



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



PLANNING COMMISSION WORK SESSION AGENDA

MONDAY, DECEMBER 14, 2015, 3:00 P.M.
CITY COUNCIL CHAMBER
4099 ORANGE BEACH BLVD.

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. **CASE NO. 0705-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - BEACH VILLAGE PUD - OWNER: COTTAGES AT ROMAR, L.L.P. - APPLICANT: WAS DESIGN** - Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone to PUD for a single-family residential development with 71 units along with an open-air pavilion with bathrooms and pool. The municipal address is 23063 PERDIDO BEACH BOULEVARD. *Deferred from Regular Meeting on 11/09/2015.*
2. **CASE NO. 1201-SD-15 - PRELIMINARY/FINAL PLAT - DA' CARWASH SUBDIVISION - OWNER: DA CAR WASH LLC - APPLICANT: SMITH, KOLB & ASSOCIATES** - Request by the applicant for approval of Preliminary/Final Plat to subdivide 10 acres into 4 lots. The municipal address is 24130 CANAL ROAD in the GB (General Business) zoning district.
3. **CASE NO. 1203-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - ROBINSON GROVE PUD - OWNER: JIM OWEN & GREG KENNEDY - APPLICANT: WAS DESIGN** - Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone 3.72 acres from MR (Marine Resort) to PUD for a 27-lot single-family residential development with boat docks, private streets, and a common amenity area. The subject property is located on WALKER KEY BOULEVARD.
4. **CASE NO. 1204-PUD-15 - PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - PHOENIX ORANGE BEACH CONDOMINIUM PUD - OWNER/APPLICANT: BRETT REAL ESTATE, ROBINSON DEVELOPMENT COMPANY, INC.** - Request by the applicant for a recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plan to rezone from BR-2 (Beach Resort High Density) to PUD for a 21-story, 112-unit condominium. The municipal address is 25494 PERDIDO BEACH BOULEVARD.

5. **CASE NO. 1001-SP-15 - SITE PLAN APPROVAL - THE CUT - OWNER/APPLICANT: STEVEN L. WALL** - Request by the applicant for approval of Site Plan to construct a restaurant with a gross floor area of 24,647 square feet. The municipal address is 22321 CANAL ROAD in the I-1 (Industrial) zoning district. *Deferred from Regular Meeting on 11/09/2015.*
6. **CASE NO. 1101-SP-15 - SITE PLAN APPROVAL - M&J RENTALS - OWNER/APPLICANT: M&J RENTALS** - Request by the applicant for approval of Site Plan to construct a new 4,000-ft² building for Orange Beach Auto & Marine. The subject property is located on Canal Road east of Visual Effects and Repeat After Me in the GB (General Business) zoning district. *Deferred from Regular Meeting on 11/09/2015.*
7. **CASE NO. 1202-SP-15 - SITE PLAN APPROVAL - THE RUBY SLIPPER CAFE - OWNER: OKS INVESTMENTS, LLC - APPLICANT: DEES ENGINEERING** - Request by the applicant for approval of Site Plan to construct a 6,500-ft² restaurant. The municipal address is 24151 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

D. ADJOURN