

Cottages at Craft Farms Subdivision – Final Plat

Staff Report: Andy Bauer
Application #: ZA21-000075

Planning Commission Meeting Date: February 22, 2022
Applicant: Dewberry Property Location: Coastal Gateway Blvd

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant seeks Final Subdivision Plat approval for a 52-lot townhouse subdivision on Coastal Gateway Boulevard. The Zoning Ordinance classifies a townhouse as a type of single family attached dwelling unit. The property is located on the south side of Coastal Gateway Boulevard and is zoned R-3 Residential Multi-family Low Density.

EXISTING CONDITIONS AND SURROUNDING CONTEXT

The site is located along Coastal Gateway Boulevard, ¼ to ½-mile from the Foley Beach Express. The property is currently vacant, and it is platted as lots 204, 205, and 206 of Craft Farms North Phase II Subdivision. The surrounding zoning and land uses are as follows:

- North – BG (General Business District) & AG (Agricultural District) / Gulf Shores Utilities Well & Vacant land
- South – R-1-5 (Residential/High-Density Single-family District) / Large Pond and Single-family houses within Craft Farms North Subdivision
- East – ED (Education District) / Vacant land (future City of Gulf Shores Higher Education Campus)
- West – R-3 (Residential/Limited-Density Multiple-family District) & R-1-5 (Residential/High-Density Single-family District) / Single-family houses

BACKGROUND

- **December 2006** – Craft Farms North, Phase II, received Final Subdivision Plat approval from the Planning Commission.
- **February 2007** – Lots 204, 205, and 206 were conditionally rezoned from BG-1 (General Business -1) to RML (Limited Density Multi-family). RML was the predecessor to the current R-3 zoning district.
- **December 14, 2021 Planning Commission Meeting** – An application for a Subdivision Plat for a 52-lot townhouse subdivision on this property was withdrawn by the applicant.
- **January 25, 2022 Planning Commission Meeting** – The Planning Commission approved a Site Plan for a for 52-unit townhouse development. A condition of approval was for the applicant to submit a subdivision plat to be considered at the February 22nd Planning Commission meeting.

Developer/Craft Farms North Phase II Home Owners Association Meetings – The subject lots are part of Craft Farms North Phase II Subdivision. The developer has had numerous meetings with the Craft Farms North Phase II Home Owners Association over the past couple of months. The purpose of the meetings was to discuss the project, determine how the existing covenants and restrictions apply to the townhouse subdivision, and answer any questions of the Craft Farms North Phase II Home Owners Association.

FUTURE LAND USE PLAN

This area is designated as "Residential - Medium" by the City's Future Land Use Plan Medium-density residential uses are characterized by apartments, condominiums, townhouses, and single family detached, duplex housing on smaller lots. Medium-density neighborhoods are highly connected to the city street network and have relatively short block lengths.

ZONING

R-3 Residential/Limited-Density Multiple-family District.

This district exists for the protection of areas that are, or are planned to be, developed for attached housing in central neighborhoods. The R-3 Zoning District permits up to 10 dwelling units per acre.

February 2007 Zoning Conditions

Lots 204 and 205 are restricted to three stories of building height, and Lot 206 is restricted to two stories of building height.

Townhouse Ordinance

Article 11-3 of the Zoning Ordinance establishes standards for townhouse developments. The Cottages at Craft Farms Subdivision is subject to the standards of the townhouse regulations.

PROPOSED SUBDIVISION PLAN

The proposed 52-lot subdivision is to be located on lots 204, 205 and 206 of Craft Farms North Phase II Subdivision. Specifics of the subdivision are as follows:

- Acreage – 5.91 ac
- Use – Townhouses
- Number of Lots – 52
- Dwelling Units per Acre – 8.8
- Rear Loaded Lots - All 52 lots are accessed from the rear of the houses by a private alley;
- Lot Sizes - Largest Lot / Smallest Lot = 2,788sf / 2783sf;
- Lot Width – 21ft minimum
- Min. Open Space (30%): 43%
- Min. Number of Parking Spaces (2 per unit/104 spaces): 2 per unit provided, plus 40 guest parking spaces = 144 spaces
- Min. Setbacks (Front 30ft, Rear 30ft, Side Yards 0ft): Front 30ft, Rear 73ft, Side Yards 20ft;

ANALYSIS

Future Land Use Plan

Townhouse development is a use encouraged by the “Medium-density Residential” designation of the Future Land Use Plan. The proposed subdivision furthers a Policy and Implementation Opportunity of the Land Use Plan by providing a townhouse building type that will promote population and housing diversity. Townhouses are encouraged along major thoroughfares, such as Coastal Gateway Boulevard, and within areas of the community with high levels of street connectivity.

Zoning

- I. R-3- The R-3 zoning district allows townhouse development 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 proposed subdivision complies with the R-3 zoning standards and the conditions placed on the property when it was rezoned from BG-1 to R-3 in 2007.
- II. Townhouse Regulations – In addition to the underlying R-3 zoning standards, Article 11-3 of the Zoning Ordinance imposes specific standards for townhouse developments. The proposed subdivision complies with Article 11-3 as follows:
 - Rear Access – A private alley is located along the rears of the lots. This will allow future

development to meet the zoning standard, "parking shall be provided at the rear of each unit."

- Number of Attached Units in a Row – Proposed units are clustered in groups of six and eight, with common open spaces in between. This unit arrangement complies with the zoning standard that "no more than eight (8) Townhouses shall be located within a continuous Building."
- Area & Dimensional Requirements – The development complies with the minimum townhouse site area of 14,000sf, and the townhouses are 2 stories in height, which meets the zoning conditions placed on the property in 2007.
- Open Space --Proposed Open Space of 43% exceeds the minimum requirement of 30%.
- Land Transfer & Ownership – The subdivision of a tract of land into individual parcels together with the platting of the property is one of the three methods of land transfer and ownership allowed by the Townhome regulations.

Access –A right-in/right-out private alley connecting to Coastal Gateway Boulevard is located on the west side of the development, and two additional accesses connect the project with Royal Troon Circle. The alleys are designed in accordance with the Zoning Ordinance. Coastal Gateway Boulevard was recently expanded to a four lane divided roadway, and is designed to accommodate the additional traffic generated by this project.

Parking – Townhouses are classified by the Zoning Ordinance as single family attached houses and are required two parking spaces per unit. The plans indicate a minimum of two parking spaces will be provided for each unit. In addition to the required parking spaces per unit, the plans illustrate 40 parallel guest parking spaces along the private alleys. The parallel spaces accommodate additional guest parking, while maintaining the landscape buffers along the southern property line. The guest parking spaces incorporate canopy trees to delineate the parking spaces, which will further help integrate the spaces into the common area and lessen the impact of the parked cars on properties to the south.

Common Open Space – An Open Space Plan has been provided which shows numerous green open space areas within the development. Small green spaces are provided between each building group, with larger green spaces located on the east and west sides of the development. Two linear open space areas, totaling more than an acre, are proposed along the south property line. These spaces will serve as passive open space areas and natural transitions to existing development to the south. The proposed subdivision provides 2.59 acres (43%) of green space, which can be used for active and passive recreational purposes. All green spaces will be privately owned and maintained by the Cottages at Craft Farms property owners association.

Stormwater Drainage – The original Stormwater Management Plan for Craft Farms North Phase II included the utilization of the existing pond for stormwater drainage for lots 204, 205, and 206. The Cottages at Craft Farms Subdivision will utilize the existing pond, and the plans have been reviewed and approved by the City Engineering Department.

Landscape & Tree Preservation – The Landscape Plans comply with the landscape requirements of the Subdivision Regulations and Tree Protection Regulations. A "Class A" buffer is provided along the southern property line of the eastern section of lots, because they abut existing single family detached houses. The applicant submitted a survey which indicates there are no protected trees on the property. A 10ft landscape buffer, planted with trees and shrubs, is proposed along Coastal Gateway Boulevard and trees and shrubs are proposed to be planted between the alley and banks of the existing stormwater pond.

Lighting Plan – A Lighting Plan has been submitted and it complies with the Subdivision Regulations. Thirteen light pole fixtures will be provided along the alleys at the rear of the townhouses. The light poles are 18ft in height and have King Luminaire style fixtures with frosted lenses. Baldwin EMC uses King Luminaire fixtures on many of the streets within Gulf Shores.

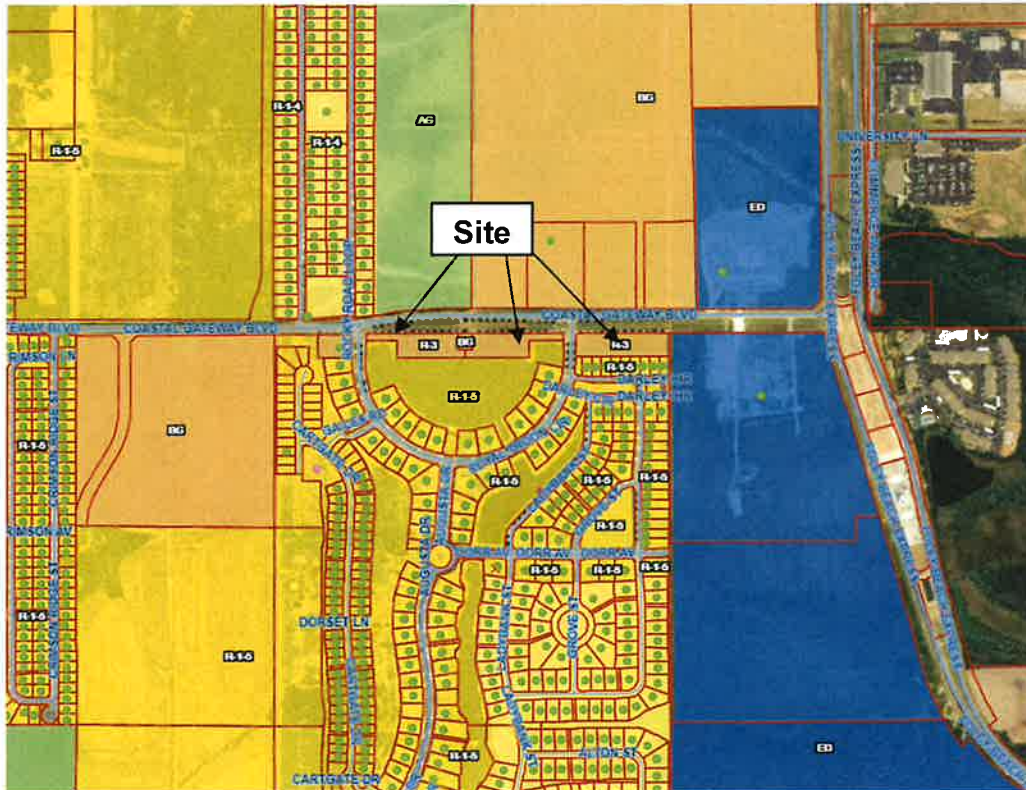
Engineering Department & Fire Marshal – The plans have been reviewed and approved by the Engineering Department and approved by the Fire Marshal.

RECOMMENDATION – Staff recommends approval of the Final Subdivision Plat with the following conditions:

1. Wire-backed, re-inforced silt fence, shall be installed in the areas that abut the existing pond to protect the pond from construction run-off and debris. The City shall perform regular inspections for compliance with Best Management Practices.
2. Amended and restated covenants and/or restrictions for Craft Farms North Phase II, that accommodate the proposed subdivision, governing the use and development of lots shall be submitted prior to a Certificate of Occupancy on the first unit. The covenants and restrictions shall include but not be limited to:
 - a) Address rights of individual property owners to the access easement;
 - b) Indicate the maintenance of private streets shall be adequately and continuously financed by assessments against adjoining properties as established by the covenants and administered through a home owners association;
 - c) Make accommodations for the end cap units to maintain their units from the common areas; and
 - d) Include provisions for the maintenance of all green spaces and common areas.

Attachments: Plans, Draft Resolution

Cottages at Craft Farms –Location Map



**RESOLUTION ZA21-000075
COTTAGES AT CRAFT FARMS
FINAL SUBDIVISION PLAT**

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

By a vote of ?-?, the Gulf Shores Planning Commission approves Cottages at Craft Farms Final Subdivision Plat to proceed with construction subject to the following conditions:

1. Wire-backed, re-inforced silt fence, shall be installed in the areas that abut the existing pond to protect the pond from construction run-off and debris. The City shall perform regular inspections for compliance with Best Management Practices.
2. Amended and restated covenants and/or restrictions for Craft Farms North Phase II, that accommodate the proposed subdivision, governing the use and development of lots shall be submitted prior to a Certificate of Occupancy on the first unit. The covenants and restrictions shall include but not be limited to:
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 - c) Make accommodations for the end cap units to maintain their units from the common areas; and
 - d) Include provisions for the maintenance of all green spaces and common areas.

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