

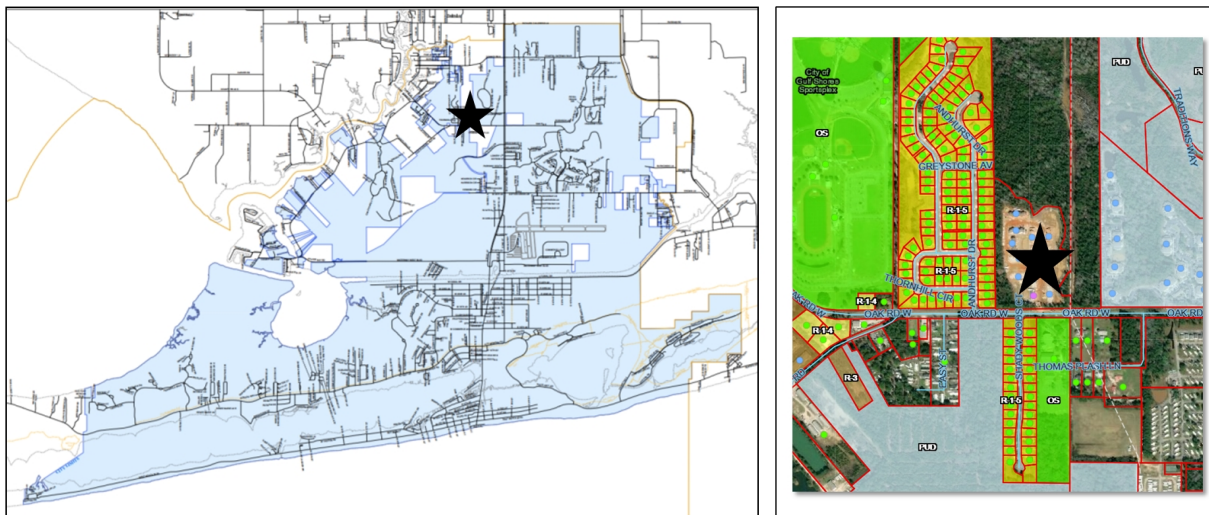
TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Zoning Administrator

SUBJECT: ZA19-000020 Jasmine Trail Annexation & Pre-Zoning

DATE: June 3, 2019

OVERVIEW: The applicant requests to annex and pre-zone 13.9 acres of property at 19451 Oak Road East. The property is developed with Jasmine Trail Apartments (72 units), and the applicant is requesting R-3 Residential/Limited Density Multi-family zoning to reflect the current land use.



BACKGROUND: The Code of Alabama allows municipalities to pre-zone territory proposed for annexation prior to the effective date of the annexation. This application is processed as a rezoning application with public hearings before both the Planning Commission and City Council.

FACTS TO BE CONSIDERED:

1. Jasmine Trail is an existing 72 unit apartment complex and the applicant seeks to annex the property so the children living in the complex can attend Gulf Shores City Schools.
2. Staff has reviewed the as-built site plan for Jasmine Trail Apartments and it complies with the R-3 zoning district regulations.
3. Given the character of this area and its past development pattern the pre-zoning to R-3 is appropriate.

RECOMMENDATION: Staff recommends the City Council approve the request to annex 13.9 acres into the City, zone the property R-3 Residential/Limited Density Multi-family and amend the Land Use Plan to classify this property's future land use as Residential "Medium" Density.

ATTACHMENTS: Staff Report, Property Survey, and Site Plan