

The Retreat at Bon Secour West– Final Subdivision Plat

Staff Report: Andy Bauer
Application #:ZA21-000071

Planning Commission Meeting Date: November 16, 2021
Applicant: GCOF Bon Secour LLC Property Location: Waterway West Blvd

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

GCOF Bon Secour LLC. seeks Final Subdivision Plat approval to subdivide 7.31 acres into twenty-eight (28) lots.

LOCATION AND SURROUNDING CONTEXT

The 7.31-acre property is located on Waterway West Boulevard directly west of the existing Bon Secour Village development. The primary land uses in the vicinity of this development are the existing single family houses associated within Bon Secour Village.

- East - the original 83-lot single family subdivision, Bon Secour Village Phase 1, and southeast is a small portion of R-2 (Residential/Single-family and Duplex District) zoning that is outside of the Bon Secour Village PUD
- North - a large undeveloped property zoned BN (Neighborhood Business District)
- South - the Intracoastal Waterway
- West - undeveloped land zoned R-4 (Residential/High-Density Multiple-family District)

BACKGROUND

- **May 27, 2020.** The Planning Commission approved The Retreat at Bon Secour West Preliminary Plat with 9 conditions. All of the conditions of preliminary plat approval have been addressed.
- **October 20, 2020.** The Planning Commission modified a condition of Preliminary Subdivision Plat approval to allow construction to begin prior to verification of the existence of jurisdictional wetlands by the US Army Corps of Engineers. The City received a letter from the Corps indicating the wetlands in question were non-jurisdictional.

ZONING

The property is zoned R-4 with a Planned Unit Development Overlay. The Planned Unit Development Overlay is approved for twenty-eight (28) single family lots ranging from 5,222sf to 9,966sf.

PROPOSED SUBDIVISION PLAT

Request. The applicant seeks Final Subdivision Plat approval for a 28-lot single family-subdivision. Details of the request are as follows.

- Number of Lots: 28
- Lot Sizes: 5,222sf to 9,966sf
- Setbacks: 12' to 18' front yard, 12' total for the side yards, and 15' rear yard setbacks
- Dedicated Open Space: .81 acres (11%)
- Extension of Bienville Avenue to terminate in a cul-de-sac
- Front-loaded lots (driveway in the front of the house) as opposed to rear-loaded (access from the rear of the house)

ANALYSIS

Zoning

The Final Plat complies with the R-4/PUD zoning and with the conditions of Preliminary Subdivision Plat approval.

Plan Review/ Site Inspection

Subdivision Design - The lots match the approved Preliminary Plat, ranging in size from 5,222sf to 9,966sf. Setbacks are similar to the existing Bon Secour Village PUD - 12' to 18' front yard, 12' total for the side yards, and 15' rear yard setbacks. The subdivision and cul-de-sac, as designed, are consistent with the requirements of the Subdivision Regulations, with the exception of sidewalk widths and material. The Planning Commission approved waivers to the sidewalk width requirements and to allow the sidewalks to be brick material at Preliminary Plat.

Common/Open Space - Eleven percent (11%) of the subdivision is open space, which exceeds the minimum 10% open space requirement of the Subdivision Regulations. The open space is constructed in accordance with the approved preliminary plat. The future residents of The Retreat at Bon Secour West will be able to utilize the existing amenities of Bon Secour Village PUD, including the cabana, pool area, and parks.

Sidewalks and Pedestrian Circulation - The applicant was granted a waiver to allow a 5' brick paver sidewalks instead of the required 6' sidewalks in order to match the existing sidewalk widths and materials within Bon Secour Village. The sidewalks have been constructed along the common areas and the developer will provide a letter of credit for the sidewalks in front of each individual lot. In keeping with the design of Bon Secour Village, the pedestrian pathway along the Intracoastal Waterway has been constructed and connects this phase to the existing pathway.

Construction Entrance - At Preliminary Subdivision Plat approval the developer was required to provide a construction entrance from Waterway West Boulevard into the proposed subdivision. The purpose of the construction entrance is to eliminate construction traffic from utilizing the existing roads within Bon Secour Village. The construction entrance is complete and shall remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.

Subdivision Drainage - Two storm water drainage ponds are located within The Retreat at Bon Secour West Subdivision. One pond is located in the northwest section of the subdivision and the other along the western property line. Both ponds have been constructed in accordance with the approved drainage plans.

Roadway Design - The existing Bienville Avenue has been extended and loops around to service all of the lots. Bienville Avenue terminates in a cul-de-sac. The lots will be front-loaded (driveway in the front of the house), and the developer will utilize EMC street lights that closely match the existing street lights within Bon Secour Village.

Landscaping & Tree Preservation - The street trees that abut the common areas, trees around the storm water ponds, and some of the common area landscaping has been installed. The developer seeks to provide a letter of credit for the remaining street trees in front of individual lots and the required landscaping along Waterway West Boulevard. A mature stand of trees has been preserved in the common Open space behind Lots 8, 9, and 10.

Financial Guarantee of Performance - The Subdivision Regulations allow a Financial Guarantee of Performance if a developer wishes to record a Final Plat prior to the completion of all required improvements. The performance surety shall be in the form of a letter of credit or cashier's check in an amount equal to 150% of the cost of installing all incomplete required improvements. The applicant has submitted engineer's estimates for the completion of the following improvements:

- Brick paver sidewalks - \$147,852

- Landscaping - \$21,060
- Street Trees - \$14,175

The Engineering Department has reviewed and approved the engineer's estimates.

Covenants and Restrictions – Lots 1-4 front on both a street and the Intracoastal Waterway. A requirement of Preliminary Subdivision Plat approval was for the subdivision covenants and restrictions to contain standards for Lots 1-4, requiring architectural treatments so the houses on these lots “front” on the street and Intracoastal Waterway. The draft covenants and restrictions submitted with the Final Plat application comply with this condition of Preliminary Subdivision Plat approval.

Agency Reviews - The Plans have been reviewed and approved by the Public Works Department, the City of Gulf Shores Fire Marshal and Gulf Shores Utilities. The applicant shall provide inspection reports from Riviera Utilities and Baldwin EMC approving the subdivision.

RECOMMENDATION: Staff recommends the Planning Commission pass a resolution approving Final Subdivision Plat for The Retreat at Bon Secour West subject to the following conditions.

1. The construction entrance from Waterway West Boulevard shall remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.
2. Inspection reports approving the construction of the subdivision shall be submitted from Baldwin EMC and Riviera Utilities prior to the recordation of Final Plat.
3. The applicant shall submit letters of credit in the following amounts prior to the recordation of the Final Plat:
 - a) Brick paver sidewalks - \$147,852
 - b) Landscaping - \$21,060
 - c) Street Trees - \$14,175
4. All disturbed areas within the subdivision shall be stabilized prior to recordation of the Final Plat.
5. Common area #5 shall be cleaned of downed trees and Hurricane Sally debris prior to recordation of Final Plat.

The Retreat at Bon Secour Village Location Map

