



Case No./Project Name: Z24-16, Creekwood LLC Property – REZONING

Meeting Date: June 6, 2024

Applicant: Dewberry Engineers, Inc.

Owner: Creekwood LLC

Requested Action: Rezone 16 acres from Residential Single-Family (RSF-3) to Residential Single-Family (RSF-4)

Staff Determination: Staff finds the application consistent with the standards within the Baldwin County Zoning Ordinance and recommends APPROVAL of the request

Staff Lead: Celena Boykin, Senior Planner

Subject Property Information

Current Use: Vacant

Size: Approximately 16 acres

Location: The subject property is located south of County Road 32 and west of State Hwy 181

Planning District: 39

Parcel ID #: 56-02-03-0-000-009.026 (part of)

PIN: 356379 (part of)

Roads: County Rd 32 is paved and County-maintained

Current Zoning District: RSF-3, Residential Single-Family District. Intended for moderate density residential, single-family homes.

Proposed Zoning District: RSF-4, Residential Single-Family District. This zoning designation is provided to afford the opportunity for the choice of a moderate density residential development consisting of single-family homes.

Future Land Use: (See Attachments)

- Recommends the majority is Conservation Development Potential with a mix of Ideal Conservation Preservation Potential, Rural Agriculture LID Potential, and Moderate Development Potential.
- The property is within a Neighborhood Center, which allows for small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery store, farm stand, hardware store, agriculture-support businesses, services small parks, playgrounds, and open spaces.

Adjacent Property Land Use Table

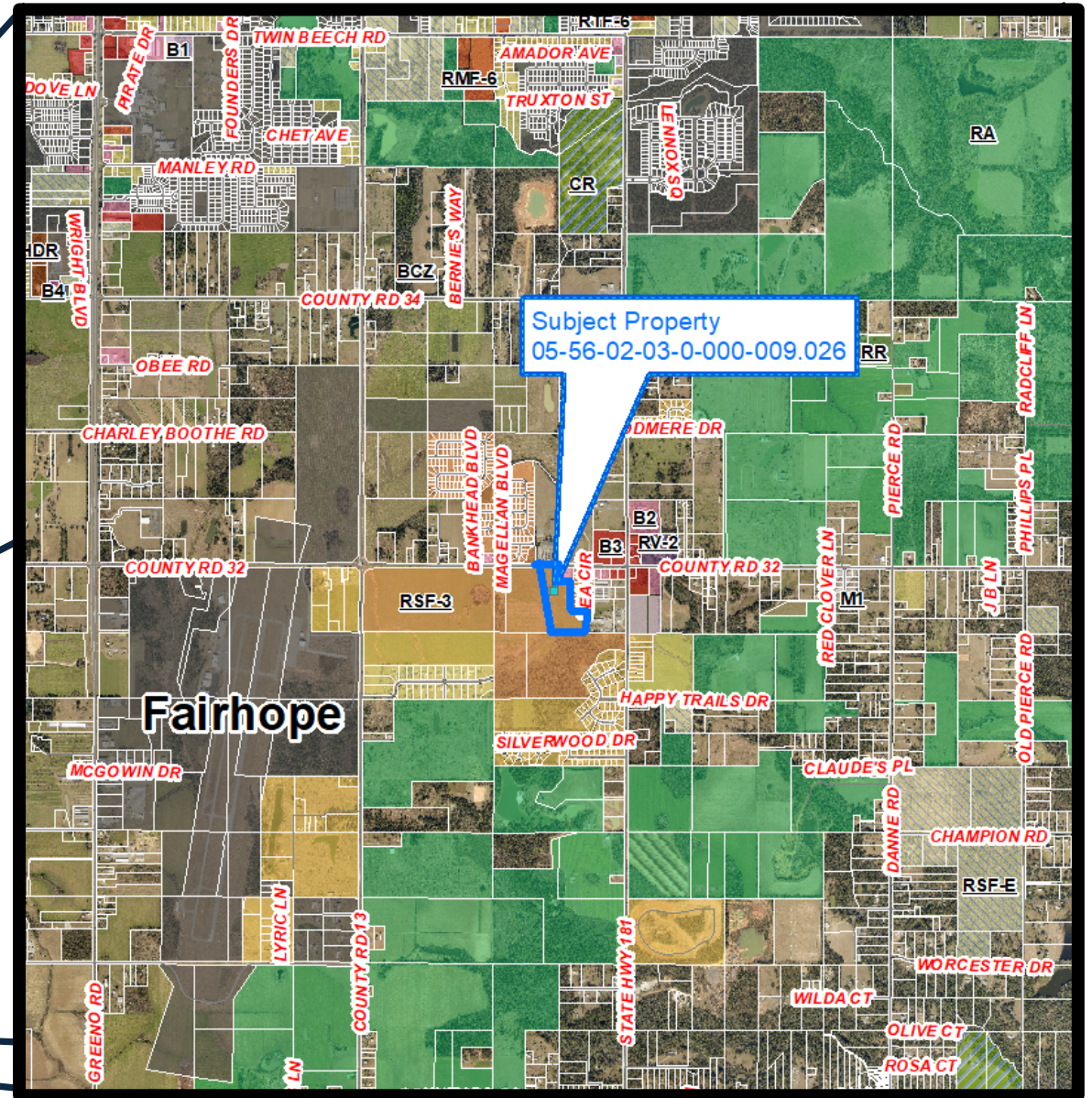
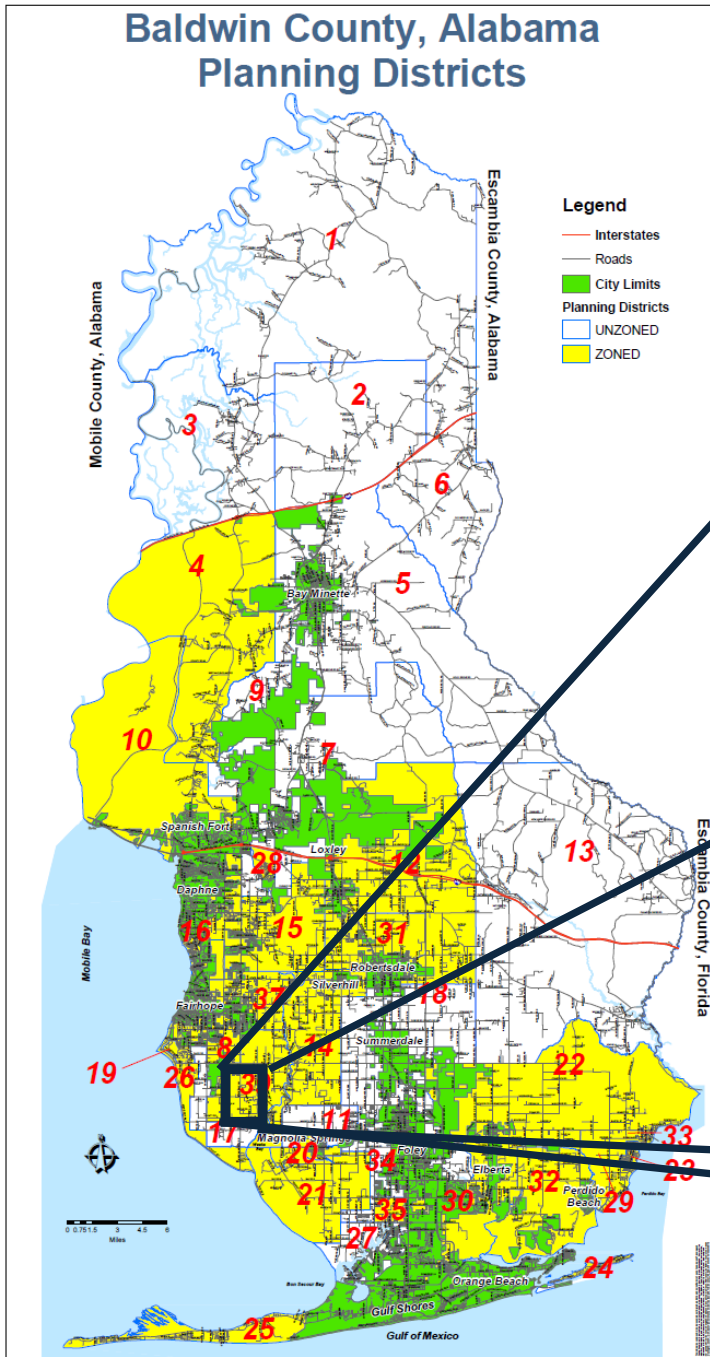
| | Adjacent Zoning | Adjacent Land Use |
|--------------|--|--------------------------|
| North | BCZ, Base Community Zoning District | School |
| South | RSF-3, Residential Single-Family District | Vacant |
| East | RSF-3, Residential Single-Family District, BCZ, Base Community Zoning District, B2, Neighborhood Business District | Residential & Commercial |
| West | RSF-3, Residential Single-Family District | Vacant |

ANALYSIS:

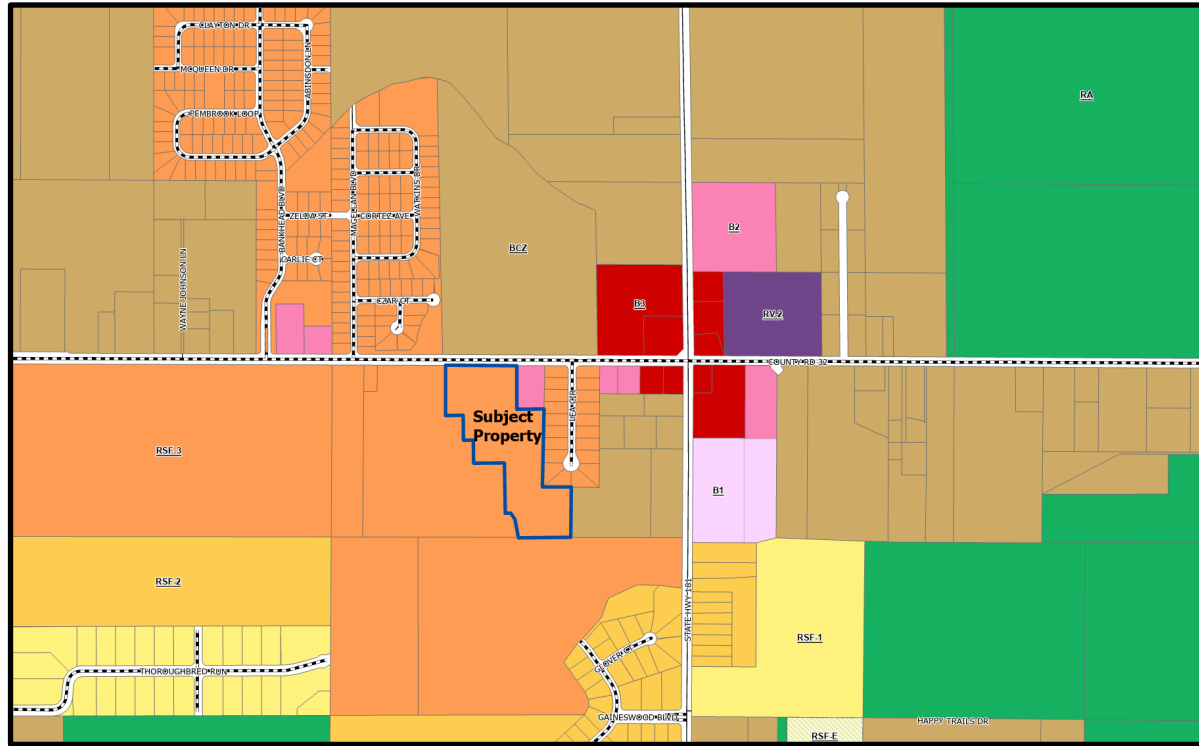
- 1. Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned RSF-3, Residential Single-Family District. Nearby parcels are zoned RSF-3, BCZ and B-2 with residential uses, commercial uses and agriculture. The nearby parcels that are used as agriculture are zoned RSF-3, BCZ and commercial. It can be concluded that the existing development pattern and nearby zoning does warrant approval of this factor.
- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 39 adopted zoning in February of 2023. There has been no changes in the immediate area since zoning was adopted.
- 3. Does proposed zoning better conform to the Master Plan?** The future land use for the property is included in a Neighborhood Center. Neighborhood centers or nodes at key intersections allow for a combination of retail, office, and service uses to meet the needs of the community. The Neighborhood Centers are mostly within Moderate Development Potential Areas, that include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Despite this allowance, it is unclear whether the proposed zoning conforms to the Master Plan.
- 4. Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any planned public improvements.
- 5. Will the proposed change adversely affect traffic patterns or congestion?** The functional classification for this section of County Rd 32 is a Minor Arterial. Minor Arterials connect the cities and towns inside and outside the region. Staff feels that without knowing how many lots will be proposed, it is uncertain if this proposed change would affect the current traffic patterns or congestion and a traffic study would be needed to determine the impact to traffic or congestion.
- 6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The development pattern shows primarily residential use in the area, with commercial zoning at the intersection of County Rd 32 and State Hwy 181.
- 7. Is the proposed amendment the logical expansion of adjacent zoning designations?** When the zoning map and local provisions were generated by the Planning District 39 Advisory Committee it was intended that high intensity commercial and residential development be clustered at *major activity nodes*. The intersection of State Hwy 181 and County Rd 32 was designated as a major activity node, with the allowance of RSF-4 to be within a 0.25 mile of this node.
- 8. Is the timing of the request appropriate given the development trends in the area?** Staff believes timing is not a factor for this request.
- 9. Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?** Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.
- 10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?** Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.
- 11. Other matters which may be appropriate.** N/A

Attachments Include: 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM)

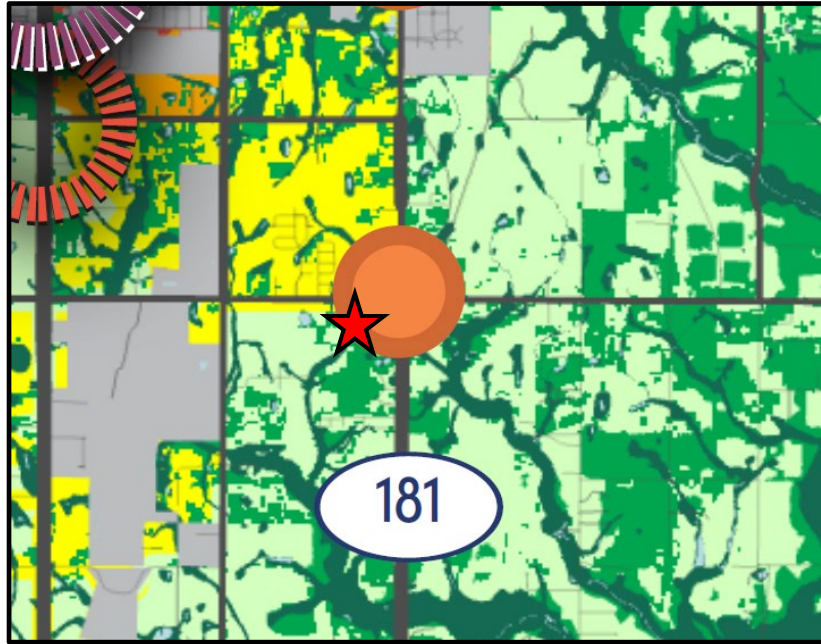
Baldwin County, Alabama Planning Districts



Attachment 2: Locator and Site Maps



Attachment 3: Future Land Use Map



LEGEND

PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL

MUNICIPAL JURISDICTIONS

NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

NEIGHBORHOOD CENTER

PRIMARY LAND USES

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience/grocery store, farm stand, hardware store.
- Agriculture-support businesses, services
- Public safety and services
- Small parks, playgrounds, and open spaces

RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Gridded walkable streets
- Parking in rear of buildings
- Bus stop locations
- Greenway and trail access

