

AUGUST 27, 2020 PLANNING COMMISSION AGENDA

CIVIC CENTER 4:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES: July 28, 2020**
4. **ITEMS FOR DEFERRAL OR WITHDRAWAL**
 - A. **ZA20-000047 Cottages at Craft Farms**
5. **PUBLIC HEARINGS:**
 - A. **Adoption of the Major Street Plan**

Request: The City of Gulf Shores Planning Commission proposes to adopt the Major Street Plan. A major street plan identifies the streets that can accommodate large volumes of traffic, what existing major roadways should be improved, and where future major roadways should be constructed.
 - B. **ZTA20-06 Garage Setbacks and Minimum Raised Foundations – Zoning Text Amendment**

Request: The City of Gulf Shores seeks to amend the Garage Setback standards in Article 6-3 and the Modification of Height Regulation standards in Article 6-4.
 - C. **ZA20-000036 The Waterways Cottage Subdivision - Site Plan**

Request: The applicant seeks approval of 60 lot single family subdivision. The project is located in the 800 block of Waterway West Boulevard.
 - D. **ZA20-000039 The Waterways Marina – Conditional Use Permit (CUP)**

Request: The applicant seeks a Conditional Use Permit to construct a 44 slip marina, boat ramp, and trailer storage area.
 - E. **ZA20-000045 The Haven Resubdivision – Preliminary Plat**

Request: The applicant seeks approval to re-subdivide lots 46-61(excluding lots 40, 53, 57) and lot 14 in The Haven Subdivision. The re-subdivision will increase the number of lots from 16 to 21 lots by making each lot smaller. The Haven Subdivision is within The Peninsula Development.

F. ZA20-000046 Crystal Shores West – Conditional Use Permit (CUP)

Request: The applicant seeks approval of a Conditional Use Permit to allow a beach access easement located at 931 West Beach Boulevard to serve a future 43 unit cottage development located across the street at 944 West Beach Boulevard

G. ZA20-000048 Aventura Subdivision Phase 3 - Preliminary Plat

Request: The applicant seeks preliminary subdivision plat approval for a 91 lot single family subdivision on 51.98 acres of land. The proposed subdivision is proposed to be Phase 3 of the Aventura development.

H. ZA20-000049 Campbell’s Addition to River Manor Subdivision – Final Plat

Request: The applicant seeks final subdivision plat approval for a 2 lot single family subdivision on 0.82 acres of land. The proposed subdivision divides 1 lot into 2 lots.

6. Site Plans

A. ZA20-000009 Sandy Toes Cottage Subdivision – Site Plan

Request: The applicant requests to construct a seven lot cottage subdivision on 0.528 acres. The property is located on the south side of the West Lagoon Avenue within the 1100 block.

B. ZA19-000018 The Cottages at Dunes Park – Site Plan

Request: The applicant seeks approval from the Planning Commission to construct a 10-lot cottage subdivision at 588 East Beach Boulevard.

7. HEARING OF PERSONS NOT LISTED ON THE FORMAL AGENDA

8. OTHER BUSINESS

9. COMMUNICATIONS FROM STAFF/PLANNING COMMISSION

10. ADJOURN