



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 19-0235      **Version:** 1

**Type:** Public Hearings      **Status:** Passed

**File created:** 11/14/2018      **In control:** Baldwin County Commission Regular

**On agenda:** 11/20/2018      **Final action:** 11/20/2018

**Title:** Case No. Z-18046 - The Reserve at Daphne Planned Residential Development (PRD) Site Plan

**Indexes:**

**Attachments:** 1. Case No. Z-18046 - The Reserve at Daphne PRD Site Plan Approval, Staff Report, 2018-11-20.pdf, 2. Case No. Z-18046 - The Reserve at Daphne PRD, Planning Commission Voting Sheet, 2018-10-04.pdf, 3. Case No. Z-18046 - The Reserve at Daphne, Planning Commission Minutes, 2018-10-04.pdf, 4. Resolution #2019-015, 2018-11-20.pdf, 5. Case Z-18046, County Commission Proof of Publication.pdf, 6. Case Z-18046, Planning Commission Proof of Publication.pdf, 7. \*DQ3 - Resolution 2019-015 SIGNED

Date	Ver.	Action By	Action	Result
11/20/2018	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 11/20/2018  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### ITEM TITLE

Case No. Z-18046 - The Reserve at Daphne Planned Residential Development (PRD) Site Plan

### STAFF RECOMMENDATION

Adopt Resolution #2019-015, which APPROVES Case No. Z-18046 - The Reserve at Daphne Property, as it pertains to the request for Planned Residential Development (PRD) Site Plan Approval for The Reserve at Daphne. Said property consisting of approximately 469 acres and located in Planning (Zoning) Districts Number 15, Number 28 and Number 7.

### BACKGROUND INFORMATION

**Previous Commission action/date:** June 19, 2018

**Background:** The proposed development is to be known as The Reserve at Daphne, and if approved would consist of 609 lots. The subject parcels encompass approximately 469 acres and are in Planning Districts 15, 28 and 7. The properties located in Planning Districts 15 and 28 are currently zoned RSF-2, Single Family District. The properties located in Planning District 7 are unzoned. The original request for PRD site plan approval was 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, further review of the PRD site plan by the Planning Commission was required. On June 19, 2018, the County Commission tabled action on this case so that it could be returned to the Planning Commission, which then considered the revised site plan on July 12, 2017, and voted again to recommend approval. The application, however, was subsequently withdrawn due to the need for additional changes. It should be noted that the current request calls for 609 lots which represents a reduction from the original submittal.

The County Commission approved the rezoning request (Case No. Z-18022) which accompanied the first PRD application on June 19, 2018.

The Planning Commission considered this request on October 4, 2018 and voted to recommend APPROVAL to the County Commission.

### **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, see attached

**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:** Commission Administration Office

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**

Send Notice of Action to the following:

Steven Pumphrey  
Dewberry Engineers, Inc.  
25353 Friendship Road  
Daphne, Alabama 36526

**Additional instructions/notes:** Planning and Zoning Department - Update Official Zoning Map.