

Annexation Report for Mayor & Council

By: Miriam Boutwell

For: June 16, 2014 Meeting

Applicant: Magnolia Land Company

Location: South of Perfection Road, along proposed Fern Avenue Extension

Size: 125+/- Acres

Current Zoning: Unzoned Baldwin County

Future Land Use: MxU – Mixed Use & RM – Residential Medium Density

Requested Zoning: R3 – Residential Multi-Family

Flood Zone: X

Comments: There is an existing 30' right-of-way that runs through the property.

The portion being annexed on the north side of the right-of-way goes to the existing PUD zoning. This portion is Mixed Use on the Future Land Use map so R3 is an appropriate designation.

The portion being annexed on the south side of the right-of-way is only 500' deep from the existing right-of-way. This portion falls into the Residential Medium Density area on the Future Land Use map. There is R3 zoning adjacent to the east of this parcel and there is still a buffer area to the south owned by Magnolia Land Company.

I have no issues with this annexation & initial zoning.