

Anhlee Subdivision - Final Plat

Staff Report: Andy Bauer
Application #:ZA26-000012

Planning Commission Meeting Date: March 24, 2026
Applicant: Weygand Wilson Surveying LLC
Property Location: 6951 Grund Lane

STAFF RECOMMENDATION: APPROVAL

SUMMARY OF REQUEST

The applicant seeks Final Subdivision Plat approval to split one lot into two lots.

LOCATION AND EXISTING CONDITIONS

The property is located at 6951 Grund Lane and is developed with a manufactured home and an accessory building. The property is currently zoned R-1-4.

- North – Unzoned Baldwin County/ Recreational Vehicles
- South – Unzoned Baldwin County / Vacant Property
- East – Unzoned Baldwin County / Wooded Property
- West – R-1-4 Residential/Medium-Density Single-family District / Single-family houses (Granite Cove Subdivision)

Zoning: The property is zoned R-1-4 Residential/Medium-Density Single-family District. This district exists for the protection of areas that are, or are planned to be, developed for medium-density single-family detached dwellings, together with associated accessory uses.

BACKGROUND

The property was annexed into the city limits of Gulf Shores on January 12, 2026.

PUBLIC NOTICE

The City sent notices to the property owners as required by the Subdivision Regulations. As of the writing of this report, the City has received no correspondence from the public.

PROPOSED SUBDIVISION

The subdivision is classified as a Minor Subdivision, because the subdivision does not require the installation of new streets, utilities or other public improvements. Specifics of the subdivision are as follows:

- Number of Proposed Lots: 2 lots
- Smallest Lot: 11,960sf (Lot 2)
- Largest Lot: 13,026sf (Lot 1)
- Building Setbacks (R-1-4 zoning standards):
 - 40' front yard setback
 - 10' side yard setbacks
 - 40' rear yard setback
- Lot Widths: 75' minimum: Proposed 104ft & 95ft

ANALYSIS

Subdivision Regulations: The subdivision meets the Minor Plat subdivision standards set forth in the Subdivision Regulations.

- Street Frontage, Access & Circulation – Both proposed lots have frontage on Grund Lane.

The Grund Lane right-of-way is currently 55ft wide. Grund Lane makes up the northern section of the West, North-South Connector and is listed as Project #14 in the City of Gulf Shores Major Street Plan. Grund Lane is intended to be a Collector Street in the future with a minimum right-of-way width of 80ft. In instances such as these, the Subdivision

Regulations require applicants to dedicate land as public right-of-way. Twenty-five feet of new public right-of-way is being platted with this Subdivision application. This provides an 80ft right-of-way for Grund Lane so in the future this road can serve as part of a future north/south connector road between Waterway West Boulevard and County Road 10.

The property dedication is valued at \$14,184 using the Baldwin County Tax Appraisal records. The property dedication is being accepted in lieu of requiring the applicant to pay a fee-in-lieu of construction a sidewalk within the Grund Lane right-of-way.

Zoning: The proposed subdivision complies with the minimum area and dimensional standards of the R-1-4 Zoning District. The lots exceed the minimum 11,000sf of lot size and both lots are greater than comply with the minimum 75ft lot width.

The existing house complies with the area and dimensional standards of the R-1-4 zoning district except for the required 40ft front setback, the dedication of 25ft of right-of-way causes the house to have a front setback of 30ft.

Department and Agency Reviews: The Fire Marshal and Engineering Department have reviewed and approved the plat.

RECOMMENDATION

Staff recommends approval of the Final Subdivision Plat.

MOTION FOR CONSIDERATION

I make a motion to approve Anhlee Subdivision.

ATTACHMENTS

Location Maps, Subdivision Plat, Draft Resolution

**RESOLUTION ZA26-000012
ANHLEE SUBDIVISION
FINAL PLAT**

THEREFORE, BE RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 24, 2026, as follows:

By a vote of 0-0, the Gulf Shores Planning Commission approved the request for the final plat to subdivide one lot into two lots.

This Resolution shall become effective upon its adoption.

ADOPTED this 24th day of March 2026.

Pete Vakakes
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission