

Southern Pipe & Supply – Site Plan

Staff Report: Jennifer Watkins
Application #:ZA22-000007

Planning Commission Meeting Date: March 22, 2022

Applicant: S.E. Civil
Engineering & Surveying

Property Location: 3745 Gulf
Shores Parkway

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Summary of Request

The applicant requests to construct a 3,000sf building addition to the rear of the existing building at 3745 Gulf Shores Parkway. The subject lot is 1.25 acres and is zoned Arterial Business (BA).

Existing Conditions

The subject lot contains an existing plumbing retail service area with storage building, parking, and graveled area in the rear of the site. An existing dry pond is located in the rear of the site for drainage collection. The existing building is 10,445sf; and there are no existing trees on site.

Surrounding Context

The following are the surrounding zonings and land uses:

- North – Arterial Business (BA): Plaza Del Mar
- South – Arterial Business (BA): Vacant, formerly Gene's Floor Covering
- East – Planned Unit Development (PUD): Publix
- West – Arterial Business (BA): City of Gulf Shores Public Works

Background

Existing Building: The existing building is non-conforming with regards to the Minimum Side Yard setback along the south property line. The applicant is requesting the enlargement of a non-conforming building. Article 16 Site Plan Review of the Zoning Ordinance requires the site to conform to the regulations of the current ordinance with the enlargement of a non-conforming building.

Article 13-5 of the Zoning Ordinance regulates proposed alterations and enlargements of nonconforming structures. The alteration or enlargement must conform to the area and dimensional requirements of the applicable zoning district but must not create a nonconformity. The applicant's proposed addition meets the current area and dimensional requirements of the BA Zoning District and does not increase the existing nonconformity of the required side yard setback from the south property line.

Proposed Site Plan

As previously noted, the applicant proposes to construct a 3,000sf addition to the rear of the existing building. The proposed addition meets the BA Area & Dimensional Requirements and other Zoning Ordinance regulations as follows:

- Building Height (8 stories): 1 story
- Maximum Building Coverage (30%): 25%
- Maximum Impervious Surface Coverage (80%): 80%
- Minimum Front Setback (45ft): 287ft
- Minimum Rear Setback (20ft): 192ft
- Minimum Side Setback (10ft): 11.52ft and 17.66ft
- Minimum Landscape (20%): 20%
- Minimum Off-street Parking: 18 parking spaces

ANALYSIS

Zoning Compliance

Current Plumbing Contractor and Building Supply uses are allowed By Right within the BA Zoning District.

Plan Review

Access

The site currently contains an asphalt drive and parking area that transitions to a gravel drive and parking area in the rear of the existing building. The off-street loading and unloading of materials takes place within the rear of the site. The existing entry drive is 22ft wide and is adequate for a two-way drive. The applicant does not propose to change the existing layout or paving materials within the vehicular access, parking, and loading/unloading areas.

The site is located along a planned bicycle and pedestrian facility per the Bicycle & Pedestrian Master Plan. The Master Plan calls for 6ft sidewalks along this portion of Gulf Shores Parkway. The applicant has proposed to pay a fee of \$1,848.00 in lieu of constructing the sidewalk. The engineer's estimate for construction has been accepted by the Engineering Department and shall be paid prior to the issuance of any city permit.

Parking

The site currently contains an asphalt parking area with un-delineated parking spaces along the front of the building. Based on the existing uses and the proposed expansion, the site requires 18 parking spaces. The site plan proposes to provide 13 delineated parking spaces including a handicap accessible parking space in front of the existing building and delineates 5 employee parking spaces within the rear of the site.

The applicant is bringing the parking up to code with the required number of parking spaces and delineating the spaces within the existing asphalt parking area. The proposed design meets the standards of the Zoning Ordinance for parking area dimensions and two-way aisle width. Wheel stops are proposed to prevent vehicular encroachment over the sidewalk and into the landscape.

Building Architecture

The rear expansion is proposed to be a 1 story metal building attached to the existing structure. The expansion drawings indicate the space will not be heated or cooled, and no additional interior upgrades (e.g., restrooms, office space, etc.) are proposed. The application indicates the expansion is for additional storage space. The architectural plans propose white, metal siding façade for the expansion. Zoning Ordinance Article 16 states that exterior walls that are not adjacent to a thoroughfare shall not have more the 70% of the façade be composed of metal. The applicant has requested a waiver to this architectural restriction based on the location and distance from Gulf Shores Parkway. Staff is supportive of the applicants request to use all metal façade for the proposed expansion. The proposed expansion is to the rear of the existing building and has a proposed setback of 287ft from Gulf Shores Parkway.

Landscaping

The applicant has provided a Landscape Plan that brings the site up to code in the areas where landscape can be added. The site has a few shrubs around the existing sign along Gulf Shores Parkway. Street frontage and perimeter landscape is proposed, and a new parking lot landscape median will be installed. The proposed landscape will greatly improve the aesthetics of the existing site.

Drainage and Grading

The current runoff is collected in a dry pond that is located in the rear of the property. The plans call for the existing drainage structures to be inspected, repaired as needed, and cleaned to remove all silt and debris. The building addition will not increase the net run-off of the site.

Exterior Lighting

The applicant has indicated that no new lighting is proposed for the building expansion.

Trash Collection

The site contains an existing dumpster located within the rear of the property. The location will remain the same and continue to be serviced at its current capacity.

Department and Agency Reviews

The Fire Marshal and Engineering Department have reviewed and approved the Site Plan.

RECOMMENDATION

Staff recommends approval of the Site Plan with the following conditions:

1. The Planning Commission approve the applicant's waiver request to use all metal façade along the exterior of the proposed addition.
2. The sidewalk fee of \$1,848.00 for a 6ft sidewalk along Gulf Shores Parkway shall be paid prior to the issuance of any city permit.

ATTACHMENTS: Site Plan Set, Draft Resolution

Location Map



RESOLUTION ZA22-000007
Southern Pipe & Supply
Site Plan

Be it resolved by the Gulf Shores Planning Commission while in regular session on March 22, 2022, and by a vote of 0-0, 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 a 3,000sf expansion to the existing building of Southern Pipe & Supply located at 3745 Gulf Shores Parkway:

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:

1. The Planning Commission approves the applicant's waiver request to use all metal façade along the exterior of the proposed addition.
2. The sidewalk fee of \$1,848.00 for a 6ft sidewalk along Gulf Shores Parkway shall be paid prior to the issuance of any city 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 March, 2022.

Robert Steiskal, Jr.
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission