

RESOLUTION ZA22-000021
CEFCO Convenience Store
Site Plan

Be it resolved by the Gulf Shores Planning Commission while in regular session on June 28, 2022; and by a vote of 0-0, hereby approves subject to the special conditions set out below and based on the following Findings of Fact and Conclusions related to the proposed 6,000sf building for retail sales and fuel pump canopy to be located at 3665 Gulf Shores Parkway:

1. The Plan is consistent in all respects with the Comprehensive Plan and the purpose and intent of the applicable district.
2. The Plan is in conformance with all applicable regulations of the applicable district.
3. The Plan is in conformance in all respects with the City's Subdivision Regulations and all other applicable City requirements including design, adequacy and construction of streets, drainage, utilities and other Essential Services or facilities.
4. The Plan is consistent with good design standards in respect to all internal and external relationships, including but not limited to
 - a. Relationship to Adjacent properties;
 - b. Internal circulation, both vehicular and pedestrian;
 - c. Design of access and egress and impact on Adjacent Thoroughfares;
 - d. Disposition and use of Open Space, provision of Screening and/or Buffering, and preservation of existing natural features including trees, Wetlands, and Dunes;
 - e. Size and apparent Bulk of Structures;
 - f. Building arrangements both between Buildings in the proposed development and those on abutting sites.
5. The Plan is in conformance in all respects with City policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantee for continued maintenance.

Approval is subject to the following Special 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 36th Avenue prior to the issuance of a building permit.

Be advised that before any construction activities can commence on the property, City permits must be issued prior to any construction commencing on the site. A building permit must be obtained within two years of the date of this Resolution or the Site Plan will become null and void.

This resolution shall become effective upon its adoption.

ADOPTED this 28th day of June, 2022.

Robert Steiskal, Jr.
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission