



Baldwin County Commission

Legislation Text

File #: 18-0326, **Version:** 1

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-18022 - The Reserve at Daphne Rezoning

STAFF RECOMMENDATION

Adopt Resolution Number 2018-081 which Approves Case No. Z-18022 as it pertains to the rezoning of approximately 309 acres, located in Planning (Zoning) Districts Number 15 and Number 28, from RA, Rural Agricultural District, to RSF-2, Single Family District.

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 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 Agricultural 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. The information for PRD site plan approval is included with a separate agenda item.

The Planning Commission considered this request on May 3, 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. Gulf Coast Newspapers.

If the proof of publication affidavit is not attached, list the reason: Forthcoming from staff.

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.
9949 Bellaton Avenue
Daphne, Alabama 36526

Additional instructions/notes: The Planning and Zoning Department will update the Official Zoning Map.