

TO: Mayor Craft & Members of the City Council

FROM: Lee Jones, Director of Planning & Community Development

SUBJECT: **ZA21-000015 – Bon Secour Village – Rezoning**
ZA21-000012 – Bon Secour Village – PUD Amendment

DATE: April 5, 2021

SUMMARY OF REQUEST

The applicant seeks two approvals for approximately 22 acres located at 350 Waterway West Boulevard:

1. Apply Intracoastal Waterway-North (ICW-N) Zoning; and
2. Amend the Bon Secour Village PUD Master Plan Overlay.

The City Council shall take separate actions on the ICW-North zoning application and on the PUD Amendment application.

BACKGROUND

Planning Commission Meeting, March 23, 2021. The Planning Commission unanimously voted 7-0 to approve the Rezoning request and the Amendment to the Bon Secour Village PUD Master Plan with the conditions outlined in the recommendation section of this report.

PROPOSAL

1. Apply Intracoastal Waterway-North (ICW-N) Zoning

The ICW-N Zoning District is intended to encourage the creation of a unified and continuous mixed-use area which emphasizes a maritime theme and which takes advantage of the natural beauty of the Intracoastal Waterway. A goal of the District is to help facilitate the development of the area with “Mixed-use” developments that include residential, commercial, marina, and tourist uses.

The original RPC did not have underlying zoning. The PUD, however, serves as an overlay to the underlying zoning classification, in which modifications to the use, intensity and design regulations of the base zoning district may be considered as a part of the PUD Master Plan approval. An underlying zoning district must be applied to the property in order for the existing PUD to function as intended by the Zoning Ordinance.

2. Amend the Bon Secour Village PUD Master Plan Overlay

The PUD amendment request is to permit a marine facility consisting of a ±750 space dry boat storage facility, boat sales and service uses, 45-slip marina, restaurant, clubhouse, and

an area of future mixed-use development.

The applicant proposes to amend the Bon Secour Village PUD Master Plan Overlay and associated Development Handbook to replace a portion of the “T6 Urban Core” area with a “Special District” designation. The Special District standards aren’t inherently walkable, and don’t fit in the rural-to-urban Transect on which the Bon Secour PUD standards are based. The Special District designation is being proposed for this area, because due to the boat storage use, function, and configuration, it cannot conform to the requirements of the existing urban PUD standards. Details of the request are as follows.

- i.i Proposed Uses
 - o Four Boat Storage Buildings with 750 dry slips
 - o Boat Sales and Service building
 - o Restaurant
 - o Clubhouse
 - o 45 Slip marina
 - o Future mixed-use – 20,000sf of retail and 120 residential units
- i.ii Maximum Building Height – 75’
- i.iii Maximum Building Coverage – 65%
- i.iv Maximum Floor Area Ratio – 200%
- i.v Maximum Density – 42 units per acre
- i.vi Rear Setbacks from the Intracoastal Waterway: 65’-80’
- i.vii Parking – 622 spaces
- i.viii Open Space: 8.04 acres (35%)
- i.ix Number of Phases – 4
- i.x Intracoastal Waterway Pedestrian Path extends through the development from the eastern to western property

RECOMMENDATION

Staff recommends approval to apply ICW-North zoning to the property with the following condition:

1. The maximum building height shall be limited to 8 stories as stated in the ICW-North Zoning District.

Staff recommends approval of the PUD Master Plan Overlay Amendment with the following conditions.

1. An application to vacate and/or relocate all of the public rights-of-ways within the development shall be reviewed and approved prior to Building Permit application.
2. The Architectural Plans shall be revised to include the proposed Architectural Standards and Architectural Narrative prior to public hearing at Council.
3. The hours of operation for the Marina and Boat Storage Facility shall be revised to 8 a.m.to 8 p.m.
4. An approved FAA Form 7460-1 shall be submitted prior to the issuance of a Building Permit.

5. The applicant shall pay a fee in lieu of construction of the 12' multi-use trail along Waterway West Boulevard.
6. Site Plan application for Phase 1 of the development shall include buffering along the ICW as proposed.
7. All state and federal agency approvals and/or permits from the Alabama DCNR, ADEM, the State Lands Department, and the US Army Corps of Engineers shall be provided prior to Building Permit application.
8. Allow a maximum 150 foot tall flag pole in the T6 transect zone and all other structures within the T6 zone shall be limited to 75 feet.

ATTACHMENTS

Staff Report, Proposed Plans, Applicant Narrative