

Palmetto Ridge Subdivision – Final Plat

Staff Report: Andy Bauer
Application #: ZA22-000012

Planning Commission Meeting Date: March 22, 2022
Applicant: LBYD, Marcy
Williford

Property Location: 320 West Ft. Morgan Road

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant seeks Final Subdivision Plat approval to subdivide 2.87 acres into two lots. The property is zoned R-4 with a PUD Overlay.

SURROUNDING CONTEXT

The site is located at 320 West Ft. Morgan Road. A portion of the property contains Island Club of Gulf Shores Condominium, and the other part of the property is vacant/wooded. The surrounding zoning and land uses are as follows:

- North – R-4 Residential/High-Density Multiple-family District / Summer Trace Apartments
- South – West Ft. Morgan Road right-of-way
- East – BN Neighborhood Business District / Single Family Houses & Vacant/wooded property
- West – R-4 Residential/High-Density Multiple-family District / Summer Trace Apartments

BACKGROUND

- 1984 – Island Club obtained PUD Overlay approval from the City of Gulf Shores. The original approval consisted of the current property and the property developed with Summer Trace Apartments.
- 1995 – Hunter's Heights Subdivision was approved by the Planning Commission. This application subdivided the property to be developed with Summer Trace Apartments from the Island Club property. Hunter's Heights Subdivision provided a private ingress/egress easement to the Island Club Condominium property.

ZONING

R-4/PUD Overlay. This R-4 district exists for the protection of areas that are, or are planned to be, developed for high-Density attached housing in central locations within the community.

The approved Island Club PUD Master Plan indicated development was to occur in phases consisting of approximately 25 units per phase. The plan showed one story buildings in groups of 3-6 attached units, with minimum building setbacks from the perimeter of the property, and access provided to the front of each unit from a private drive.

PROPOSED SUBDIVISION

Palmetto Ridge Subdivision is classified as a Final Minor Plat, because the proposed subdivision has access to West Ft. Morgan Road from an existing ingress/egress easement and does not require the installation of new streets, utilities or other public improvements. Details of the proposed subdivision are as follows:

- Total Acreage – 2.87 ac
- Number of Lots – 2
- Lot Sizes - Largest Lot = 81,826sf / Smallest Lot = 43,405sf;
- Setbacks: Front (West)-0ft, Rear (East)-10ft, Side Yards-5-10ft,

ANALYSIS

Zoning:

Area & Dimensional Regulations: The proposed subdivision complies with the minimum area and dimensional standards of the underlying R-4 zoning and PUD Master Plan.

Street Frontage: Lot 1 as proposed does not have frontage on a public right-of-way. Pursuant to Article 6-2 B., *Street Access*, of the Zoning Ordinance, property zoned PUD Overlay is not required to have frontage on a public right-of-way.

Subdivision Regulations:

Final Plat Procedure and Submission Requirements: Palmetto Ridge Subdivision complies with the Final Plat Procedure and Submission Requirements of Section 4-5 of the Subdivision Regulations.

Access: Both lots are accessed from a private ingress/egress easement which connects the property to Ft. Morgan Road. Section 6-3 of the Subdivision Regulations allows the Planning Commission to approve subdivisions as long as a street connection is provided to an existing city, county or state highway in a manner acceptable to the Planning Commission.

Agency Reviews:

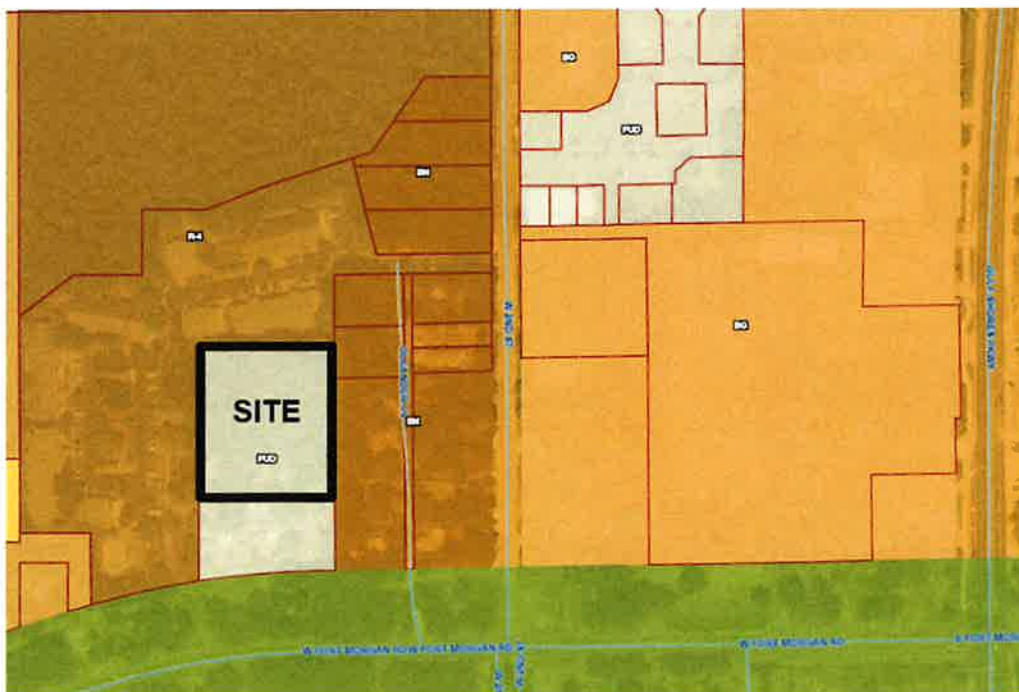
The application has been reviewed and approved by the City Engineering and Fire Departments.

RECOMMENDATION

Staff recommends approval of the Final Subdivision Plat.

Attachments: Subdivision Plat, Draft Resolution

Location Map



RESOLUTION ZA22-000012
Palmetto Ridge 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 Final Plat for Palmetto Ridge Subdivision.

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