



CITY OF ORANGE BEACH PLANNING & ZONING

PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, JANUARY 12, 2015, 4:00 P.M.
CITY COUNCIL CHAMBER
4099 ORANGE BEACH BLVD.

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Regular Meeting on December 8, 2014.

H. PUBLIC HEARING

1. **CASE NO. 1102-PUD-14 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - ASCENSION & GRACE PRELIMINARY/FINAL PUD - OWNER/APPLICANT: GCOF ORANGE BEACH GULF FRONT, L.L.C. - AGENT: FORREST DANIELL & ASSOCIATES** - Request by the applicant for a recommendation to City Council for Preliminary PUD Zoning and Master Plan Approval to rezone from BR-2 (Beach Resort High Density) to PUD for two condominium towers: Ascension with 36 stories and 201 units and Grace with 35 stories and 77 units. The municipal address is 25600 - 25736 PERDIDO BEACH BOULEVARD. *Deferred from the Regular Meeting on 12/08/2014.*

I. SITE PLAN REVIEW

1. **CASE NO. 0101-SP-15 - SITE PLAN APPROVAL - EAST 180 U-STORE IT CLIMATE CONTROL ADDITION - OWNER/APPLICANT: EAST 180 U-STORE IT, L.L.C. - AGENT: LUCIDO ENGINEERING & SURVEYING** - Request by the applicant for approval of Site Plan to connect Building B and Building C with a 30' by 180' (5,400 square feet) addition and convert to a climate controlled structure. The municipal address is 24250 CANAL ROAD and is located in the GB (General Business) zoning district.

2. **CASE NO. 0102-SP-15 – SITE PLAN APPROVAL – THE GULF RESTAURANT, PHASE III – OWNER/APPLICANT: ALABAMA POINTE VENUE, L.L.C. – AGENT: HUTCHINSON, MOORE & RAUCH, L.L.C.** – Request by the applicant for approval of Site Plan to construct a deck area, enclosed space, and additional parking on the west side of the existing restaurant. The municipal address is 27500 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 1202-SD-14 – MINOR PRELIMINARY/FINAL PLAT – DA CAR WASH SUBDIVISION – OWNER/APPLICANT: DA CAR WASH, L.L.C.** – Request by the applicant for approval of Preliminary/Final Plat to subdivide into the two lots the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter, Section 6, Township 9 South, Range, East, Baldwin County, Alabama. The municipal address is 24130 CANAL ROAD and is located in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 12/08/2014.*
2. **CASE NO. 1206-SP-14 – SITE PLAN APPROVAL – LINDSEY LANE OPEN STORAGE – OWNER/APPLICANT: JIM WARE – AGENT: LUCIDO ENGINEERING & SURVEYING, L.L.C.** – Request by the applicant for approval of Site Plan for a 150' by 150' open storage yard. The site is located on the east side of Lindsey Lane, north of the entrance to Twin Lakes, in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 12/08/2014.*
3. **CASE NO. 0103-SP-15 – SITE PLAN APPROVAL – ROMAR HOTEL – OWNER/APPLICANT: ROMAR HOTELS, INC.** – Request by the applicant for approval of Site Plan to construct a 7-story hotel with 86 lodging rooms. The municipal address is 26032 PERDIDO BEACH BOULEVARD and is located in the BR-2 (Beach Resort High Density) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

Interested parties may appear at the public hearings and be heard with respect to the proposed item. Copies of the applications are available at the City of Orange Beach Community Development Department located at 4101 Orange Beach Blvd., Monday through Friday between the hours 8:00 a.m. to 5:00 p.m.

All items on this agenda are scheduled for action unless specifically noted otherwise. Unless otherwise stated, items may be taken out of the order presented at the discretion of the Chairperson.

NOTICE:

This meeting has been properly noticed and posted at the following locations:

Orange Beach City Hall, 4099 Orange Beach Blvd.
Orange Beach Community Development Building, 4101 Orange Beach Blvd.
Orange Beach Justice Center, 4480 Orange Beach Blvd.
Orange Beach Post Office, 25778 John M. Snook Dr.
Orange Beach Public Library, 26267 Canal Rd.
Orange Beach Community Center, 27235 Canal Rd.
Bear Point Civic Association, 4681 Bayshore Drive North

Meeting agenda also published online at www.cityoforangebeach.com

ACTIONS:

All actions on site plan applications and subdivision plats are final unless an appeal is filed by the applicant or aggrieved party to the appropriate appellate jurisdiction. Unless otherwise indicated during the meeting, all other actions by the Planning Commission are recommendations to the City Council, in which case all final decisions, conditions, stipulations or limitations are made by the City Council.

Any item listed on the agenda may be taken out of order if so requested by the applicant, staff or a member of the Planning Commission. The Planning Commission may impose time limitations, as necessary, on individuals wishing to be heard on any agendaed item.