

## Aventura – PUD Amendment

Staff Report: Andy Bauer  
Application #:ZA19-000057

COW Meeting Date: February 3, 2020

Applicant: Steve Pumphrey,  
Dewberry

Property Location: Oak Road East between the Gulf  
Shores Landfill and Old Plash Island Road

STAFF

APPROVE WITH CONDITIONS

RECOMMENDATION:

### SUMMARY OF REQUEST

The applicant seeks to amend the Aventura PUD Master Plan to:

1. Modify the number of lots in Phases 2 and 3;
2. Modify the lot sizes;
3. Increase the amount of open space; and
4. Realign the roadway connection to Landward Drive.

The total number of lots will remain unchanged. This application is being processed as a PUD Modification, and requires public hearings before both the Planning Commission and City Council.

### SURROUNDING CONTEXT

The 386-acre development is located south of County Road 6, east of the Gulf Shores Landfill and west of Old Plash Island Road. North of the subject site is land zoned R-3, OS, R-1-5, and unzoned Baldwin County areas. The land north of the site is developed with Jasmine Trail Apartments, Andhurst Walk single family subdivision, the City Cultural Center, mobiles homes and RV's. South of the site is mostly unzoned Baldwin County land which is part of the Baldwin County wetlands mitigation bank and the Highlands single family subdivision (zoned R-1-5). East of the property is the Gulf Breeze Resort RV Park and Gulf Shores Landfill (zoned BA). West of the site is also primarily unzoned Baldwin County and developed with a mobile home park, a concrete plant and warehousing uses.

### BACKGROUND

**June 26, 2017.** The subject property was rezoned to R-1-4 with a PUD Master Plan Overlay, to permit a 404-lot single family development. The Master Plan was approved with lot sizes ranging from 6,200 square feet to 15,000 square feet, two roadway connections to Oak Road West (County Road 6), and one connection to Northshore Street. The Master Plan indicated Aventura would be developed in 3 phases. The purpose of the PUD Master Plan Overlay was to allow several deviations from the underlying R-1-4 zoning regulations: reduced lot area, reduced lot widths, reduced setbacks; and increased building and impervious coverage on the smallest lot types.

**May 14, 2018.** The Aventura Planned Unit Development gained approval to revise the approved phasing plan in order to change the number of lots being developed within Phases 1, 2, and 3. The reason for the Phasing Plan modification was to designate certain lots to specific home builders and to have the ability to construct homes within Phase 1A. The overall total number of lots (404) remained the same.

### PROPOSED CONCEPT PLAN

The overall total number of lots (404) remains the same. Specifics of the requested amendment are as follows:

1. Modify Number of Lots in Phases 2 and 3
  - Phase 2 proposed lot reduction from 139 to 109 lots
  - Phase 3 proposed lot increase from 61 to 91 lots

## 2. Modify Lot Sizes

- 80'x140' lots proposed increase from 105 to 137 lots
- 100'x 150' lots proposed decrease from 57 to 35 lots
- 75'x140' lots proposed decrease from 115 to 105 lots

## 3. Increase Open Space

- Proposed new open space at the intersection of Landward Drive and Stafford Boulevard.

## 4. Roadway Changes

- Proposed realignment of the roadway connection to Northshore Street to utilize the existing Landward Drive right-of-way.

## **ANALYSIS**

**Future Land Use Plan** – The Land Use Plan classifies this area of the City as Low-Density Residential (1-5 dwelling units per acre), and is to be developed with single family and duplexes on large and medium sized lots. Aventura complies with the Future Land Use Plan, and its 1.04 dwelling units per acre is within the density anticipated by the Future Land Use Plan.

## **Plan Review**

### **Analysis of Requests**

1. Modify the number of lots in Phases 2 and 3
2. Modify the lot sizes

In regards to the lot size changes, the major change is with the 11,200sf lots and 15,000sf lots. The percentage of 15,000sf lots has decreased from 15% to 8% and the percentage of 11,200sf lots has increased from 26% to 34% of the subdivision. Each of these lot sizes comply with the minimum 11,000sf lot size of the underlying R-1-4 zoning.

The primary concern of City staff regarding the modification is the reduction in lot sizes along Stafford Boulevard and Landward Drive as it relates to the number of driveway curb cuts on these roads. Stafford Boulevard has been designed to be a future connector road between Waterway West Boulevard and Oak Road West (County Road 6). The plan currently approved indicates a total of 37 lots fronting on Stafford Boulevard and Landward Drive and the proposed plan has 32 lots fronting on these roadways. Eight (8) of the thirty-two (32) lots are corner lots and may be accessed from a side street instead of Stafford Boulevard. Section 6-3 6., *Street Plan*, of the Subdivision Regulations requires corner lots to take access from the minor street. In an effort to alleviate staff's concerns about driveway cuts, the applicant has restricted access to Stafford Boulevard for 5 lots and the Planning Commission included a condition that 3 additional lots may not access Stafford Boulevard. These restrictions result in a maximum of 24 driveway cuts along Stafford Boulevard and Landward Drive as opposed to the previous approved 37 driveway cuts; a net decrease of "13" curb cuts.

3. Increase the amount of open space
4. Realign the roadway connection to Landward Drive.

The utilization of the existing Landward Drive right-of-way to connect to Northshore Street is a positive change. It allows the open space abutting the Highlands single family subdivision to expand, and creates a larger buffer between Aventura and this existing use.

