

Case No./Name: Z24-37 Keifer Property (Agenda Item 10b.)
Meeting Date: October 3, 2024
Request: Rezone from RA to RSF-1 for single family use.
Recommendation: Approve Z24-37

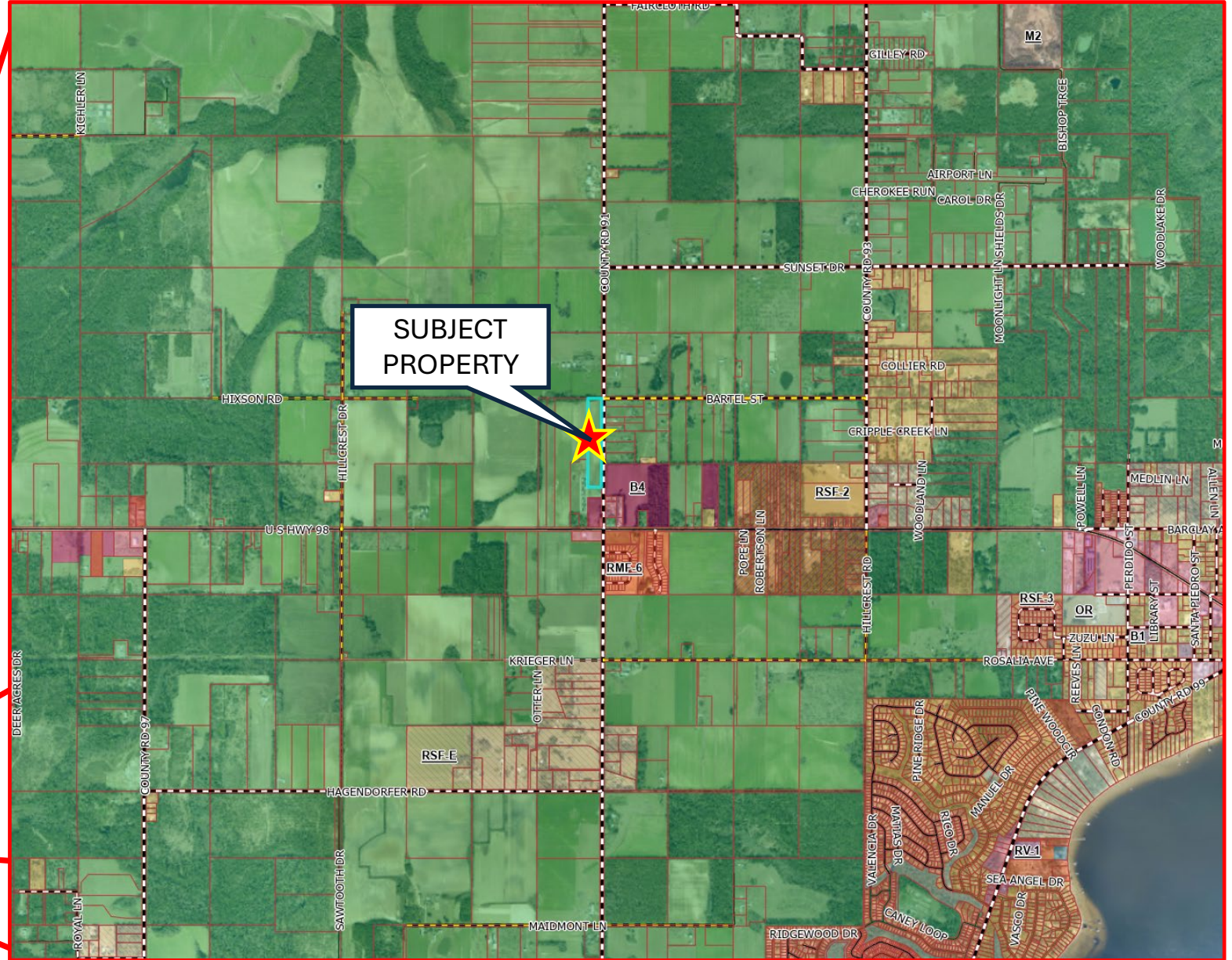
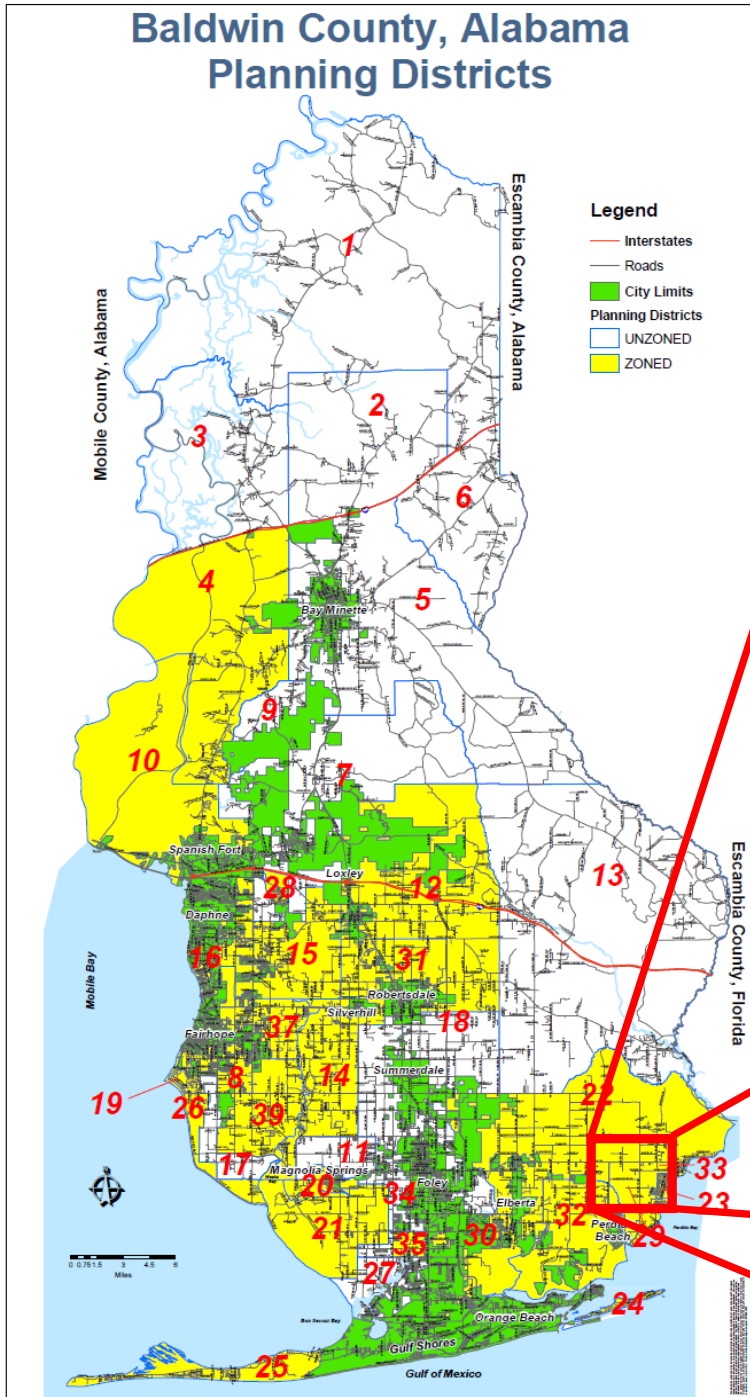
Staff Lead: Celena Boykin, Senior Planner

Owner / Developer: *Kurtis and Marion Keifer, 9018 Tuscaloosa Dr., Perdido Beach, AL 36530*

Applicant: Dewberry Engineers, Inc., 25353 Friendship Rd., Daphne, AL 36526

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Baldwin County, Alabama Planning Districts



Location: The subject property is located west of County Rd 91, north of Hwy 98.

Planning District: 22

Zoning: Current zoning: **RA**, Rural Agricultural

Minimum Front Yard 40-Feet

Minimum Rear Yard 40-Feet

Minimum Side Yards 15-Feet

Minimum Lot Area **3 Acres**

Minimum Lot Width at Building Line 210-Feet

Minimum Lot Width at Street Line 210-Feet

Requested zoning: **RSF-1**, Single Family Residential

Maximum Height of Structure 35-Feet

Maximum Height in Habitable Stories 2 ½

Minimum Front Yard 30-Feet

Minimum Rear Yard 30-Feet

Minimum Side Yards 10-Feet

Minimum Lot Area **30,000 Square Feet**

Minimum Lot Width at Building Line 100-Feet

Minimum Lot Width at Street Line 50-Feet

Maximum Ground Coverage Ratio .35

Parcel#: 05-52-04-20-0-000-008.000

PIN#: 23716

Total Acres: 11.6 +/- acres

Current Use: Vacant

Applicant's Request: The applicant would like to rezone for residential use.

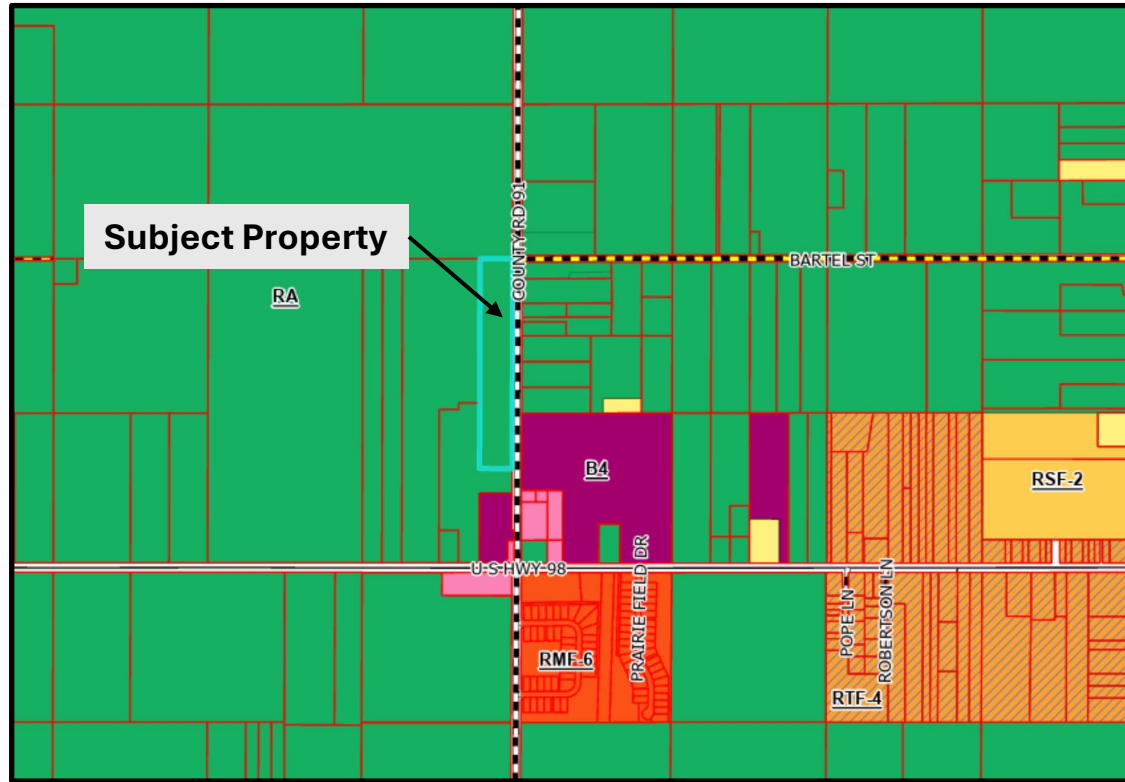
Online Case File Number: The case number is Z24-37. When searching online CitizenServe database, please use Z24-000037.



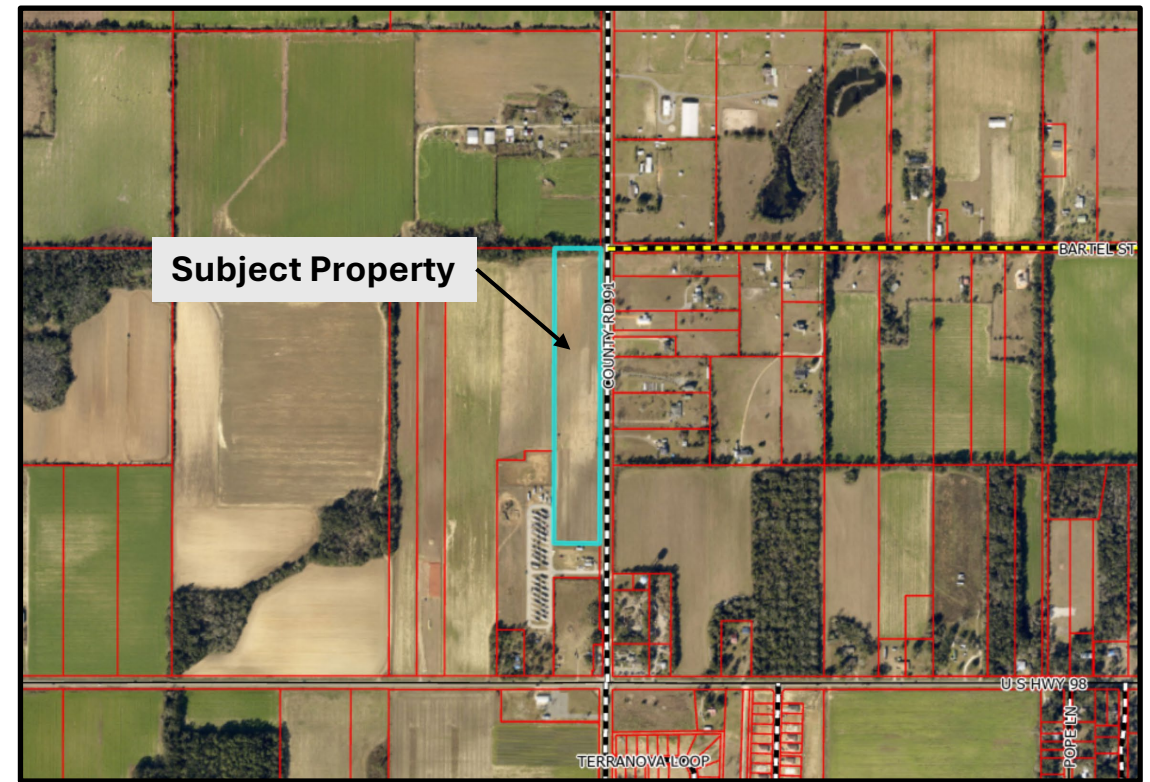
Agency Comments

- **USACE, James Buckelew:** Staff reached out 9/11/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 9/11/2024 but received no comments.
- **BCBE:** Staff reached out 9/10/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required.
- **Buford King on behalf of the Permit Engineer:** Should subject property be re-zoned to RSF-1 (30,000sf, 100' wide lots) roughly 15 lots may be created out of the 12 acre parcel with a future subdivision. Staff reserves the right and memorializes herein that a future subdivision may require the construction of internal roadways in lieu of direct frontage and direct access onto CR91. Though CR91 is currently classified as a local road, and driveways spaced 120' apart utilizing common driveways may be possible, in anticipation of a future reclassification of CR91 staff desires internal roadways within the future subdivision should the re-zoning be successful. This likely requirement is an effort to provide for the safety of the traveling public by reducing turnouts onto CR91 should a subdivision occur in the future. This likely requirement is due to staff recognizing that a traffic study will probably not be triggered by the future subdivision and staff is proactively seeking ways to mitigate increased turnouts onto CR91.

Locator Map



Site Map














	Adjacent Zoning
North	RA- Rural Agriculture
South	RA- Rural Agriculture
East	RA- Rural Agriculture and B4- Major Commercial
West	RA- Rural Agriculture

	Adjacent Land Use
North	Agriculture
South	RV Park
East	Agriculture & Residential
West	Agriculture & RV Park

Factor Summary:

- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #1	 #2	 #3	 #4	 #5	 #6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 #7	 #8	 #9	 #10	 #11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

Public Hearing:

Only credible information impacting one of the factors above will be considered by the Planning Commission.

STAFF ANALYSIS

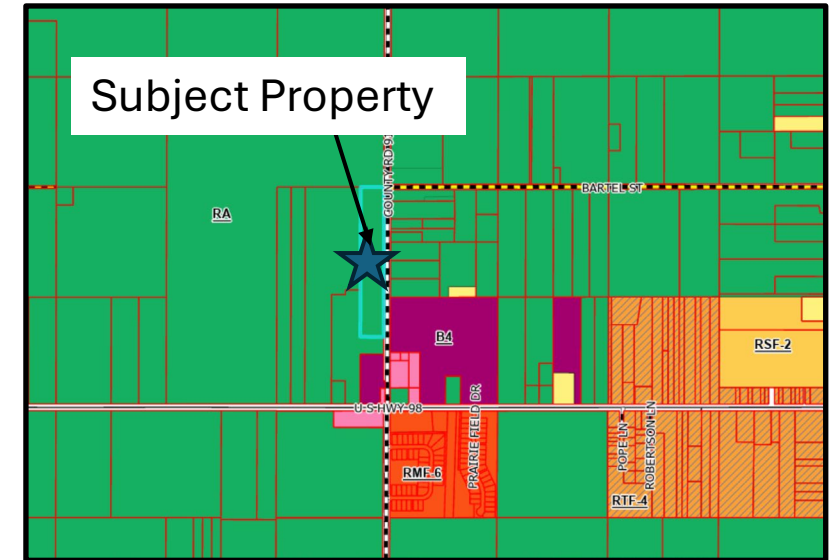
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA, B2 and B4. The nearby uses are agriculture, commercial, and residential. Although some of the north and east parcels are zoned Rural Agriculture they appear to be developed with single-family dwellings. Staff feels that the requested change is compatible with the development pattern of the surrounding areas.

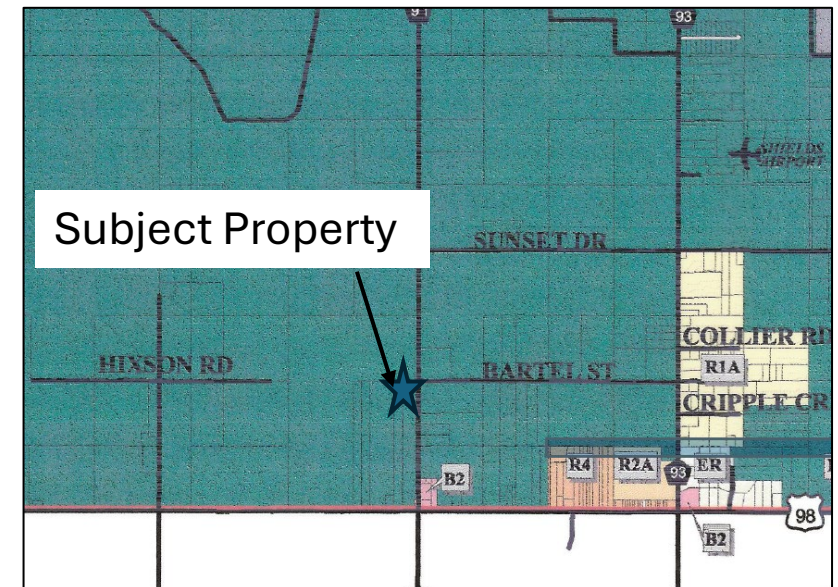
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 22 adopted a zoning map on November 19, 2002. Since this time there have been several rezonings in the area from rural agriculture to commercial.

Current Zoning Map

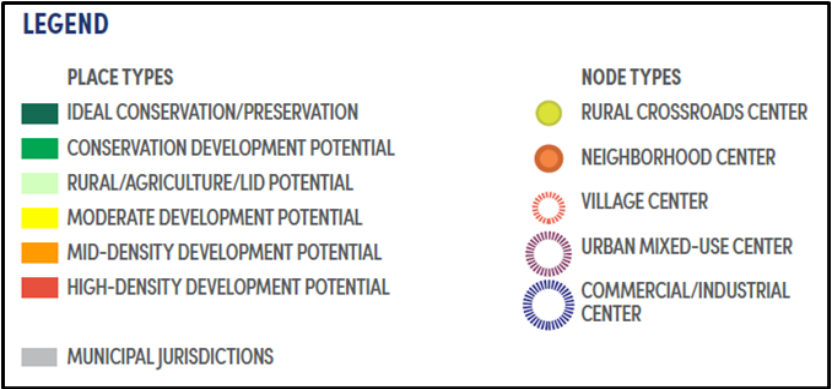
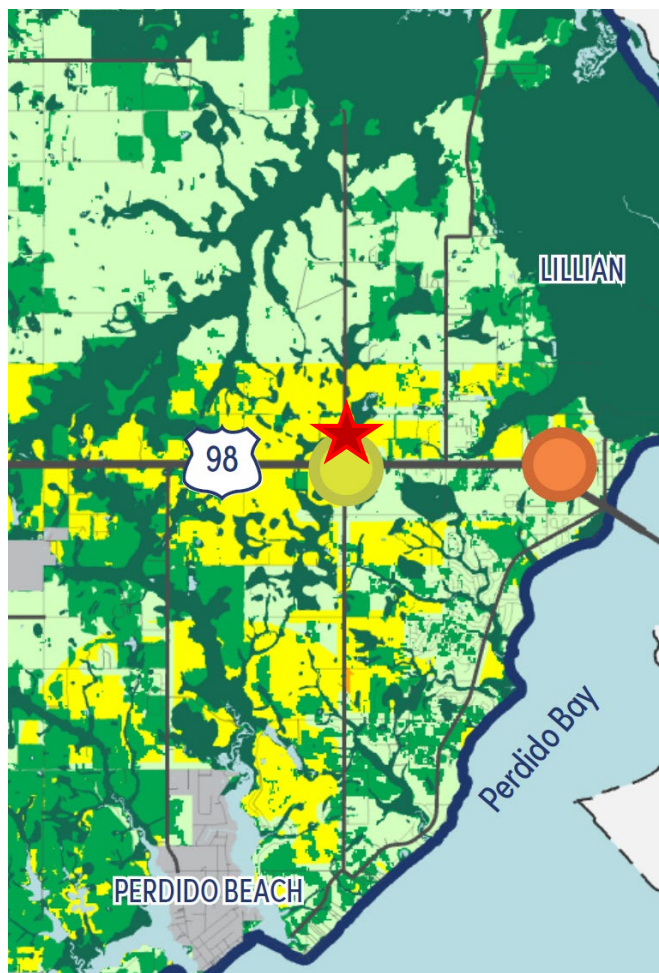


Original Zoning Map 2002



3.) Does the proposed zoning better conform to the Master Plan?

The majority of the future land use for the subject property is Moderate Development Potential Areas. Moderate Development Potential Areas are suitable for all land uses described in the previous place types but may also 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. The subject property is also located in a Rural Crossroads Center.



MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also 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. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

- Suburban street networks/limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



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 of County Road 91 is local road. The Rural Local Road should serve primarily to provide access to adjacent land and service to travel over relatively short distances as compared to collectors or other highway systems. Access to this site would require approval from Baldwin County. `

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?

This zoning district, RSF-1, is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots. This requested zoning would provide a transition between the major commercial and the rural agriculture.

7.) Is the proposed amendment the logical expansion of adjacent zoning districts?

This area of Planning District 22 consists of rural agricultural, commercial, and residential zoning districts. Adjacent properties are zoned for rural and commercial uses. The proposed amendment results in a transition that is more logical between the current commercial and rural zoning designations. On this basis, staff believes factor seven tends to encourage an approval of the rezoning request.

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

REZONING Staff's Recommendation:

Z24-37 RE-ZONING REQUEST FROM **RA** TO **RSF-1**

Unless information to the contrary is revealed at the public hearing, staff feels the application should be recommended for **APPROVAL***

*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Current Zoning: Rural
agricultural (RA)



Proposed Zoning:
Residential single-
family, RSF-1

