

TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Zoning Administrator

SUBJECT: ZA22-000001 – Blackwell Property – Annexation & Pre-zone

DATE: March 7, 2022

SUMMARY OF REQUEST

The City requests to annex and pre-zone 7.3 acres of property to OS-Open Space District. The property is located at 18999 Oak Road West.

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.

BACKGROUND

- On January 27, 2020 the City Council, by resolution, authorized the Mayor to negotiate, accept and execute a contract purchase agreement for the subject property with the estate of Mildred M. Blackwell.
- February 22, 2022 – The Planning Commission unanimously voted, 8-0, to recommend approval of the annexation and pre-zoning application to the City Council.

PROPOSAL

The City of Gulf Shores seeks to annex and pre-zone 7.3 acres of property to OS-Open Space District. The property is located at 18999 Oak Road West and abuts the northern boundary of the City Sportsplex. If annexed and zoned OS, this property will provide expansion opportunities for the Sportsplex.

RECOMMENDATION

Maintaining and growing parks and recreational facilities are essential investments by the City of Gulf Shores to provide an exceptional quality of life to its residents, businesses and visitors. The property provides an excellent opportunity to expand the City's park lands to meet the needs of a growing population and complies with and furthers the goals of the Land Use Plan and Parks and Recreation Master Plan.

City Staff and the Planning Commission recommend the City Council approve the annexation and pre-zoning of the subject property to OS-Open Space District.

ATTACHMENTS

Staff Report, Survey