

Raley Farms – Rezoning

Staff Report: Lee Jones

City Council COW Meeting Date: January 4, 2021

Application #:ZA20-000074

Applicant: Engineering Design Group

Property Location: 20747 Coastal
Gateway Blvd

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

SUMMARY OF REQUEST

Applicant seeks to rezone 162.7 acres from Conditional High Density Single Family Residential (R-1-5) to High Density Single Family Residential (R-1-5) and to modify specific conditions of the existing zoning. Raley Farms Subdivision Phase One is currently under construction, and is included in the rezoning request.

EXISTING CONDITIONS

The property proposed for rezoning consists of 162 acres, located on the north side of Coastal Gateway Boulevard. Preliminary Plat approval was granted for 90 lots on 30 of the 162 acres in 2019. The Phase 1 preliminary plat is currently under construction, and contains Open Space improvements that include a swimming pool, pool house, and pedestrian walkways.

SURROUNDING CONTEXT

North - Foley City Limits zoned B-1A

South – R-1-5 & BG zoning / Crimson Ridge single family subdivision and vacant property owned by the City of Gulf Shores

East – R-1-4 zoning / Stonegate Subdivision

West – R-1-5 zoning / Raintree Place Subdivision

BACKGROUND

September 10, 2018

The property is zoned Conditional High-density Single Family Residential (R-1-5). The City Council approved the rezoning of the property with specific conditions regarding density, lot size, setbacks, amenities, ingress/egress, and connectivity, along with other conditions relating to the relationship to existing subdivisions abutting the property (Ordinance 1904). The conditions are as follows:

1. The 162 acre site shall not exceed a density of 3 dwelling units per acre.
2. The minimum lot size shall be 60'x140' (8,400sf), at least fifty (50%) percent of the lots shall be 70'x140' (9,800sf) and all lots shall have minimum 35' front setbacks. Larger lots shall be placed adjacent to Stonegate Subdivision.
3. Subdivision amenities shall include but not be limited to a clubhouse, pool, lakes, and parks and shall be completed prior to final plat for the first 40 acres of the development.
4. The dedication of 10' of land adjacent to Coastal Gateway Boulevard (County Road 8) to the City for the purpose of future roadway expansion.
5. A maximum of two ingress/egress drives for the property are allowed which shall be located at the intersection of the future roadway to Trailside Subdivision and at the existing intersection of Osprey Landing Subdivision.
6. No connection shall be provided to the parcel directly north of the subject property, which lies within the City of Foley, to Coastal Gateway Boulevard (County Road 8) due to the potential traffic generated from this property and its impact to Gulf Shores until such time there is a roadway connection to an

existing street in Foley.

7. The applicant shall construct right turn lanes/tapered entrances along westbound Coastal Gateway Boulevard into the subdivision's two access points and any other improvements required by the traffic study.
8. A minimum 8' privacy fence shall be constructed along the east property line to buffer the development from Stonegate Subdivision.
9. The future subdivision on the subject property shall adopt covenants and restrictions to regulate common areas and yard areas similar to the covenants and restrictions adopted for Stonegate Subdivision.
10. Trees located along the west property line shall be preserved in accordance with the City's Tree Preservation Ordinance.

February 25, 2019	Ordinance No. 1915 was adopted. This ordinance created the "New" R-1-5. The standards for the new R-1-5 Zoning District were modeled after the conditional zoning standards for Raley Farm, and included larger lots, wider lots, and deeper setbacks.
March 26, 2019	Raley Farm, Phase 1, Preliminary Plat is approved. The City Engineer continues conversations with the applicant about accommodating a Planned North/South Connector Road through the property within future phases of the development.
Fall 2019 – Fall 2020	Applicant and staff continue to work on reaching an agreement on alignment and construction of Planned North/South Connector Road.
October 20, 2020	Planning Commission adopts Major Street Plan. The Major Street Plan prioritizes the North/South Connector Road as Project #2. The conceptual alignment of the roadway traverses the 162-acre property.
October 29, 2020	Planning Commission defers Raley Farm, Phase 2, Preliminary Plat. The Commission directs staff to work with the applicant to reach a compromise on the location and construction of the North/South Connector Road.
November 2020	Staff worked with the applicant to identify a compromise that would both meet the goals of the applicant and accommodate the planned North/South Connector Road. The compromise requires a rezoning to remove some conditions of the current zoning. By removing certain conditions, the original lot yield can be achieved while also providing a dedication for the 80ft right of way for the Connector.
December 15, 2020	The Planning Commission recommended approval of the rezoning request.

DETAILS OF REQUEST

The applicant seeks to rezone 162 acres from Conditional High Density Single Family Residential (R-1-5) to High Density Single Family Residential (R-1-5) and amend the original conditions of the zoning to include the following.

1. The 162-acre site shall not exceed a density of 3 dwelling units per acre.
2. Larger lots shall be placed adjacent to Stonegate Subdivision, and shall include a minimum lot width of 70 feet.
3. Future subdivisions on the subject property shall adopt covenants and restrictions to regulate common areas and yard areas similar to the covenants and restrictions adopted for Stonegate Subdivision.
4. Trees located on the west property line shall be preserved in accordance with the City's Tree Protection Ordinance.
5. The applicant will dedicate a minimum 80ft right-of-way as depicted on the applicant's conceptual

master plan, dated 11/09/2020, prior to, or in conjunction with, the submitted preliminary subdivision plat for the second phase of development.

6. The City will construct the North/South Connector Road to the proposed eastern entrance to Raley Farms as depicted on the applicant's conceptual master plan, dated 11/09/2020, prior to the completion of construction of the third phase of the overall development.
7. The developer will design and construct an emergency access at the location of the proposed North/South Connector Road intersection with Coastal Gateway Boulevard. It will serve as the Raley Farms secondary access until such time as the proposed eastern connection to the North/South Connector Road is made after construction of the third phase of development.

ANALYSIS

Proposed Rezoning: The property is designated Low Density Residential Use by the Future Land Use Plan with a maximum density of 1-5 dwelling unit per acre. Low Density Residential uses are typically single family detached houses and duplexes on large and medium sized lots located away from the city's core and its major arterials. The density and uses proposed comply with the Future Land Use Plan. There is no proposed change to the density allowed by the zoning, and requirements for covenants and restrictions and tree protection remain the same.

Major Street Plan – The Major Street Plan indicates a Planned Connector Road (80ft right-of-way) from Oak Road East connecting to Coastal Gateway Boulevard, continuing north to a future expanded Richard Childress Lane. The Connector is planned to continue north, connecting to Keller Road which will connect to the Foley Beach Express. The Connector will provide an alternate to HWY 59 and the Foley Beach Express for local trips. The conditions provided in the proposed rezoning require a dedication of right-of-way to accommodate the North/South Connector identified in the Major Street Plan.

RECOMMENDATION: Staff recommends approval of the proposed rezoning with conditions as stated.

Attachments: Conceptual Master Plan, dated 11/09/2020

Raley Farms Rezoning – Location Map

