

## CEFCO Convenience Store – Site Plan

Staff Report: Jennifer Watkins  
Application #:ZA22-000021

Planning Commission Meeting Date: June 28, 2022  
Applicant: Jeff Green

Property Location: 3665 Gulf  
Shores Parkway

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STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

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### Summary of Request

The applicant requests to construct a 6,000sf building at 3665 Gulf Shores Parkway. The property is currently occupied by the Ride with Pride Gas Station (Gulf N Gulf). The subject lot is 2.38 acres and is zoned Arterial Business (BA).

### Existing Conditions

The subject lot contains the following:

- Convenience store
- Single family home
- Fuel pumps and associated underground tanks
- Billboard
- Pine and Live Oak trees

All existing structures, including the billboard, are to be removed from the site. Existing Pine and Oak trees along the western property line are to remain.

### Surrounding Context

The following are the surrounding zonings and land uses:

- North – Arterial Business (BA): Mobile Lumber
- South – Arterial Business (BA): Suncoast Center
- East – Arterial Business (BA): Clark's Convenience Center and Gas Station
- West – Single Family Residential (R-1-4): Mobile home

### Background

**Subdivision:** The subject lot was established as part of a consolidation plat, joining 3 separate lots into one lot. As part of the administrative subdivision approval, the Engineering Department worked with the applicant to secure additional right-of-way along Gulf Shores Parkway and West 36<sup>th</sup> Avenue for future roadway improvements. The applicant also dedicated 20ft of property along the western property line as right-of-way for a future rear service road to connect existing and future businesses along Gulf Shores Parkway. (This planned roadway connection is provided on sheet C203 of the site plan set.) The subdivision also records a cross access easement through the development providing the opportunity to connect to the existing parking lots on the commercial property to the south of the subject site.

### Proposed Site Plan

As previously noted, the applicant proposes to construct a 6,000sf convenience store and gas station. The proposed Site Plan meets the BA Area & Dimensional Requirements and other Zoning Ordinance regulations as follows:

- Building Height (8 stories): 1 story
- Maximum Building Coverage (65%): 14% (convenience store and fuel pump canopy)
- Maximum Impervious Surface Coverage (85%): 77.73%
- Minimum Front Setback (20ft): 195ft
- Minimum Rear Setback (20ft): 100ft
- Minimum Side Setback (0 or 10ft): 70ft and 71ft
- Minimum Landscape (20%): 20%

- Minimum Off-street Parking (min 30 paved spaces): 45 total: 34 paved, 11 pervious
- Fuel Pump Setbacks
  - Minimum Front Setback (20ft): 66.75ft
  - Minimum Side and Rear (30ft): 55.71ft and 61.49ft from side; 218ft from rear

## ANALYSIS

### Future Land Use Plan Compliance

The Future Land Use Plan designates this area as Commercial/Mixed Use. The Commercial designation includes a broad category of uses that typically includes beach tourism, community and neighborhood retail, office, restaurant, hospitality, accommodations, and light manufacturing businesses. Commercial uses are currently located along the Highway 59 corridor, at Gulf Place, the beach, and Waterway Village. The proposed use of the site is commercial and complies with the uses envisioned within this land use category.

### Zoning Compliance

Gas Station/Convenience Store use is allowed By Right within the BA Zoning District.

### Plan Review

#### Access

Vehicular: The Site Plan proposes two points of access from West 36<sup>th</sup> Avenue and one right-in/right-out access from Gulf Shores Parkway. The proposed vehicular circulation within the site is designed with two-way drive aisles and 90° angled parking. The applicant will be upgrading the abutting portion of West 36<sup>th</sup> Avenue by adding an additional 12ft traffic lane and restriping the intersection. The improvement will provide a separate left turn-lane onto Gulf Shores Parkway, and a left turn-lane into the site.

The applicant's proposed turnout and related construction within the right-of-way of Gulf Shores Parkway will require ALDOT approval. A copy of the approved ALDOT plans and Turnout Permit shall be provided to the Planning Department prior to the issuance of a building permit.

Pedestrian: The site is located along a planned bicycle and pedestrian facility per the Bicycle & Pedestrian Master Plan. The Master Plan calls for 6ft sidewalks along Gulf Shores Parkway and West 36<sup>th</sup> Avenue. The applicant has proposed to construct the sidewalks. The sidewalks provide accessible ramps and crosswalk striping.

#### Parking

Per Article 14 of the Zoning Ordinance, the applicant is required to provide a minimum of 30 parking spaces for the proposed use. The applicant has leveraged the permissible on-site parking limitation allowing a maximum of 125% of the required parking to be paved. The site proposes 34 paved parking spaces.

The site data table indicates a total of 45 parking spaces. This total is more than the maximum 125% of the required paved parking allowed by the Zoning Ordinance. The Zoning Ordinance requires parking spaces in excess of the 125% to be pervious paving. The 11 spaces along the western property line, north of the dumpster, are pervious concrete paving; therefore are allowed per the Zoning Ordinance regulations.

The parking lot design meets the Zoning Ordinance regulations for parking area dimensions and two-way aisle widths. The drive aisles and parking spaces are to be constructed of regular duty concrete paving. Wheel stops are provided along the building to prevent vehicular encroachment over the sidewalk.

### **Building Architecture**

The architectural drawings provide details for the convenience store and fuel canopy. The convenience store elevations show a 1-story building with brick and stucco veneer. Customer building entry points are provided along the sides and front of the building. Employee entry is at the rear of the building. The drawings indicate a parapet screening detail in order to screen the rooftop equipment from public rights-of-way and adjacent properties. The fuel canopy columns will be wrapped with a veneer that matches the convenience store. The applicant meets the Zoning Ordinance regulations for Building Materials within the BA Zoning District.

### **Landscaping**

The applicant has provided a Landscape Plan that meets the requirements of Article 12 of the Zoning Ordinance. Street frontage landscape standards have been provided along Gulf Shores Parkway, West 36<sup>th</sup> Avenue, and the newly established right-of-way along the western property line. The perimeter landscape standards have been met along the south property line. The landscape design provides the required screening for the parking lot, vehicular areas, and dumpster. The Large Tree plant specifications shall indicate the Elm and Bald Cypress trees to be a minimum 3" caliper per the minimum specification requirements of Article 12 of the Zoning Ordinance.

### **Tree Protection**

The subject lot contains Pines trees that are within the development and improvement envelope. The existing trees along the western property line, within the dedicated right-of-way, are to remain. The Tree Protection Ordinance allows the applicant to remove trees within the areas where a structure or improvement is to be placed, therefore no additional replanting or remediation will be required. Tree protection fencing shall be installed to protect the existing trees to remain along the west property, and shall remain in place through the duration of construction on the site.

### **Drainage and Grading**

The applicant is utilizing an underground detention system. The grading is designed to direct water flow into curb inlets that connect to the underground system. The underground detention connects to the double sidedrain pipe within the Gulf Shores Parkway right-of-way. Fine grading is proposed within the right-of-way in order to handle any overflow from the site's underground system.

The Grading & Drainage Plans have been approved by the Engineering Department.

### **Exterior Lighting**

The applicant is proposing 13 double fixture, pole-mounted parking lot lights. The mounting height for the shielded fixtures is 25ft, placing them under the maximum height of 30ft as regulated by the Zoning Ordinance. The fuel canopy lighting plan indicates compliance with the canopy lighting standards of the Zoning Ordinance. The proposed canopy fixtures are full cut-off.

### **Trash Collection**

The applicant is proposing to utilize a dumpster for trash collection. A dumpster enclosure detail has been provided, and the applicant has submitted a utility letter from Republic Services stating that the company can service the property.

### **Signage**

Signage proposed on the Site Plan and shown on the architectural elevations will be reviewed separately through the sign permit review process. All proposed signage will be required to meet the standards of the Zoning Ordinance, Article 18 Sign Regulations.

### **Department and Agency Reviews**

The Fire Marshal has given a conditional approval based on the proposed location of the fire

hydrant. The applicant shall provide engineering for the proposed fire hydrant system. The fire hydrant and water system shall be approved by the Fire Marshal and Gulf Shores Utilities.

Engineering Department has added a condition to provide Do Not Enter signage at the right-in only entrance along West 36<sup>th</sup> Avenue.

### RECOMMENDATION

Staff recommends approval of the Site Plan with the following conditions:

1. The applicant shall submit the Alabama Department of Transportation approved plans and Turnout Permit for the required improvements within the Gulf Shores Parkway right-of-way prior to the issuance of a building permit
2. The Large Tree plant specifications on the Landscape Plan sheet LP1, shall indicate the Elm and Bald Cypress trees to be a minimum 3" caliper per the minimum specification requirements of Article 12 of the Zoning Ordinance prior to the issuance of a building permit.
3. Tree protection fencing shall be installed to protect the existing trees to remain along the western property prior to the issuance of any city permit, and shall remain in place through the duration of construction on the site.
4. The applicant shall provide engineering for the proposed fire hydrant system. The fire hydrant and water system shall be approved by the Fire Marshal and Gulf Shores Utilities prior to the issuance of a building permit.
5. The applicant shall show on the site plan 'Do Not Enter' signage at the right-in only entrance along West 36<sup>th</sup> Avenue prior to the issuance of a building permit.

**ATTACHMENTS:** Site Plan Set, Draft Resolution

## Location Map

