

Bon Secour Village Planned Unit Development

PUD Modification request by Legendary Marine Center

Zoning Narrative

INTRODUCTION

The proposal contained herein seeks an amendment to the easternmost 22.65 acres of the Bon Secour Village Residential Planned Community (PUD 2006-09, Ordinance No. 1316). The PUD was originally adopted April 25, 2005 and amended August 31, 2006 with Resolution No. 4134-06. Concurrent with this PUD amendment request is a rezoning application to create an underlying zoning classification of Intracoastal Waterway – North (ICW-N).

The Legendary Marine Center will include two (2) PUD zoning subdistricts identified on the Regulating Plan of T6 – Urban Core and SD - Special District with reconfigurations as shown on the attached revised Regulating Plan. The Regulating Plan accompanying this PUD amendment supersedes the existing Regulating Plan within the limits of PUD modification as shown. Regulations including setbacks, encroachments, heights, frontages, and streetscapes will remain applicable except as noted herein.

- **T6-Urban Core:** The most dense business, office, residential, and institutional center.
 - Buildings may occupy the entirety of their lot.
 - Galleries, arcades, and awnings may cover the full width of the sidewalk.
 - Allowed uses are to be flexible and include mixed-use, office, multifamily, live-work, rowhouse, retail, commercial, open space, small scale civic uses, recreation, entertainment, lodging, or parking.
 - Garage parking is encouraged for buildings exceeding four stories.
 - Shared parking is allowed.
- **SD-Special District:** Areas designated for special purposes including a marina, boat storage, and associated commercial uses.
 - Allowed uses include marina, boat fueling, beach, clubhouse, restaurant, parking, open space, recreation, pools, picnic/pavilion, boat launch, boat storage and display, boat service, and retail.
 - Conditional retail uses include water activity support, neighborhood store, or food service seating no more than 20 subject to approval.
 - Shared parking is allowed.

The general nature of the PUD is mixed-use to include a marina, dry boat storage, marine center, restaurant, clubhouse, open spaces, and a multi-use trail for connection to future greenways and adjoining extensions. Mixed-use development (residential-retail-commercial) adjacent to Waterway West Boulevard is planned for future phases and represented conceptually within this amendment and shall be detailed in subsequent proposals.

Table I: Table of Urban Standards

	T6 District	SD District
Permitted Use	Residential	Marina
	Retail	Boat Storage
	Mixed-Use	Restaurant
	Office	Clubhouse
	Civic	Retail
	Open Space	Marine Service
	Restaurant	Open Space
	Parking (surface or garage)	Parking
	Recreation	Recreation
	Food Service	Boat Fueling
	Live-Work	Small Food Service
	Lodging	
Maximum Building Height*	150'	75'
Maximum Building Coverage	65%	65%
Maximum F.A.R.	200%	200%
Maximum Density	42 du/ac	N/A

*Building Heights subject to FAA approval.

Legendary Marine Center Conditions and Modifications to Zoning Regulations

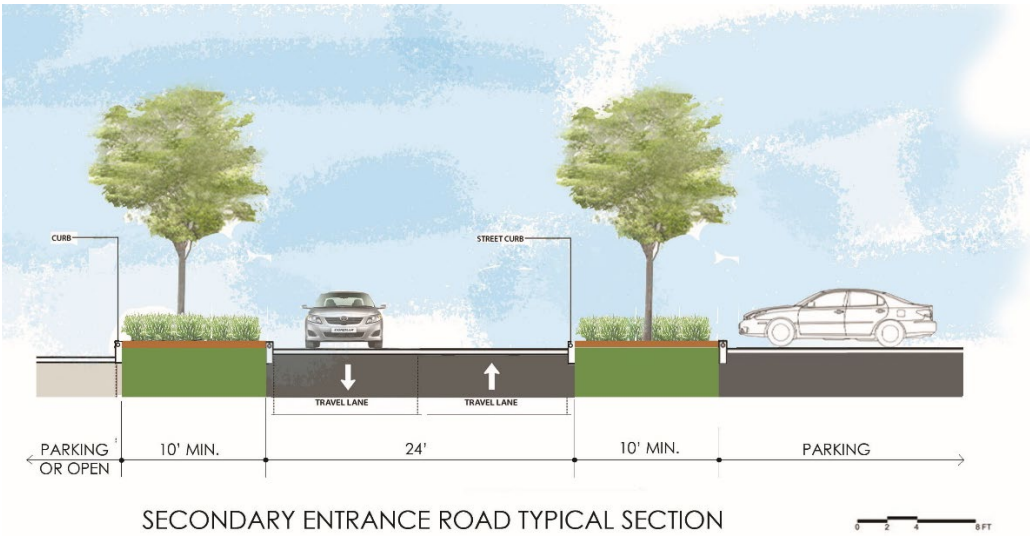
- Building heights.
 - Maximum building height shall in no case violate any provision of FAA-FAR part 77.
 - Building heights in the T6-Urban Core shall not exceed 150 feet.
 - Within the SD-Special District the boat storage buildings are to be 65 feet tall at the ridge(s) and shall not exceed 75 feet in height.
 - The proposed flagpole shall be 150 feet tall.
- Building materials.
 - The boat storage facility will be constructed of metal on the sides and roof. The exception will be the north elevations visible from the road. A minimum of 30% of the front façade shall be constructed of nonmetal building materials to create a warm, lower profile façade.
 - The restaurant and club house will employ coastal style architecture, materials and color palette.
- Building setbacks and buffers.

- A minimum 10' wide landscape buffer will be maintained from surface parking lots along the easterly property line and adjacent to Waterway West Boulevard right-of-way on the north.
- Along the east property line, the powerline corridor will serve as the primary buffer with zero setbacks required from said easement, subject to approval of the easement holder.
- The south elevation will have an approximate 65' to 80' buffer along the Intracoastal Waterway on either side of the marina. The buffer is defined as the area between the northerly high tide line and the US Army Corps of Engineers' required 250' setback (measured from the center-line of the Waterway). The buffer shall be planted with tall pines and magnolias, and existing vegetation retained where possible, to soften the marina façade from the waterway and residential areas to the south. Within this buffer a 10' high sound wall will be built to minimize and buffer noise transmission.
- No buffers or setbacks are required along the westerly property line to provide for maximum flexibility to connect with future development on the 5.64-acre parcel to the west encompassing the remainder of the original Bon Secour Village PUD.
- Landscape Standards.
 - Open space requirement shall be a minimum of 15% of the site.
 - Parking lot islands shall be located at a maximum of every 12 spaces and include a minimum of 150 square feet.
 - No interior buffering shall be required.
 - Proposed ground cover, trees and shrubs shall be in accordance with Gulf Shores landscape standards and list of approved species.
- Connectivity and Streetscapes.
 - A pedestrian-friendly environment shall be maintained throughout the site reinforced by the use of sidewalks, street trees, medians, pavement markings, and signage to encourage traffic calming and multimodal transportation.
 - Tractor-trailer travel within the site for the delivery of boats is limited to the route shown on the Connectivity Plan.
 - All proposed streets, parking areas, and accessways shall be privately owned and maintained.
 - A 12' wide multi-purpose trail shall be realigned from the US Army Corps of Engineers Waterway easement to a location along the north end of the marina to minimize congestion and for public safety. However, a walkway connecting

the proposed north-south trail planned within the adjacent power line easement will branch and extend through the heart of the community to give pedestrians and hikers an excellent overlook of the launching and storage operations and good access to the future restaurant designed for casual, family fun.

- A 12' wide multi-purpose trail shall be located along the north property line adjacent to Waterway West Boulevard and constructed by others.

Typical Roadway Sections



- Marina Standards.
 - The launching operations shall be from 7:00 AM to 7:00 PM on weekdays. Major events and holidays may have longer hours (for example, 4th of July holiday).

- **Off-street Parking Standards.** Parking ratios shown below are based on proven models in place at the Legendary Marina Center located in Destin, FL, Mid-Bay Bridge facility.
 - Parking space and driving aisle dimensions shall conform to size requirements listed in the Gulf Shores Zoning Ordinance in place at the time of approval of this PUD amendment.
 - The boat storage parking requirements include parking for the clubhouse building (for boat owners and guests), administration (those working on site), and mechanics, (who primarily work on boats stored within on-site buildings plus those arriving by water).
 - The boat storage (wet and dry) parking requirement shall be 1 space per 10 boats (for example: 750 boats = 75 required spaces). Boat storage spaces include 45 rented wet boat slips, clubhouse (for boater family and guests), administrative support areas, check-in area, and service.
 - Clubhouse use – as specified above.
 - The restaurant use parking requirement shall be 14 spaces per 1,000 square feet of gross floor area (for example: 10,000sf / 1,000 = 140 spaces).
 - Outdoor dining use parking requirement shall be 14 spaces per 1,000 per 1,000 square feet of gross area.
 - Retail use parking requirement (boats/parts sales and service) shall be 1 space per 500 square feet of gross floor area (for example: 16,500 square feet/500 = 33 spaces, based on conditioned space for sales, parts and service, offices, showroom and display areas).
 - Additional parking is not required for boat staging racks and slips; slips reserved for restaurant or clubhouse guests; or areas for storage racks and display for boat sales.
 - Shared parking may further refine uses and needs and is encouraged.

PUD Phasing Plan

1. Phase One will consist of the construction of the Sales and Service building, Boat Storage Buildings 1 and 2, the Flagpole, and the Clubhouse. The Clubhouse shall be built within one year of the completion of Phase One Boat Storage.
2. Phase Two shall include the completion of Boat Storage Building 3 with the flexibility to further refine as Phase 2A and 2B as market conditions warrant. In the case of the latter, Phase 2A will be built simultaneously with Phase 1 to include Boat Storage Building 3, and subject to an administrative change approval by the City of Gulf Shores. Boat Storage Building 4 shall then become Phase 2B.
3. Phase Three shall encompass the construction of the restaurant. Boat Storage Building 4 shall also be constructed with Phase Three if not previously built in Phase 2B as outlined above.

4. Phase Four shall include the mixed-use development located adjacent to Waterway West Boulevard.
5. Adequate parking, sidewalks, and accessways shall be constructed with each phase to meet the minimum requirements set forth above.

Noise abatement

Heavy equipment used on site shall be equipped with the latest noise abatement warning signals to include adjustable back up alarms and strobe lights for after hours use. Generally, the equipment is quieter than the warning alarms on heavy equipment used on construction sites and some delivery vehicles.

In addition, the site will have a 10'-high sound abatement wall (as described above) to further deflect the site's operational noise.