

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 22, 2018
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes for the regular meeting of January 25, 2018
4. **OLD BUSINESS:** Discussion re: request for a waiver to the sidewalk requirement for Rich's Car Wash
5. **NEW BUSINESS:**

A. PRELIMINARY PLAT REVIEW:

1. **File SDP18-01:** **(PUBLIC HEARING)**

Subdivision: **Diamante, Phase Two, a Resubdivision of Lot 1, Malbis-CR 13**

Present Zoning: ***R-3, High Density Single Family District***

Location: East side of County Road 13, north of Sehay Subdivision
Area: 23.33 ± Acres, (39) lots
Developer: 68V Diamante 2017, L.L.C. - Nathan Cox
Agent: Dewberry/ Preble-Rish - Steve Pumphrey
Surveyor: Dewberry/ Preble-Rish - David Diehl

2. **File SDP18-02:** **(PUBLIC HEARING)**

Subdivision: **Diamante, Phase Three, a Resubdivision of Lot 1, Malbis-CR 13**

Present Zoning: ***R-3, High Density Single Family District***

Location: East side of County Road 13, north of Sehay Subdivision
Area: 16.76 ± Acres, (51) lots
Developer: 68V Diamante 2017, L.L.C. - Nathan Cox
Agent: Dewberry/ Preble-Rish - Steve Pumphrey
Surveyor: Dewberry/ Preble-Rish - David Diehl

B. BERTOLLA PROPERTIES, L.L.C.:

1. **PREZONING AMENDMENT:** **(PUBLIC HEARING)**

File PZA18-01: **Bertolla Properties, L.L.C.**

Present Zoning(s): ***RSF-2, Single Family District, and RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne***

Proposed Pre-zoning(s): ***PUD, Planned Unit Development***

Location: Southeast of Alabama Highway 181 and Austin Road
Area: 361.55 Acres ±
Owner(s): Bertolla Properties, L.L.C. - Alexander Bertolla
Agent: Dewberry/Preble-Rish - Steve Pumphrey

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2. **ANNEXATION PETITION:**

File ANX18-01:

Presentation to be given by Steve Pumphrey, representative of Dewberry/Preble-Rish, representing Bertolla Properties, L.L.C., requesting annexation of a three hundred and sixty-one point five-five acre parcel into the City of Daphne located southeast of Austin Road and Alabama Highway 181 as a PUD, Planned Unit Development. The subject property is currently zoned RSF-2, Single Family District, and RA, Rural Agricultural, in Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Bertolla Properties, L.L.C., Owner.

C. **JOHN W. WEST IRREVOCABLE TRUST:**

1. **ZONING AMENDMENT:** **(PUBLIC HEARING)**

File ZA18-02: **John W. West Irrevocable Trust**

Present Zoning(s): *B-1, Local Business*

Proposed Zoning(s): *MU, Mixed Use*

Location: Southwest of Holy Cross Circle and Holy Cross Drive
Area: 1.77 Acres ±
Agent: Hutchinson, Moore & Rauch - Scott Hutchinson
Developer: Two Hands Design & Development, L.L.C. - Jason Tickle
Owner: John W. West Irrevocable Trust - Julie Bierster, Trustee

D. **ADMINISTRATIVE PRESENTATION:** Land Use & Development Ordinance Discussion by Adrienne Jones, Community Development Director

6. **PUBLIC PARTICIPATION**

7. **ATTORNEY'S REPORT**

8. **COMMISSIONER'S COMMENTS**

9. **DIRECTOR'S COMMENTS**

10. **ADJOURNMENT**