

ORDINANCE NO. 2026-1535

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,
CITY OF ORANGE BEACH ZONING ORDINANCE,
THE WHARF LANDING RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT
PRELIMINARY AND FINAL PUD APPROVAL
(#0411-PUD-25)**

FINDINGS:

1. The following proposed amendment to the City of Orange Beach Zoning Ordinance has been heard and considered by the Orange Beach Planning Commission in Public Session after the required public advertisement period.
2. The City Council of the City of Orange has held the required Public Hearing after the required public advertisement period concerning the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:

1. That the Zoning Ordinance of the City of Orange Beach as previously amended is hereby further amended for the property described;
2. That the zoning classification is hereby rezoned from GB (General Business) to PUD (Planned Unit Development) for the property legally described as follows:

THAT PART OF LOT 2 LYING IN SECTION 35 THE WHARF LANDING
PHASE 1 SLIDE 2949-D

Tax Parcel ID #05-61-07-35-0-000-010.038, PPIN #234423

0 Brown Lane

Phase III, Lot 1 (north side)

Tax Parcel ID #05-61-07-35-0-000-010.140, PPIN #631775

0 Brown Lane

Phase IV, Lot 2 (south side)

3. That the Zoning Ordinance of the City of Orange Beach as previously amended is hereby further amended to approve the preliminary and final PUD for The Wharf Landing Residential District, for a single-family residential development containing 142 lots, pursuant to application #0411-PUD-25 on file with the Department of Community Development;
4. That approval of this PUD is contingent upon the conditions recommended by staff as follows:
 - a. The covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowner's associations and deed restrictions, must be approved by the City before final approval of the plan.
 - b. The approval and recording of the final plat for Case No. 0404-SD-26, Resubdivision of The Wharf Landing Phase 3 Subdivision, will need to be completed prior to final approval of the PUD master plan.
 - c. After obtaining preliminary and final PUD approval, this project will require preliminary and final minor subdivision approval.
 - d. Clarify if each house will have designated parking spaces.

- e. The south end of Bama Breeze Circle (formerly known as Pop Top) shall be maintained as an approved fire department turnaround, or the roadway shall be extended to connect to Brown Lane to provide compliant fire apparatus access.
 - f. A second remote fire department access road shall be provided for the north portion of the development. In lieu of providing this secondary access, all residential structures within that portion of the project shall be equipped with an approved automatic fire sprinkler system.
 - g. Submission of the traffic impact study.
5. That all ordinances or parts of ordinances in conflict are, to the extent of such conflict, repealed; and
 6. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

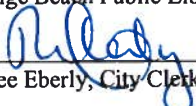
ADOPTED THIS 2nd DAY OF JUNE, 2026.



 Renee Eberly
 City Clerk

The City Clerk of the City of Orange Beach, Alabama hereby certifies that the foregoing ORDINANCE 2026-1535 was posted on 06/05/2026 in the following three

- (3) public places:
 Orange Beach City Hall _____
 Orange Beach Post Office _____
 Orange Beach Public Library _____



 Renee Eberly, City Clerk

