

SADDLE LAKE FARMS

A Planned Residential Development

History and Background of the existing development:

Saddle Lake Farms was developed as a condominium development as early as 1995 beginning with the 1st addition. The first addition contains 76 lots ranging from just less than $\frac{3}{4}$ to just less than 2 acres. The 2nd addition, phase 2 followed with 34 lots in 2000, then in 2001 phases 3 thru 7 for another 72 lots. In 2014, by vote of the residents, the development was annexed into the City of Alabaster's corporate limits. Since this time, the property has remained 'un-zoned' with the designation of MR (Municipal Reserve) which prohibits any further development until the property is appropriately zoned by the City. The future land use designation for this area is Low Density Residential which includes Estate and R-1 zoning districts. The first and second additions, and Phase 7 are described in more detail later on in this document.

The streets are paved, lacking curbing and gutters (not meeting City of Alabaster's subdivision regulations). There are no sidewalks throughout any phases of Saddle Lake Farms. There are decorative street lights and the appropriate signage (stop signs) have decorative posts. Originally the subdivision was developed as an equestrian subdivision, including stables and areas for riding. Unfortunately, with the recorded plat, this area was not included and therefore, not protected as a common area for use of the neighborhood. These amenities have since become non-existent. The development does include a 19-acre lake (as its subdivision name suggests) with a park setting and launch area. This meets the PRD requirement for offering some form of amenity. There are walking trails offering pedestrian connectivity that Planned Developments are required to provide. The subdivision is laid out with multiple cul-de-sacs and curves which inhibits speeding thereby further creating a walkable neighborhood.

First Addition

Characteristics of the existing development:

The original final plat shows 76 lots, however, a resurvey in 1996 for lot 35 defined an additional lot (lot 78). The smallest lot is 0.69 acres and the largest lot is 1.79 acres. The setbacks for the front average 65 feet. The average lot width for interior lots 160 feet. According to records of the Shelby County Property Tax Commissioner's office, the existing homes range from 2028 sq.ft. (single story) to 5385 sq.ft. (information regarding square footage per floor/story was not *immediately* available). The homes are brick on at least 3 sides. The existing density of this development is approx. 1.36 dwelling units per acre.

Establishment of PRD lot requirements:

Staff researched county tax records and the county GIS, along with efforts by planning commission members, comparisons were made and averages determined that went into establishing the lot requirements below. The intent was to maintain closely the average requirements and to avoid, if at all possible, any non-conformities.

Setbacks

The setbacks established for phase 1 of Saddle Lake Farms Planned Development are 60 feet for the front; 20 feet for the sides; 60 feet for the rear. Any new structures (there are potentially 5 lots that could be built upon) and any reconstruction will meet these setbacks.

Lot Size

In the event of any resubdivision, no lot will be less than 32,500 square feet or $\frac{3}{4}$ acre in size. There are currently 4 lots that are at least 1.5 acres, none of which have can provide the minimum lot width to result in a buildable lot.

Lot Width

In the event of any resubdivision, no lot will be less than 150 feet in width. For cul-de-sac lots this width is achieved at the minimum front setback line.

Minimum Dwelling Sizes

The minimum dwelling size for a single-story house shall be 2400 square feet. For a multi-story dwelling the minimum first floor is 1800 square feet, with a total of 2800 square feet.

Second Addition

Characteristics of the existing development:

The final plat for 2nd Addition shows a total of 106 lots. Phases 1 through 6 are generally ½ to ¾ acre, with a few exceptions. Phase 7 which is substantially undeveloped has larger lots ranging from 1.6 to 3.5 acres (note: the 3.5 acre lot is included in describing the character and is part of the subdivision, but is not within the city limits). Phase 7 was left out of the averages since it does not represent the typical characteristics of other phases. Across phases 1 through 6, the smallest lot is 0.38 acres and the largest lot is 2.55 acres (again this is not typical of the other phases, phases 3 and 4 have several 1+ acre lots. The setbacks for the front average 42 feet. The average lot width for interior lots 122 feet. Shelby County Property Tax Commissioner's data provides existing home square footages ranging from 1722 sq.ft. to 3514 sq.ft. with an average of 2412. As in the 1st Addition, the homes are brick on at least 3 sides.

Establishment of PRD lot requirements:

Setbacks

The setbacks established for phase 1 of Saddle Lake Farms Planned Development are 40 feet for the front; 15 feet for the sides; 40 feet for the rear. Any new structures and any reconstruction must meet these setbacks.

Lot Size

In the event of any resubdivision, no lot will be less than 24,000 square feet. There are currently 4 lots that are at least 1.5 acres, none of which have can provide the minimum lot width to result in a buildable lot.

Lot Width

In the event of any resubdivision, no lot will be less than 100 feet in width. For cul-de-sac lots this width is achieved at the minimum front setback line.

Minimum Dwelling Sizes

The minimum dwelling size for a single-story house shall be 2000 square feet. For a multi-story dwelling the minimum first floor is 1400 square feet, with a total of 2400 square feet.

Phase 7

Characteristics of the existing development:

Phase 7 has 8 platted lots with only 2 of these being developed. One of these lots remains unincorporated and not part of the this PRD. The lot widths range from 101.59 (cul-de-sac lot) to 209 feet in width. The lot sizes range from 1.16 to 3.5 (unincorporated lot). The largest of the lots within the city limits is 3.15. Lot requirements will follow Estate District requirements.

Establishment of PRD lot requirements:

Setbacks

The setbacks established for phase 7 of Saddle Lake Farms Planned Development are 75 feet for the front; 25 feet for the sides; 75 feet for the rear. Any new structures (there are potentially 6 incorporated lots that could be built upon) and any reconstruction will meet these setbacks.

Lot Size

In the event of any resubdivision, no lot will be less than 1 acre.

Lot Width

In the event of any resubdivision, no lot will be less than 150 feet in width. For cul-de-sac lots this width is achieved at the minimum front setback line.

Minimum Dwelling Sizes

The minimum dwelling size for a single-story house shall be 2400 square feet. For a multi-story dwelling the minimum first floor is 1800 square feet, with a total of 2800 square feet.

Permitted Uses and Architectural Guidelines – Saddle Lake Farms PRD

Uses permitted by-right within the Saddle Lake Farms PRD include all permitted uses within the Estate District. Special exception uses allowed within the PRD shall be the same as in the Estate District. Prohibited uses shall be the same as those within the Estate District.

Architectural Guidelines-to be determined/finalized by the HOA

Any new houses or reconstruction will be required to have brick or stone on the front and sides. All garages will be side or rear entry. No house shall exceed 35 feet in height to the midpoint (eave to peak), measured from grade level at the front door. Accessory structures such as workshops and storage buildings shall be located within the rear yard and must be of similar material, blending with the house. Detached garages and pool houses visible from off the premises shall be constructed of the same material and color of the house.

Table of Lot Requirements

Saddle Lake Farms Rezoning-Proposed PRD-1 Lot Requirements			
	1 st Addition	2 nd Addition (Phases 1 thru 6)	Phase 7
Minimum Lot Size	32,500 sq.ft. (0.75 acre)	24,000 sq.ft. (0.55 acres)	1 acre
Minimum Lot Width	150 feet	100 feet	150 feet
Minimum Setbacks	Front-60 Rear-60 Sides-20	Front-40 Rear-40 Sides-15	Front-75 Rear-75 Sides-25
Minimum Livable Floor Area	One story-2400 sq.ft. Multi-story- 1 st FL-1800 sq.ft. Total-2800 sq.ft.	One story-2000 sq.ft. Multi-story- 1 st FL-1400 sq.ft. Total-2400 sq.ft.	One story-2400 sq.ft. Multi-story- 1 st FL-1800 sq.ft. Total-2800 sq.ft.
Maximum Height	35 feet	35 feet	35 feet