

Riviera Properties –Pre-Zone & Annexation

Staff Report: Andy Bauer
Application #:ZA26-000001

Planning Commission Meeting Date: January 27, 2026

Applicant: Weygand Wilson Surveying LLC
Property Location: County Road 8 West & State Highway 59

STAFF RECOMMENDATION: APPROVAL

Summary of Request

The applicant requests to pre-zone and annex 36 acres of property R-1-3 (Residential Medium-density and Waterfront Single-family District) and 3.6 acres of property to BG (General Business District). The properties are located on the north side of County Road 8 West between State Highway 59 and Grund Lane.

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.

Existing Conditions & Surrounding Context

The property is vacant wooded. The surrounding zoning districts and land uses are as follows:

- North – Unzoned Baldwin County Property / Vacant Wooded Property
- South –R-1-4 Residential/Medium-Density Single-Family District & Unzoned Baldwin County / Vacant property & Whispering Pines RV Resort
- East – State Highway 59
- West – R-1-4 Residential/Medium Density Single-family District, R-1-5 Residential/High-Density Single-family District / Single-family Houses

PUBLIC NOTICE

The application was noticed in accordance with Article 3-7 of the Zoning Ordinance. As of writing of this report, staff have received no correspondence.

EXISTING ZONING

The properties are not located in the City Limits of Gulf Shores and are currently located in an area of unzoned Baldwin County.

LAND USE PLAN

This portion of the property abutting State Highway 59 is designated as "Commercial / Mixed Use" and the remainder of the property is designated "Residential- Low Density" on the City's Future Land Use Plan.

ANALYSIS

A goal of the City and an "Implementation Opportunity" listed in the Land Use Plan is to develop a proactive annexation policy to regularize the city's boundaries in the County Road 8 West area. Annexation and pre-zoning the properties support the planned image, health, safety, and welfare of the City, and provides the City control over future development.

Future Land Use Plan

3.6-Acre Property

The property's future land use is designated as a "Commercial Mixed Use" Activity Center on the Future Land Use Map. Commercial /Mixed Use is a broad category of uses that typically includes beach tourism, community and neighborhood retail, office, restaurant, hospitality, and accommodations. Commercial and office uses are currently located along the Highway 59 corridor, at Gulf Place and the beach, and Waterway Village. Most of the land within the City limits along State Highway 59 in this area of the City is zoned BG. Rezoning the 3.6-acre property to BG supports the mixed-use development goals of the Land Use Plan by supporting commercial development at the

intersection of County Road 8 West and State Highway 59.

36-Acre Property

The property is designated Low-density Residential in the City's Land Use Plan. Low-density residential uses are typically single-family detached houses and duplexes on large and medium sized lots with the character of these areas varying between suburban, estate subdivisions and more rural residential neighborhoods. The proposed rezoning to R-1-3 Zoning District complies with the Land Use Plan. The R-1-3 Zoning District requires larger lot dimensions than much of the existing lots within Gulf Shores. Zoning the property R-1-3 supports a goal of the Land Use Plan to provide a range of lot/housing types and price levels to bring together a diversity of people into daily interaction, strengthening the personal and civic bonds that are essential to Gulf Shores.

Proposed Zoning

3.6- Acre Property – Proposed BG General Business Zoning District. This district is intended to provide locations for a specified range of retail businesses and services, offices, hotels, motels and other compatible uses serving community needs, where an attractive appearance of buildings and their premises is important to the successful conduct of business. The 3.6-acre property fronts on both State Highway 59 and County Road 8 West. BG zoning will allow the development of future commercial uses that can serve the surrounding residential area.

36-Acre Property – Proposed R-1-3 Zoning District. This district exists for the protection of areas that are, or are planned to be, developed for low-to-medium density single-family detached dwellings, together with associated accessory uses. The applicant has submitted a conceptual plan for the 36 acres of property showing 26 lots. The lot sizes range from 22,892sf to 119,065sf which is significantly larger than the minimum R-1-3 zoning standards. The minimum lot size required by the R-1-3 zoning district is 15,000 square feet and minimum lot width is 85ft.

The configuration and location of these properties align with the goals and intent of both the BG and R-1-3 Zoning Districts. Any future/proposed subdivision must be submitted to the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve the pre-zoning and annexation of the subject property to BG and R-1-3.

MOTION FOR CONSIDERATION

I recommend approval of the Prezoning and Annexation of the Riviera Properties application.

Attachments: Location Maps

RESOLUTION ZA26-000001
RIVIERA PROPERTIES
PRE-ZONE AND ANNEXATION

THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON JANUARY 27, 2026, as follows:

By a vote of 0-0, the Gulf Shores Planning Commission approves Pre-zoning and Annexation of 36 acres of property R-1-3 Residential/Medium-Density and Waterfront Single-family District and 3.6 acres of property BG General Business.

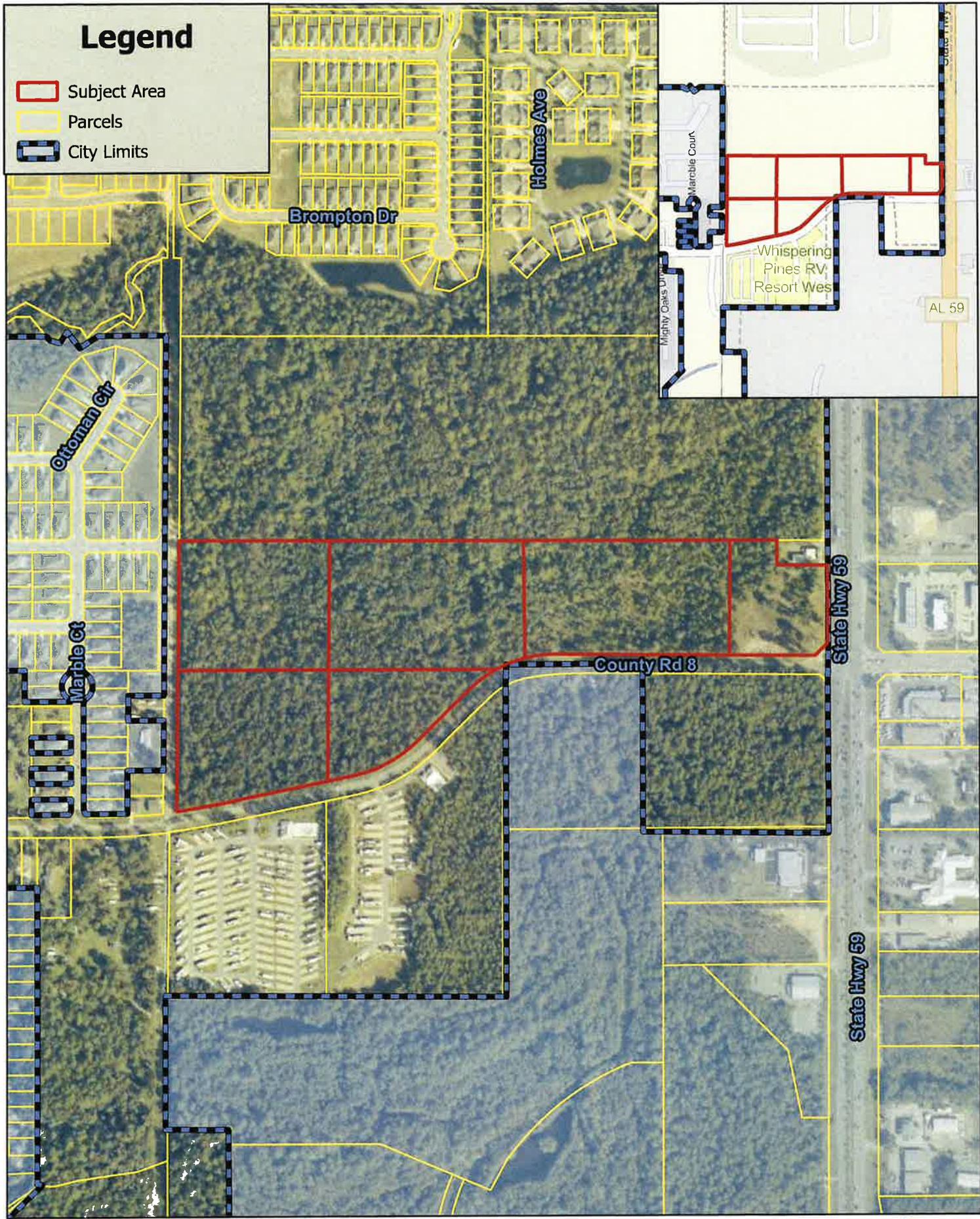
This Resolution shall become effective upon its adoption.

ADOPTED this 27TH day of January 2026.

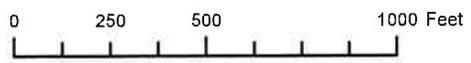
Pete Vakakes
Chairman, Planning Commission

Attest:

Mell Davis, Secretary, Planning Commission



Annex and Pre-Zone Riviera Plaza
 Overview Map
 ZA26-000001 - February 24, 2026





Legend

- Subject Area
- Parcels
- City Limits

Annex and Pre-Zone Riviera Plaza
 Location Map - 2025 Aerials
 ZA25-0000001 - February 24, 2026

