

Palmetto Ridge Townhouses – Site Plan

Staff Report: Andy Bauer
Application #: ZA22-000008

Planning Commission Meeting Date: March 22, 2022
Applicant: LBYD Engineers

Property Location: 320 W. Ft. Morgan Road

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant seeks Site Plan approval for a 17-unit townhouse development. The property is located at 320 West Fort Morgan Road. The property is zoned R-4 with a PUD Overlay.

- ❖ Resolution Number 6519-22, Temporary Suspension of Acceptance of Site Plan Review Applications relating to Townhouses and Multi-family adopted by the City Council on February 28, 2022 does not apply to this application because:
 1. The application was received prior to the adoption of the Temporary Suspension, and
 2. The temporary suspension does not apply to property zoned PUD Overlay.

EXISTING CONDITIONS AND SURROUNDING CONTEXT

The site is located on the north side of West Ft. Morgan Road directly behind Island Club of Gulf Shores condominiums. The property is currently 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.

ZONING

R-4/PUD Overlay

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 PUD Master Plan specified the development was to occur in phases consisting of approximately 25 units per phase. The approved plan showed townhouse 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. Only 7 of the 160 units within Island Club PUD have been constructed.

Townhouse Ordinance

Article 11-3 of the Zoning Ordinance establishes standards for townhouse developments. The Palmetto Ridge Townhouse development is subject to the standards unless modified by the PUD Master Plan.

PROPOSED SITE PLAN

Specifics of the Site Plan are as follows:

- Zoning: R-4/PUD
- Lot Size (Min. 14,000sf) – 1.87ac
- Use – Townhouses
- Number of Units (Max. Allowed 37): 17
- Max. Dwelling Units per Acre (20): 9.05

- Max. Building Height (3 stories): 1 story
- Max. Building Coverage (30%TH): 37% (Modified by PUD Master Plan)
- Max. Impervious Coverage (65%TH): 59%
- Min. Open Space (30%): 40%
- Min. Number of Parking Spaces (2 per unit/34 spaces): 38 spaces (34 required + 4 guest spaces)
- Min. Setbacks (Front 0ft West, Rear 10ft East, Side Yards 10ft North & 5ft South): Front 10ft, Rear 10ft, Side Yards 10ft North & 5ft South

ANALYSIS

Zoning

- I. R-4 - The R-4 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 R-4 zoning district allows a maximum density of 20 dwelling units per acre. Palmetto Ridge only has 9 dwelling units per acre which is a significant decrease in density.

- II. PUD Overlay – The site plan proposes 17, one-story townhouse units grouped in 4 and 5 units per building. A private drive provides access to the front of each unit. The proposed density, scale, and design are consistent with the approved PUD Master Plan as well as the existing development within the PUD.

- III. Article 11-3 – Article 11-3 of the Zoning Ordinance imposes specific standards for townhouse developments. Palmetto Ridge Townhouses must comply with these regulations except as modified by the PUD Master Plan:
 - Rear Access – The approved PUD modified this requirement to allow each unit to be accessed from the front. Additionally, the parking spaces are provided in the front of each unit as opposed to the rear of the building as required by the townhouse regulations.
 - Setbacks – The approved PUD Master Plan allowed deviations to the setbacks required by Article 11-3. The Master Plan was approved with minimal building setbacks from the property lines.
 - Area & Dimensional Requirements – The development complies with the minimum townhouse site area of 14,000sf, and the townhouses are 1 story in height, which is less than the 3 stories allowed by the townhome regulations.
 - Open Space --Proposed Open Space of 40% exceeds the minimum requirement of 30%.
 - Land Transfer & Ownership – The developer is providing for the development of the entire tract, retaining, however, title to all of the lands in the name of the Condominium owners, and providing for all other usual Condominium documents and procedures. This type of ownership complies with the Townhouse Regulations.

Access – Ingress/egress to Palmetto Ridge Townhouses is from a private driveway that currently serves Summer Trace Apartments and Island Club of Gulf Shores Condominiums. The driveway is recorded as an ingress/egress easement. Due to Palmetto Ridge being zoned PUD Overlay, the development is not required to have frontage on a public right-of-way.

Sidewalks are located along the private driveway and link each unit to the common pool area. A sidewalk connection is provided from Palmetto Ridge Townhouses to the existing Ft. Morgan Multi-use Pathway.

Parking – The number of proposed parking spaces and dimensions of the parking spaces comply with the Zoning Ordinance. Townhouses are required two parking spaces per unit. The site plan indicates two parking spaces will be provided for each unit; one garage space and one space in the driveway. In addition to the required parking spaces, four parking spaces have been provided for

guests.

Building Architecture – Each of the 17 units will be 1 story, with 3 bedrooms and 3 bathrooms. The exterior building walls will be finished with brick veneer siding and painted lapped hardboard siding, and have shingle roofs. All units will have a private entry courtyard. The buildings comply with the Architectural Standards of the Zoning Ordinance.

Open Space – The development consists of 30% open space which is greater than the 20% minimum open space requirement. Each unit has a small fenced private open area at the rear of the dwelling, and a pool and common area is centrally located to serve all of the units. The Open Space Plan states the publicly accessible open spaces and common areas will be owned and maintained by the home owners association.

Tree Preservation & Landscape – The existing site is approximately 1.878 acres and is vegetated with trees and brush. The Tree Protection Plan identifies 16 protected trees outside of the areas of improvement that are to be removed and 4 trees to be protected. The landscape plan provides 79 trees for tree remediation purposes as required to comply with the remediation regulations of the Tree Protection Ordinance.

Trees and shrubs are provided around the entire perimeter of the property in accordance with the landscape provisions of the Zoning Ordinance. Landscaping is also provided around the pool/common area and trees are located in front of each unit near the entry courtyard.

The Landscape Plan complies with the landscape requirements of the Zoning Ordinance and Tree Protection Regulations.

Stormwater Drainage – According to the Stormwater Drainage Plan, the proposed development will cause an increase in impervious area over the existing site, requiring stormwater detention to ensure post-development stormwater flows will be less than or equal to pre-development conditions. The stormwater drainage plan utilizes perforated subdrainage basins located around the perimeter of the property and stormtech underground detention facilities beneath the private drive. The drainage plans have been reviewed and approved by the City Engineering Department.

Lighting Plan – A Lighting Plan has been submitted, and it complies with the Zoning Ordinance Regulations. Twenty-foot tall pole mounted lights are provided along the driveway, wall mounted lights are located on the fronts and rears of the units, surface mounted and bollard lights around the swimming pool, and entry sign lights. All of the lights have full cut-off fixtures.

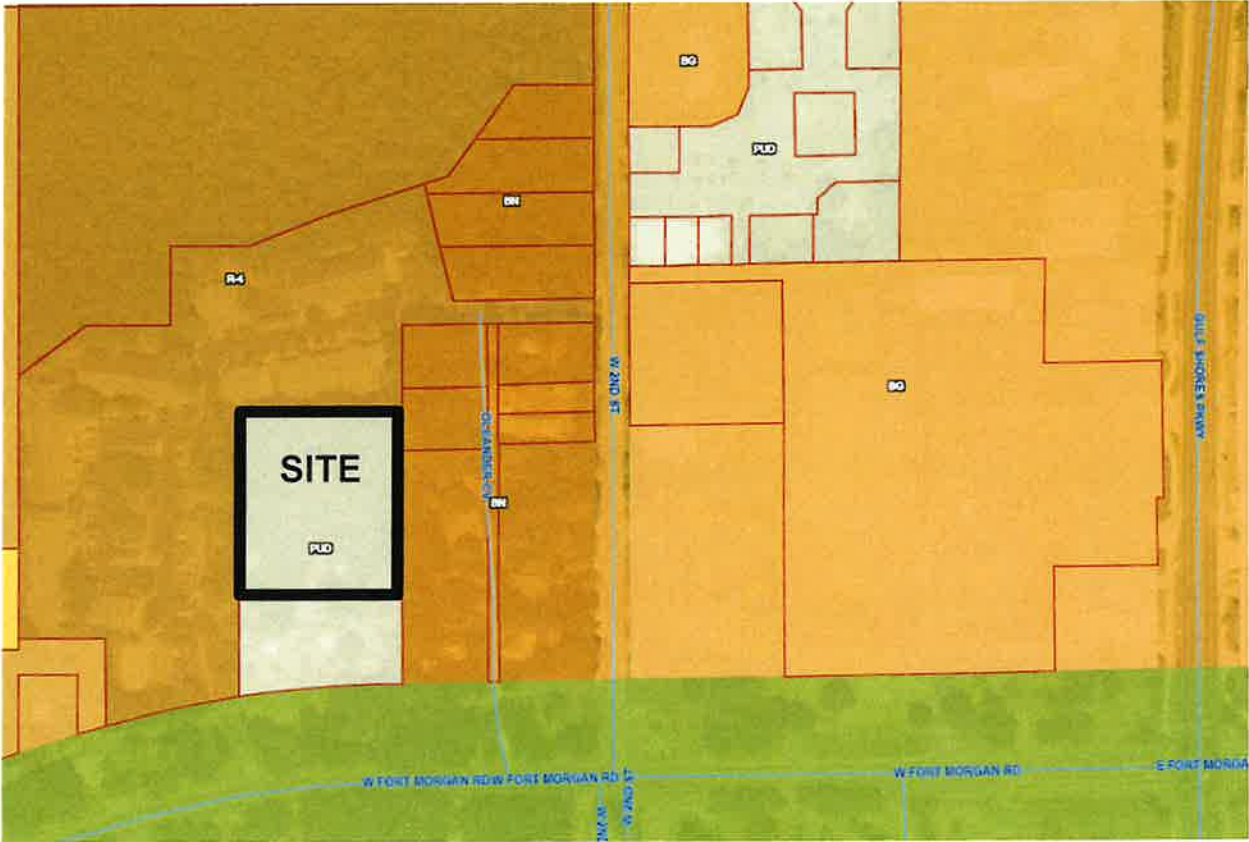
Trash Collection – Roll out trash containers shall be provided for each unit and a letter from Republic Services has been submitted indicating the development can be properly serviced.

Engineering Department & Fire Marshal – The Fire Marshal has provided a phased approval for the site plan. The Engineering Department has reviewed and conditionally approved the plans subject to additional details being provided for a couple of items on the drainage and utility plans.

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

1. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide draft condominium documents to satisfy Section 11-3(C), Land Transfer & Ownership, of the Townhouse Regulations of the Zoning Ordinance.
2. A revised Site Plan shall be submitted providing the additional details required by the City Engineering Department on the drainage and utility plans.
3. A stormwater maintenance plan shall be submitted and approved by the City Engineering Department prior to the issuance of a Building Permit.
4. A note shall be provided on the Landscape Plans indicating the landscaping shall be irrigated.
5. No future City permits shall be issued until the Palmetto Ridge Final Plat is recorded.

Location Map



RESOLUTION ZA22-000008
PALMETTO RIDGE TOWNHOUSES
SITE PLAN

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 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 Palmetto Ridge Townhouses located at 320 West Ft. Morgan Road:

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. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide draft condominium documents to satisfy Section 11-3(C), Land Transfer & Ownership, of the Townhouse Regulations of the Zoning Ordinance.
2. A revised Site Plan shall be submitted providing the additional details required by the City Engineering Department on the drainage and utility plans.
3. A stormwater maintenance plan shall be submitted and approved by the City Engineering Department prior to the issuance of a Building Permit.

4. A note shall be provided on the Landscape Plans indicating the landscaping shall be irrigated.
5. No future City permits shall be issued until the Palmetto Ridge Final Plat is recorded.

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