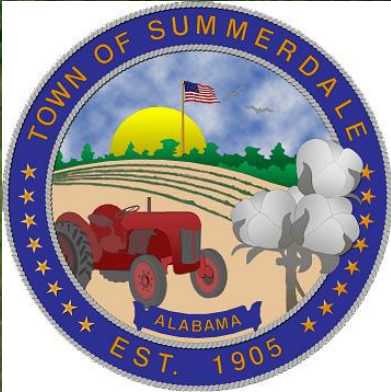




SUMMERDALE MASTER PLAN 2035

Adopted February 18, 2016





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And Summerdale Town Council, with assistance provided by the
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INTRODUCTION, PURPOSE AND VISION

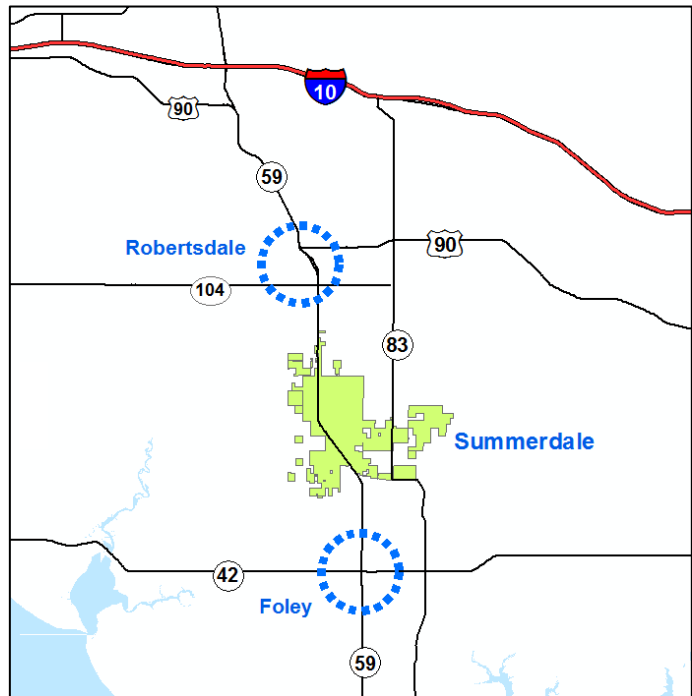
INTRODUCTION

The Town of Summerdale is located in the central most portion of Baldwin County along State Highway 59.

The Town of Summerdale was awarded a grant from the Alabama Department of Economic and Community Affairs (ADECA) to develop an updated Master Plan that reflects the Town’s vision for growth. This document is official in nature and should serve as a policy guide for decisions about community development. This Plan should fulfill five basic requirements:

- Be comprehensive
- Be long-range
- Be general
- Focus on physical development
- Relate physical design to community goals and social and economic policies

Growth expands the range of opportunities available in a community. However, if that growth is not properly planned for, the benefits of that growth will be overshadowed by problems associated with land use conflicts and overburdened services and infrastructure. The purpose of this Master Plan is to guide public policy development with regard to transportation, utilities, land use, recreation and housing.



MASTER PLAN...

A Comprehensive, long-range plan intended to guide the growth and development of a community or region for a set period of time, typically 15-20 years
Also known as a comprehensive plan

PURPOSE

As set forth by the Alabama State Code, this plan shall be made with the general purpose of guiding future development of the Town of Summerdale which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare of the community as well as efficiency and economy in the process of development including, but not limited to, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provisions for light and air, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.

VISION STATEMENT

Summerdale is a family oriented town which allows for social engagement and civic involvement ensuring the highest quality of life for each resident while embracing its rural heritage and environment.

“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”

Edward T. McMahon, Urban Land Institute

History and Demographics

Since incorporation in 1928, the population of Summerdale has grown from approximately 267 people to a population of 862, as determined by the 2010 U.S. Census. The Town of Summerdale is centrally located in Baldwin County, the fastest growing county in Alabama for the past decade. Summerdale was originally settled in 1906 by Polish immigrants, and a decade later by German descendants called Mennonites. The good climate and soil in central Baldwin County was ideal for the agricultural lifestyles favored by both of these groups. Over a century later, agriculture is still very prominent and plays an important role in the Summerdale economy. However, as growth occurs in the surrounding areas, and tourism continues to expand in the beach areas to the south, Summerdale may be susceptible to development pressures. As change is inevitable, the Town of Summerdale should find the means to manage future development in a way that balances the preservation of its rural character with the economic advantages that future growth brings. Population and economic demographics play a key role in determining future needs.

Population Demographics and Projections

The 2010 population, as determined by the U.S. Census, was 862, which was an increase of 207 people from the year 2000. In order to plan for future growth and meet the needs of future residents, it is important to project future population. The following three methods were used to project future population in Summerdale through the year 2035.

Method 1 - Population Projection Based on Average Annual Building Permits

This method of population projection multiplies the average number of new residential unit building permits issued annually and multiplies it by the persons per household rate provided by the U.S. Census. Summerdale issued building permits for 69 new housing units between 2010 and 2014, at an average rate of 13.8 units per year. The 2010 U.S. Census persons per household rate of 2.46 applied to the 13.8 units annually results in a population increase of 34 people per year.

Method 2 – Population Projection by Average Growth Rate

This method of population projection calculates the average rate of change over a certain time period and then uses that average rate to project future populations. Using the U.S. Census populations provided each decade from 1980-2010, a 10-year average growth rate of 17.05% or five-year average growth rate of 8.525% was calculated.

Method 3 – Population Projection as a Percentage of County

This method of population projection evaluates the population of Summerdale as a percentage of Baldwin County’s population and as Baldwin County is expected to grow, the population of Summerdale is expected to grow proportionately. Between 1990 and 2010, the population of Summerdale, on average, was approximately 0.5% of the population of Baldwin County. This rate is then applied to the University of Alabama’s Center for Business and Economic Research (CBER) population projections for Baldwin County for the years 2015-2035 to get population projections for Summerdale for the same years.

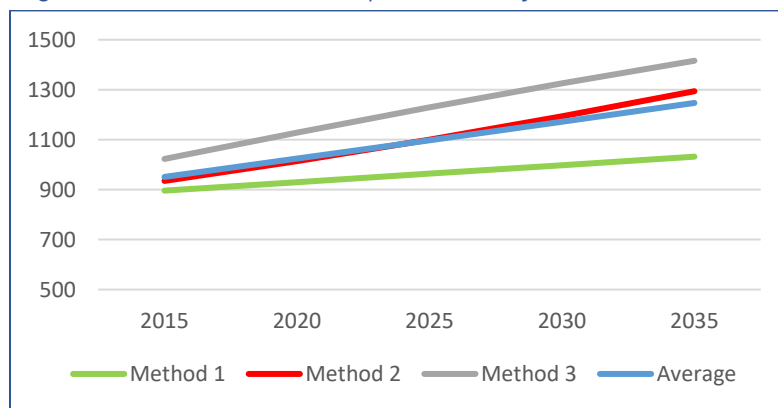
These projections will be used in other parts of this plan, to determine impending needs as the Town of Summerdale grows and changes over the next 20 years. Table 2-1 and Figure 2-1 show the population projections from 2015-2035 using these three methods. While none of these methods of projection is exact, most likely, future population will be somewhere in the middle, possibly close to the average of the three methods.

Table 2-1: Summerdale Population Projections

	2015	2020	2025	2030	2035
Method 1 – Building permits	896	930	964	998	1,032
Method 2 – Average growth rate	935	1,014	1,100	1,193	1,294
Method 3 – Percentage of Baldwin County	1,023	1,128	1,229	1,325	1,416
Average of three methods	951	1,024	1,098	1,172	1,247

Source: U.S. Census Bureau, CBER, Calculations by SARPC

Figure 2-1: Summerdale Population Projections



Source: U. S. Census Bureau, CBER, Calculations by SARPC

In addition to population, it is also important to know the make-up of that population. Other factors that may influence the future needs of a city or town can include age, gender, race, marital status, and persons per household. Table 2-2 shows important population demographics for the Town of Summerdale.

Table 2-2: Population Demographics in Summerdale

Total population	862
Median age of total population in Summerdale / Baldwin County	38 / 41 years
Male percentage of total population and female median age	49.8% / 34.4 years
Female percentage of total population and male median age	50.2% / 40.4 years
Percentage of total population aged	
0-19 years	25.9%
20-44 years	31.3%
45-64 years	25.4%
65 + years	17.4%
Percentage of total population of white race	86.4%
Average persons per household	2.46 people
Percentage of total households with children under 18 years	33.6%
Percentage of total households with people over 65 years	29.1%

Source: 2010 U.S. Census

Economic Demographics

Economic characteristics are important tools when evaluating the economic health of a community and planning for the future. An educated workforce and a diverse job opportunities usually result in a larger tax base with higher incomes. The data in table 2-3 shows important economic demographics for the Town of Summerdale.

Table 2-3: Economic Demographics in Summerdale

Percentage of population aged 25+ with education equivalent to a high school diploma/GED or higher	82%
Percentage of population aged 16+ in the labor force	51%
Percentage of residents that commute 15+ minutes to work	68%
Top five occupation industries for employed population aged 16+	
Educational services, and health care and social assistance	18.4%
Manufacturing	16.2%
Transportation and warehousing, and utilities	13.4%
Retail trade	11.5%
Arts, entertainment, recreation, accommodation, food services	11.2%
Median Family Income for Summerdale / Baldwin County	\$42,566 / \$60,864
Median Household Income for Summerdale / Baldwin County	\$39,107 / \$50,221
Per Capita Income for Summerdale / Baldwin County	\$20,012 / \$26,766

Source: 2010 U.S. Census and 2009-2013 American Community Survey

Housing Demographics

In order to accommodate all socioeconomic groups in a community, a city or town needs to provide a variety of housing types and densities. To ensure the highest quality of life and the continued vitality of a community, the housing supply should support the existing housing needs, and adapt to meet future demands as the community grows and develops. This sustainability requires effective management of the housing supply which should include maintenance and rehabilitation, as well as new construction. The Town of Summerdale prides itself on the rural, small town character which make it a wonderful place to live. However, with new growth and development comes the additional responsibility of protecting existing residential areas from encroachment of incompatible land uses, increased traffic congestion, and increased demand on utilities and infrastructure. Table 2-4 shows important housing characteristics in the Town of Summerdale.

Table 2-4: Summerdale Housing Characteristics

Total housing units (2010 Census)	410
New units from building permits issued 2010-2014*	69
2015 estimated housing units (Includes new units)	479
Average persons per household	2.46 people
Percentage of occupied housing units	85.6%
Percentage of owner-occupied housing units	72.1%
Vacancy rate	14.4%

*Source: 2010 U.S. Census and *Town of Summerdale*

Age, condition, and type of housing are also important characteristics to consider when planning for future growth. As the housing stock ages, more maintenance is typically required, thus increasing the cost of living expenses. The South Alabama Regional Planning Commission (SARPC) conducted a land use survey in 2015, which included an evaluation of housing age and conditions. While there appear to be no clearly defined historic areas, most of Summerdale’s older housing stock surrounds the downtown area. Fortunately, in this area, as well as the rest of the town, there are very few houses that are in sub-standard or dilapidated condition. The land use survey also revealed that an overwhelming majority of the housing units in Summerdale are single family detached. There are only a few mobile homes, and approximately 54 units located in duplexes or small multi-family complexes.

COMMUNITY ASSESSMENT

An important part of a comprehensive plan is to evaluate the current state of the community. A comprehensive plan is a long range guide to future growth and development, which seems fairly impossible to develop without establishing a starting point. This chapter outlines and evaluates some of the important characteristics in Summerdale that will be useful when determining future goals and objectives.

Transportation

The Town of Summerdale has developed along a north-south axis along Alabama Highway 59 in the central section of Baldwin County. In recent years Summerdale has continued to expand its corporate limits toward the City of Robertsdale to the north and the City of Foley to the south. The present day corporate limits are now located approximately 10 miles south of Interstate 10.

The functional classification system designated by the Alabama Department of Transportation (ALDOT) categorizes streets by a hierarchical system based on street function, which is then used to balance traffic movement and accessibility. The functional classification of roads in Summerdale are shown in Table 3-1.

Table 3-1: ALDOT Classifications of Roads in Summerdale

ALDOT Classification and Definition	Summerdale Roads
Arterials – designed to carry significant high-speed long-distance traffic	Alabama Highway 59 – Principal Arterial Baldwin Beach Express – Minor Arterial
Collectors – collect and distribute traffic to the arterials	County Road 32 – Major Collector SW 1 st Street – Major Collector County Road 28 – Minor Collector
Local Roads – all roads not included in the first two categories and mainly carry low volumes of traffic and serve local transit needs	All other roads in Summerdale

Source: ALDOT

ALDOT also evaluates road functionality by recording traffic levels at various traffic count locations throughout the state. ALDOT then compares the number of vehicles with the road capacity and assigns a Level of Service (LOS) rating based how well the road is functioning.

The LOS ratings range from A to F, with A representing the most functional roads and F representing the worst. Summerdale's traffic counter located on Highway 59 at Vaughn Road has a LOS rating of C, while the traffic counter located on Highway 59 south of County Road 32 has a LOS rating of B.

The existing transportation network for the Town of Summerdale provides an adequate means of transportation throughout the town and linkage to adjacent municipalities. However, the network is beginning to show signs of age and stress and will continue to be a growing problem as future growth and development occurs. The construction of Interstate 10 made it possible for residents of municipalities south of Summerdale to pursue employment in Mobile, Alabama and Pensacola, Florida, which has increased commuter traffic on State Highway 59 and the newly completed Baldwin Beach Express. The growth of the tourism industry along the beaches in South Baldwin County has contributed to a significant increase in traffic, and the U.S. Census Bureau projects a population increase of over 75,000 people in Baldwin County by the year 2035. The traffic congestion will continue to intensify with population growth and development in Baldwin County and as the tourism industry expands.

Some problems with the current transportation network include:

- Unpaved roads that would function better and require less maintenance if they were paved
- Many roads are in poor condition and in need of resurfacing
- Several east/west routes end abruptly and do not connect to the all of the north/south routes, especially the new Baldwin Beach Express
- Heavy volumes of high speed traffic on Highway 59 and Baldwin Beach Express
- Multiple curb cuts along Highway 59 which interfere with the flow of traffic
- No public transportation system
- Limited sidewalk and pedestrian system connecting various parts of the town
- Need for increased signage and wayfinding to important buildings and points of interest

Community Facilities and Services

Town Hall – The Summerdale Municipal Complex is a 28,590 square foot building constructed in 2006. It houses the town's public works, building, planning and zoning, revenue and police departments, as well as the municipal court. There are also several meeting rooms and office space for the Baldwin County Education Coalition.

Police Protection – Police protection is provided to a 34.42 square mile area in and around Summerdale. The department includes seven full-time and one part-time sworn officers, one reserve officer, and one part-time administrator. The fleet includes five marked vehicles and four unmarked vehicles. Equipment includes in-car cameras, body cameras, breath test, time meter, gun locks, prisoner partition, center console, car radios, weapons, computers, card readers. There is no jail in Summerdale, so the jail in nearby Foley, Alabama is used.

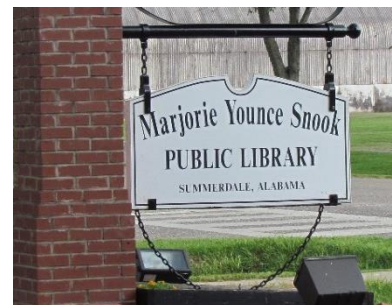
Fire Protection – Fire protection is provided to the Town of Summerdale and the surrounding area by a 23 person volunteer fire department. The average response time is eight to ten minutes. The department has two Class A pumper trucks and two 2,000 gallon tank trucks. Other equipment includes foam, AED’s, brush trucks, and reserve pumpers. The ISO rating is 5/5x.

Water Service – The service area of Summerdale’s water system is approximately nine square miles but some areas within the corporate limits do not have water service. The system includes one 200,000 gallon elevated storage tank, and approximately 30 miles of distribution mains ranging from two to 12 inches in diameter. However, some of the cast iron pipes are 40 years old or older.

Sewer Service – The town is served by Baldwin County Sewer System, which is a private sewer system in excellent operating condition. This system supplies sanitary sewer to approximately 113 home, or approximately 45% of the households in Summerdale. The remaining households are served by septic tanks.

Streets – Summerdale’s street and highway network consists of approximately 45.5 miles of roadway, of which 4.4 miles are a state route. Of the remaining 41.1 miles, approximately 1.0 miles are unpaved. Approximately 33% of Summerdale’s streets are substandard, primarily due to substandard widths, worn surfaces and inadequate surface drainage.

Library – Summerdale has a municipal library which includes a collection of 18,863. The library employs one full-time director and three part-time library assistants. Sections of the library include adult, genealogy, juvenile, children, events room, conference room, adult computer lab, and children’s computer lab. The library also offers an adult book club, children’s story time, after school programs, summer reading programs, and several seasonal/holiday programs.



Community Center – The Summerdale Community Center offers a variety of programs for citizens of all ages and also houses the Summerdale Museum and Archives.

Parks – The Town of Summerdale has a large central greenspace/park with gazebo located in downtown which connects to a new children’s splash park. There are several ball fields located in the downtown area. These ball fields are currently underutilized.



Schools – The Baldwin County Public School System operates the county-wide public school system. The current Summerdale School main building was constructed in 1928 and serves grades K-8. The campus includes a football stadium used for both football and soccer. Students in grades 9-12 attend nearby Foley High School. There is one private school, Alabama Gulf Coast Christian Academy, which is located just outside the corporate limits of Summerdale, and offers grades PK3-12.



Events and Festivals – Local events and festivals in Summerdale include a Christmas concert, an antique tractor event, and a horse arena.

Design and Appearance

Gateways and Signage – There are several main entrances into the Town of Summerdale, but there is only one entrance sign located on Highway 59. There is no other indication to visitors and motorists traveling from other directions that they have entered or exited Summerdale. Way-finding signage in Summerdale is rather lacking as well. Many of the town facilities can be hard to find because they are located off of Highway 59 and are scattered around town.

Street Design – The street pattern in Summerdale is primarily a grid system. In the center of town, the street grid is more compact, with shorter blocks and smaller parcels. The further removed from downtown, the parcels become larger, and the distance between intersections is much greater.

Neighborhood Design – Summerdale prides itself on its small town, rural and agricultural atmosphere. The neighborhoods in and around downtown are laid out in a traditional neighborhood development pattern, with small lots, short blocks and streets in a grid pattern making this area very pedestrian friendly. Further removed from the center of town, the lots are larger and the housing is less dense with many large tracts of agricultural land scattered throughout. However, the design of some of the newer housing developments that have occurred in the past few years, away from the downtown area, alter the landscape and seem to detract from the rural, agricultural feeling. It’s important to balance the need for new housing and development with the preservation of open space and agricultural land that makes Summerdale unique.

Sidewalks – Sidewalks are not only an element of transportation, but also an important part of community design. Currently, there are sidewalks in the immediate downtown area, which have decorative lighting, but no street furniture or areas where people can gather. The neighborhoods surrounding downtown, which are easily within walking distance, do not have sidewalks.

Highway 59 Corridor – Highway 59 is a major north south route connecting I-10 with the beaches in the southern part of Baldwin County. Much of Summerdale’s retail businesses are located on this highway, as well as a significant amount of agricultural and undeveloped land. The large presence of utility poles, traffic signs, commercial signs and billboards, found on this type of corridor starts to create visual clutter because of the unplanned, disorganized arrangement. Too much visual clutter creates an unattractive and unappealing streetscape. Summerdale should consider a more thoughtful, planned placement of the necessary elements for a more pleasing environment.

Baldwin Beach Express Corridor – Like Highway 59, the Baldwin Beach Express is a major north south route that also connects I-10 with the southern part of Baldwin County. While this corridor is newer and less developed than Highway 59, the same type of development and visual clutter could occur over the next few decades unless measures are put in place to ensure a visually pleasing environment

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LAND USE AND DEVELOPMENT

The main purpose of a Master plan is to guide future growth and development. The Master plan, once adopted by the Town of Summerdale, will provide a basis for decision making by the Town Council and Planning Commission. One of the most important factors in the decision-making process, and in the future of any community, is the physical location and intensity of different land uses. Good land use planning also addresses the economic and social development of the community. This chapter identifies the existing land uses within the corporate limits of Summerdale, and sets forth a future land use plan and vision for development. The purpose of this chapter is to provide the town with a basis for establishing criteria for future land use management, standards, and regulations that protect the safety and quality of life of Summerdale’s citizens.

The future land use plan is conceptual in nature, rather than exact, and it is meant to serve as a general guide rather than a precise formula. The plan should also be fluid. As the town grows and changes in the coming years, amendments to this plan and map may be necessary to reflect new and changing conditions. Again, good land use planning includes emphasis on economic and social issues in a community, so it is important that the future land use plan supports the goals and recommendations outlined in Chapter 6 of this document, and that these goals and recommendations are in line with the future land use plan in this chapter. To effectively implement the Master plan, the Town Council, Planning Commission and Administrative Departments should all consult this document prior to making any planning, development, or budgetary decisions, approvals or actions.

LAND USE...

A description of how land is occupied or used

LAND USE PLAN...

A basic element of the Master plan containing proposals for the physical, economic, and social development of the community

Existing Land Use

The first step in creating a future land use plan is to look at the existing land uses in a community and observe any existing trends or patterns. In the summer of 2015, SARPC conducted a windshield survey to identify the current land use of every parcel located within

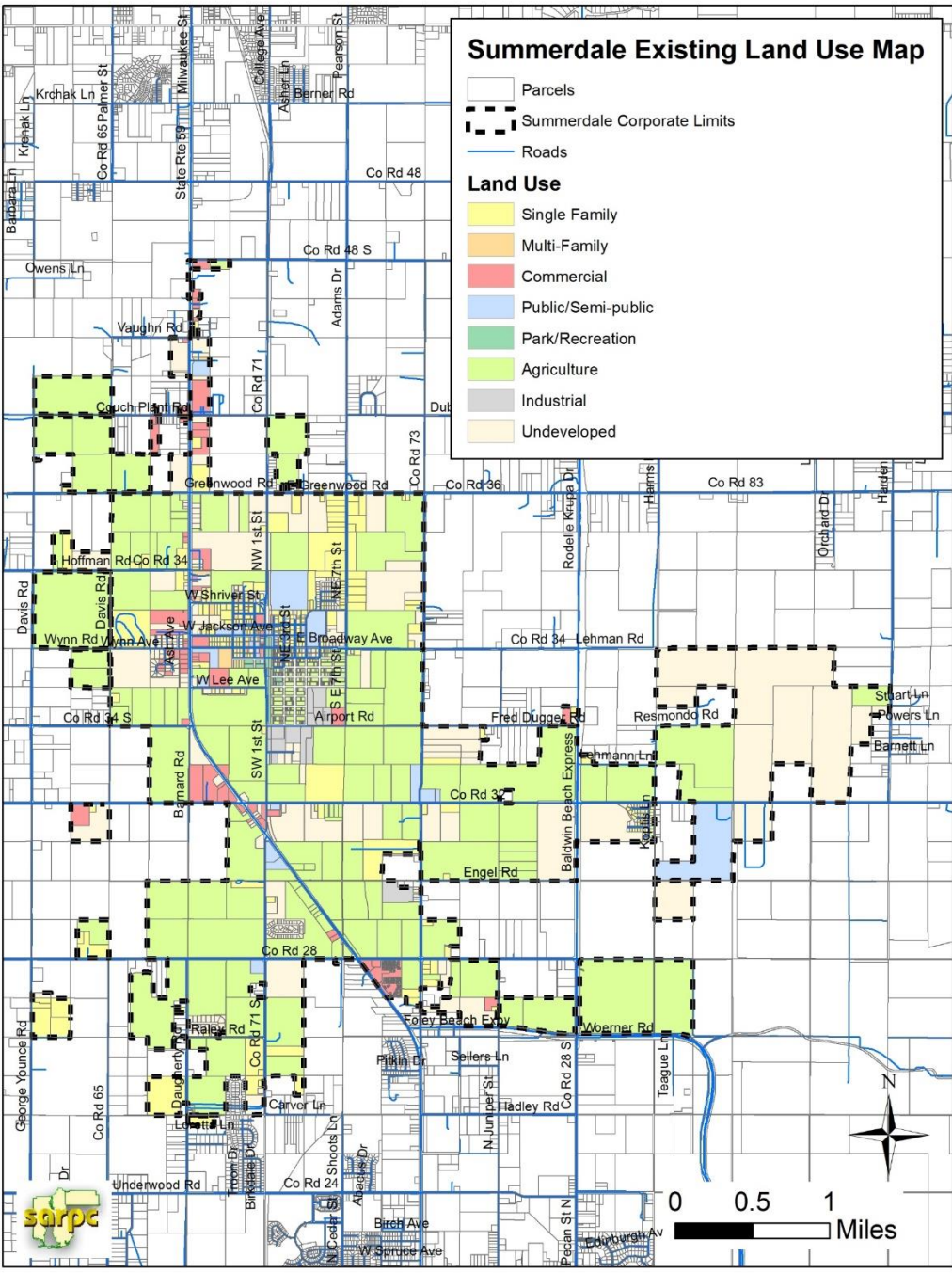
the corporate limits of Summerdale, which included approximately 1,423 parcels and 6,526 acres of land. Table 4-1 describes the land use categories used in the windshield survey and the total number of acres that make up that land use. The existing land use map (Figure 4-1) shows the current land use of each parcel located within the corporate limits of Summerdale. The results of the survey show that Summerdale is a very rural community with a significant amount of agricultural and undeveloped land. The undeveloped land is scattered throughout the community and is mostly found on very large parcels, providing a wide variety of future development options. Most of the commercial development is located along the Highway 59 corridor and most of the housing is located on small parcels in close proximity to downtown. Land used for parks and recreation is also convenient to downtown and nearby housing, as well as a majority of the public/semi-public parcels.

Table 4-1: Summerdale Existing Land Uses and Acreage

Land Use	Total Acres	Percent
Single Family Residential – detached single family residences and mobile homes	622	9.5
Multi-family Residential – residences with two or more units per parcel	17	<1
Commercial – all parcels, with or without buildings, where goods and services are distributed and/or personal services are provided.	173	2.7
Public and Semi-public – parcels occupied by educational and governmental facilities or land that is owned by federal, state, or local units of government, or parcels occupied by privately-owned facilities that are generally open to the public, such as lodges, churches and cemeteries	214	3.3
Parks and Recreation – parcels used for recreational purposes, such as parks, ball fields, and marinas	15	<1
Agriculture – parcels used primarily for agricultural purposes even though there may be structures such as houses, barns or equipment sheds which are incidental to the agricultural function	3,763	57.7
Industrial – all parcels, with or without buildings, where semi-finished or rough material is further processed, fabricated or manufactured, including warehousing and wholesaling establishments engaged in storage and non-retail sales	72	1.1
Undeveloped – parcels that have no structures and are not used for any other land use, including agriculture.	1,650	25.3
Total	6,526	100

Source: SARPC

Figure 4-1: Summerdale Existing Land Use



FUTURE LAND USE PLAN¹

The vision of Summerdale emphasizes the importance of protecting the rural and agricultural heritage of the town, but also maintaining a family friendly community. The corporate limits of Summerdale are fairly large, as compared to the existing population, which results in a somewhat low density overall. This is due to the existence of large tracts of land that are either used for agricultural purposes or undeveloped. However, the existing land use map shows that a majority of these large tracts of land are located on the outskirts of town. In contrast, the area in an around downtown is rather dense, with smaller parcels of land. Because of these circumstances, Summerdale is in a unique position to offer a variety of residential and economic opportunities to current and future residents. Rather than acquiring new land for annexation, especially because of Summerdale’s location between Loxley and Robertsedale, the town should encourage development of the abundant vacant land (both large and small tracts) already in the corporate limits. This land would be cheaper to develop because of proximity to utilities, and cheaper for the town to provide services such as fire and police.

Like many of the small towns in Baldwin County, Summerdale was located along a major north/south railroad line, and the town developed adjacent to it. The railroad line is no longer there today, but there are still many opportunities to take advantage of in the original town center. Unlike most of the towns in Baldwin County located along Highway 59, the center of Summerdale, or downtown, is situated a few blocks east of the major highway. Several municipal buildings, the schools, several parks, and a majority of the housing is also located east of Highway 59, which creates the perfect opportunity for a walkable, family friendly downtown. Summerdale is also unique in that there is a large central greenspace in the center of town, which is a perfect place for civic events and gatherings. There are several buildings that front this large open space, and plenty of opportunity for future development or redevelopment. Any future development or redevelopment of downtown should encourage mixed-use development and increased housing density.

The town of Summerdale contains some of the most productive agricultural land in Baldwin County and the residents of Summerdale cherish these rural expanses. However, as development pressures increase, these large tracts of relatively untouched land are at great risk of being lost. Since most of the housing density is located in and around downtown, the outlying areas should be



encouraged to remain rural. There is an intrinsic value in preserving a “sense of place” and through a variety of development guidelines, that goal can be achieved.

The future land use plan was created based on Summerdale’s vision statement which values the rural, small town, family friendly atmosphere. To accomplish this vision, the future land use plan calls for the town to be divided into six major areas, or districts, each with their own unique purpose. The



purpose of the downtown mixed-use district is to create a walkable community center, for commercial, civic, and residential purposes. The traditional neighborhood and suburban neighborhood districts serve as an expansion of downtown, still with a variety of uses, but less concentrated or dense as the distance from downtown increases. Walkability between all three of these districts is highly encouraged.

The purpose of the agricultural/conservation district is to preserve the unique rural charm of Summerdale by limiting commercial activity encouraging agricultural uses and low-density housing through the use of large residential lots or by conservation neighborhoods. The two highway corridors, Highway 59 and Baldwin Beach Express, are major north/south routes through town. County Road 28, 32, and 36 are east/west routes that connect Highway 59 to the Baldwin Beach Express and beyond Highway 59 and the Baldwin Beach Express are major arterials and designed to accommodate large volumes of traffic. Both of these



Conservation Neighborhood

corridors should be developed encouraging retail type commercial development. County Road 28, 32 and 36 should be developed using limited access criteria and providing opportunity for retail and commercial developments. Future development and/or redevelopment along these corridors should place strong emphasis on creating a cohesive appearance and a “sense of arrival.”

MIXED-USE DEVELOPMENT...

The development of a neighborhood, tract of land, building, or structure with a variety of complementary and integrated uses

Example: a building with retail on the first floor and residential on the upper floors

Figure 4-2: Summerdale Future Land Use

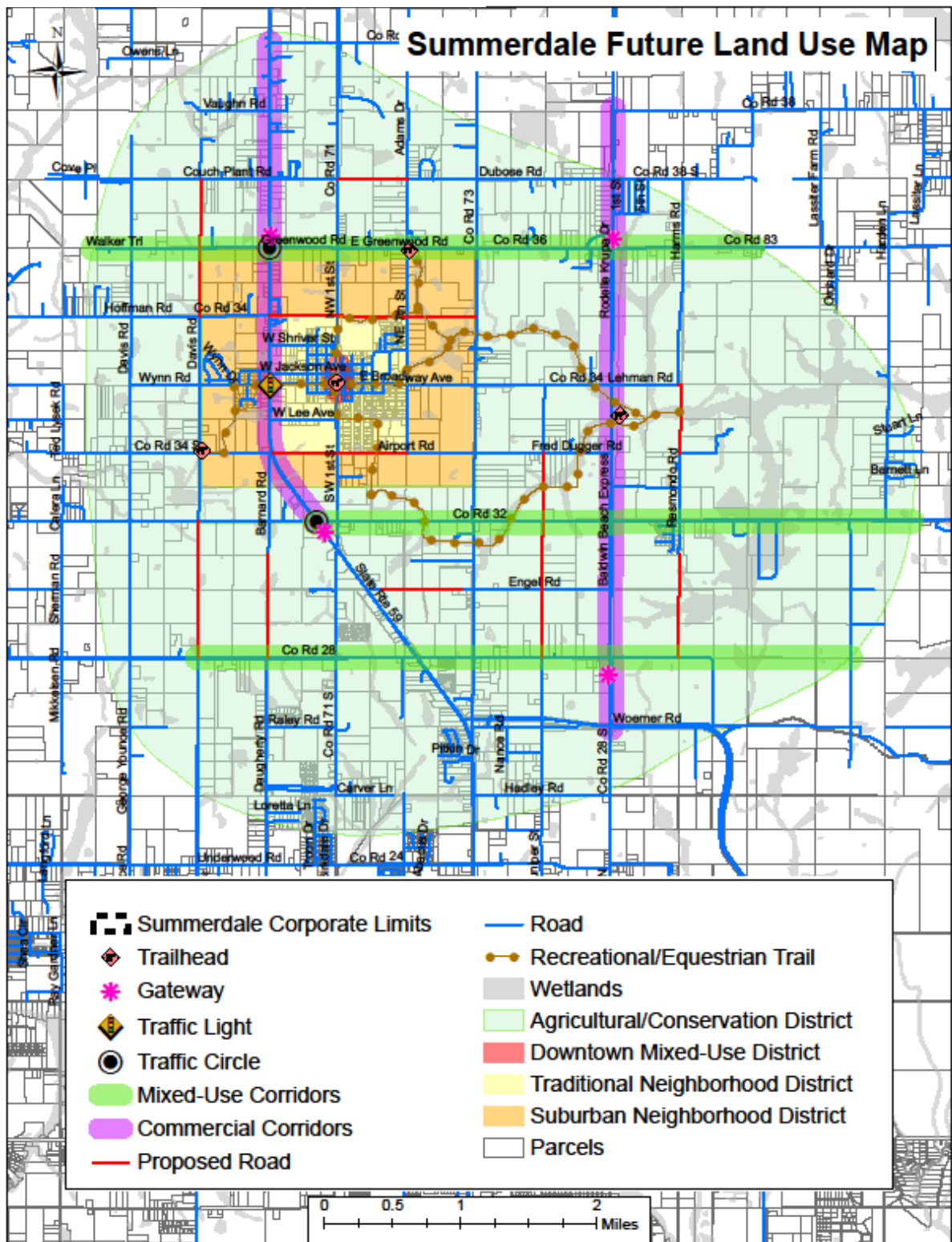
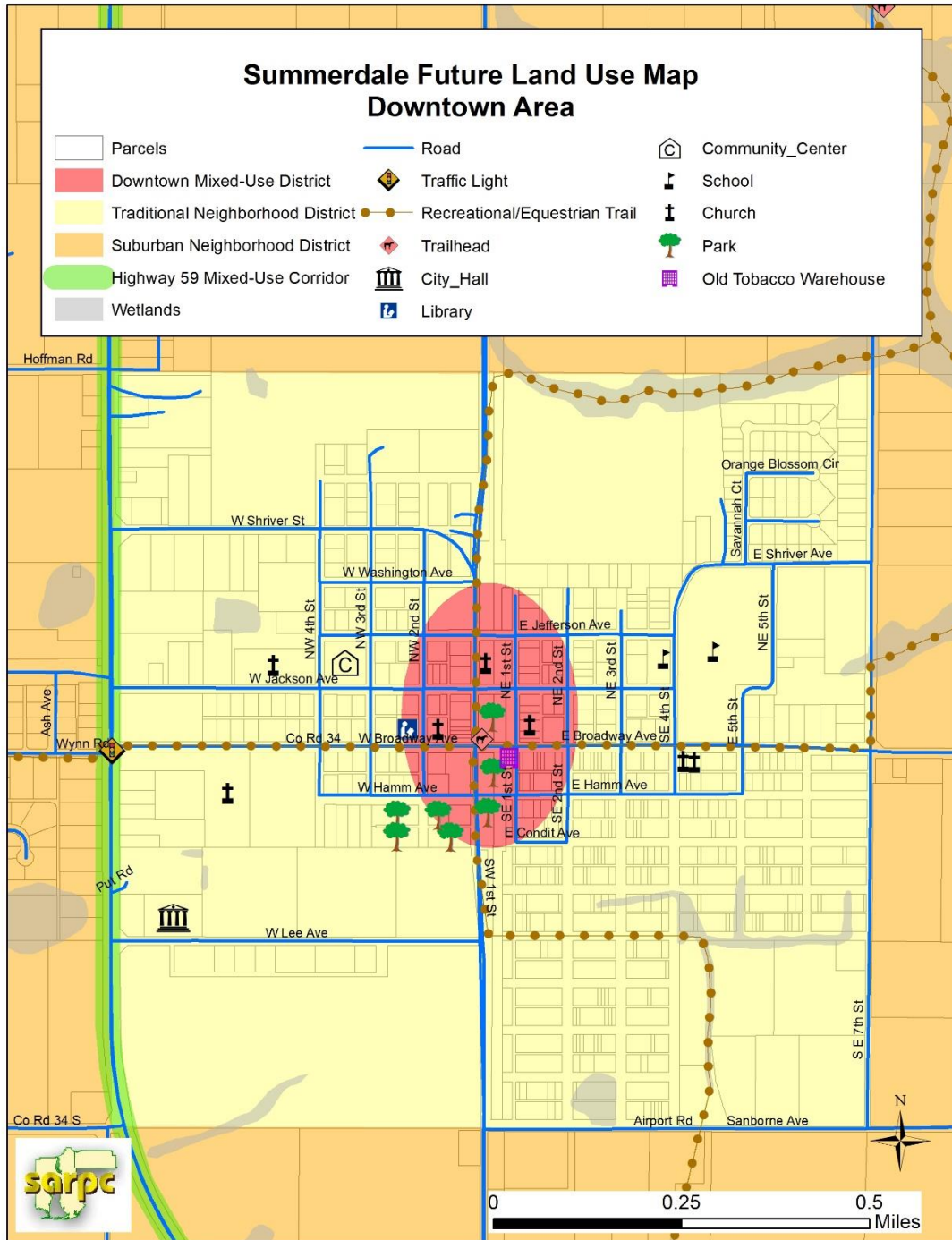


Figure 4-3: Summerdale Future Land Use – Downtown Area



Downtown Mixed-Use District ¹
The downtown mixed-use district encompasses the traditional downtown core of Summerdale, generally centered around the greenspace located at Broadway and 1 st Street. The purpose of this district is to preserve the existing downtown elements and encourage future development that creates a vibrant, walkable town center. The district will allow and encourage a range of uses, such as residential, commercial, and civic and will also encourage mixed-use development. A variety of housing options will be permitted, including apartments, townhomes, and condominiums, but at a higher density (16 units per acre) than in other areas of town. A variety of commercial uses will be encouraged, but limited to those uses that are smaller in nature and pedestrian friendly, such as specialty retail and personal service. Civic uses should be located in the downtown district. A residential density of not less than 16 units/acre is recommended.
Traditional Neighborhood District
The traditional neighborhood district encompasses the area immediately surrounding downtown. The purpose of this district is to create an area with slightly less housing density than downtown and limited commercial uses that primarily serve the immediate area. This district should also allow smaller lot infill development. Because of the close proximity to downtown, development in this area should emphasize walkability to other parts of town. A residential density of not less than 8 units/acre is recommended.
Suburban Neighborhood District
The suburban neighborhood district is similar to the traditional neighborhood district, with limited commercial uses, but larger residential lots. Walkability is still an important factor, but could be limited to larger collector streets only. A residential density of not less than 4 units/acre is recommended.
Agricultural/Conservation District
The purpose of the agricultural/conservation district is to protect the existing agricultural and undeveloped land located on the outer limits of Summerdale. Development in this area should be limited to agricultural or recreational uses. Any residential development should be designed in a way that conserves the rural character of the district. Protection of natural resources such as streams, flood plains and wetlands should also be strongly encouraged. A residential density of not less than 1 unit/acre, for traditional subdivisions, is recommended and conservation neighborhoods are encouraged. Other uses not providing retail sales and not suitable for location on Highway 59 .
Highway 59 and County Roads 28, 32 and 36 - Limited Commercial/Mixed-Use Corridor ¹
The purpose of the Highway 59 and County Road 32 corridors is to manage development along these major routes and create gateways into Summerdale. Land uses along these corridors should consist of larger commercial uses that are not compatible with downtown or central/outer core, but emphasis should be placed on access from Highway 59 and County Road 32, and appearance. Special attention should be given to creating “entrances” to the town and “sense of place” by adding cohesive streetscape features, signage, and tree lined streets and medians. Pedestrian friendly amenities such as sidewalks and crosswalks should also be encouraged to slow traffic and encourage walkability.
Baldwin Beach Express Commercial Corridor
Similar to the Highway 59 corridor, the purpose of this corridor is to manage development along this major north/south route and create a gateway into Summerdale. This roadway should have limited access and commercial development should be more regional in nature. A cohesive signage plan should be developed to direct visitors into Summerdale proper.

GOALS AND OBJECTIVES

The goals and recommendations in this chapter were formulated from input by the Summerdale Planning Commission, city employees and officials, and the public. The purpose of this chapter is to create a framework for future change that is easy to follow and feasible to implement over the next 20 years.

Housing

Goal: Provide quality housing in a variety of types and densities

- Update the zoning ordinance to allow for the types of housing and densities outlined in the plan
- Identify areas in need of rehabilitation/redevelopment

Goal: Preserve small town feeling and agriculture character

- Encourage infill development in the neighborhoods around downtown
- Update zoning ordinance to allow for residential uses downtown
- Update the subdivision regulations to allow for conservation subdivisions

Transportation

Goal: Improve appearance and functionality of Highway 59 corridor and Baldwin Beach Express Corridor

- Develop an access management plan for each roadway
- Develop a lighting and landscaping plan
- Update zoning ordinance to prohibit off-premise signs
- Explore funding options for traffic circles on Highway 59

Goal: Improve street conditions and expand street network

- Resurface deteriorating streets and pave dirt roads
- Add new roads to improve connections and accessibility between existing roads

Goal: Improve pedestrian access throughout the city and introduce alternative methods of transportation

- Expand current sidewalk system to residential areas surrounding downtown
- Amend subdivision regulations to require sidewalks for new development

- Utilize existing wetlands and railroad right-of-way for a recreational trail/sidewalk system
- Create bike/pedestrian connections between residential neighborhoods and other locations in the community
- Coordinate with the cities of Robertsdale and Foley to develop a regional sidewalk and trail system
- Provide transportation options for senior citizens and persons with disabilities

Goal: Improve gateway and way-finding throughout the town

- Install gateway signage at major entrances to Summerdale
- Install attractive directional signage to important destinations within the town



Community Facilities and Services

Goal: Provide appropriate community facilities and services that enhance the quality of life for all residents of Summerdale.

- Create a recreation center
- Establish a transportation program for elderly
- Complete library upgrades
- Provide water service expansions to serve the entire population
- Hire a weekend and/or part-time code enforcement officer

- Hire additional police personnel as needed
- Establish a street resurfacing and paving plan
- Develop other uses for underutilized ball fields
- Purchase or establish a long lease agreement for the old tobacco warehouse building in downtown for events to bring people downtown, such as: Co-Op; Farmers Market for agriculture equipment and livestock; antique flea market



Community Design

Goal: Improve the town's image while preserving the small town atmosphere and rural lifestyle.

- Incorporate traditional neighborhood design standards into the zoning ordinance and subdivision regulations
- Incorporate conservation neighborhoods into the subdivision regulations
- Improve the appearance of the community
- Create and adopt a tree protection ordinance
- Add/update landscaping requirements in the zoning ordinance and subdivision regulations
- Amend Subdivision Regulations to require heritage trees on all new lots

Land Use

Goal: Develop sound land use policies that preserve the small town atmosphere and rural lifestyle to ensure that Summerdale remains an attractive rural residential community.

- Amend the zoning ordinance to implement the districts included in this plan
- Amend the subdivision regulations to implement the districts included in this plan

Goal: Preserve and protect agricultural land

- Explore the feasibility of establishing a regional land trust to assist in the purchase of agricultural land or acquisition of conservation easements
- Amend the zoning ordinance and subdivision regulations to include conservation neighborhoods

Goal: Preserve and enhance Summerdale's downtown area

- Update the zoning ordinance to allow development of residential and mixed uses within downtown
- Preserve and rehabilitate the old tobacco warehouse for civic and cultural events
- Create a unified streetscape plan for downtown

Recreation

Goal: Provide a variety of recreational opportunities for residents of Summerdale

- Seek funding for construction of equestrian/recreational trails and trailheads
- Seek funding for a recreational center
- Introduce and market new events that will attract locals and visitors
- Utilize existing ball fields and facilities for additional recreational opportunities

People and Economy

Goal: Promote and enhance opportunities for businesses that are complementary to Summerdale

- Support existing businesses
- Work with the local Chamber of Commerce to recruit new business opportunities

PLAN IMPLEMENTATION

The following schedule outlines the objectives listed in the previous chapter and assigns each objective a suggested time frame for implementation. Many of the goals are also on-going, meaning there is no specific time frame and should be implemented throughout the life of this plan. In order to utilize this plan and achieve the goals and objectives found within, it is also important to remember the following.

- Use the plan by referring to it often, especially when making zoning and subdivision decisions, and when budgeting for capital improvement projects
- When applying for grants, refer to the plan for project ideas
- Conduct a yearly review to evaluate progress and document accomplishments
- Make the plan available to all city departments, city council, and the public
- Amend the plan, as necessary, to ensure the plan stays relevant
- Conduct review of the plan when new Census information is available

Table 6-1: Summerdale Master Plan Implementation Schedule

	0-5 Years	5-10 Years	10-20 Years	On- Going
<i>Housing</i>				
Update the zoning ordinance to allow for the types of housing and densities outlined in the plan	X			
Identify areas in need of rehabilitation/redevelopment				X
Encourage infill development in the neighborhoods around downtown				X
Update zoning ordinance to allow for residential uses downtown	X			
Update the subdivision regulations to allow for conservation subdivisions	X			
<i>Transportation</i>				
Develop an access management plan for each roadway	X			
Develop a lighting and landscaping plan	X			
Update zoning ordinance to prohibit off-premise signs	X			
Explore funding options for traffic circles on Highway 59	X			
Resurface deteriorating streets and pave dirt roads				X
Add new roads to improve connections and accessibility between existing roads		X	X	
Expand current sidewalk system to residential areas surrounding downtown		X		

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	0-5 Years	5-10 Years	10-20 Years	On- Going
<i>Transportation (continued)</i>				
Amend subdivision regulations to require sidewalks for new development	X			
Utilize existing wetlands and railroad right-of-way for a recreational trail/sidewalk system		X		
Create bike/pedestrian connections between residential neighborhoods and other locations in the community		X		
Coordinate with the cities of Robertsdale and Foley to develop a regional sidewalk and trail system		X	X	
Provide transportation options for senior citizens and persons with disabilities		X		
Install gateway signage at major entrances to Summerdale	X			
Install attractive directional signage to important destinations within the town	X			
<i>Community Facilities and Services</i>				
Create a recreation center		X		
Establish a transportation program for the elderly		X		
Complete library upgrades		X		
Provide water service expansions to serve the entire population			X	X
Hire a weekend and/or part-time code enforcement officer	X			
Hire additional police personnel as needed	X			
Establish a street resurfacing and paving plan	X			
Develop other uses for underutilized ball fields	X			
Purchase or establish a long lease agreement for the old tobacco warehouse building in downtown for events to bring people downtown, such as: Co-Op; Farmers Market for agriculture equipment and livestock; antique flea market		X		
<i>Community Design</i>				
Incorporate traditional neighborhood design standards into the zoning ordinance and subdivision regulations	X			
Incorporate conservation neighborhoods into the zoning ordinance and subdivision regulations	X			
Improve the appearance of the community				X
Create and adopt a tree protection ordinance	X			
Add/update landscaping requirements in the zoning ordinance	X			
Amend Subdivision Regulations to require heritage trees on all new lots	X			
<i>Land Use</i>				
Amend the zoning ordinance to implement the districts included in this plan	X			
Amend the subdivision regulations to support the districts included in this plan	X			

	0-5 Years	5-10 Years	10-20 Years	On- Going
<i>Land Use (continued)</i>				
Explore the feasibility of establishing a regional land trust to assist in the purchase of agricultural land or acquisition of conservation easements	X	X		
Update the zoning ordinance to allow development of residential and mixed uses within downtown	X			
Amend zoning ordinance and subdivision regulations to include conservation neighborhoods	X			
Preserve and rehabilitate the old tobacco warehouse for civic and cultural events		X		
Create a unified streetscape plan for downtown	X			
<i>Recreation</i>				
Seek funding for construction/recreational trails and trailheads		X		
Seek funding for a recreational center		X		
Introduce and market new events that will attract locals and visitors				X
Utilize existing ball fields and facilities for additional recreational opportunities				X
<i>People and Economy</i>				
Support existing businesses				X
Work with the local Chamber of Commerce to recruit new business opportunities				X

Amendments

1. November 21, 2019