



# Baldwin County Commission

## Legislation Details (With Text)

**File #:** 18-0369 **Version:** 1  
**Type:** Public Hearings **Status:** Passed  
**File created:** 6/13/2018 **In control:** Baldwin County Commission Regular  
**On agenda:** 6/19/2018 **Final action:** 6/19/2018  
**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, 5. Case Z-18023, Planning Commission Proof of Publication.pdf, 6. Case Z-18023, County Commission Proof of Publication.pdf, 7. DQ6 - Speaker Form - Toler

Date	Ver.	Action By	Action	Result
6/19/2018	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 6/19/2018

**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

Table any action on Case No. Z-18023, until August 7, 2018, 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.

Based on the comments above, staff recommends that action be delayed on Case Z-18023, so that it can be returned to the Planning Commission for further consideration. The case will be considered by the Planning Commission on July 12, 2018, and will be brought Back to the County Commission for a public hearing on August 7, 2018. This date will meet the 60-day time frame for approval which is specified in the zoning ordinance.

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? Yes. Gulf Coast Newspapers.

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, and return to the County Commission on August 7, 2018, for a public hearing.

**Additional instructions/notes:** N/A