

Oyster Bay Townhomes – Site Plan

Staff Report: Andy Bauer
Application #: ZA22-000002

Planning Commission Meeting Date: February 22, 2022
Applicant: Jade Consulting

Property Location: Oyster Bay Ln.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant seeks Site Plan approval for a 40-unit townhouse development. The property is located near the intersection of State Highway 180 West and Oyster Bay Lane. The property is zoned BG-General Business District.

EXISTING CONDITIONS AND SURROUNDING CONTEXT

The site is located on the north side of State Highway 180 West near the intersection of Oyster Bay Lane. The property is currently vacant/wooded. The surrounding zoning and land uses are as follows:

- North – R-3 Residential/Limited-Density Multiple-family District / Oyster Bay Village
- South – BG General Business District / Whitehaven Insurance & State Highway 180
- East – BG General Business District / Vacant/wooded property
- West – R-1-4 Residential Medium-Density Single-family District / St. Andrew by the Sea Church

ZONING

BG General Business District.

This district is intended to provide locations for a specified range of retail businesses and services, offices, Hotels, Motels and other compatible uses serving community needs, where an attractive appearance of Buildings and their Premises is important to the successful conduct of business.

Townhouse Ordinance

Article 11-3 of the Zoning Ordinance establishes standards for townhouse developments. The Oyster Bay Lane development is subject to the standards of the townhouse regulations.

PROPOSED SITE PLAN

Specifics of the Site Plan are as follows:

- Acreage – 4.31
- Use – Townhouses
- Number of Units (Max. Allowed 86): 40
- Max. Dwelling Units per Acre (20): 9.2
- Max. Building Height (3 stories): 2 stories
- Max. Building Coverage (30%): 26%
- Max. Impervious Coverage (65%): 52%
- Min. Open Space (30%): 54%
- Min. Number of Parking Spaces (2 per unit/80 spaces): 92 spaces
- Min. Setbacks (Front 8-20 ft, Rear 20ft, Side Yards 0ft): Front 10ft, Rear 35ft, Side Yards 0ft;
- Rear Loaded Lots - All 40 lots are accessed from the rear of the houses by a private alley;

ANALYSIS

Zoning

- I. BG- The BG Zoning District allows Townhouse uses by “Right”. A townhouse is a type of single family dwelling unit -- instead of being detached it is attached. A townhouse, “is designed for the use of one family, and may be attached to two or more buildings of similar design.” The BG zoning district allows a maximum density of 20 dwelling units per acre, and the proposed development only proposes 9 dwelling units per acre.

II. Article 11-3 – In addition to the underlying BG zoning standards, Article 11-3 of the Zoning Ordinance imposes specific standards for townhouse developments. The proposed site plan complies with Article 11-3 as follows:

- Rear Access – An Ingress/Egress alleyway is located along the rears of the building groups. This will allow future development to meet the zoning standard, “parking shall be provided at the rear of each unit.”
- Setbacks – The development complies with the townhouse setback regulations and setbacks of the underlying BG zoning district as applicable.
- Area & Dimensional Requirements – The development complies with the minimum townhouse site area of 14,000sf, and the townhouses are 2 stories in height, which is less than the 3 stories allowed by the townhome regulations.
- Open Space --Proposed Open Space of 54% exceeds the minimum requirement of 30%.
- Land Transfer & Ownership – The developer is providing for the development of the entire tract in accordance with the Zoning Ordinance, retaining, however, title to all of the lands. This type of ownership complies with the Townhome Regulations.

Access –Oyster Bay Lane, which is a 40ft private easement, provides access to the project from State Highway 180. The developer is proposing to dedicate .54 acres of the property as public right-of-way and construct a new street to city standards. The new city street will provide enhanced access to Oyster Bay Village. All of the units are connected with Oyster Bay Lane by rear alleyways.

Parking – Townhouses are required two parking spaces per unit. The site plan indicates a minimum of two parking spaces will be provided for each unit; one garage space and one space in the driveway, both of which are accessed from the rear of each dwelling as required by the Townhome Regulations. An additional 12 spaces are provided for guest parking in the right-of-way of the new street.

Building Architecture – Each of the 40 units will be 2 stories, with 3 bedrooms and 2 ½ bathrooms. The buildings will be constructed of insulating concrete forms (ICFs) which are cast-in-place concrete walls. The exterior building walls will be finished with cement stucco and stained wood siding, and have shingle roofs. The buildings comply with the architectural standards of the Zoning Ordinance.

Open Space – The rear loaded building layouts allows all of the units to front on common open space. The proposed development provides 2.03ac (54%) of green space, which can be used for active and passive recreational purposes. All green spaces will be privately owned and maintained by the owner of Oyster Bay Townhomes.

Tree Preservation & Landscape – Although not heavily wooded the site is currently populated with numerous Heritage Live Oak trees ranging in size from 24”DBH to 38”DBH. The applicant has done an admirable job of designing the site to protect the Heritage trees. The only trees to be removed that are not located within the footprint of a proposed improvement are pine trees. According to the Tree Survey the applicant has earned 48 tree credits which is greater than the 38 trees required to be planted for the removal of the pine trees, therefore no tree remediation is required.

The Landscape Plan complies with the landscape requirements of the Zoning Ordinance and Tree Protection Regulations. A 10ft landscape buffer, planted with trees and shrubs, is proposed along Oyster Bay Lane, with 10ft landscape buffers around the entire perimeter of the project. A portion of the perimeter buffer is required to be “Class A buffer” in the areas abutting St. Andrew by the Sea Church and Whitehaven Insurance. In addition to the required landscaping, a screen fence has been provided with columns every 50ft on center.

Stormwater Drainage – The stormwater management system exceeds the City of Gulf Shores minimum standards. The project utilizes 4 dry retention/detention ponds, underground storage

basins and pervious paving in its stormwater management system. The system is designed to regulate post development run-off rates below its respective predevelopment rates for all critical storm events, up to and including the 24-hour, 100-year event.

Lighting Plan – A Lighting Plan has been submitted, and it complies with the Zoning Ordinance Regulations. Two sizes (18ft and 12ft) of pole mounted lights are provided. The bollard lights and 12ft pole mounted lights illuminate the common areas, and the taller lights are located at the rear of the units and light the alleyways and parking areas. All of the lights have full cut-off fixtures.

Trash Collection – The trash collection plan shows two dumpsters in the southwest area of the development. The dumpsters are screened in accordance with the Zoning Ordinance, and a letter from Republic Services has been submitted indicating the dumpsters can be serviced.

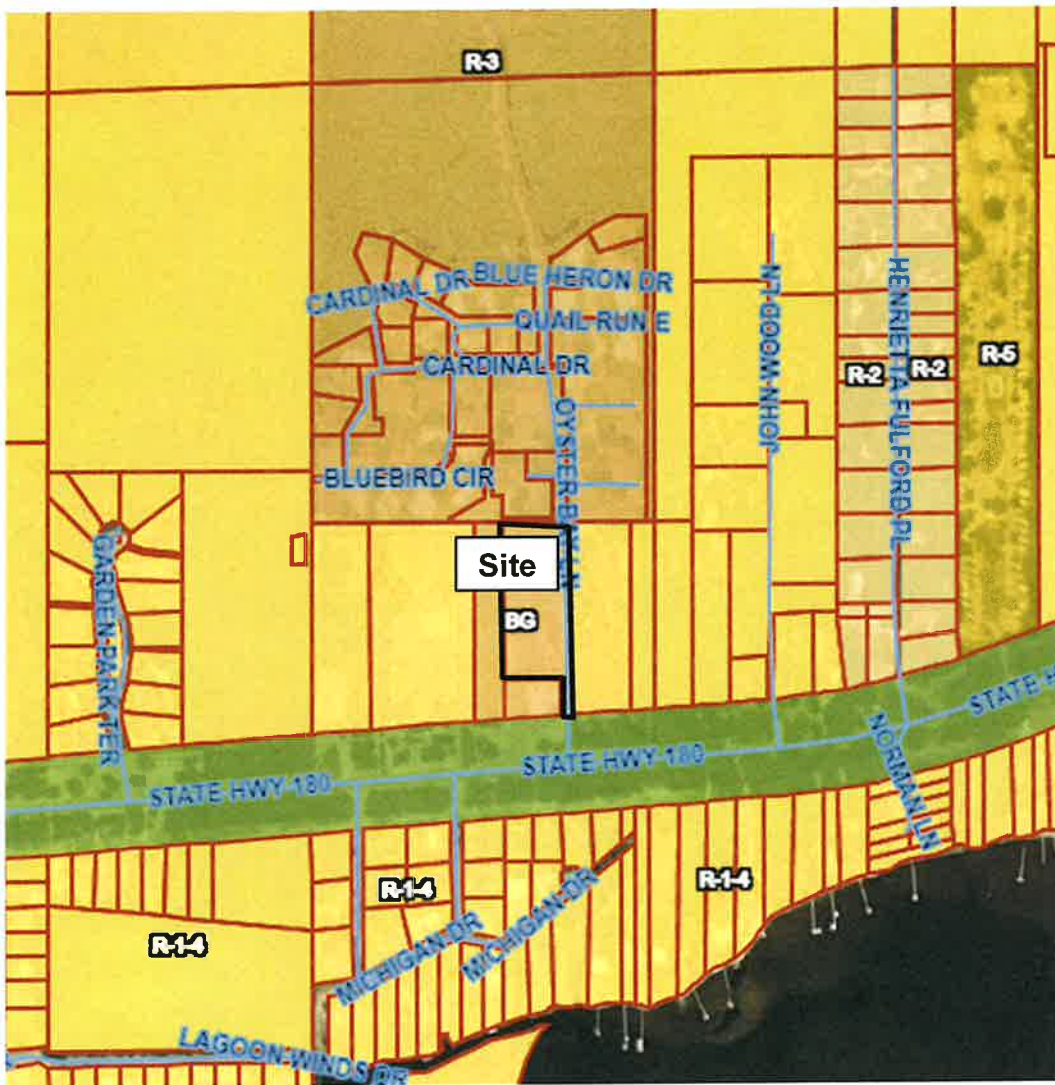
Engineering Department & Fire Marshal – The plans have been reviewed and approved by the Engineering Department and conditionally approved by the Fire Marshal.

RECOMMENDATION – Staff recommends approval of the site plan with the following conditions:

1. The applicant shall submit documentation to satisfy Section 11-3(C), Land Transfer & Ownership, of the Townhouse Regulations of the Zoning Ordinance. Compliance with this condition shall be demonstrated prior to the issuance of a Building Permit.
2. A Final Subdivision Plat dedicating the portion of Oyster Bay Lane transversing the property as a public right-of-way shall be approved and recorded prior to the issuance of a Building Permit.
3. Prior to the issuance of a Land Disturbance Permit a letter from the Army Corps of Engineers shall be submitted indicating the wetlands are non-jurisdictional. If the Corps determines the wetlands to be jurisdictional, Site Plan approval shall be null and void.
4. The IFC report shall be submitted and approved by the Fire Marshal prior to the issuance of a Building Permit.

Attachments: Plans, Draft Resolution

Oyster Bay Townhomes –Location Map



**RESOLUTION ZA22-000002
OYSTER BAY TOWNHOMES
SITE PLAN**

THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2022 as follows:

By a vote of ?-?, the Gulf Shores Planning Commission approves hereby approves, subject to the special conditions set out below and based on the following Findings of Fact and Conclusions related to the proposed Site Plan for Oyster Bay Townhomes to be located on Oyster Bay Lane:

1. The Plan is consistent in all respects with the Comprehensive Plan and the purpose and intent of the applicable district.
2. The Plan is in conformance with all applicable regulations of the applicable district.
3. The Plan is in conformance in all respects with the City's Subdivision Regulations and all other applicable City requirements including design, adequacy and construction of streets, drainage, utilities and other Essential Services or facilities.
4. The Plan is consistent with good design standards in respect to all internal and external relationships, including but not limited to
 - a. Relationship to Adjacent properties;
 - b. Internal circulation, both vehicular and pedestrian;
 - c. Design of access and egress and impact on Adjacent Thoroughfares;
 - d. Disposition and use of Open Space, provision of Screening and/or Buffering, and preservation of existing natural features including trees, Wetlands, and Dunes;
 - e. Size and apparent Bulk of Structures;
 - f. Building arrangements both between Buildings in the proposed development and those on abutting sites.
5. The Plan is in conformance in all respects with City policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantee for continued maintenance.

Approval is subject to the following Special Conditions:

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4. The IFC report shall be submitted and approved by the Fire Marshal prior to the issuance of a Building Permit.

Be advised that before any construction activities can commence on the property, City permits must be issued prior to any construction on the site. A Building Permit must be obtained within two years of the date of this Resolution or the Site Plan will become null and void.

This resolution shall become effective upon its adoption.

ADOPTED this 22nd day of February, 2022.

Robert Steiskal, Jr.
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission