

Aberdeen Villas – PUD Amendment

Staff Report: Andy Bauer
Application #: ZA19-000041

COW Meeting Date: November 4, 2019

Applicant: Dilworth
Development, Inc

Property Location: Cotton Creek Drive between Cotton
Creek Blvd and Pinehurst Drive

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Summary of Request

Overview - This is a request to amend the Craft Farms Planned Unit Development (PUD) to allow a development containing 13 detached single family homes on 4.77 acres. This application is being processed as a PUD Modification, and requires public hearings before both the Planning Commission and City Council.

Background - In 2006 the subject property was zoned PUD, and a site plan was approved for a 30 unit single family house development, also known as Aberdeen Villas. The development was not constructed and all approvals have expired.

The developers of Aberdeen Villas held meeting(s) with the property owners associations of Craft Farms. Staff received an email from the Craft Farms property owners association approving Aberdeen Villas. Upon approval of the development, Aberdeen Villas will be incorporated into the Craft Farms Property Owners Association and be held to similar standards as the existing subdivisions within Craft Farms.

Planning Commission – At the October 22, 2019 meeting the commission voted 8-0 to recommend approval of this application to the City Council.

Proposed Concept Plan –

- The applicant's conceptual plan proposes 13 detached single family houses. The houses are placed on individual lots that may be subdivided in the future. .
- All 13 lots are accessed from a private 20' wide access drive that has two points of ingress/egress on to Cotton Creek Drive, and each lot abuts Craft Farms Golf Course on the north side.
- The largest lot is 12,024 square feet, and the smallest lot is 9,188 square feet.
- The density equates to 2.72 units per acre.
- The proposed houses will be approximately 3,000 square feet with 3 bedrooms and 2 baths with an option for a 2nd floor with an additional room and bath.
- Between the access drive and Cotton Creek Drive is an existing wooded area, some of which is proposed to be preserved.
- The access drive and wooded area are placed in a common space, thereby providing further protection for the existing vegetation and making the common drive a responsibility of the home owners.

Analysis

Future Land Use Plan – This area is designated as “Residential-Medium” on the City’s Future Land Use Map. Residential-Medium is defined as 6-10 dwelling units per acre, and these areas are intended to develop as apartments, condominiums, townhouses, and single family detached, and duplex housing on smaller lots. Medium-density neighborhoods are highly connected to the city street network and have relatively short block lengths. The proposed development is well below the density anticipated by the Future Land Use Plan.

Craft Farms PUD – The 4.77 acre property is located on Cotton Creek Drive, between Cotton Creek Blvd and Pinehurst Drive, within the Craft Farms Planned Unit Development. The Craft

Farms PUD consists of commercial and residential pods of development. The residential pods provide varying lot sizes and residential housing types. Aberdeen Villas proposes a similar density and similar lot sizes to the nearest existing residential subdivisions within Craft Farms (Pinehurst, Glen Eagles, and St. Andrews East). The major difference is Aberdeen Villas is located on Cotton Creek Drive and the existing subdivisions are located to the interior of Craft Farms. The proposed development is consistent with other residential areas located within the broader Craft Farms PUD.

Surrounding Context – The property is located on Cotton Creek Drive which is classified as a Minor Arterial by the 2019 City of Gulf Shores Major Street Plan. A Minor Arterial provides connections within Gulf Shores for daily commuter trips with carefully managed access. The dominant land use along the north side of Cotton Creek Drive is Craft Farms Golf Course and the south side is developed with a mixture of single family subdivisions and multi-family developments. Most of the development along Cotton Creek Drive is set back from the roadway, and oriented with the side or rear of the buildings facing the roadway. The preservation of the existing mature vegetation along Cotton Creek Drive will allow the proposed development to blend in with its surrounding context. The applicant has agreed to shift the driveway 5'-10' to the north so additional "protected" trees may be preserved. Shifting the private driveway in order to preserve the trees will not alter the overall concept, nor will it cause the loss of any lots or houses.

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| Existing Zoning: PUD Existing Land Use: Vacant/Wooded | Surrounding Zoning N – PUD S – R-1-4 Single Family Residential & R-3 E – PUD W – PUD | Surrounding Land Use N – Craft Farms Golf Course S – Single Family Houses & Vacant Land E – Craft Farms Golf Course W – Craft Farms Golf Course | Property Size 4.77 Acres |
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| FACTS TO BE CONSIDERED |
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| <ol style="list-style-type: none"> 1. Aberdeen Villas PUD modification is compatible with the Land Use Plan. Aberdeen Villas proposes a single family house development with 2.7 units per acre and the future land use is designated as Medium Density with a density range between 6-10 units. 2. The development is compatible with the Craft Farms PUD. Aberdeen Villas proposes similar lot sizes and overall density when compared with existing subdivisions within Craft Farms PUD 3. The Aberdeen Villas master plan shows only two points of access to Cotton Creek Drive. Cotton Creek Drive is classified as a minor arterial street and access to the roadway shall be carefully managed. |

RECOMMENDATION – Staff recommends approval of the PUD amendment with the following conditions:

1. The Tree Preservation regulations require new developments to preserve the existing trees and vegetation to the greatest extent possible. The common driveway shall be shifted 5-10 feet northward in order to preserve additional trees and landscaping.
2. At preliminary plat approval the applicant shall construct the sidewalk along Cotton Creek Drive or pay a fee in lieu for sidewalk. If a sidewalk is constructed the applicant shall provide regularly spaced street trees in accordance with the PUD regulations.
3. Planting strips shall be provided along the north side of the common drive with regularly spaced street trees.
4. The applicant shall construct a white picket fence that matches the existing picket fence along Cotton Creek Drive in order to continue the look of Craft Farms PUD.

Attachments: Applicant Narrative, PUD Plans

Aberdeen Villas –Location Map

