

**TO:** Mayor Craft & Members of the City Council

**FROM:** Lee Jones, Director of Planning & Community Development

**SUBJECT:** ZTA20-05 – Zoning Text Amendment – BG (General Business) District

**DATE:** August 3, 2020

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### **SUMMARY OF REQUEST**

The City of Gulf Shores seeks to amend the BG (General Business) Zoning District to allow Employment Dormitories and Multiple-family Dwelling land uses by Conditional Use Permit (CUP).

### **BACKGROUND**

**Planning Commission:** The Planning Commission voted (9-0) to recommend approval of the zoning text amendment at their July 28, 2020 meeting.

### **PROPOSAL**

This zoning text amendment will modify the wording of Article 5-1 A., *District Purposes*, and Table 8-3A: *BG District Permitted Uses* by removing the “R” indicating the use is permitted by “Right” under the “BG” heading for both Employment Dormitory and Multiple-family Dwellings and replacing the “R” with “CUP” for both uses. The proposed amendment will make both of these uses allowed as a “Conditional Use Permit.”

Changing Employment Dormitories and Multiple-family Dwelling land uses from permitted by “Right” to “CUP” within the BG Zoning District does not eliminate these as permitted uses, however, it does require an applicant to demonstrate the need for the use and how it will be a positive improvement for the City and its residents.

The CUP process will provide much needed oversight by the Planning Commission and City Council to help insure that applications for Employment Dormitories and Multiple-family Dwellings within the BG Zoning District are consistent with the Vision of the City, compatible with neighboring properties, and do not overwhelm the City’s roadway and school infrastructure.

### **RECOMMENDATION**

Staff recommends the City Council approve the zoning text amendment as drafted.

### **ATTACHMENTS**

Staff Report, Draft amendment