

Osprey Landing Subd. Ph. 4– Preliminary Plat Extension

Staff Report: Andy Bauer
Application #:ZA26-000020

Planning Commission Meeting Date: February 24, 2026
Applicant: Ercil Godwin, Property Location: Osprey Landing Subdivision on
Sawgrass Consulting Coastal Gateway Blvd.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant seeks a one-year Preliminary Subdivision Plat Extension for Osprey Landing Phase 4 Subdivision. The Planning Commission granted Preliminary Subdivision Plat approval for this subdivision on March 26, 2024, to subdivide 14.68 acres into 42 lots. A Preliminary Subdivision Plat expires two years from the date of approval. The property is located on the south side of Coastal Gateway Boulevard directly West of Osprey Landing Subdivision Phases 2 & 3.

PUBLIC NOTICE

The subdivision extension application was notified as required by the Subdivision Regulations.

APPROVED OSPREY LANDING PHASE 4 SUBDIVISION PLAN

- 14.68 acres
- 42 lots
- Lots sizes – 8,347sf to 12,464sf
- Proposed density – 2.8 units per acre
- Setbacks – Front 40', Rear 30', Side 10',
- Minimum Lot Width – 60'
- Open Space 3.81 acres (25%)

ANALYSIS

Subdivision Regulations – Section 4-4 Preliminary Plat Extension

Section 4-4., Preliminary Plat Approval Procedure in the Subdivision Regulations provides a two-year period from the date of Preliminary Plat Approval for an applicant to obtain Final Subdivision Plat approval. Osprey Landing Phase 4 Subdivision received Preliminary Plat approval March 26, 2024, and in accordance with the Subdivision Regulations, must have Final Subdivision Plat approval by March 26, 2026.

The Subdivision Regulations allow the Planning Commission to extend the approval of a Preliminary Subdivision Plat a single time for a period not to exceed one (1) additional year unless changes have occurred to the Subdivision Regulations, the Zoning Ordinance, or Zoning Map, which would make the approved Subdivision nonconforming. At the July 2025 Planning Commission meeting, the commission approved an amendment to the minimum street construction standards in the Subdivision Regulations. Staff has included conditions in the recommendation to require the streets within Phase 4 to comply with the new street construction standards to the greatest extent possible.

RECOMMENDATION

Staff recommend the Planning Commission grant a one-year extension for Osprey Landing Phase 4 Preliminary Subdivision with the following conditions:

1. \$4,500 application fee shall be paid prior to Final Subdivision Plat approval.
2. All concrete work and street striping within Osprey Landing Phase 4 performed after February 24, 2026, shall comply with the standards within Section 6-3 B. 10. of the Subdivision Regulations (i.e., 4,000psi concrete and Class 2, Type A, thermoplastic).
3. Prior to Final Subdivision Plat approval, the following Engineering Department comments shall be addressed.
 - a. Remove midblock cross walk from Dawson Dr.
 - b. Stop/Sign Cross walk layout needs to abide by section 7C.04 of the MUTCD manual
 - c. Replace 4 inches of existing granular base with 4 inches of 825B or 301A-012 crushed aggregate compacted to 100% of the modified proctor.

MOTION FOR CONSIDERATION

I recommend approval of a one-year Preliminary Subdivision Plat extension for Osprey Landing Phase 4 with staff recommendations.

Attachments: Draft Resolution, Subdivision Plan, Location Maps

RESOLUTION ZA26-000020
Osprey Landing Phase 4
Preliminary Subdivision Plat Extension

Be it resolved by the Gulf Shores Planning Commission while in regular session on February 24, 2026, and by vote of 0-0, the Gulf Shores Planning Commission approves a one-year extension for Osprey Landing Phase 4 Preliminary Subdivision Plat with the following conditions.

1. \$4,500 application fee shall be paid prior to Final Subdivision Plat approval.
2. All concrete work and street striping within Osprey Landing Phase 4 performed after February 24, 2026, shall comply with the standards within Section 6-3 B. 10. of the Subdivision Regulations (4,000psi concrete and Class 2, Type A, thermoplastic).
3. Prior to Final Subdivision Plat approval, the following Engineering Department comments shall be addressed.
 - a. Remove midblock cross walk from Dawson Dr.
 - b. Stop/Sign Cross walk layout needs to abide by section 7C.04 of the MUTCD manual
 - c. Replace 4 inches of existing granular base with 4 inches of 825B or 301A-012 crushed aggregate compacted to 100% of the modified proctor.

This resolution shall become effective upon its adoption.

ADOPTED this 24th day of February 2026.

Pete Vakakes
Chairman, Planning Commission

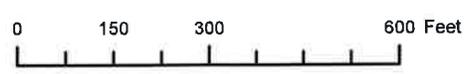
Attest:

Mell Davis
Secretary, Planning Commission



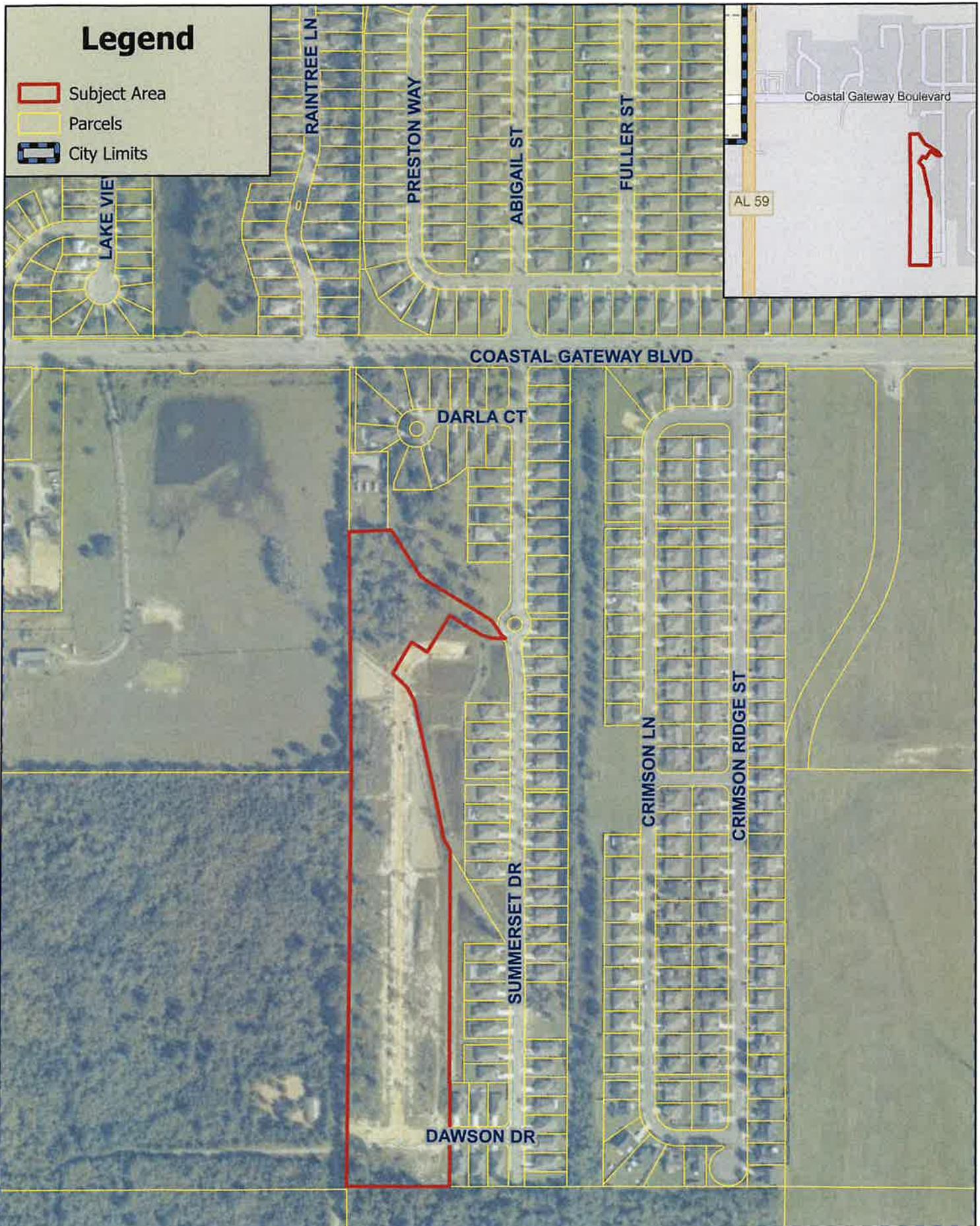
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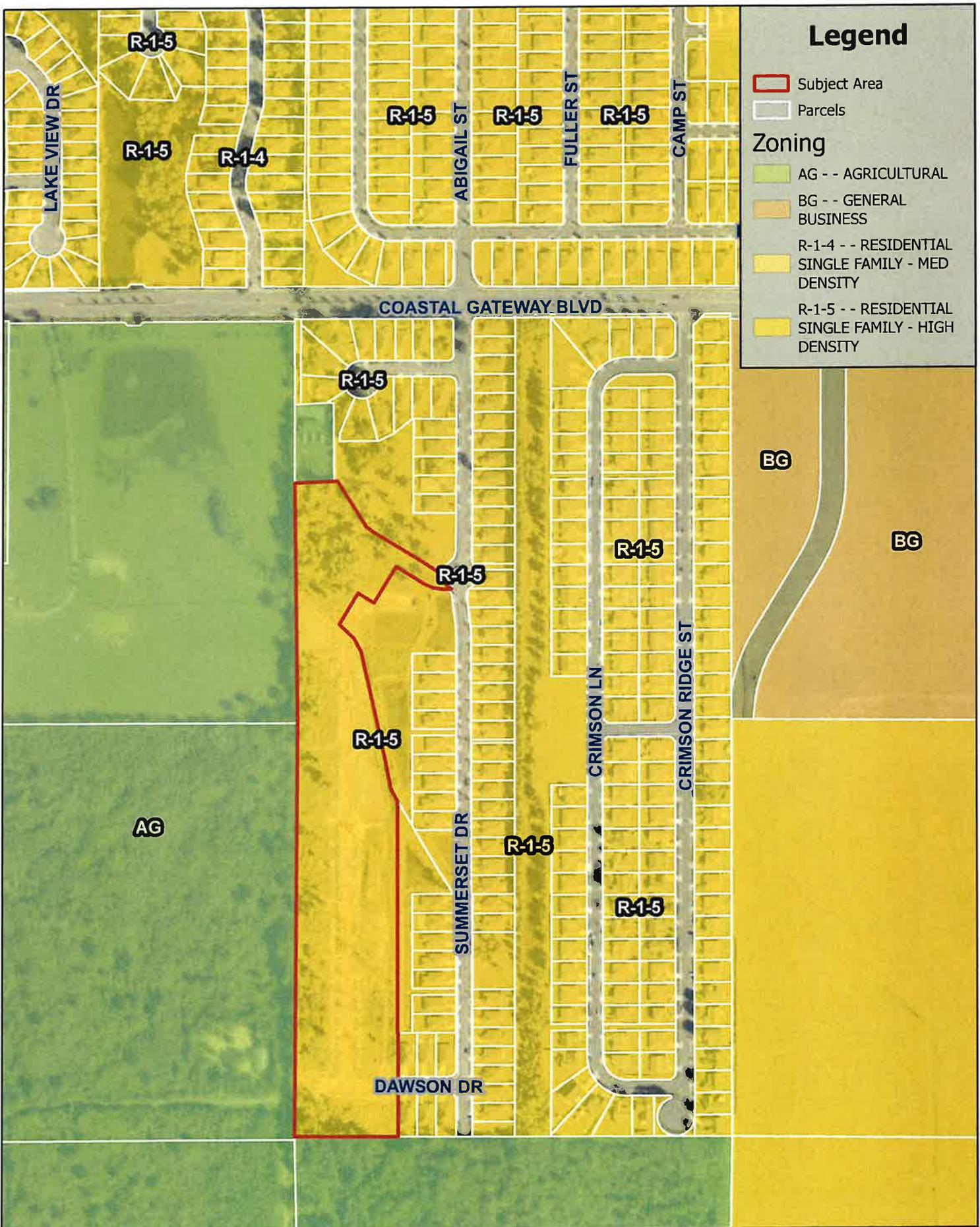
- Subject Area
- Parcels



Legend

-  Subject Area
-  Parcels
-  City Limits





Legend

- Subject Area
 - Parcels
- Zoning**
- AG -- AGRICULTURAL
 - BG -- GENERAL BUSINESS
 - R-1-4 -- RESIDENTIAL SINGLE FAMILY - MED DENSITY
 - R-1-5 -- RESIDENTIAL SINGLE FAMILY - HIGH DENSITY

