



Baldwin County Commission

Legislation Details (With Text)

File #: 18-0327 **Version:** 1

Type: Work Session **Status:** Agenda Ready

File created: 6/7/2018 **In control:** Baldwin County Commission Work Session

On agenda: 6/12/2018 **Final action:**

Title: Case No. Z-18023 - The Reserve at Daphne - Planned Residential Development Site Plan

Indexes:

Attachments: 1. Case Z-18023, The Reserve at Daphne PRD Site Plan Approval, Staff Report.pdf, 2. Case Z-18023, The Reserve at Daphne PRD Site Plan, Project Narrative.pdf, 3. Case Z-18023, Planning Commission Voting Sheet, 2018-05-03.pdf, 4. Case Z-18023, Planning Commission Minutes, 2018-05-03.pdf

Date	Ver.	Action By	Action	Result
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Meeting Type: BCC Work Session

Meeting Date: 6/12/2018

Item Status: New

From: Vince Jackson, Planning Director

Submitted by: Vince Jackson, Planning Director

ITEM TITLE

Case No. Z-18023 - The Reserve at Daphne - Planned Residential Development Site Plan

STAFF RECOMMENDATION

Delay action or allow the applicant to withdraw Case No. Z-18023, so that it may be returned to the Planning Commission for additional review and consideration.

BACKGROUND INFORMATION

Previous Commission action/date: N/A

Background: The proposed development is to be known as The Reserve at Daphne, and if approved would consist of 618 lots. Two applications, a request for rezoning (Case No. Z-18022) and a request for Planned Residential Development (PRD) site plan approval (Case No. Z-18023), have been submitted. The subject properties encompass approximately 470 acres and are located in Planning Districts 15, 28 and 7. The properties located in Planning Districts 15 and 28 include approximately 309 acres which are currently zoned RA, Rural Agriculture District. They are subject to the request for rezoning to RSF-2, Single Family District, and to the request for PRD site plan approval. The properties located in Planning District 7, approximately 161 acres, are unzoned. These properties will only be subject to the PRD application. Both applications were considered and recommended for APPROVAL by the Planning Commission on May 3, 2018. At that time, the PRD included 612 lots. Subsequent to the Planning Commission action, the plans for the PRD were revised to include an additional 6 lots. As a result, additional review of the PRD site plan by the Planning Commission will be required. This can be accomplished by either delaying action or allowing the applicant to withdraw the request so that it can be returned to the Planning Commission

for further consideration. If action is delayed, the County Commission will need to vote no later than 60 days after the June 19, 2018, public hearing.

The information for the rezoning, which is not impacted by the changes to the PRD site plan, is placed in the agenda item for Case No. Z-18022.

FINANCIAL IMPACT

Total cost of recommendation: N/A

Budget line item(s) to be used: N/A

If this is not a budgeted expenditure, does the recommendation create a need for funding?
N/A

LEGAL IMPACT

Is legal review necessary for this staff recommendation and related documents?
N/A

Reviewed/approved by: N/A

Additional comments: N/A

ADVERTISING REQUIREMENTS

Is advertising required for this recommendation? N/A

If the proof of publication affidavit is not attached, list the reason: N/A

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: N/A

Individual(s) responsible for follow up: Planning and Zoning Department

Action required (list contact persons/addresses if documents are to be mailed or emailed):
Place Case No. Z-18023 on an upcoming Planning Commission agenda for further review and consideration.

Additional instructions/notes: N/A