

Royal Standard Development – Site Plan

Staff Report: Andy Bauer
Application #:ZA26-000002

Planning Commission Meeting Date: February 24, 2026
Applicant: Sawgrass Consulting Property Location: 3769 Gulf
LLC Shores Pkwy

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Summary of Request

The applicant requests Site Plan approval to construct three, 6,000 square feet commercial buildings and one 3,500sf warehouse building at 3769 Gulf Shores Parkway. The property is zoned BA Arterial Business District.

Surrounding Context

The subject property is currently developed with the Royal Standard retail building and parking. The storage buildings behind the Royal Standard were recently demolished. The following are the surrounding zoning districts and land uses:

- North –Arterial Business Zoning District (BA): Vacant Wooded Land
- South – Arterial Business Zoning District (BA): Del Mar Plaza Commercial Center, Storage Buildings
- East – Gulf Shores Parkway
- West – Arterial Business Zoning District (BA): Tree of Life Landscaping & Fortis Office Building

Existing Zoning

BA Arterial Business District. This district is intended to provide locations for a variety of commercial and light industrial activities along the main entrance highway to the city and at other locations where similar development may occur.

Proposed Site Plan

Specifics of the Site Plan are as follows:

- Building Height (8 stories): 1 story (18ft)
- Maximum Building Coverage (30%): 23%
- Maximum Impervious Surface Coverage (80%): 69%
- Maximum Floor Area Ratio (125%): 23%
- Minimum Front Setback (45ft): 80ft (existing)
- Minimum Rear Setback (20ft): 70ft
- Minimum Side Setback (0ft/10ft): S-20ft, N-13ft
- Minimum Landscape (20%): 31%
- Minimum Off-street Parking (min 82 spaces): 87 spaces

ANALYSIS

Zoning Compliance

The proposed commercial development is zoned BA Arterial Business District. This district is intended to provide locations for a variety of commercial and light industrial activities along the main entrance highway to the city and at other locations where similar development may occur. The proposed Site Plan complies with all the BA Zoning District Area & Dimensional Requirements, and the proposed uses are allowed by right.

Plan Review

Access

Vehicular: The Site Plan proposes to utilize the existing ingress/egress drive connecting to Gulf Shores Parkway. The vehicular circulation within the site is designed in accordance with the minimum dimensional standards of the Zoning Ordinance. The owner of the Royal Standard property also owns the property to the west, and the site plan includes a stub street which will

connect to this property in the future. Recorded cross-access easements shall be provided for the properties to the north and south of the Royal Standard. The purpose of the easements is to provide an opportunity for interconnectivity between abutting commercial properties.

Pedestrian: There are not currently any sidewalks within the right-of-way of Gulf Shores Parkway at this location. The Master Bicycle and Pedestrian Plan recommends an 8 feet wide sidewalk along this portion of Gulf Shores Parkway. An engineer's estimate for a fee-in-lieu of constructing an 8 feet sidewalk has been provided in an amount of \$19,510. The applicant shall pay a fee-in-lieu of construction of the sidewalk prior to the issuance of a Building Permit.

Sidewalks are proposed along the fronts of each of the new commercial buildings which provide for pedestrian connectivity throughout the property.

Parking

The applicant calculated the required parking utilizing Table 14-2B Share Parking Table in Article 14 of the Zoning Ordinance, because the future uses of each building are unknown. The Share Parking Table indicates 82 parking spaces are required based on a mix of commercial, office, retail, warehouse and personal service uses. The site plan provides 87 parking spaces. A portion of the existing Royal Standard parking lot and driveway connection to Gulf Shores Parkway will be milled and repaved as a part of this application. The drive aisles and parking areas are to be constructed of asphalt paving and comply with the minimum dimensional standards of the Zoning Ordinance.

Building Architecture

The architectural plans indicated each commercial building will have a flat roof concealed by a parapet. The fronts of each building consist primarily of clear glass storefront windows, a cantilevered awning, and include primary entry doors for each unit. The remainder of the building front consists of brick columns with a building cap composed of white board and batten. The side of each building is a combination of dark brick and horizontal lap siding, with a white board and batten building cap. The rear of each building is composed of prefinished metal paneling. The proposed buildings comply with the Architectural Regulations of the Zoning Ordinance.

Landscaping

The applicant has provided a Landscape Plan that meets the requirements of Article 12 of the Zoning Ordinance. Thirty-one percent of the site is classified as landscaping, which complies with the minimum requirements of the Zoning Ordinance. The street frontage landscape standards have been provided along Gulf Shores Parkway, and the perimeter landscape standards have been met along the north and south property lines. The proposed quantity, species, and size of landscape materials comply with the minimum standards of the Zoning Ordinance.

Tree Protection

A Tree Protection Plan indicating the existing trees, caliper sizes, and species. A total of 15 trees are proposed to be removed from the property, only one of which is classified as a Protected Tree (16" DBH Oak Tree). The remainder of the trees are not protected and predominantly invasive Popcorn Trees. All the existing trees are in an area of the site which is to be improved therefore no tree remediation is required.

Grading & Drainage

A Grading and Drainage Plan was submitted with the Site Plan application. The existing runoff from the site flows to the western property boundary eventually into a culvert beneath Northshore Street. The Drainage Plan proposes to route the stormwater through pipes placed throughout the site which will be captured in a single stormwater pond located at the southwest corner of the property. The detention pond is modeled to the 10-year storm event as required by the City of Gulf Shores. The Grading and Drainage Plans have been reviewed and approved by the Engineering Department.



SMALL TOWN, BIG BEACH™

Exterior Lighting

The Site Plan proposes eight pole mounted parking lot lights. The light fixtures are full cut-off and comply with the lighting standards of the Zoning Ordinance.

Trash Collection

There is one existing dumpster located on the site and an additional dumpster will be provided. Both dumpsters are to be screened in accordance with the Zoning Ordinance. The applicant has submitted a letter from Republic Service stating the site can be properly serviced.

Department and Agency Reviews

The Fire Marshal and Engineering Department have reviewed and approved the plans.

RECOMMENDATION

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

1. The applicant shall pay a \$19,510 fee-in-lieu of construction of an 8 feet sidewalk within the right-of-way of Gulf Shores Parkway prior to the issuance of a Building Permit.
2. Prior to the issuance of a Building Permit, the Royal Standard shall provide a recorded acknowledgment to the City agreeing to provide a cross-access easement at such time as the adjacent properties are required to provide cross access easements.

MOTION FOR CONSIDERATION

I recommend approval of the Site Plan with staff recommendations.

ATTACHMENTS: Draft Resolution, Location Maps, Site Plan Set

RESOLUTION ZA26-000002
ROYAL STANDARD DEVELOPMENT
SITE PLAN

Be it resolved by the Gulf Shores Planning Commission while in regular session on February 24, 2026; 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 Royal Standard Development Site Plan located at 3769 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 pay a \$19,510 fee-in-lieu of construction of an 8 feet sidewalk within the right-of-way of Gulf Shores Parkway prior to the issuance of a Building Permit.
2. Prior to the issuance of a Building Permit, the Royal Standard shall provide a recorded acknowledgment to the City agreeing to provide a cross-access easement at such time as the adjacent properties are required to provide cross access easements.

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 24th day of February 2026.

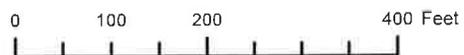
Pete Vakakes, Chairman, Planning Commission

Attest:

Mell Davis, Secretary, Planning Commission



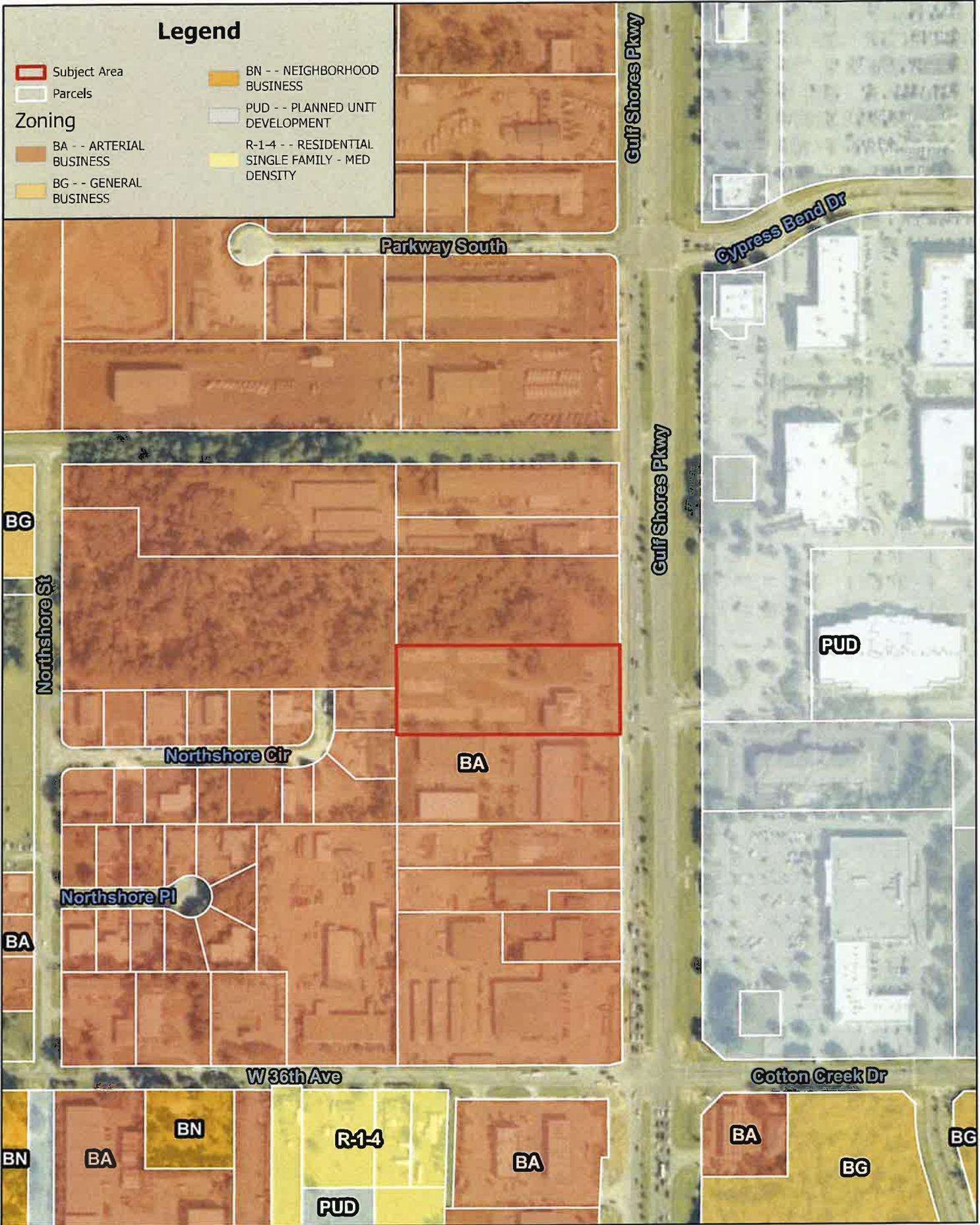
Royal Standard Site Plan
 Overview Map
 ZA26-000002 - February 24, 2026



Legend

-  Subject Area
-  Parcels





Legend

- Subject Area
- Parcels
- BN -- NEIGHBORHOOD BUSINESS
- PUD -- PLANNED UNIT DEVELOPMENT
- BA -- ARTERIAL BUSINESS
- R-1-4 -- RESIDENTIAL SINGLE FAMILY - MED DENSITY
- BG -- GENERAL BUSINESS

Zoning

