



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



PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, JULY 10, 2017, 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 Work Session meeting on May 8, 2017.
 - 2. Approval of minutes from the Regular Meeting on May 8, 2017.
 - 3. Approval of minutes from the Regular Meeting on June 12, 2017.
- H. PUBLIC HEARING**
 - 1. **CASE NO. 0601-SD-17 – FINAL MAJOR SUBDIVISION APPROVAL – THE RETREAT AT JOSEPHINE – OWNER: LAWRENCE A. & CORDELIA E. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of final plat to subdivide a 22.27 acre parcel into a single-family residential subdivision with 14 residential lots, a common area lot, and a private roadway. The subject property is located on MARJON LANE in the Orange Beach Planning Jurisdiction. *Deferred from the Regular Meeting on June 12, 2017.*
 - 2. **CASE NO. 0602-RZ-17 – REZONING – READY MIX SITE DEVELOPMENT REZONING – OWNER: READY MIX USA LLC, 323 SOLUTIONS INC, & DUNN INVESTMENT COMPANY LLC – APPLICANT: RCG-OB** – Request by the applicant for recommendation to City Council to rezone approximately 32.2 acres from I-1 (INDUSTRIAL) to GB (GENERAL BUSINESS). The municipal address is 22801 CANAL ROAD. *Deferred from the Regular Meeting on June 12, 2017.*

3. **CASE NO. 0603-ZT-17 – ZONING TEXT AMENDMENT – SECTION 10.02, ARCHITECTURE RESTRICTIONS, METAL SIDING ON COMMERCIAL BUILDINGS**
– Request by the Community Development Department for recommendation to City Council to amend Section 10.02 of the Zoning Ordinance removing allowances for metal siding on the rear and sides of commercial buildings. *Deferred from the Regular Meeting on June 12, 2017.*
4. **CASE NO. 0605-ZT-17 – ZONING TEXT AMENDMENT – SECTION 5.04, ACCESSORY STRUCTURES AND/OR BUILDINGS, STORAGE CONTAINERS**
– Request by the Community Development Department to regulate the use of PODS and metal cargo containers as storage structures. *Deferred from the Regular Meeting on June 12, 2017.*
5. **CASE NO. 0701-SD-17 – FINAL MAJOR SUBDIVISION APPROVAL – SPYGLASS SUBDIVISION – OWNER: 68V SPYGLASS 2016 LLC – APPLICANT: DEWBERRY/PREBLE-RISH**
– Request by the applicant for approval of final plat to subdivide 19 acres into a residential subdivision with 88 townhouse lots, common areas, and a platted 50-foot private right-of-way. The municipal address is 26952 CANAL ROAD and is part of the Spyglass Planned Unit Development.
6. **CASE NO. 0702-PUD-17 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVAL – PHOENIX ORANGE BEACH PUD II – OWNER/APPLICANT: BRETT REAL ESTATE ROBINSON DEVELOPMENT COMPANY INC.**
– Request by the applicant for recommendation to City Council to rezone 4.8 acres from BR-2 (BEACH RESORT HIGH DENSITY) to PUD (PLANNED UNIT DEVELOPMENT) for a condominium development with 120 units. The municipal addresses are 26686 – 26714 PERDIDO BEACH BOULEVARD.
7. **CASE NO. 0703-PUD-17 – PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL – GREENWAY APARTMENTS PUD – OWNER: LARRY SNYDER & COMPANY – APPLICANT: HUTCHINSON, MOORE & RAUCH LLC**
– Request by the applicant for recommendation to City Council to zone 4.41 acres to PUD for an apartment complex with 216 micro efficient units. The subject property is located at the northeast corner of the intersection of ROSCOE ROAD and UNIVERSITY LANE.
8. **CASE NO. 0704-PUD-17 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVAL – BPG PROPOSED RETAIL DEVELOPMENT PUD (ROUSES) – OWNER: GULF SAND DEVELOPMENT INC. – APPLICANT: BURTON PROPERTY GROUP LLC**
– Request by the applicant for recommendation to City Council to rezone 5.62 acres from GB (GENERAL BUSINESS) to PUD (PLANNED UNIT DEVELOPMENT) for a proposed development with a freestanding single tenant grocery store containing a floor area of 43,100 square feet. The municipal addresses are 26080 CANAL ROAD and 4544 ORANGE BEACH BOULEVARD at the southeast corner of CANAL ROAD and ORANGE BEACH BOULEVARD.

- 9. CASE NO. 0705-SD-17 – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL – ANDERSON REPLAT – OWNER: WILLIAM D. & BRENDA ANDERSON – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for approval of preliminary and final plat to combine Lot 2 and Lot 3 in Block 2 of Bay La Launch Estates Subdivision into a single lot. The municipal address is 29089 PINE TREE LANE in the RS-1 (Single-Family Residential) zoning district.

I. SITE PLAN REVIEW

- 1. CASE NO. 0707-SP-17 – SITE PLAN REVIEW – KEEL STORAGE BUILDING – OWNER/APPLICANT: MARK KEEL CONSTRUCTION** – Request by the applicant for approval of site plan review for a storage yard and building. The municipal address is 27085 CANAL ROAD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

- 1. CASE NO. 0706-SP-17 – SITE PLAN REVIEW – MATT FOSTER STORAGE YARD – OWNER: MATT FOSTER – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for approval of site plan review for an outdoor storage yard on Lot 4 in the Sweet Water Bayou Subdivision. The municipal address is 4404 MONEY BAYOU DRIVE in the GB (General Business) 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.