

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, January 25, 2021 at the regularly scheduled Gulf Shores City Council meeting, which begins at 4:00 p.m., in the Gulf Shores Civic Center, to consider a proposed amendment to the Zoning Ordinance No. 1584, adopted January 1, 2010. The proposed amendment shall read as follows:

### ORDINANCE NO.

**AN ORDINANCE AMENDING ORDINANCE NO. 1584  
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,  
BY MODIFYING THE CONDITIONS OF THE ORIGINAL  
R-1-5 (RESIDENTIAL/ HIGH-DENSITY SINGLE FAMILY) ZONING  
FOR 162.7 ACRES OF LAND KNOWN AS RALEY FARMS  
LOCATED AT 20747 COASTAL GATEWAY BLVD IN GULF SHORES, ALABAMA  
DESCRIBED HEREIN IN REZONING CASE ZA20-000074**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON JANUARY 25, 2021 as follows:

**Section 1.** That in respect to that certain property described as follows:

#### DESCRIPTIONS OF RECORD:

Instrument #841607

Commencing at the Southeast corner of Section 21, Township 8 South Range 4 East, Baldwin County, Alabama; thence run North 00° 39' 39" East 40 feet to a point on the North right-of-way line of Baldwin County Road No. 8; thence run North 89° 36' 20" West along said North right-of-way line 1,351.50 feet to a point; thence run North 00° 48' 33" East 1,077.35 feet to the Point of Beginning; thence run North 00° 52' 50" East 208.00 feet to a point; thence run North 89° 36' 35" West 291.77 feet to a point; thence run South 00° 52' 50" West 208.00 feet to a point; thence run south 89° 36' 35" East 291.77 feet to the Point of Beginning, containing 1.4 acres, more or less.

Book 780 page 1319

The North one-half (1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, T 8 S, R 4 E, Baldwin County, Alabama and the South one-half (1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, T 8 S, R 4 E, Baldwin County, Alabama. An easement and right-of-way for ingress and egress over and

through the Eastern 20 feet of the South 1/2 of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, T 8 S, R 4 E, Baldwin County, Alabama. Book 780-page 79

Commencing at the southeast corner of section 21, TBS R4E Baldwin County, Alabama, thence run N00° 39'39"NE, 40 feet to a point on the north right of way line of Baldwin County Road 8, said point also being the Point of Beginning of the property herein described, thence run N 89°36'20" W along said North right of way line 2703.00 feet to a point, thence run N00° 57'27" E 1205.28 feet to a point, thence run S89°36'35" E 1140.43 feet to a point, thence run S00° 52'50"W 208.00 feet to a point, thence run S 89° 36'55" W 208.00 feet to a point, thence run N00° 52' 50" E 2058.49 feet to a point, thence run S89° 37'46" E 1337.75 feet to a point, thence run S00° 39' 39" W 3936.32 feet to the point of beginning.

**Section 2.** That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, along with the Zoning Map of the City of Gulf Shores, be and it is hereby amended and altered by amending the conditions of the original R-1-5 rezoning approval for approximately 162.7 acre parcel of land known as Raley Farms located at 20747 Coastal Gateway Blvd in Gulf Shores, Alabama, subject to the following:

**Section 3.** That this Ordinance shall become effective upon its adoption and publication as required by law.

1. The 162-acre site shall not exceed a density of 3 dwelling units per acre.
2. Larger lots shall be placed adjacent to Stonegate Subdivision, and shall include a minimum lot width of 70 feet.
3. Future subdivisions on the subject property shall adopt covenants and restrictions to regulate common areas and yard areas similar to the covenants and restrictions adopted for Stonegate Subdivision.
4. Trees located on the west property line shall be preserved in accordance with the City's Tree Protection Ordinance.
5. The applicant will dedicate a minimum 80ft right-of-way as depicted on the applicant's conceptual master plan, dated 11/09/2020, prior to, or in conjunction with, the submitted preliminary subdivision plat for the second phase of development.
6. The City will construct the North/South Connector Road to the proposed eastern entrance to Raley Farms as depicted on the applicant's conceptual master plan, dated 11/09/2020, prior to the completion of construction of the third phase of the overall development.
7. The developer will design and construct an emergency access at the location of the proposed North/South Connector Road intersection with Coastal Gateway Boulevard. It will serve as the Raley Farms secondary access until such time as the proposed eastern connection to the North/South Connector Road is made after construction of the third phase of development.

ADOPTED this 25th day of JANUARY, 2021.

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Robert Craft, Mayor

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Wanda Parris, MMC

City Clerk

C E R T I F I C A T E

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 regular meeting of the City Council on January 25, 2021 and the same was duly published as required by law.