

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MARCH 26, 2019**

COMMISSION PRESENT:

Chairman Steiskal, Commissioner Young, Commissioner Long, Commissioner Harris, Commissioner Eberlein, Commissioner Malone

COMMISSION ABSENT:

Commissioner Guthrie, Commissioner Vakakes, Commissioner Eubank

STAFF PRESENT:

Zoning Administrator, Andy Bauer; Planner, Jennifer Watkins, Secretary Mell Davis; Public Works Director, Mark Acreman;

CALL TO ORDER:

Chairman Steiskal called the meeting to order at 4:00 p.m.

ROLL CALL:

The secretary called the roll.

APPROVAL OF MINUTES: Regular Meeting of February 26, 2019

Commissioner Harris made a motion to approve the minutes, seconded by Commissioner Malone. The vote was unanimous in approval, 6-0 with Commissioners Malone abstaining.

PUBLIC HEARINGS: None.

OTHER BUSINESS:

A. ZA19-000005- Raley Farm Phase 1 Subdivision Preliminary Plat

Applicant asked to subdivide 29.98 acres into 90 single family residential lots. The property is located on the north side of Coastal Gateway Boulevard, across from Osprey Landing.

Preliminary plat approval includes 90 single family residential lots with clubhouse and pool to be constructed within Phase 1. The density is 3 dwelling units per acre which meets the maximum density approved by Ordinance No.1904 for the rezoning of the property.

The lots are designed to meet the conditions of the rezoning with minimum lot sizes of 8,400sf and minimum front setbacks of 35ft. The development donated 10ft of property to the City for the roadway expansion of Coastal Gateway Boulevard.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MARCH 26, 2019**

Commissioner Young asked were the amenities required to be completed before final plat.

Planner Jennifer Watkins answered yes, the amenities will be required to be completed prior to final plat approval.

Chairman Steiskal had some question about the location of the amenities and green space, and asked if the commission should see the plan of all phases before voting. He also inquired about traffic being an issue.

Zoning Administrator, Andy Bauer said that the green space met the subdivision requirements and the Planning Commission would have input before final plat regarding the open space within each phase of the development. Public Works Director, Mark Acreman, said that the City is working with the City of Foley regarding road extensions and that the road plan for Coastal Gateway Boulevard included the Raley Farms traffic counts.

Commissioner Harris had some concern regarding the size of the pool and clubhouse and whether it would adequately serve all the phases of the project. Zoning Administrator Bauer stated that each phase of the development is required to provide the required open space.

Commission Chairman Steiskal opened the Public Hearing.

Development Representative Craig Johnson gave some background on the project to the Commission. He stated there were a total of 162 acres with a maximum of 456 lots. 16.5 of those acres were designated open space with a 5 acre lake and plans to add additional lakes and another pool as the phases were built out.

Mr. Johnson also stated that he didn't feel the need to provide the temporary turnarounds because the portion of the streets that will be constructed will provide enough room to act as a turnaround. Chairman Steiskal agreed and Mr. Acreman stated that temporary signage could be placed at the end of the streets to notify drivers.

Commissioner Harris commended the developer for their consideration of surrounding property owners and working to incorporate the newly adopted R-1-5 area and dimensional requirements.

Commission Chairman Steiskal closed the public hearing.

Commissioner Jim Eberlein made the motion to approve ZA19-000005 Raley Farms Subdivision Preliminary Plat with conditions:

1. Approval of the applicant's waiver request to not provide the temporary turnarounds at the end of the temporary dead end street sections of Preston Way. The sections of the roadway that will be provided are adequate for use as turnarounds.
2. A detail of the Neighborhood Border fence shall be provided in accordance with the design requirements of Section 6-6E of the Subdivision Regulations.
3. Additional trees shall be provided in Common Areas 4 and 5 to provide mini parks within the subdivision.
4. A utility plan shall be provided indicating the locations of the telecom conduit. Conduit for telecom utilities shall be in place prior to final plat approval.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MARCH 26, 2019**

5. Existing trees that are located on proposed lots shall remain until a building permit is issued for the lot.
6. All sidewalks shall be completed prior to final plat.
7. Existing trees located along the west property line shall be protected and preserved in accordance with the City's Tree Protection Ordinance.
8. Approval of the applicant's waiver request to locate the required Neighborhood Border within the 10ft of property donated to the City of Gulf Shores. The fence shall be placed along the rear lot lines of the properties abutting Coastal Gateway Boulevard and the landscape shall be placed along the exterior of the fence. The maintenance of the fence and landscape will be the responsibility of the developer/home owners association.

Commissioner Malone seconded and the motion passed with a vote of 6-0.

UNFINISHED BUSINESS:

None

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

COMMUNICATIONS FROM STAFF: Mr. Bauer informed the Commission that he is working on the Highway Corridor Overlay and Subdivision Regulation amendments.


COMMUNICATIONS FROM COMMISSION:


ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:00 p.m.



Chairman, Bob Steiskal



Secretary, Mell Davis


Date