



SMALL TOWN, BIG BEACH™

CITY COUNCIL AGENDA ITEM

SUBJECT: Stop Sign request for W 2nd St at Midtown Commercial Center

STAFF CONTACT: Jenny Wolfschlag, Engineering

COUNCIL MEETING CYCLE: March 2, 2026

RECOMMENDED COUNCIL ACTION:

Approve the installation of stop signs and crosswalks at the intersection of W 2nd St at Midtown Commercial Center.

BACKGROUND/SUMMARY:

On February 27, 2024 the Planning Commission approved a site plan for the Midtown West development. A special condition of approval was that city staff work with the City Council on the proposed stop signs, striping and crosswalks within the West 2nd Street right-of-way prior to a Certificate of Occupancy. The Midtown Developer will install the sidewalks, handicap ramps, and signs as shown on the attached plan. The City will paint the stop bars and cross walks.

Engineering has re-evaluated this intersection and feels that a 4-way stop condition with crosswalks, as proposed, is warranted. W 2nd St has experienced an increase in traffic in recent years with more intense land uses in the area and motorists using the roadway to bypass HW 59. Pedestrian connections are provided from the sidewalk to the entrances to each building in Midtown encouraging a pedestrian-friendly environment. Bicycle parking spaces are also provided within Midtown. Due to the pedestrian nature of this area, a pedestrian crosswalk is beneficial at this location. This will provide safe pedestrian passage from one side of Midtown to the other. Police and Public Works support this 4-way stop.

RELATED ISSUES:

n/a



SMALL TOWN, BIG BEACH™

PREVIOUS COUNCIL ACTIONS:

n/a

FINANCIAL IMPACT:

Ongoing maintenance of these right-of-way improvements will be absorbed in the existing Streets Division account.

KEY DATES:

This 4-way stop and crosswalks will be installed prior to a Certificate of Occupancy at Midtown West.

ATTACHMENTS:

Vicinity Map

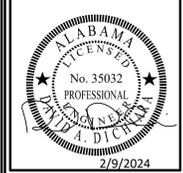
Approved Site Plan



Proposed 4-way Stop on W 2nd St

February 5, 2026





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No.	Revision	Address	City	Comments	Date
1					02/09/24

MIDTOWN W 2ND ST

MIDTOWN GULF SHORES LLC

GULF SHORES, AL

SHEET TITLE:
SITE LAYOUT PLAN

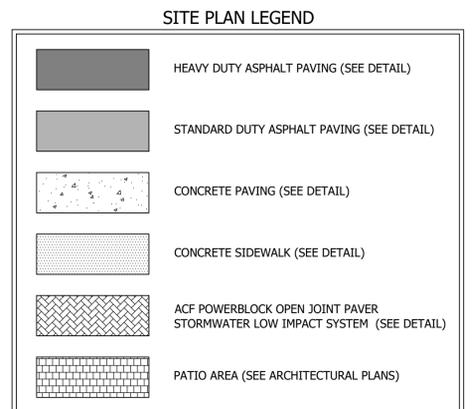
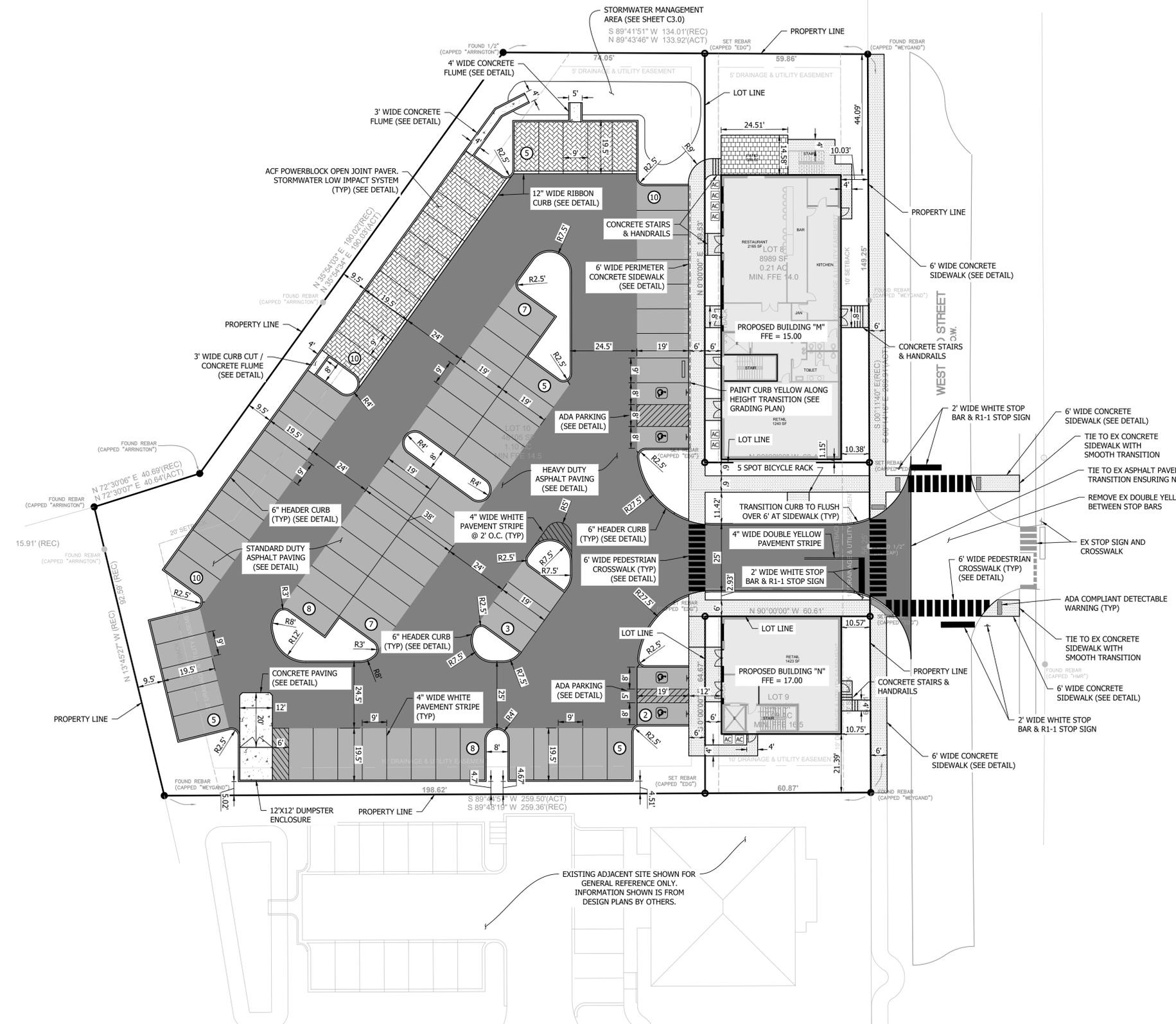
DRAWN BY: DAD
 CHECKED BY: DAD
 DATE: 2/9/2024
 PROJECT NUMBER: 23003
 SCALE: SEE PLAN
 SHEET NUMBER:

C2.0

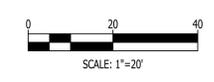
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SITE DATA TABLE

PARCEL NUMBERS:	05-66-04-17-2-000-007.006 05-66-04-17-2-000-007.005 05-66-04-17-2-000-007.004
SITE AREA:	1.4 AC
IMPERVIOUS AREA:	37,528 SF (61.5%)
LANDSCAPED AREA:	16,989 SF (27.9%)
BUILDING COVERAGE:	6,467 SF (10.6%)
CURRENT ZONING:	BM/PUD OVERLAY
SETBACKS:	
FRONT:	10 FT
REAR:	20 FT (EXTERIOR) 5 FT (INTERIOR)
SIDE:	0 FT
MAX. BUILDING HEIGHT:	2 STORY
PROP. BUILDING HEIGHT:	2 STORY
PARKING REQUIRED:	BUILDING USES AND AREA BREAKDOWN SHOWN BELOW (PARKING IS SHARED WITH MIDTOWN PUD SEE MASTERPLAN FOR SHARED PARKING CALCULATIONS. THE BELOW REPRESENTS STRAIGHT PARKING ONLY)
BUILDING "M"	
RESTAURANT - 1,800 SF	= 1 SPACE / 40 SF OF PUBLIC FLOOR AREA
REQUIRED PARKING	= 1,800 SF / 40 SF
	= 45 SPACES REQUIRED
RETAIL - 1,066 SF	= 1 SPACE / 200 SF NFA
REQUIRED PARKING	= 1066 SF / 200 SF
	= 6 SPACES REQUIRED
RESIDENTIAL - 3 MULTIFAMILY UNITS (NOT EXCEEDING 8 DU/AC)	
REQUIRED PARKING	= 1.75 SPACES / 2 BDRM UNITS & 2.0 SPACE / 3 BDRM UNITS
	= 1.75 + 1.75 + 2.0 SPACES
	= 6 SPACES REQUIRED
BUILDING "N"	
RETAIL - 1,310 SF	= 1 SPACE / 200 SF NFA
REQUIRED PARKING	= 1,310 SF / 40 SF
	= 7 SPACES REQUIRED
OFFICE - 1,503 SF	= 1 SPACE / 200 SF GFA
REQUIRED PARKING	= 1,503 SF / 200 SF
	= 8 SPACES REQUIRED
TOTAL STRAIGHT PARKING SPOTS REQUIRED = 72 SPACES*	
*SEE MIDTOWN MASTERPLAN FOR SHARED PARKING CALCULATIONS	
PARKING PROVIDED ON SITE: 80 VEHICULAR SPACES & 5 BICYCLE SPACES	



- NOTES:
- SEE SHEET C0.1 FOR GENERAL SITE LAYOUT NOTES.
 - BUILDING INTERIOR SHOWN FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY'S ORDINANCE.



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION