



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



VIA EMAIL – vincelucido@lucidoeng.com, sherrylee@lucidoeng.com

February 20, 2023

Vince Lucido
Lucido Engineering & Surveying LLC
24693 Canal Rd., Suite A
Orange Beach, AL 36561

**RE: Planning Commission Recommendation Letter
Preliminary and Final PUD Approval
Case No. 1205-PUD-22
Jones Duplexes PUD**

Dear Vince,

On February 13, 2023, the Orange Beach Planning Commission held a public hearing and recommended to the City Council **approval with conditions** (7-1) of the above reference application. The recommendation of the preliminary and final PUD request has the following conditions:

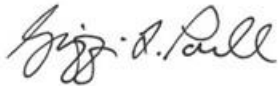
1. The by-right plan will need to be amended. The plan submitted shows two duplexes. However, per Section 5.0601, no lot in the RS zoning district may have a density to exceed two residential units, single family or duplex. This lot exceeds 0.60 acres, so it may have two single-family houses. In addition, Section 5.0602 requires the side walls between two structures to have a separation distance of at least 20 feet. The plan submitted shows 10 feet. Again, the purpose of the by-right plan is to demonstrate that the proposed PUD will have less impact than what can be built under the current zoning.
2. Planning Commission and City Council approval of the requested deviations for the proposed PUD:
 - *Section 5.0601, Number of Principal Buildings on Lot:* To allow the proposed PUD to have seven residential dwellings, exceeding the maximum of two residential dwellings that is allowed for RS lots with lot areas more than 26,250 square feet.
 - *Section 5.0602, Spaced between Buildings:* To allow the building separation between the side walls of the buildings to be 10 feet, which is less than the 20 feet that is required.
3. Providing the screening details for the enclosed trash receptacle or dumpster area in the front setback area. The height of the solid enclosure fence must be at least 6 feet.
4. Noting that the swimming pools for the single-family houses are required to have a setback of 5 feet from the west side lot line.

5. For the six surface parking spaces between the single-family houses and the duplexes, signage is needed to designate that these spaces are required parking for specified units.
6. No parking signage is needed around the approved turnaround area.
7. Removing the current FDC on the site plan. A 1.5-inch connection can be placed on the structure and tied directly into the NFPA 13R sprinkler system.
8. A 2-inch common sewer force main is recommended instead of the 1.5-inch main as shown.
9. The proposed project will require a Coastal Permit. Please contact City of Orange Beach Coastal Resources Department at 251-981-1063 for details on initiating consultation.
10. The landscape plan provided did not include a tree survey. Applicant should provide a tree survey and amend landscape plan to reflect tree mitigation requirements if necessary.

We will place this application on the Committee of the Whole agenda on March 1, 2023, for the City Council to set a date for the public hearing and first reading. The tentative date for the public hearing and first reading will be March 21, 2023, at 5:00 p.m. in the City Council Chamber located at 4099 Orange Beach Boulevard.

Please contact our office if you have any questions.

Regards,



Griffin L. Powell
City Planner

Cc: Kit Alexander, Community Development Director
Sean Brumley, GIS Specialist
Sherri Descalzo, Planning Coordinator
Rodney Jones, Jones Properties