

ORDINANCE NO.

**AN ORDINANCE TO AMEND THE  
ONE CLUB PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN RESCHEDULED REGULAR SESSION ON JANUARY 21, 2020, as follows:

**Section 1.** That One Club has submitted to the City documentation which satisfies the requirements of Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, Article 15, Sections 15-1 through 15-6 for an amendment to their Planned Unit Development Master Plan. One Club is located on the east side of Highway 59, at the intersection of Oak Road East, contains 73 acres, and is more particularly described as:

LOTS 1-14 EMERALD GREENS SUB SLIDE 2374-A THRU 2374-E LYING IN THE CITY OF GULF SHORES SEC 33-T8S-R4E

18 AC(C) COMMENCING AT THE NORTHWEST CORNER OF SECTION 33 THENCE RUN EAST 200'(S), THEN SOUTH 30'(S) TO THE POB, THENCE EAST 300'(S), THENCE SOUTH 110'(S), THENCE EAST 150'(S) , THENCE NORTH 110'(S), THENCE EAST 128'(S), THENCE SOUTH 1280'(S), THENCE WEST 635'(S), THENCE NORTH 730'(S), THENCE NORTHEAST 120'(S), THENCE NORTH 400'(S), THENCE NORTHEAST 42'(S) TO THE POB LYING IN THE CITY OF GULF SHORES SEC 33-T8S-R4E

**Section 2.** That the Master Plan of One Club, be and the same is hereby amended as submitted, in accordance with Section 15-6 of the Zoning Ordinance, with the following conditions:

1. All proposed new uses and proposed expansion of existing uses must obtain proper city permits prior to commencement of construction.
2. In an effort to reduce the potential noise nuisance caused by the golf driving cage the hours of operation shall be restricted to 7am– 6pm Sunday through Thursday and 7am-9pm Friday and Saturday.

**Section 3.** That the decision of the City Council is that the Planned Unit Development is in the public interest, based on the following findings of fact and conclusions:

- a. The plan is consistent with the statement of purpose for PUDs and achieves goals of the Land Use Plan.
- b. The plan is consistent with the Zoning and Subdivision Regulations.
- c. The purpose, location and amount of the Common Open Space in the PUD, the reliability of maintenance and conservation of the Common Open Space, are adequate as related to the proposed Density and type of development.
- d. The physical design of the plan and the manner, in which said design adequately makes provisions for public services, provides adequate control over vehicular traffic and parking and furthers the amenities of light and air, recreation and visual enjoyment.

- e. The relationship of the proposed PUD to the surrounding neighborhood is beneficial.
- f. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and of the residents and owners of the PUD in the integrity of the plan.

**Section 4:** Abandonment After Approval. In the event the applicant fails to commence construction of the PUD, excluding site grading, within five (5) years of Master Plan approval, such approval shall terminate and be deemed null and void, in which case the property shall revert to the base zoning classification. The Council shall have the authority to extend this period for no more than one (1) year and may only grant such an extension one (1) time for an approved Master Plan.

**Section 5.** That the provisions of this Ordinance are severable and a determination of the invalidity of any portion of this Ordinance shall not affect the validity and enforceability of the remainder of the Ordinance.

**Section 6.** That this Ordinance shall become effective upon its adoption and publication as required by law.

ADOPTED this 21st day of JANUARY, 2020.

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Robert Craft, Mayor

ATTEST:

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Wanda Parris, MMC, City Clerk

CERTIFICATE

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Ordinance No. (prepared by City Clerk), which Ordinance was

duly and legally adopted at a rescheduled regular meeting of the City Council on January 21, 2020 and the same was duly published as required by law.

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City Clerk