



Planning Department

Development Update

September 12, 2022

Development Inventory








Inventory of development that has been approved since 2006.

- Status changing daily
- **What is approved? Vs. What is built?**
- We will be reviewing pre-2006 as time allows.

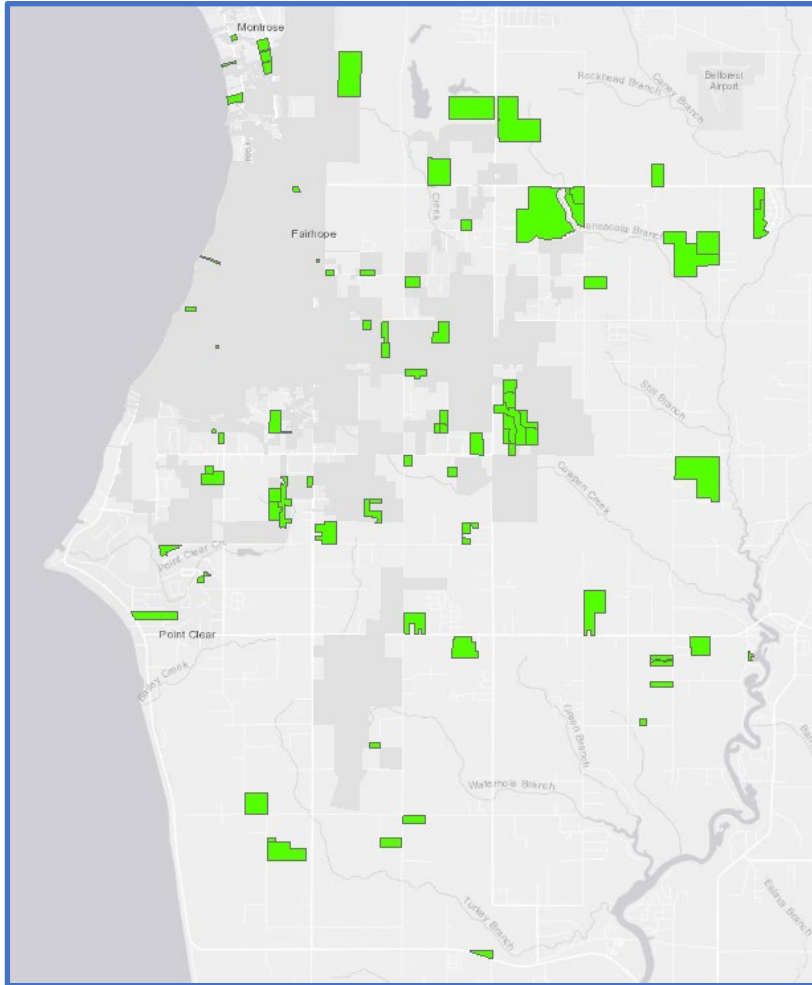


Development Inventory

Categories

-  Single-Family, Low Density
-  Single-Family, Medium Density
-  Single-Family, High Density
-  Multi-Family
-  RV/Mobile Home
-  Lodging
-  Commercial

Single-Family, Low Density



**1,088 Homes
Approved**

614 Inside Corp. Limits

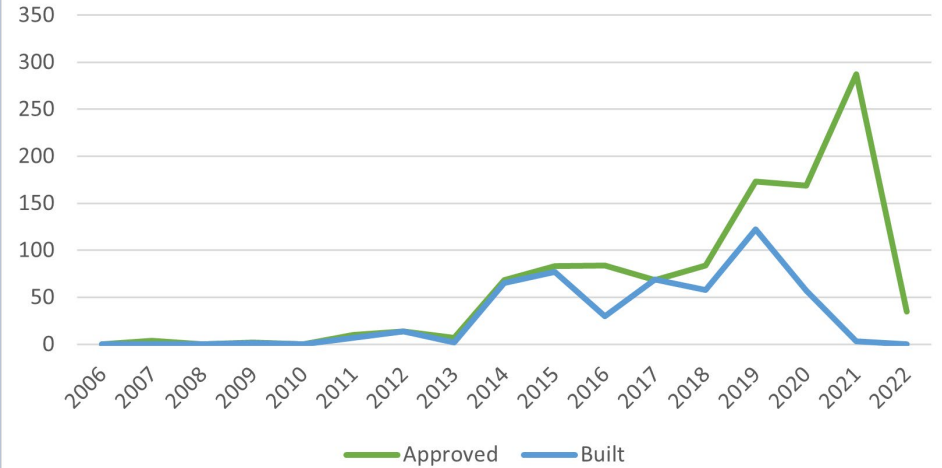
334 Occupied

474 Outside Corp. Limits

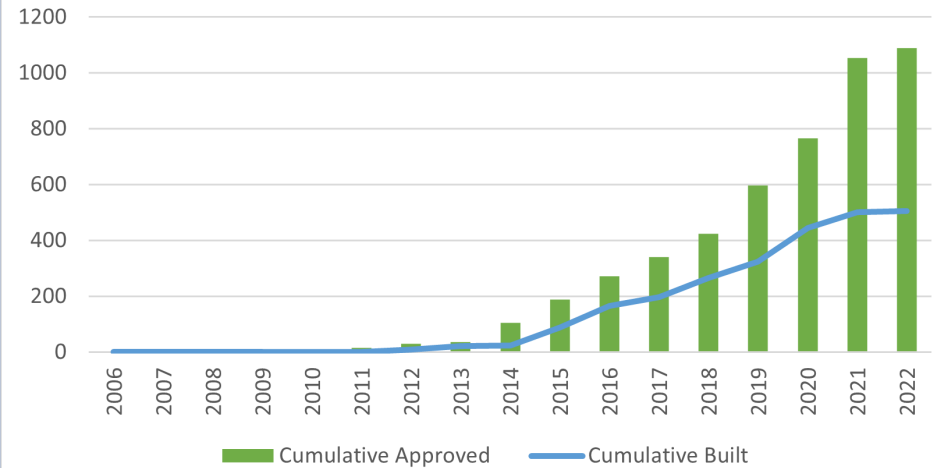
162 Occupied

*Since 2006

Low Density Residential - By Year

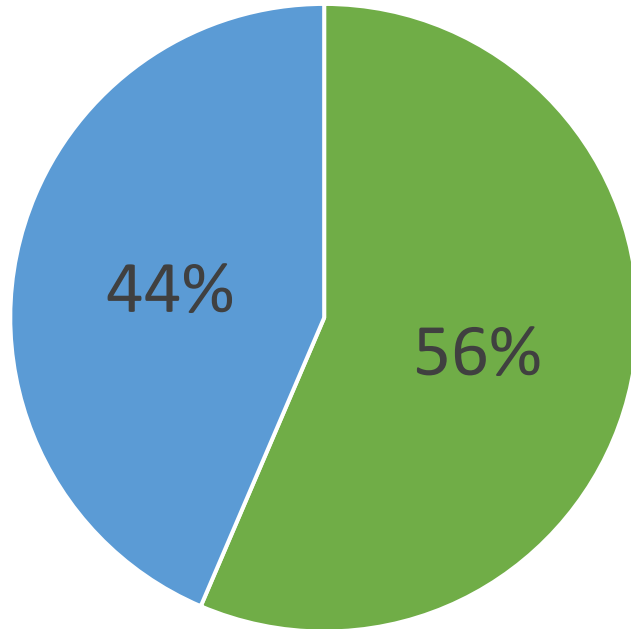


Low Density Residential - Yr to Yr Cumulative

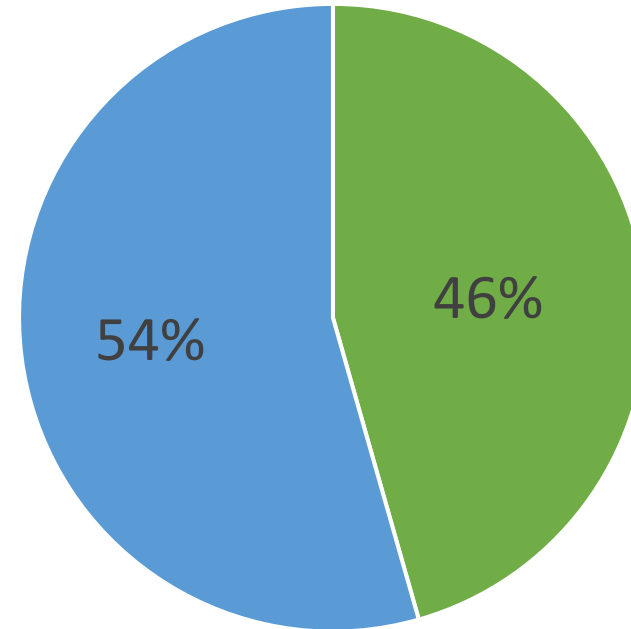


Single-Family, Low Density

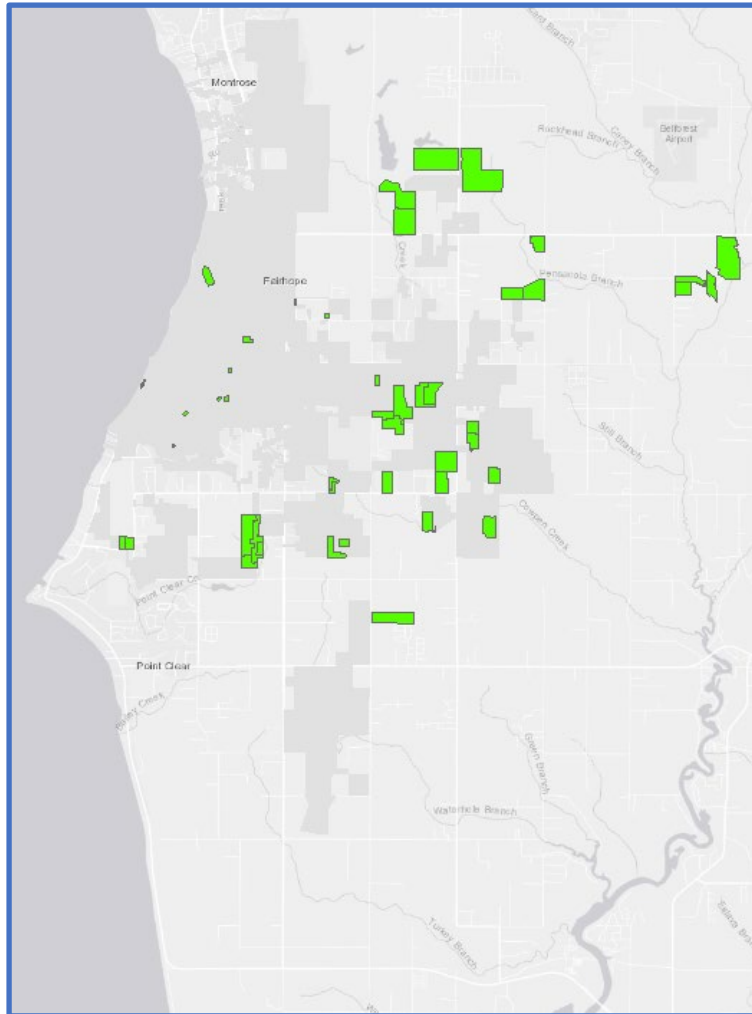
■ Inside City ■ Outside



■ Built ■ Approved, Not Occupied



Single-Family, Medium Density



**1,438 Homes
Approved**

1256 Inside Corp. Limits

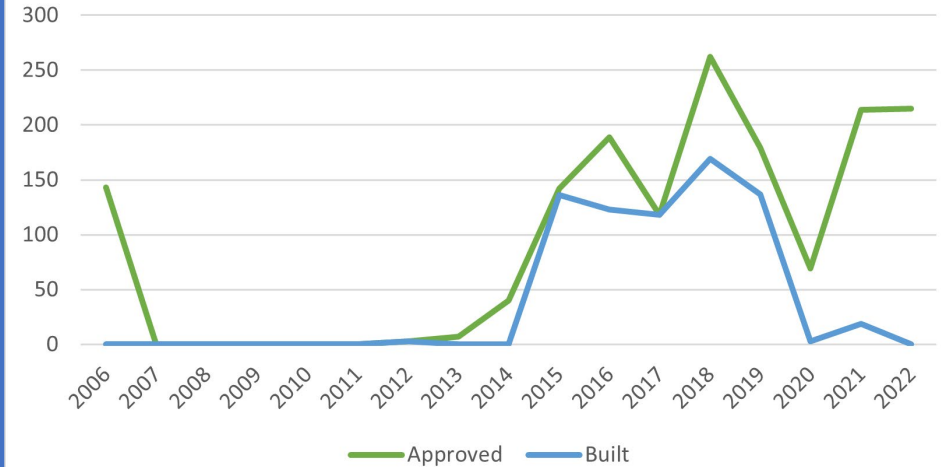
640 Occupied

182 Outside Corp. Limits

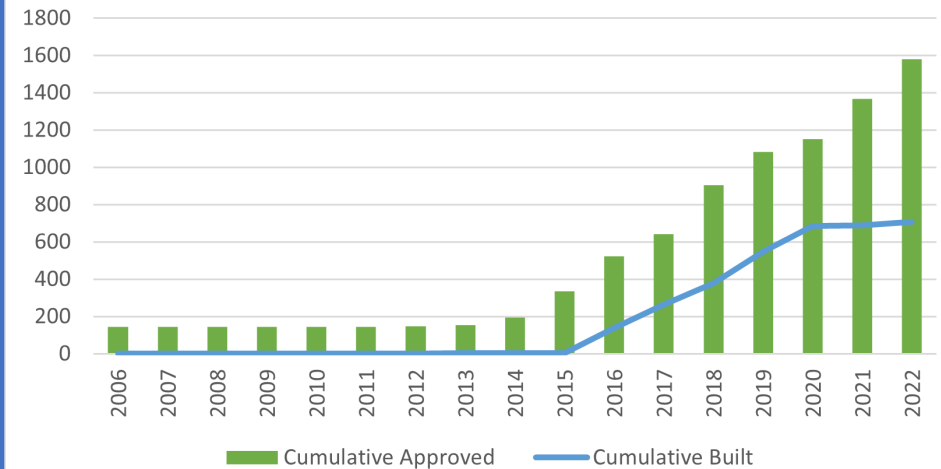
68 Occupied

*Since 2006

Medium Density Residential By Year

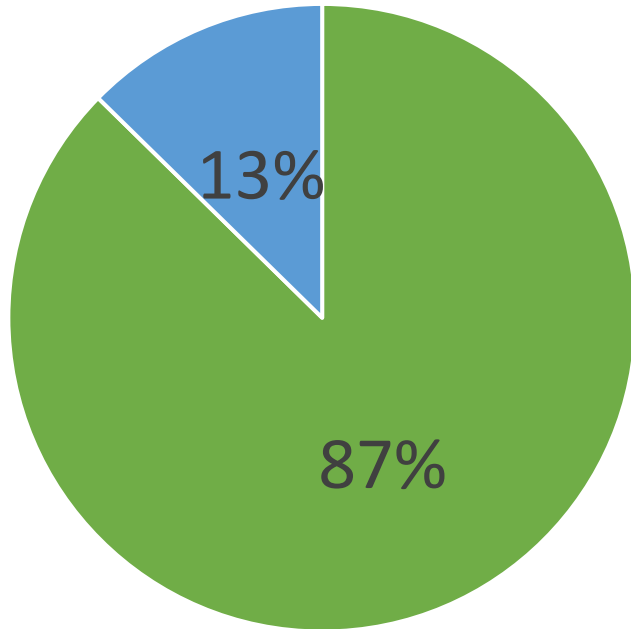


Medium Density Residential - Yr to Yr Cumulative

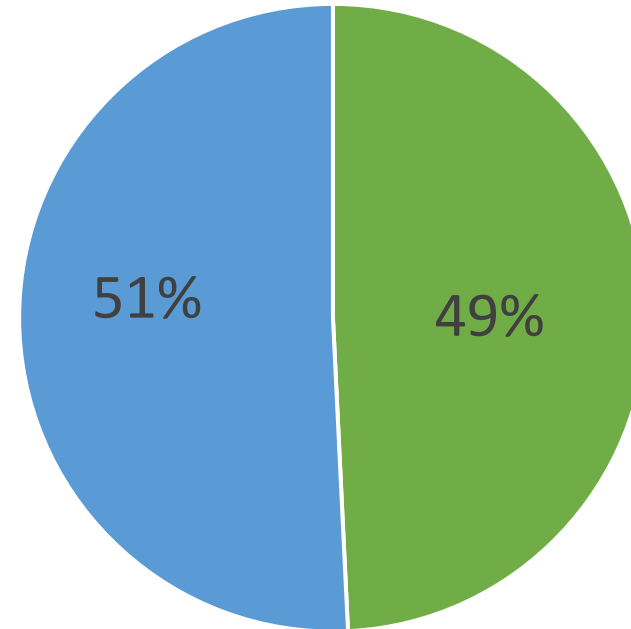


Single-Family, Medium Density

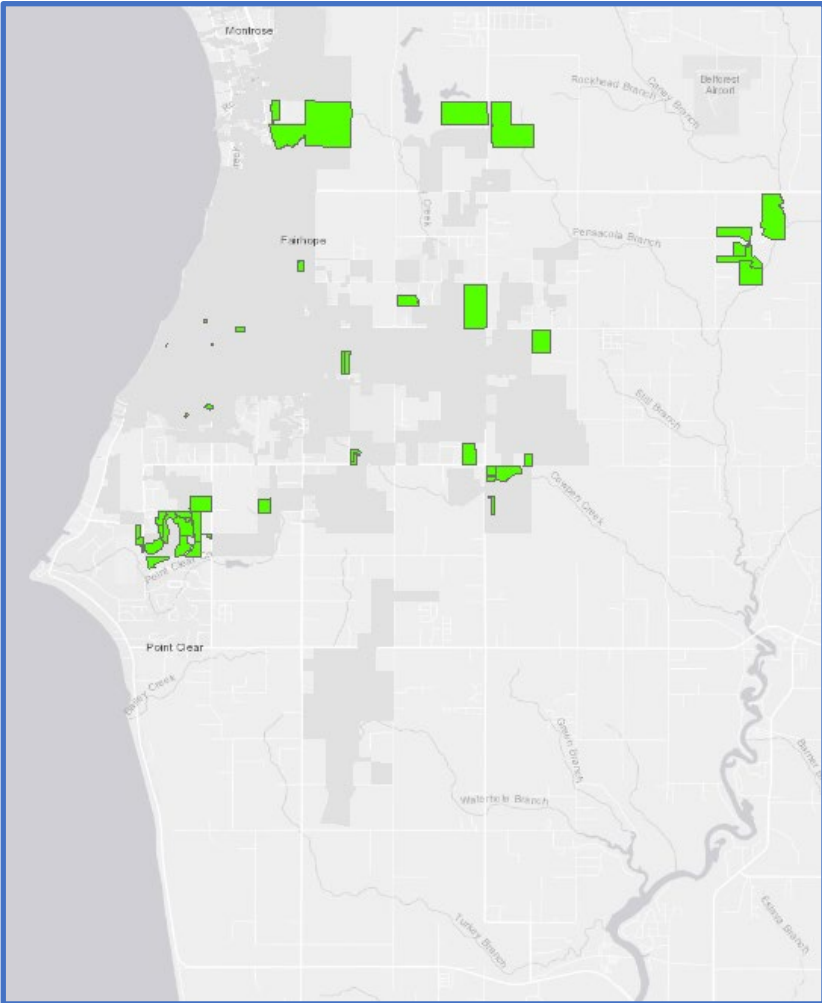
■ Inside City ■ Outside



■ Built ■ Approved, Not Occupied



Single-Family, High Density



**1,602 Homes
Approved**

1306 Inside Corp. Limits

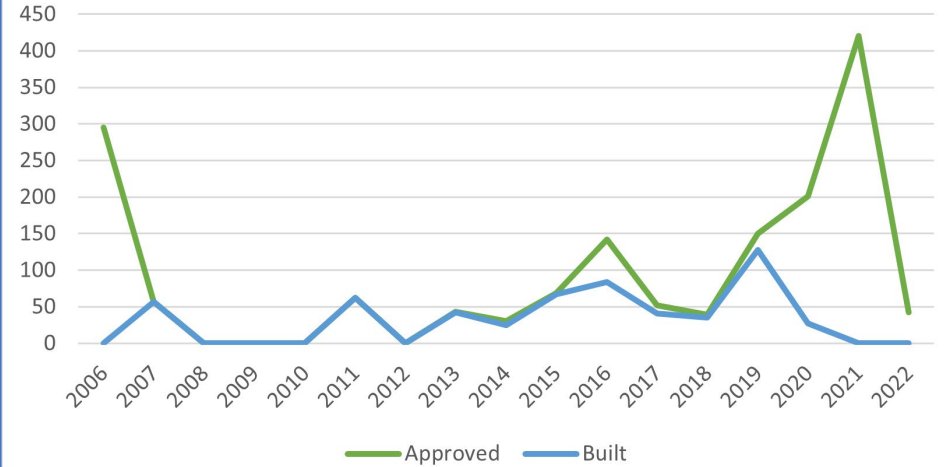
565 Occupied

296 Outside Corp. Limits

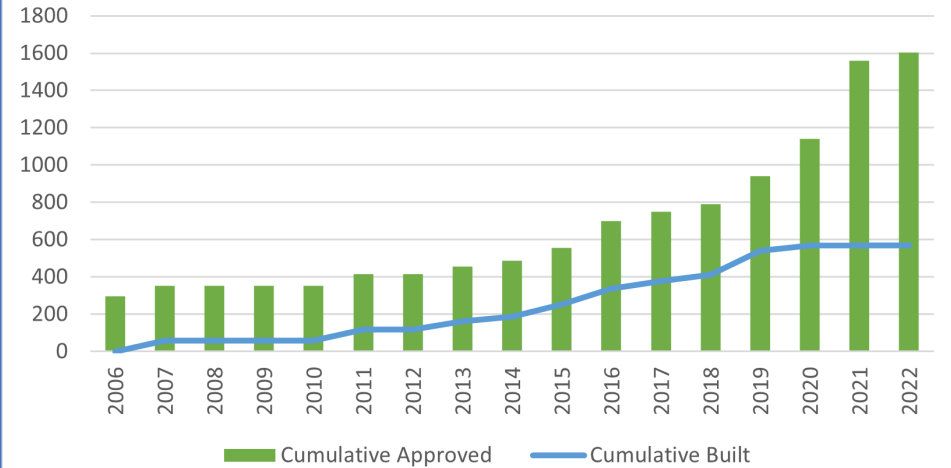
40 Occupied

*Since 2006

High Density Residential - By Year

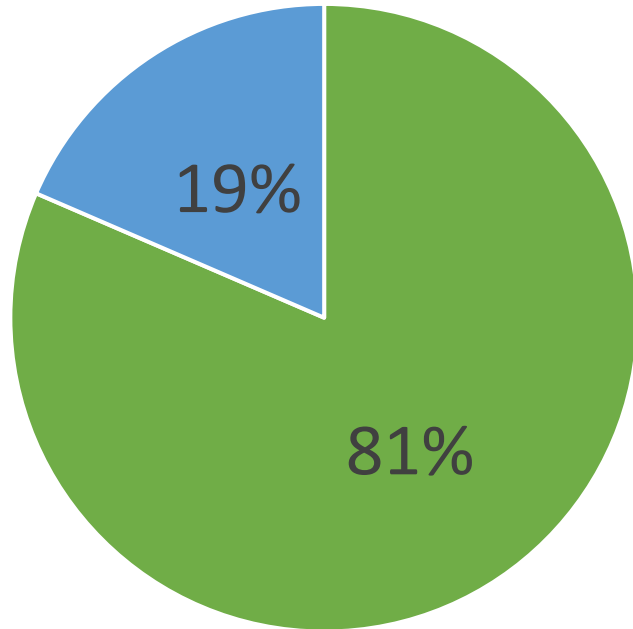


High Density Residential - Yr to Yr Cumulative

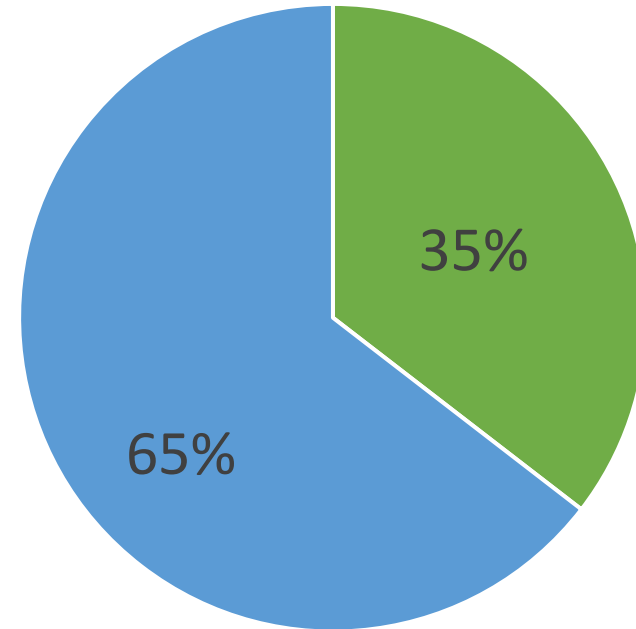


Single-Family, High Density

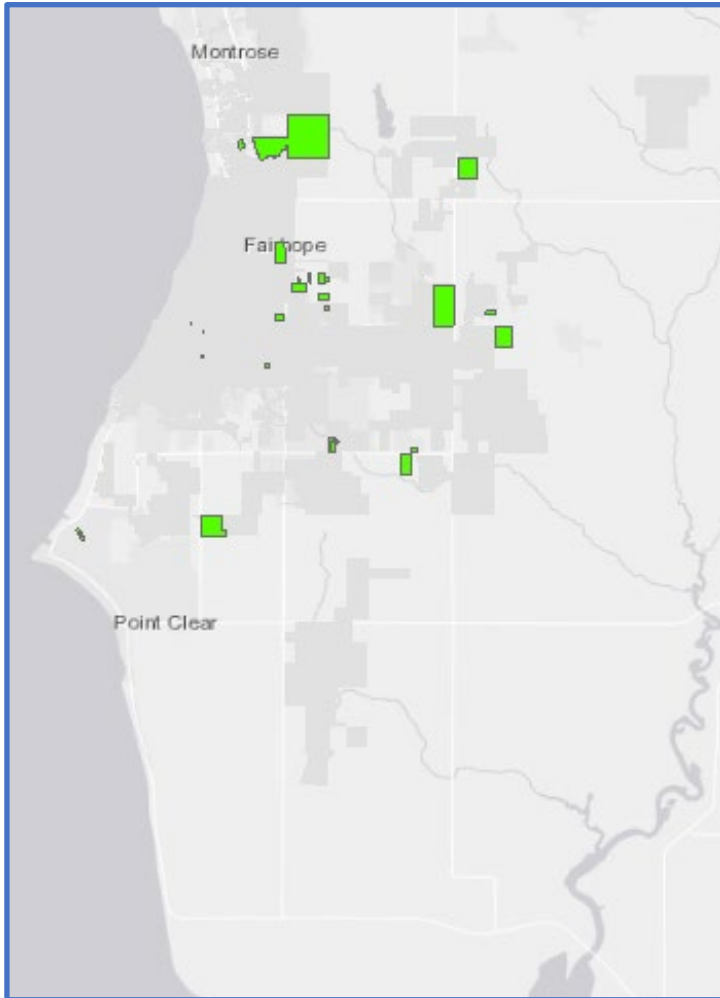
■ Inside City ■ Outside



■ Built ■ Approved, Not Occupied



Multi-Family



**1,899 Units
Approved**

1616 Inside Corp. Limits

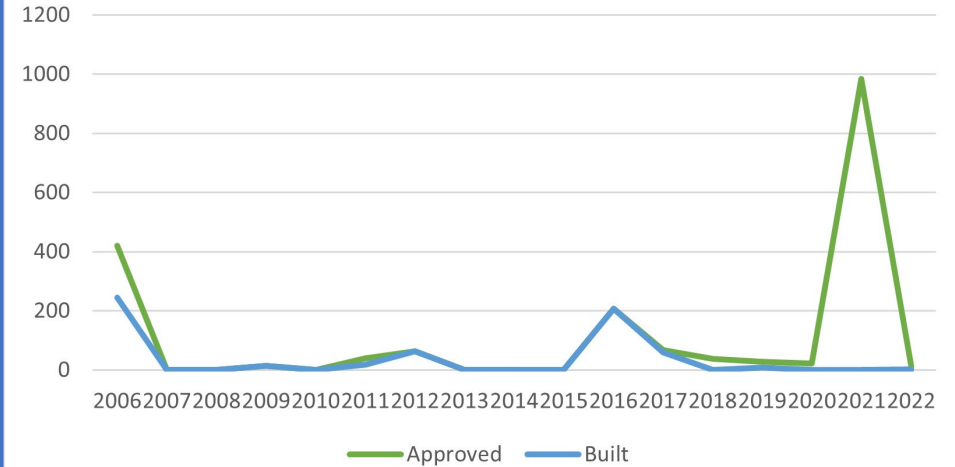
619 Occupied

283 Outside Corp. Limits

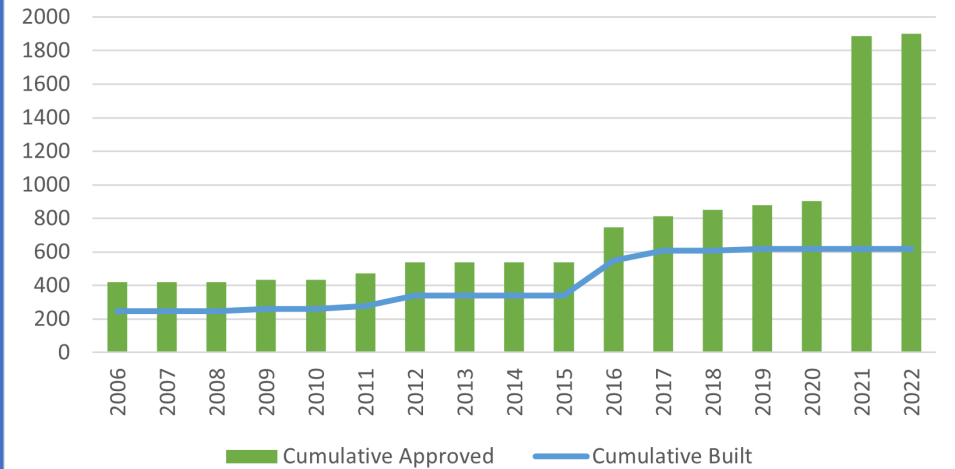
3 Occupied

*Since 2006

Multi-Family - By Year

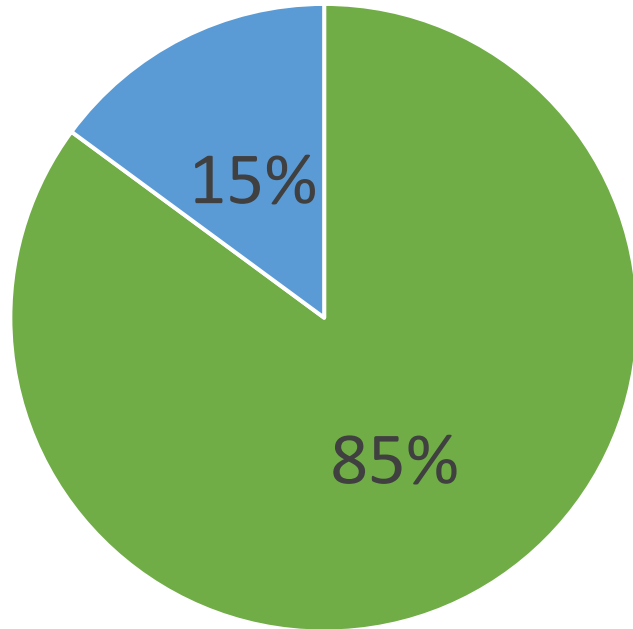


Multi-Family - Yr to Yr Cumulative

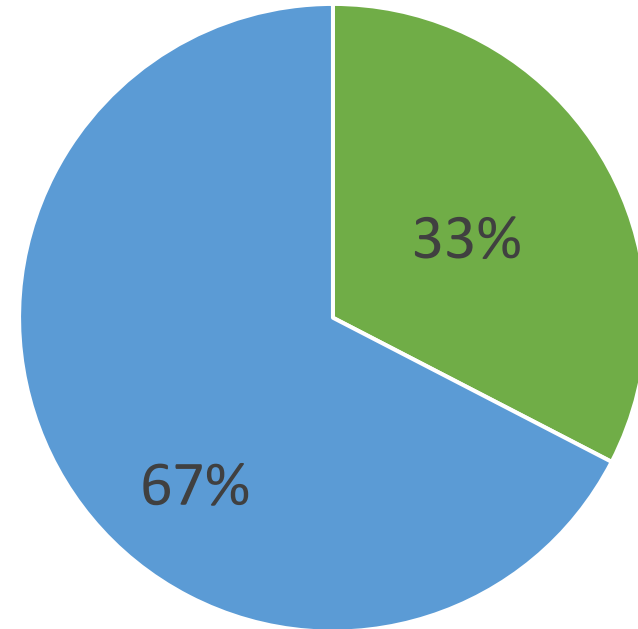


Multi-Family

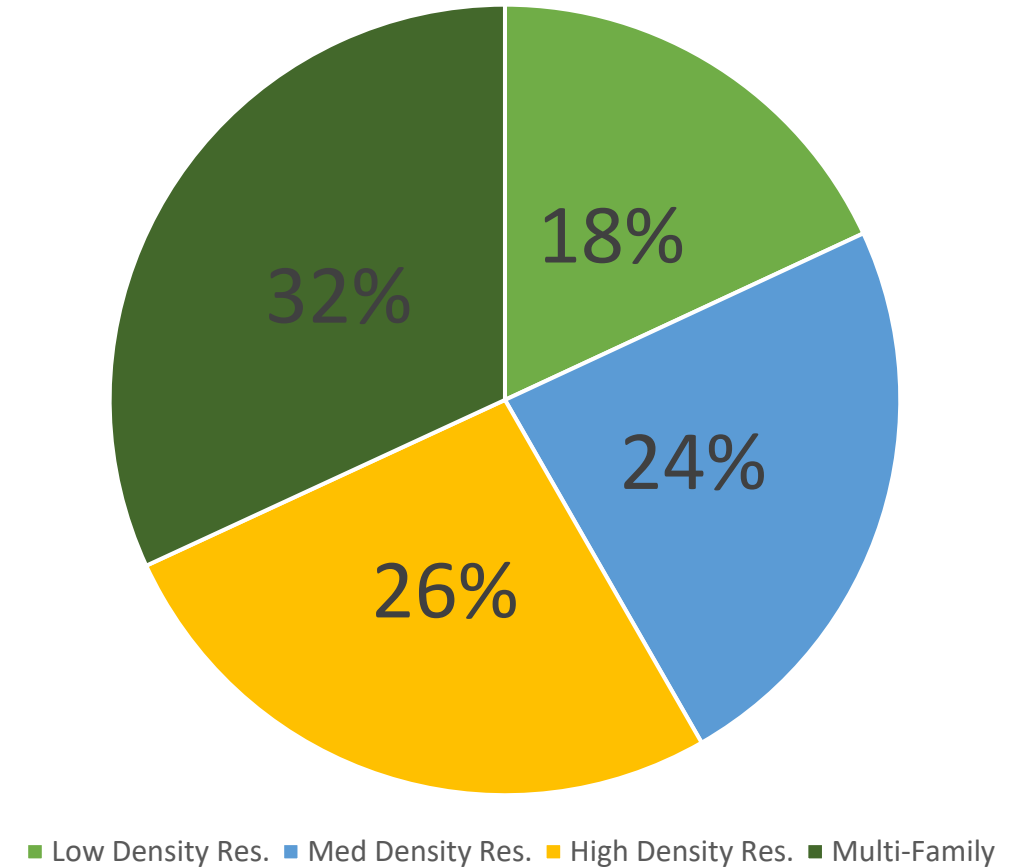
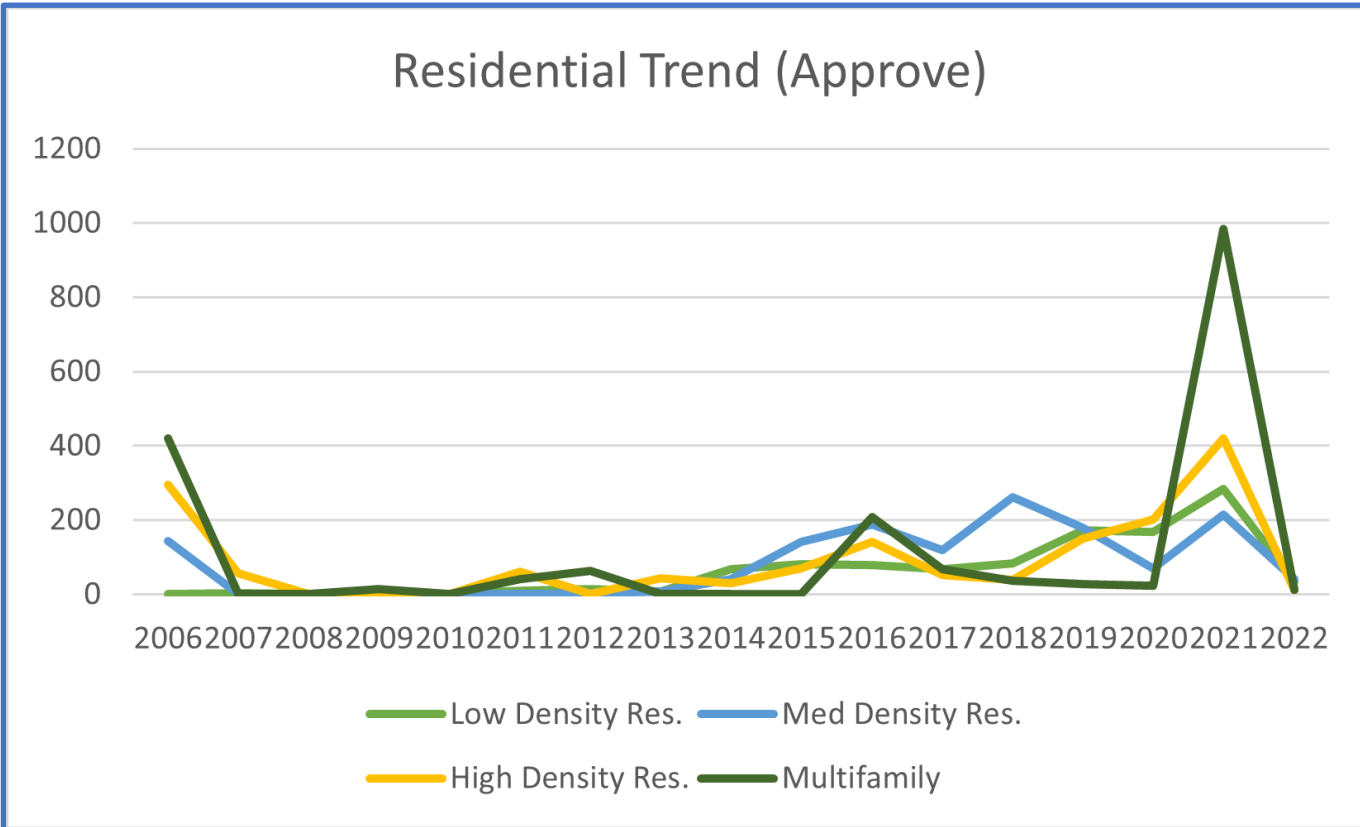
■ Inside City ■ Outside



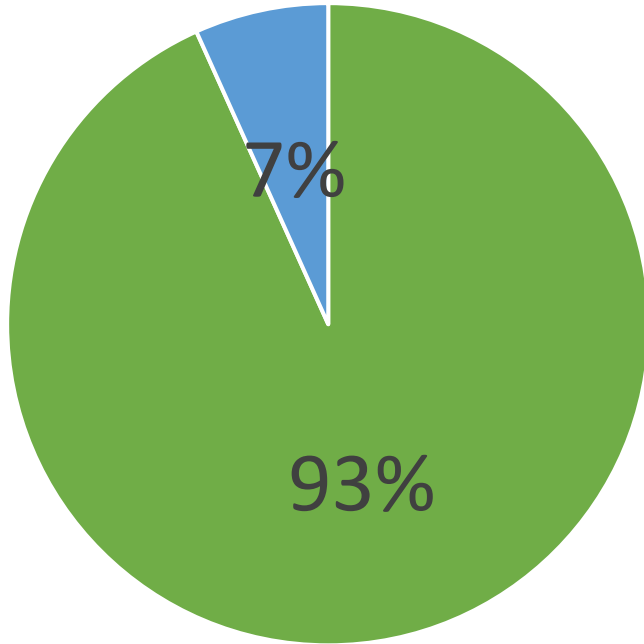
■ Built ■ Approved, Not Occupied



Residential Trend

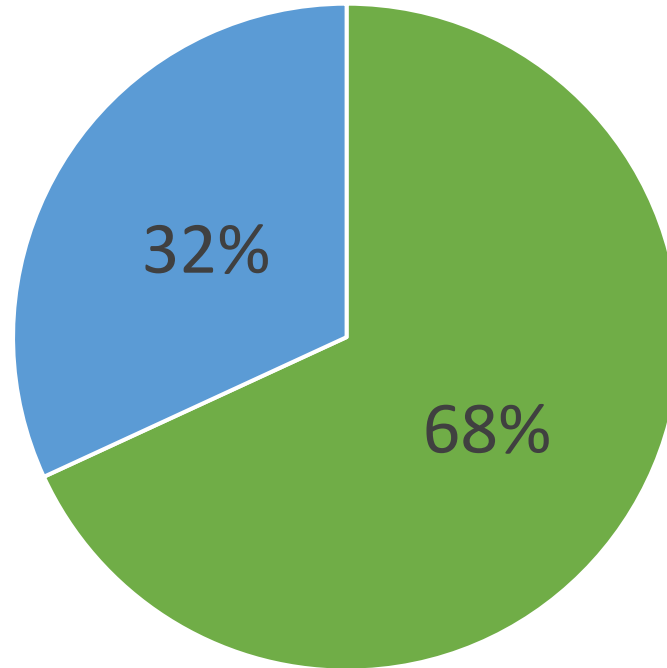


Residential Trend



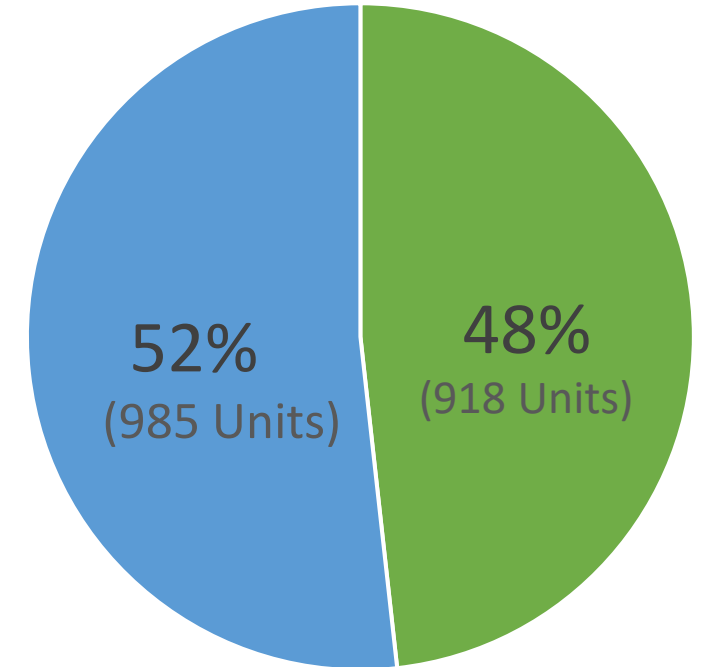
■ Single-Family Residential ■ Multi-Family

Historical Pattern



■ Single Family Residential ■ Multi-Family

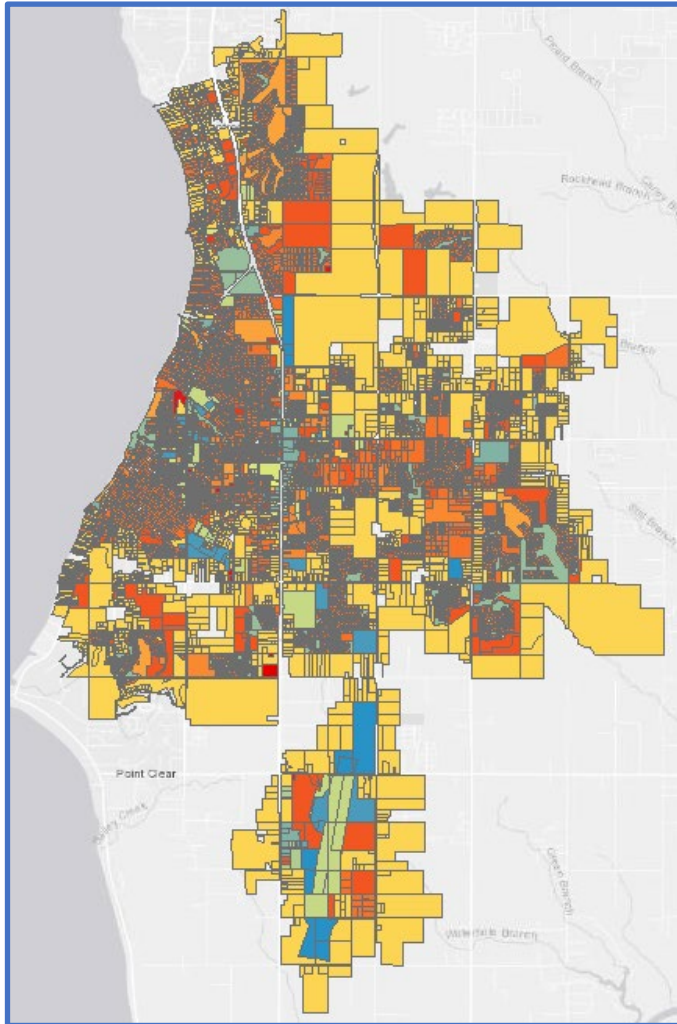
Recent Pattern (Since 2006)



■ Single Family Residential ■ Multi-Family

2021

Current Land Use



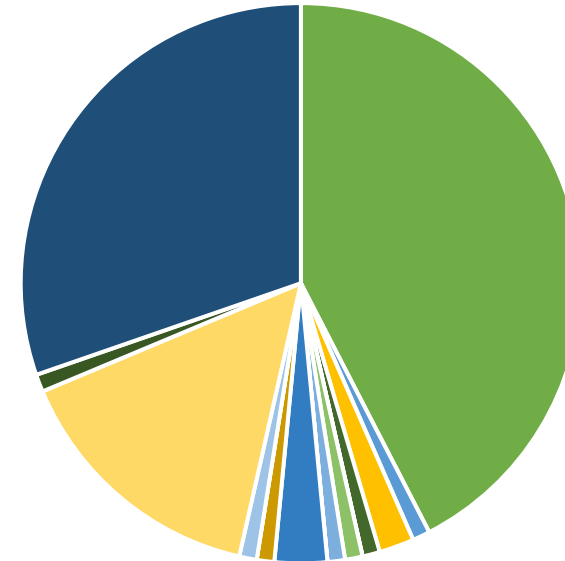
- Agriculture
- Civic
- Commercial, Office
- Commercial, Retail
- Greenspace
- Industrial
- Institutional
- Medical
- Mixed Use
- Not Classified
- Other
- Parking
- Recreation
- Residential, Multi-Family
- Residential, Single-Family
- Undeveloped
- Unused
- Utility

The Comprehensive Plan team mapped the current land use within the Corporate Limits.

Current Land Use

Land Use	Acreage
Residential, Single-Family	4,042
Residential, Multi-Family	109
Commercial, Retail	178
Commercial, Office	136
Mixed Use	13
Medical	47
Civic	74
Institutional	101
Industrial	34
Recreation	38
Greenspace	321
Parking	52
Agriculture	14
Unused	125
Undeveloped	1,484
Utility	51
Other	2,882

Current Land Use



- Residential, Single-Family
- Residential, Multi-Family
- Commercial, Retail
- Commercial, Office
- Mixed Use
- Medical
- Civic
- Institutional
- Industrial
- Recreation
- Greenspace
- Parking
- Agriculture
- Unused
- Undeveloped
- Utility
- Other

Projections

Persons Per Household

A multiplier of **2.60** was used for this study, which is derived from the U.S. Census. More information can be found at the following link:

<https://www.census.gov/quickfacts/fact/note/US/HSD410220>

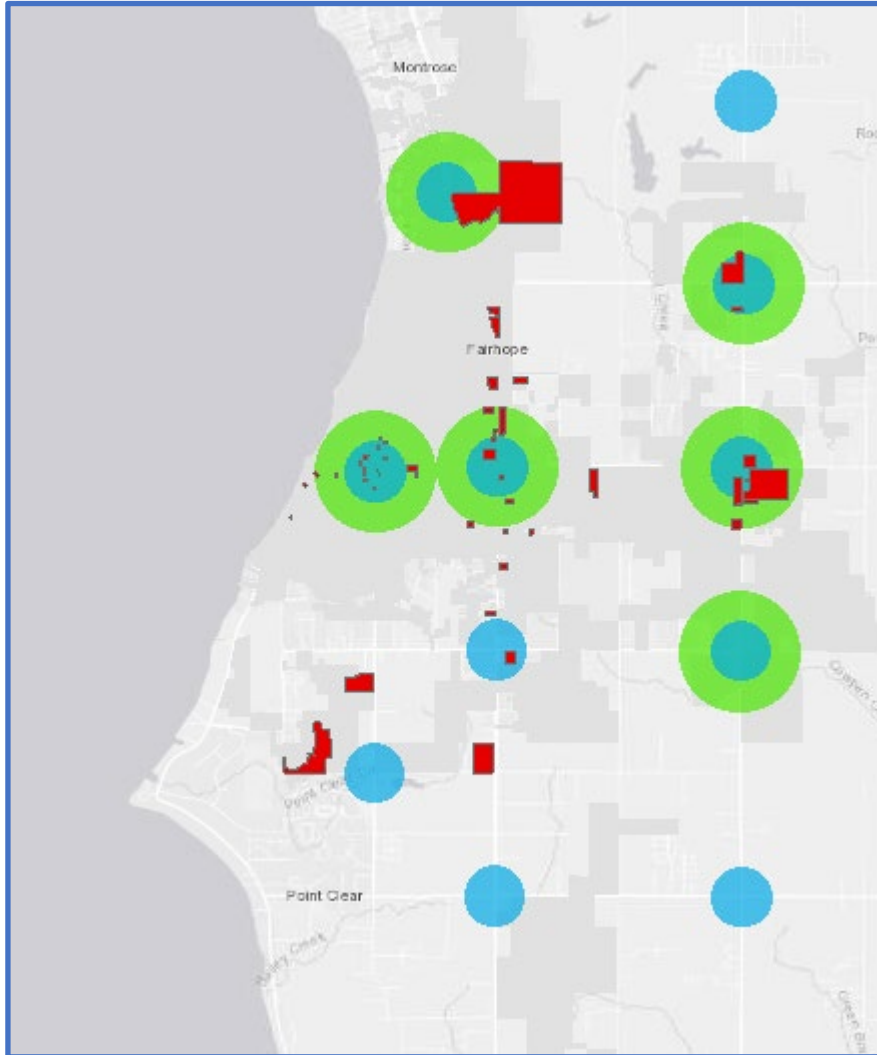
Projects approved through Planning Department applications account for an estimate *total population growth* of **15,595** since 2006.

Occupied households account for an estimated **6,243** residents.

Approved, but not yet built/complete, projects account for an estimated additional **9,352** residents.

	# of Households Approved	Persons Per Household	Total Projected Population Growth
Occupied	2401	2.6	6,243
Not Yet Occupied	3597	2.6	9,352
	5998	2.6	15,595

Commercial



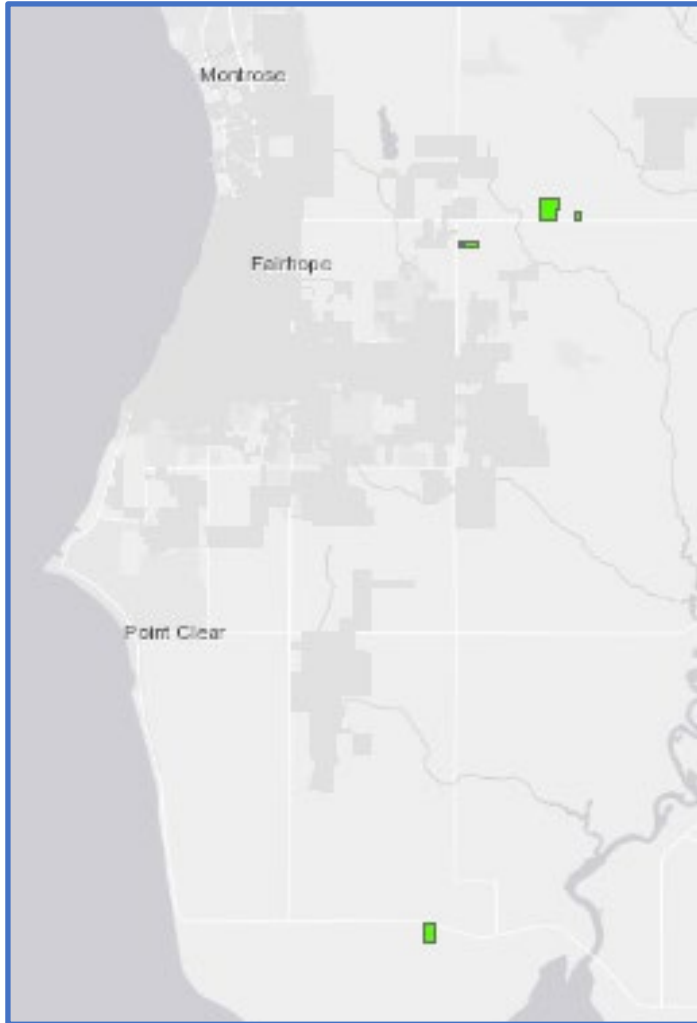
Commercial Projects are more diverse and, thus, more difficult to monitor.

Some approvals consists of vacant lots with no short-term plans. Others create units within mixed-use developments. The map on the left illustrates approved projects that had a commercial component (in red) juxtaposed with the currently approved nodes of the comprehensive plan.

Explicitly, this reflects 1.25 million s.f. of commercial approved. Approximately 740,000 s.f. is occupied. Undeveloped acreage is not included.

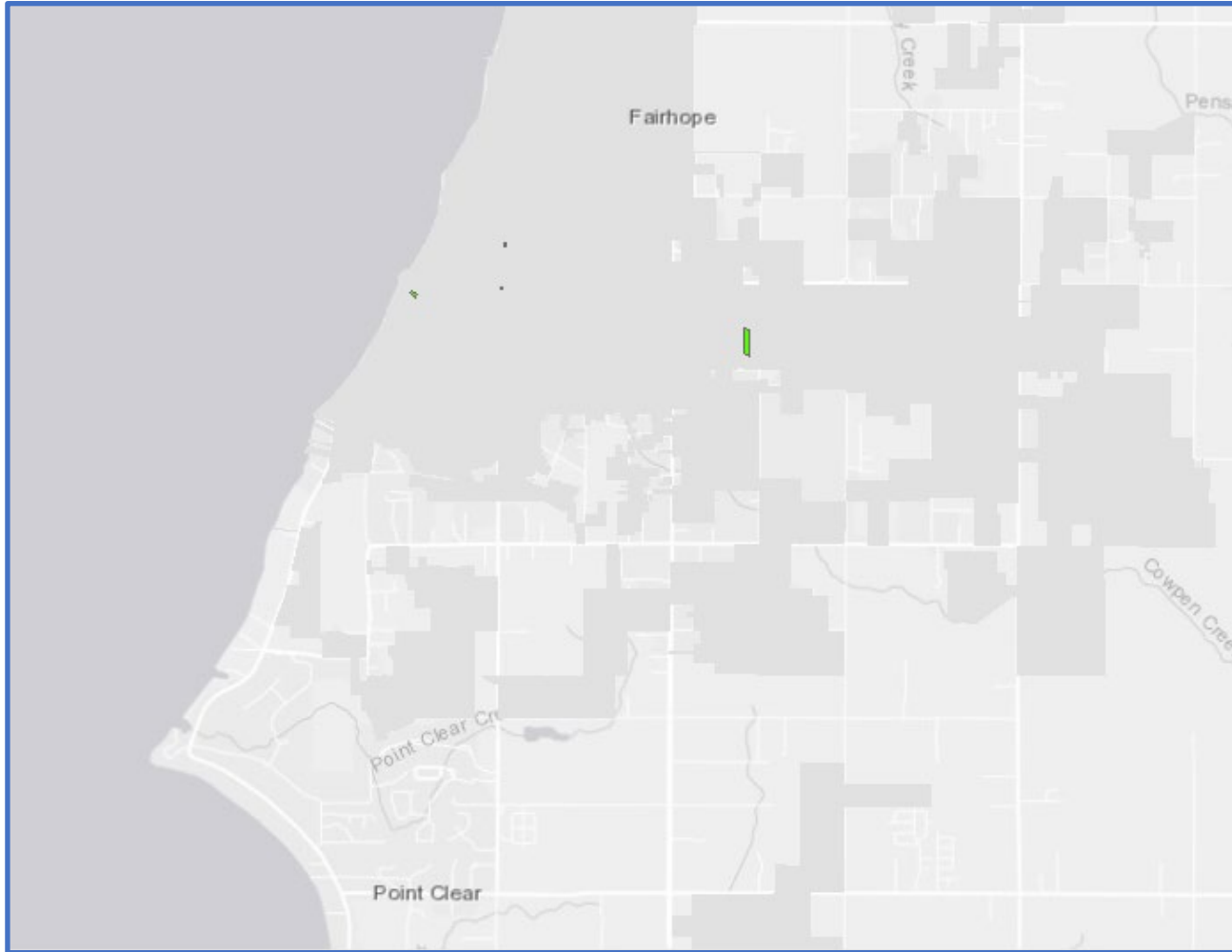
Uses are not reviewed outside the Fairhope's corporate limits, so lots created in those areas may/may not become commercial. Much of the Fairhope's Planning Jurisdiction is now zoned by Baldwin County, which will have some restrictions on use.

RV/Mobile Homes



155 RV/Mobile Home 'Lots' were also created.

Lodging



Only 26 Lodging Units were created, but we are receiving more interest and foresee this number will grow exponentially.

What is NOT Included in this Study

Projects that were not reviewed by either City Council/Planning Commission. Some examples include:

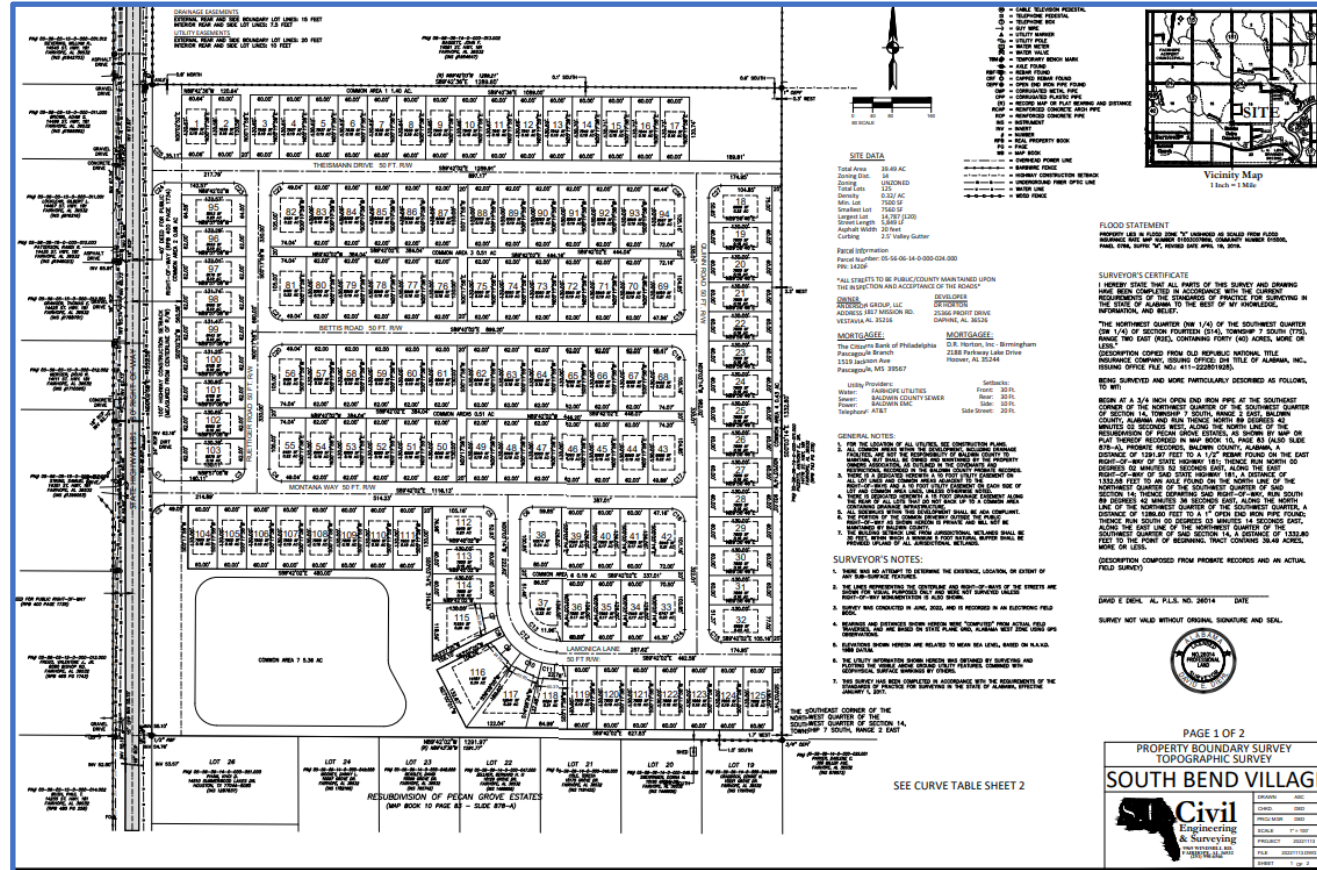
- Single-Tenant/Owner Commercial
 - ALDI
 - University of South Alabama Surgery Center/Campus
 - Gas Station/Convenience Store (Wawa)
 - Storage Units
- Exempt Project, such as school expansions.
- Renovations
 - Additional bedrooms added
 - Additional commercial s.f.

What is NOT Included in this Study

- Additional acreage added to the TR District.
- Homes built on vacant lots created prior to 2006.
- “Family Subdivisions” exempt from Baldwin County Subdivision Regulations.
- Other projects that are ‘straight to permit’.

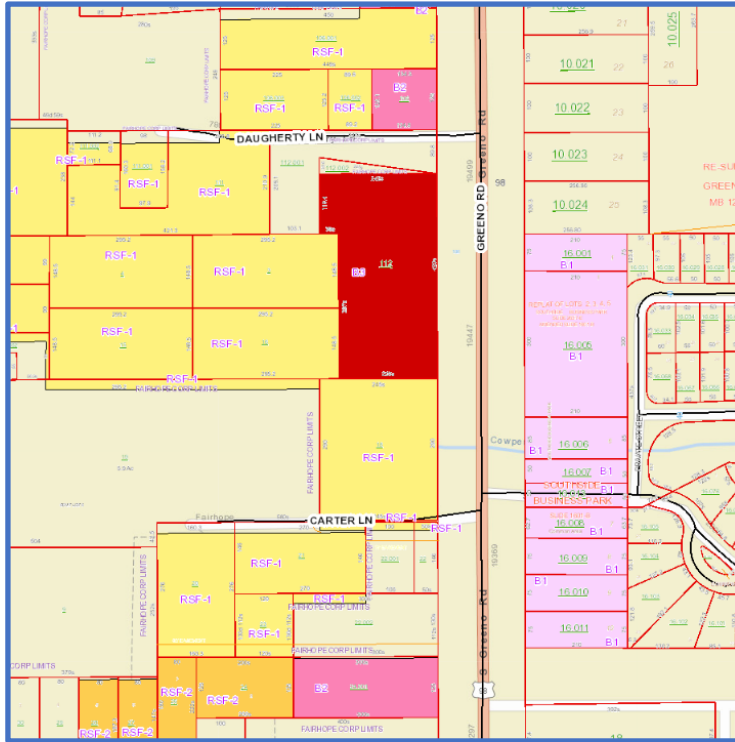
What is NOT Included in this Study

- Subdivisions approved by Baldwin County Planning Commission.

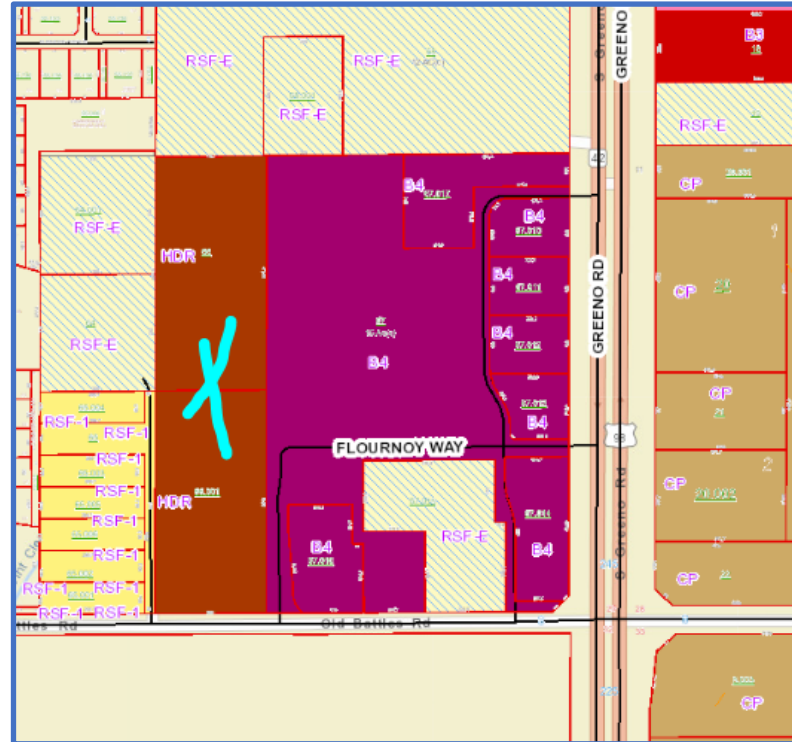


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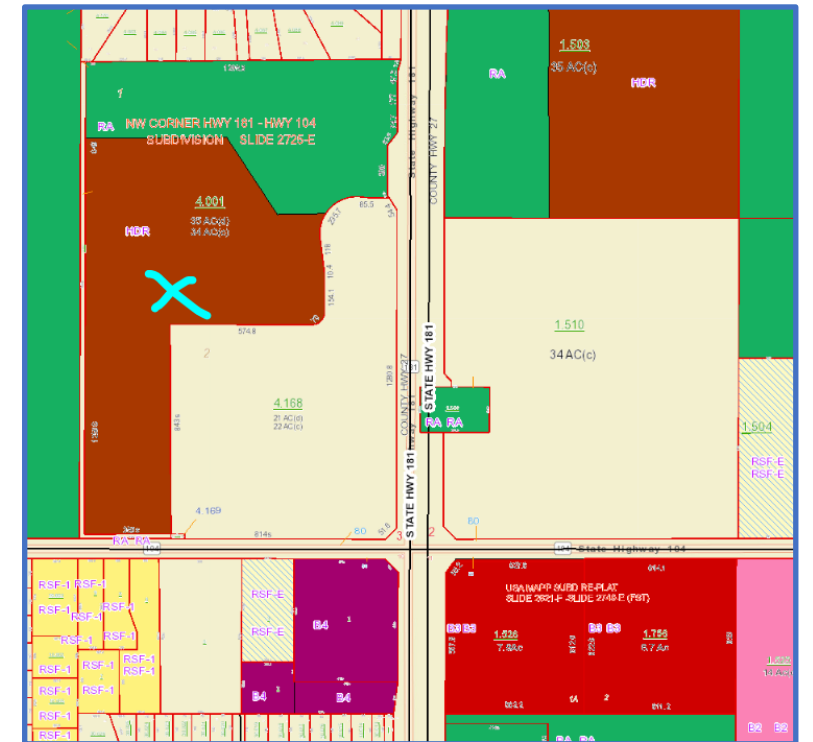
- Newly zoned property in Baldwin County Planning Districts. Examples:



New Commercial Zoning



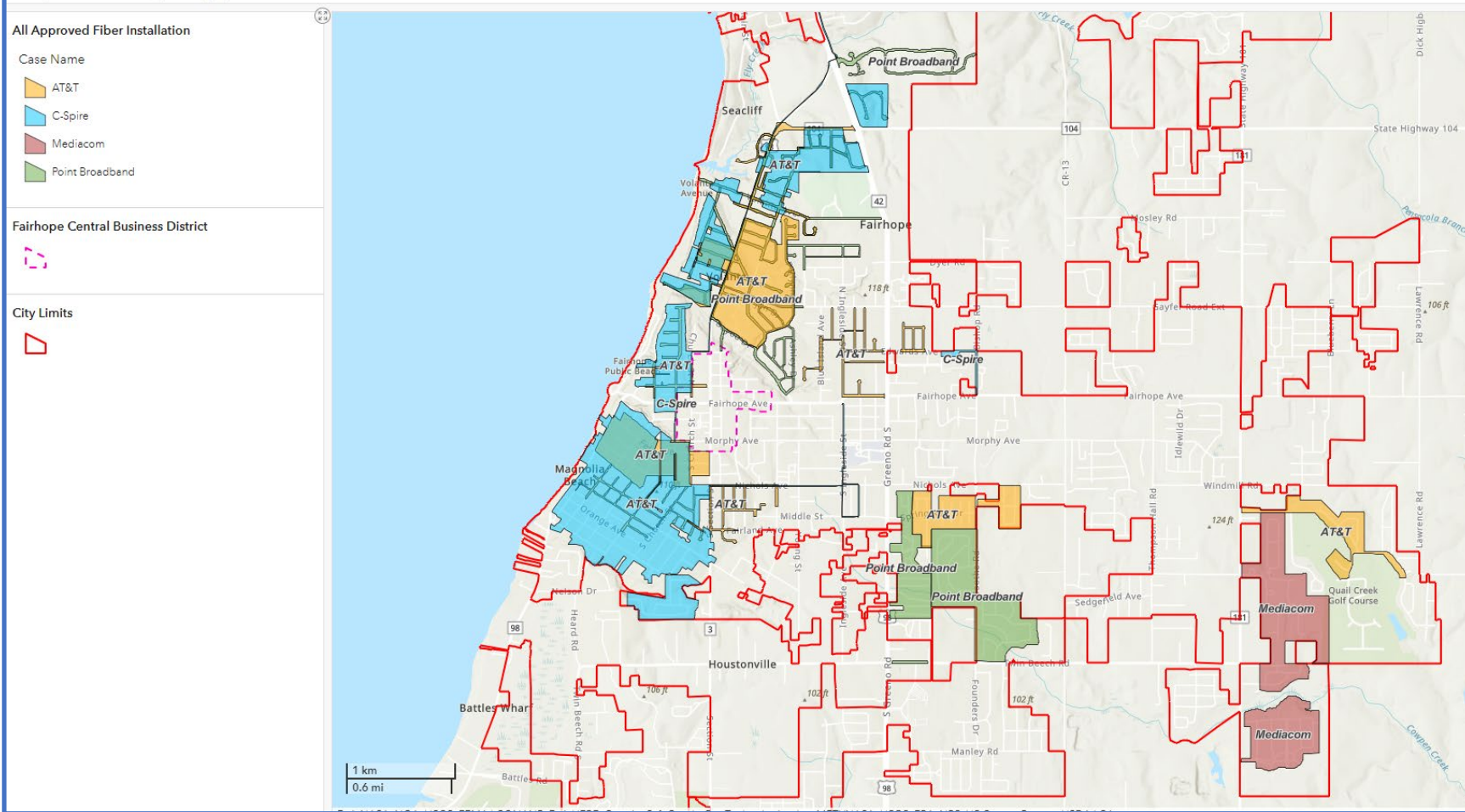
High density Residential (Up to 15 Units/Acre)



High density Residential (Up to 15 Units/Acre)

Communications

City of Fairhope Approved Fiber Installation



~100 miles of new fiber/communication lines have been approved through Planning Commission reviews. This does not include linear feet included within new subdivisions.

Moratorium

City implemented a Moratorium for new, in general, large subdivision cases outside Corporate Limits, but within the Planning Jurisdiction.

The moratorium did not include building permits or projects inside city limits.

What have we done?

- Large projects must meet with utilities prior to applying with the Planning Department.
- Implemented Citizenseve software for Planning Department. Applications will be received for planning by end of year. Greatly aided the planning/building review process.
- Developed new application and in-take process. Roll-out will be by end of the year.
- Scanning all historical planning files. Completion expected in FY2023.
- Continued work/meetings on the new Comprehensive Plan.
- Right-of-way Ordinance updated (Building Department and Public Works).
- Planning Department is fully staffed.
- Mapping all sidewalks/bike paths. Application is created. Bike/ped committee completing.
- Continued conversations/resolutions regarding impacts of SB107.
- Comparative analysis of planning related fees. Proposed updated fee schedule expected by end of year.
- Continued renovations to new Planning Department offices.

Amendment Timeline

August

- Staff and Workgroup Discussions
- Presentation to City Council regarding approved developments

October

- Agenda item for adoption of subdivision amendments
- Agenda item for recommendations to Zoning Ordinance.

December

- Zoning Amendments for Council Adoption

September

- Agenda Item for Discussion
- Feedback from Architects, Engineers, and Developers

November

- Revisions to Proposed Subdivision Regulations (If needed)
- Council Work Session - Zoning Code Amendments

2023

- Adopt Revised Comprehensive Plan
- Revise Ordinances to meet goals of Comp Plan

Amendment Priorities

Moratorium

- Higher Sense of Urgency
- Timeline Before End of Year

Comprehensive Plan/Long-term goals

- Long-range Goals
- Comp plan team is assisting

Zoning Ordinance Amendments

New Zoning Districts

- Recreation (Passive)
- Recreation (Active)
- Conservation District

Mixed-Use

- Mixed-use requirements need to be consistent within the Ordinance as a whole.
- Commercial Component is important. Short-term rentals count?

Short-term Rentals

- Clarify Intentions.
- May need to amend other regulations/procedures.

Other Amendments

- Clarification on triggers for Site Plan Review
- Building height clarification
- Max lot coverage for impervious surface
- R-6 vs. Cottages
- Accessory structure vs. building vs. dwelling.
- Pools
- Covered walkways
- Parking requirements in CBD for office space.
- Stand-alone ordinances. Red Soil and Clay, Erosion Sediment Control, etc. into Subdivision Regulations.

Zoning Ordinance Amendments

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Subdivision Regulation Amendments

Proposed new exemptions:

- “Utility Lots” or Public Infrastructure Lots
- Conservation Lots
- MOP Closeout Procedures
 - Technically, not an exemption, but an administrative closeout procedure since MOP’s do not require plats.

Fire Protection:

- Volunteer Fire Departments are caught unaware.
- Require developers to alert local fire departments when performing fire flow test.

Stormwater:

- Solutions for sites with existing problems.
- A different set of design criteria when moving runoff from one drainage shed to another.
 - Mass balance equation creates winners and losers.
- Clarification on analysis.
 - 10% rule is vague.
- Volume?

Subdivision Regulation Amendments

Environmental:

- Review existing buffer requirements
 - Compare with surrounding agencies
 - What can be done within a buffer
- Greenways
- Mitigation/Restoration requirements.

Greenspace:

- Clarify what can/cannot be counted for greenspace?
- If ponds are inaccessible, but wet, should they be counted?
- Landscape/Plants required?

Lots/Plats:

- Standard Plat Comments (Appendix Item)
- Common area lots: Remnant vs. Lot Count

Subdivision Regulation Amendments

Roads/Traffic:

- Is there a standard for growth rates that better reflect actual trends?
- Review desired intersections for study at pre-application meeting.
- Create a local road classification map/designation.
 - Many subdivisions should utilize a hierarchal road network.
- Installation/maintenance of city roads, both during and after construction.
- Clarify typical street sections and resolve with ROW ordinance.
- Parking requirements
- 'Failing': C or D?

Procedures

New Zoning Districts (County)

- Procedures for review. What happens after July 2023?
- Waivers supported if new zoning allows?

Multiple Occupancy Project

- Road Standards. Drive vs. “Private Streets”
- Lodging
- Location
- Clarify final review procedures. What are closeout procedures?
- What triggers an MOP? Clarifications when an existing project exceeds 3 units?
- Do we need MOP subtypes?

Variances vs. Special Exception

- Revise applications for clarifications.

Final Plats and Bond Closeouts

- Do we need to revise current regulations or more stringently enforce existing?
- Clarify our expectation regarding punch lists. Engineer/Developers responsibility.
- Benchmark inspections?

Agenda

- Application In-take/Pre-app requirement.
- Formal agenda clarifications.

Other

Right-of-Way Ordinance

- First phase approved by City Council
- Review of other sections will consider more specific items and how they correlate to subdivisions.

Fee Schedule

- The Planning Department fee schedule has not been updated since 2005.
- True advertising costs need to be accommodated for in revisions.

Utility “DRC” Review

- This is a working title, but our utilities are working toward a monthly meeting to review upcoming projects.
- Utility availability letters will generate from these meetings, so Subdivision Regulations will need to refer to this requirement.

Remove Conflicts

- Planning regulations do not need to conflict with other regulations, such as Tree Ordinance, Wetlands Ordinance, etc.

Other

Inventory of Approved Cases

- What has been built and what is coming?

Bike/Ped

- Map all existing sidewalks
- Prioritize “filling the gaps”
- ‘In lieu of fees’ where sidewalks are not practical.
- Bike route masterplan.

Citizenserve

- Should be ‘going live’ with new software before the end of the year.

Sign Ordinance

- Sign Ordinance needs an overhaul
- Sign should scale with buildings, but have overall max s.f.