Effective Date. This ordinance shall become effective immediately upon adoption and publication as provided by law.

ADOPTED: This 23rd day of June, 2014.



Council President

APPROVED: This 23rd day of June, 2014.



Mayor

1907

ORD 1907

AMENDED DEVELOPMENT PLAN FOR THE PARK AT OVERTON

Petition Summary

Request to amend the master development plan for The Park at Overton to allow the existing 18 lots or fewer (allowing for the potential for vacant lots to be combined in the future).

The Park at Overton is a Residential Infill District, where the approved development plan serves as the zoning. The development was originally approved with 19 lots. In 2012, Lots 12 & 13 were combined into one lot (12-A) via a resurvey and amended development plan (Case 1855).

The current proposal is to combine Lots 7 & 8. The attached lot layout indicates lots that are currently vacant and those under construction. All others in the subdivision are developed. As may be seen on this plan, there are only two instances where a vacant lot adjoins another one, with the potential for future combining from two lots into one lot: Lots 7/8 and Lots 14/15.

An approval of this amended development plan would allow the current 18 lots or fewer (in the case of future combining of lots).

Subject Property and Surrounding Land Uses

The subject development contains single family dwellings and is surrounded by the same.

Affected Regulation

Article XXVIII, Residential Infill District

Appends

LOCATION: 3746 – 3794 Village Lane

CURRENT ZONING: RID

APPLICANT: Overton Investors, LLC

AGENT: Tommy Brigham





1914

V = vacant
UC = under construction

