

Stonehaven Subdivision – Final Plat

Staff Report: Andy Bauer
Application #:ZA22-000009

Planning Commission Meeting Date: March 22, 2022
Applicant: Lennar Homes

Property Location: County Road 8 West
between Grund Lane and Viola Road

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant requests Final Subdivision Plat approval for an 82-lot single family detached subdivision. The property is zoned R-1-5 Residential/ High-density Single Family District.

SURROUNDING CONTEXT

The 41.4 acre property is located north of County Road 8 West, between Viola Road and Grund Lane.

- N – Unzoned Baldwin County - Vacant Wooded Land
- S – R-1-4 Residential / Medium Density Single Family Residential & Unzoned Baldwin County Property - Single Family Houses & Vacant Land
- E – Unzoned Baldwin County - Vacant Wooded Land
- W – R-1-4 Residential/ Medium Density Single Family Residential - Single Family Houses

BACKGROUND

Annexation Pre-zoning

The property was annexed into the City and conditionally zoned R-1-5. Conditions of rezoning were as follows:

1. Prior to final subdivision plat approval the applicant shall dedicate 25 feet of additional right-of-way on the west side of Grund Lane along the entire property frontage. The applicant shall construct a portion of new roadway in accordance with city standards from County Road 8 West north to the rear lot line of lot 73. The improved Grund Lane roadway shall serve as the primary entrance to the subdivision.
2. Marble Court shall not be utilized as a construction entrance. Grund Lane shall be utilized for construction of the subdivision.
3. Red clay shall not be utilized for any construction purposes within the future subdivision due to the proximity of Boggy Branch.
4. The layout of the preliminary subdivision plat shall be in substantial conformity with the layout submitted with the annexation/pre-zoning application to include:
 - a. A primary playground location and useable open space;
 - b. Preservation of mature native vegetation on the western section of the property;
 - c. The density shall be capped at 82 lots;
 - d. The minimum lot size shall be 9,150 square feet.
5. Stormwater requirements shall include:
 - a. Work with City staff to design the stormwater system to accommodate a 100-year storm event with a 10-year release rate.
 - b. Detention ponds are to be designed by a Civil Engineer registered in Alabama and installed and as part of the Erosion and Sediment Control Plan to intercept and remove sediment prior to discharging into the Bon Secour River Watershed.
 - c. The detention system is required to uniformly distribute stormwater discharge from the development and minimize the change of severe downstream erosion flooding caused by a concentrated stormwater discharge point due to a pond breach or overtopping.
 - d. After the subgrade of the street has been completed, the remainder of the street right-of-way has been graded, and before any material is applied, all associated stormwater sewers and detention ponds shall be installed and fully functional.

Preliminary Subdivision Plat

The Planning Commission granted Preliminary Subdivision Plat approval with the following conditions:

1. In an effort to control construction traffic, barriers shall be installed on Marble Court until road construction is complete and final plat approval is granted.
2. City staff shall work with the developer and Baldwin County to create a traffic calming solution for Marble Court.
3. The wetlands shall be preserved by a conservation easement.
4. After the subgrade of the street has been completed, the remainder of the street right-of-way has been graded, and before any material is applied, all associated stormwater sewers and detention ponds shall be installed and fully functional.
5. Grund Lane shall comply the minimum dimensional standards for a public street as required by the Subdivision Regulations, prior to final plat approval.
6. An undisturbed natural buffer, matching the buffer provided along the shared property line with Lot 10 of Granite Cove, shall be added along the shared property line with Lot 9 of Granite Cove prior to final plat approval.

ANALYSIS

Stonehaven Subdivision is an 82-lot subdivision. All lots meet the minimum area and dimensional requirements of the R-1-5 zoning district as well as the conditions placed upon the property when it was rezoned and as required by Preliminary Subdivision Plat approval.

Details of the subdivision are as follows:

- Zoning – R-1-5
- Acreage – 41 acres
- Use – Single Family Houses
- Number of Lots (Allowed 205)– 82
- Dwelling Units per Acre (Max. 5)– 1.93
- Lot Sizes (Min. 9,150sf) - Largest Lot = 16,602sf / Smallest Lot = 9,150sf;
- Setbacks (Required 40ft front, 30ft rear, and 10ft side yards) – 40ft front, 30ft rear, and 10ft side yards
- Minimum Lot Width (60ft) – 60ft
- Open Space – 17.13ac (41%)

Subdivision Design

Circulation

Vehicular

Stonehaven subdivision avoids the use of cul-de-sacs, and creates a system of connected streets and blocks. Two points of access are provided to Stonehaven Subdivision, a primary entrance from Grund Lane and a secondary entrance via Marble Court. As a part of Final Plat the developer is dedicating 25' to Grund Lane and the City has obtained 25 additional feet from the property owner east of Stonehaven Subdivision. This provides an 80ft right-of-way for Grund Lane so in the future this road can serve as part of a future north/south connector road between Waterway West Boulevard and County Road 10. The developer has constructed the portion of Grund Lane from the intersection of County Road 8 to Stonehaven's entrance in accordance with City standards.

Pedestrian

The Marble Court access also increases pedestrian access and interaction between Granite Cove and Stonehaven Subdivisions, allowing neighbors to walk to neighbors on internal sidewalks. The developer has included an estimate for the construction of the sidewalks within Stonehaven Subdivision. The sidewalks will be bonded so the developer can construct them concurrently with the house construction.

Common/Open Space

Stonehaven Subdivision preserves many of the natural features of the unique property by placing the home construction along ridges and preserving the steep slopes and wetlands on the site. This design allows Stonehaven Subdivision to have 17.13 acres (41%) of open space. The open space is integrated into the overall design of the subdivision and features central open space areas and a walking path through the wooded area on the west side of the property. As required by Preliminary Plat approval, a conservation easement has been provided to the City of Gulf Shores over the 3.43 acres of wetlands in order to preserve and protect the wetlands in perpetuity. This easement shall be recorded and referenced on the plat prior to recordation of the subdivision.

Subdivision Drainage

The Stormwater Drainage Plan for Stonehaven Subdivision is designed to accommodate a 100-year flood instead of the minimum 10-year flood, and the construction complies with all conditions of rezoning approval. In an effort to avoid negative impacts to the existing houses located to the west of the Stonehaven Subdivision and Bright's Creek, the drainage plan incorporates the following elements:

- Detention ponds have been spread throughout the development to evenly distribute the discharge points of the development and will remove sediment prior to discharging into Bright's Creek.
- The discharge release rate does not exceed a 10-year storm event.
- The Stormwater Drainage Plan diverts water from the west where there are existing residences northward to Bright's Creek.

No red clay was used in the development of the subdivision. A note is included on the plat reading, "Red clay shall not be utilized for any construction purposes within the subdivision due to the proximity of Boggy Branch" as required by a condition of rezoning.

The City Engineering Department has inspected and approved the drainage infrastructure.

Landscaping & Tree Preservation

The trees on individual lots and the large wooded area on the west side of the property were preserved during the construction of the subdivision. The applicant seeks to provide a letter of credit for the street trees, street frontage landscaping and the landscaping around the drainage ponds. This landscaping will be installed concurrently with house construction.

Financial Guarantee of Performance – The applicant seeks Final Plat approval prior to completing all required improvements. 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 developer has submitted a draft performance surety in an amount equal to 150% of the cost of installing all incomplete required improvements. The following improvements have been requested to be covered by a letter of credit:

- \$466,000 Road striping, crosswalks, nature trail, landscaping, sidewalks and handicap ramps.

The estimates and letter of credit for the above items have been reviewed and approved by the Engineering Department.

Covenants and Restrictions

The applicant has submitted a draft of the covenants and restrictions for Stonehaven Subdivision. The covenants and restrictions are referenced on the Final Plat and shall be recorded in the Office of the Probate Judge of Baldwin County.

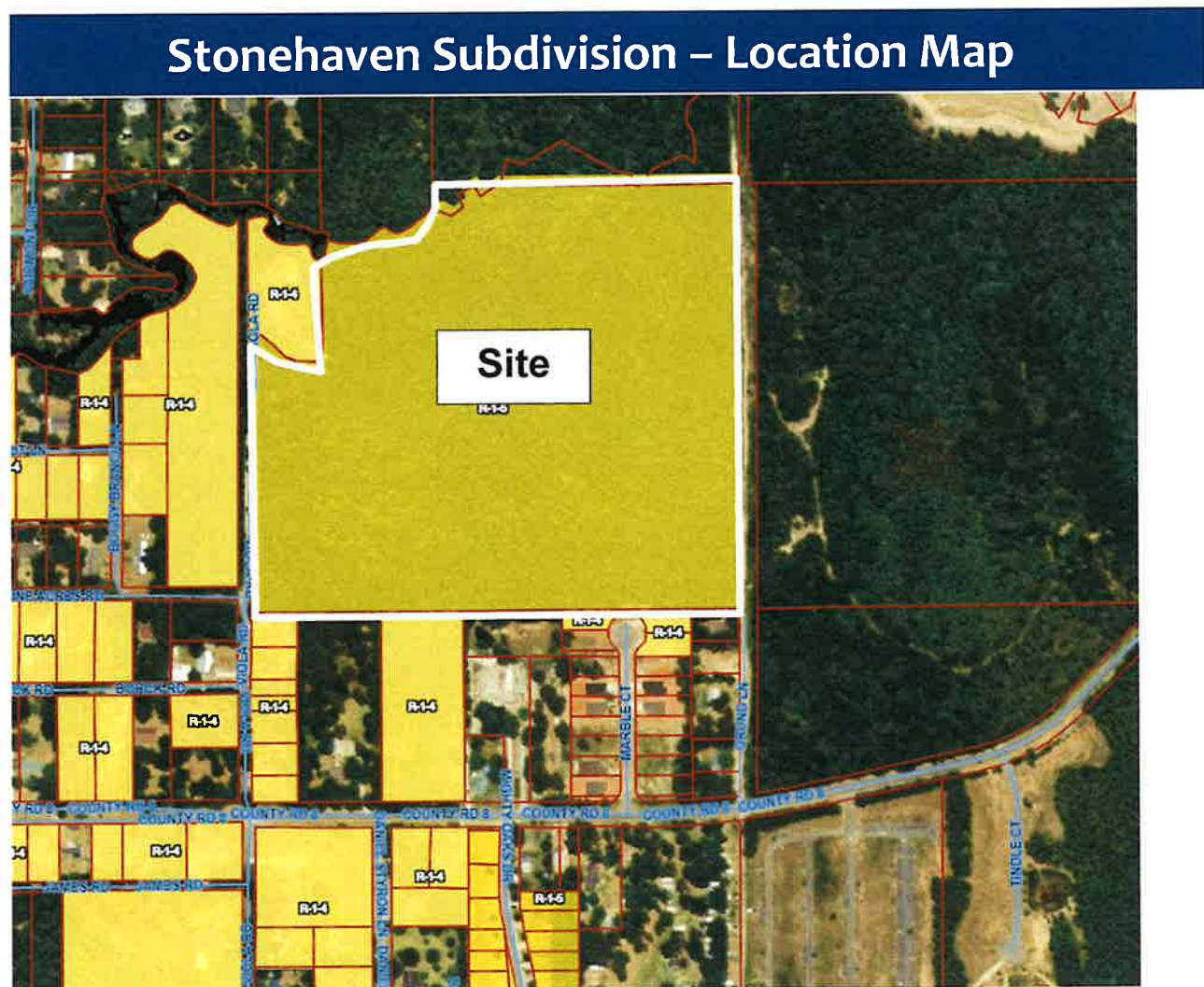
Agency Reviews

The Final Plat and construction has been reviewed and conditionally approved by the Fire Marshal, and approved by City Engineering Department and Gulf Shores Utilities.

Recommendation – Staff recommends the Planning Commission approve the Final Plat with the following conditions:

1. The developer shall install a 10ft landscape buffer to the rear of lots 1-3 similar to the buffer that is provided along the south side of lot 36 in order to buffer Stonehaven from the existing houses within Granite Cove Subdivision. The buffer shall be placed in an easement and be installed prior to recordation of the plat.
2. Prior to recordation of the plat, a \$466,000 letter of credit shall be submitted and accepted by the City of Gulf Shores to assure completion of the unfinished work.
3. Upon site inspection there are several debris piles that shall be removed prior to recordation of the plat.
4. A wire-backed mesh, re-enforced silt fence shall be placed around the large dirt pile prior to recordation of the plat. The dirt pile shall be removed within 24 months of Final Plat approval.
5. All parking stop bars shall be installed prior to recordation of the plat.
6. An engineer's as-built fire hydrant distribution and functional test report shall be provided and approved by the Fire Marshal prior to recordation of the plat.
7. The Conservation Easement shall be recorded and referenced on the Final Plat.

Attachments: Plat, As-built Plan Set, Draft Resolution



RESOLUTION ZA22-000009
STONEHAVEN SUBDIVISION FINAL PLAT

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

By a vote of ?-?, the Gulf Shores Planning Commission approved the request for Final Plat in order to subdivide 41 acres into 82 lots with the following conditions:

1. The developer shall install a 10ft landscape buffer to the rear of lots 1-3 similar to the buffer that is provided along the south side of lot 36 in order to buffer Stonehaven from the existing houses within Granite Cove Subdivision. The buffer shall be placed in an easement and be installed prior to recordation of the plat.
2. Prior to recordation of the plat, a \$466,000 letter of credit shall be submitted and accepted by the City of Gulf Shores to assure completion of the unfinished work.
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7. The Conservation Easement shall be recorded and referenced on the Final Plat.

This Resolution shall become effective upon its adoption.

ADOPTED this 22nd day of March, 2022.

Robert Steiskal, Jr.
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission