

ORDINANCE NO. 2021-27

AN ORDINANCE TO AMEND THE STEELWOOD PUD TO ALLOW SINGLE FAMILY, DUPLEX, AND CONDOMINIUM RESIDENTIAL USES IN THE SUBDIVISION "THE BLUFF RESUBDIVISION" PORTION OF THE PUD

The Town Council of the Town of Loxley, Alabama, finds as follows:

WHEREAS, the Town Council and the Planning Commission has been reviewing proposed amendments to the Steelwood PUD.

WHEREAS, the Planning Commission for the Town of Loxley conducted a public hearing on July 29, 2021, and thereafter made a favorable recommendation to the Town Council to revise uses allowed in The Bluff Resubdivision portion of the Steelwood PUD.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Loxley, Alabama, as follows:

SECTION 1. That the Steelwood PUD Master Plan be amended to allow single family, duplex, and condominium residential uses in "The Bluff Resubdivision" portion of the PUD.

SECTION 2. That other Articles and Sections of said Steelwood PUD shall remain in full force as originally adopted or subsequently duly amended.

SECTION 3. That this Ordinance shall become effective following the posting as required by law.

ADOPTED this 13th day of September, 2021.



Richard Teal
Mayor


ATTEST:



Melissa Lawrence
Town Clerk/Treasurer

CERTIFICATION OF POSTING

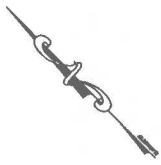
I, Melissa Lawrence, Town Clerk/Treasurer of the Town of Loxley, Alabama hereby certify that the above noted ordinance was published by posting copies thereof in the Loxley Post Office, Loxley Public Library, Loxley Police Station and Loxley Town Hall beginning September 16, 2021 and took effect five (5) days thereafter.



Melissa Lawrence
Town Clerk/Treasurer

Steelwood

"A PLANNED RESIDENTIAL DEVELOPMENT"



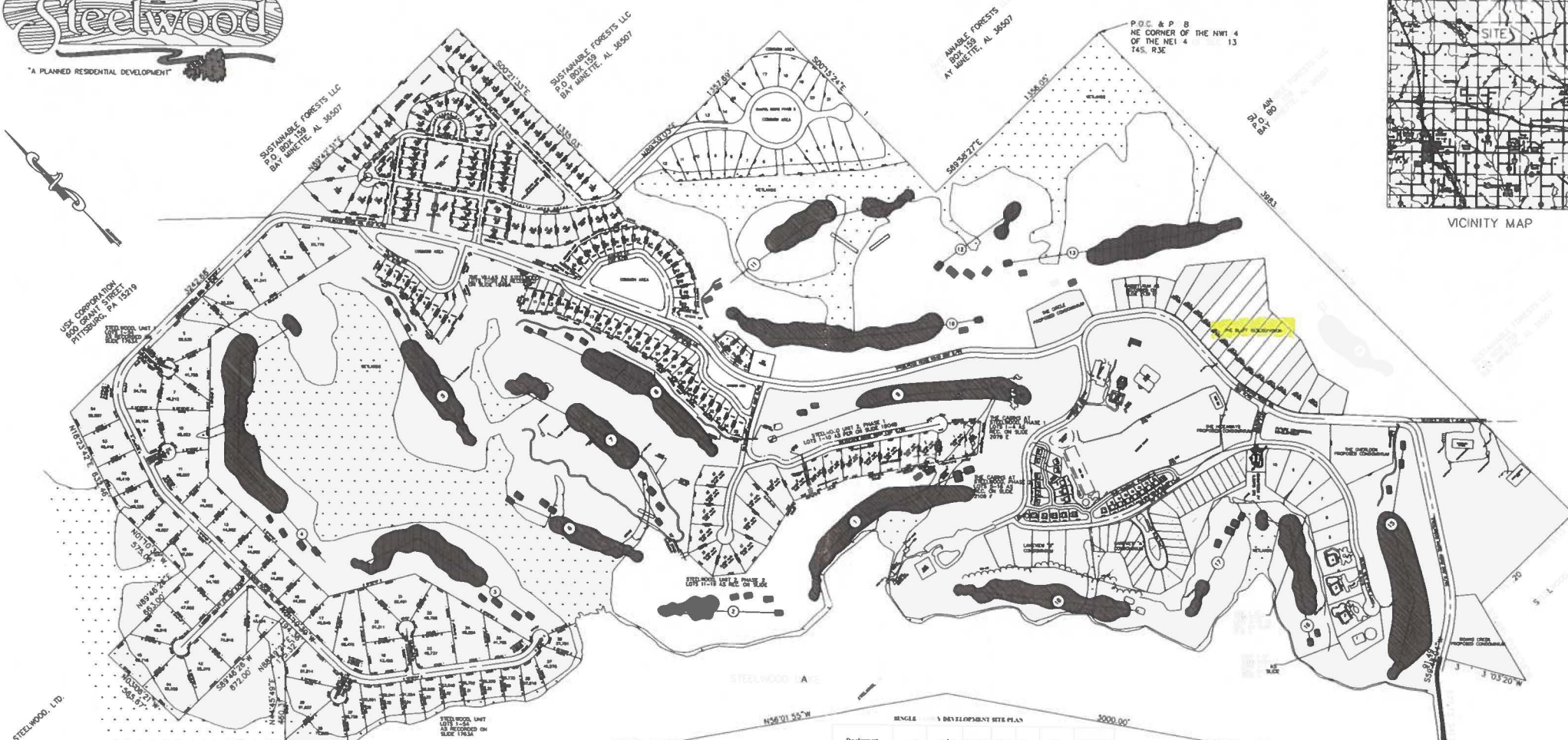
USA CORPORATION
500 GRANT STREET
PITTSBURGH, PA 15219

STEELWOOD, LTD.

SUSTAINABLE FORESTS LLC
P.O. BOX 559
DAY MINNIE, AL 36507

SUSTAINABLE FORESTS LLC
P.O. BOX 559
DAY MINNIE, AL 36507

AVARIE FORESTS
AT MOBILE, AL 36607



VICINITY MAP

| NO. | DATE | APPROVED | REVISIONS |
|-----|---------|----------|---------------------------------------------------------------------------------------------------------------------|
| 1 | 5/22/06 | | ISSUED FOR SUBMITTAL TO BROWNSVILLE AND 14 LOT SUBDIVISION AND ALUMINUM MULTIFAMILY, SINGLE FAMILY, AND DUPLEX USES |

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CONSULTING ENGINEERS-FOLEY, ALA.

| REVISION | DATE | BY |
|----------|------|----|
| REVISION | | |

Volkert & Associates, Inc.
Engineers • Surveyors • Planners

PROJECT NAME: STEELWOOD
A PLANNED UNIT DEVELOPMENT
SHEET DESCRIPTION: MASTER PLAN
CLIENT: STEELWOOD, LTD.

PROJECT NO. 211202.50
NO. 1
OF 9 SHEETS

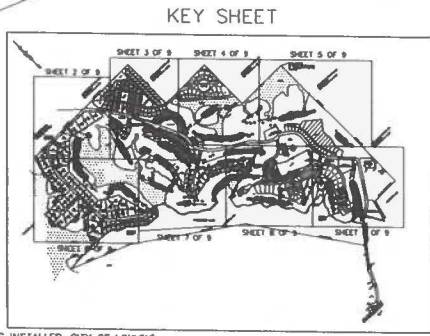
SITE DATA:
1. TOTAL ACREAGE IS 638.11
2. TOTAL NUMBER OF LOTS/UNITS IS 465
3. DENSITY IS 0.73 UNITS PER ACRE.

NAME & ADDRESS OF OWNER/DEVELOPER:
STEELWOOD, LTD.
P.O. BOX 469
LOXLEY, AL 36551

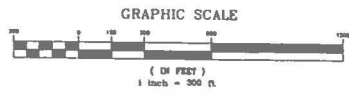
UTILITY COMPANIES:
ELECTRIC - BALDWIN EMC
TELEPHONE - GULFTEL COMMUNICATIONS
SEWER - STEELWOOD, LTD
WATER - ON-SITE WELLS (WATER LINE BEING INSTALLED - CITY OF LOXLEY)

FLOOD STATEMENT
The property shown hereon is in Zone "X" & "1" as scaled from the map by the Federal Emergency Management Agency, Federal Insurance Administration Community-Panel Number 01003C0450 K, for Baldwin County, Alabama per revised map dated June 17, 2002.

FLOOD ZONE NOTE
Zone "A" is Steelwood Lake and approximately 50'-100' inland from the edge of the lake. All other property is in Zone "X".



KEY SHEET



GRAPHIC SCALE

SINGLE DEVELOPMENT SITE PLAN

| Development | Lot # | Area (sq. ft.) | Front | Rear | Side | Development |
|--------------------|-------|----------------|-------|------|------|-------------|
| Lot 2, Phase 1 | 780 | 20,366 | | | | |
| Lot 2, Phase 2 | 200 | 21,633 | | | | |
| The Columns, Phase | 4 | 4,800 | | | | |
| The Plaza | 6 | 4,800 | | | | |
| The Plaza, Phase | 6 | 4,800 | | | | |
| Phase | 54 | 8 | | | | unimproved |
| Phase | 28 | 8 | | | | unimproved |
| Phase | 1 | 8 | | | | unimproved |

| Development | Lot # | Area (sq. ft.) | Front | Rear | Side | Development |
|-------------|-------|----------------|-------|------|------|-------------|
| The Plaza | 2 | 14,074 | 20' | 20' | 10' | Unimproved |
| Lot 1 | 1 | 17,204 | 20' | 20' | 10' | Unimproved |
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LEGAL DESCRIPTION
COMMENCE AT THE NORTHEAST QUARTER OF THE NORTHEAST QUAR QUARTER RANGE 3 EAST, BALDWIN BEGINS; RUN THENCE SOUTH EAST FOR 385.31 FEET; RUN THENCE 15 DEGREES WEST FOR 87.95 FEET; 51 MINUTES 18 SECONDS WEST FOR 31 DEGREES 02 MINUTES 20 SECONDS THENCE SOUTH 58 DEGREES 48 MINUTE FEET; RUN THENCE SOUTH 41 DEGREE FOR 877.73 FEET; RUN THENCE NORTH SECONDS WEST FOR 3,000.00 FEET; 01 MINUTES 56 SECONDS WEST; NORTH 88 DEGREES 10 MINUTES TO THE NORTH MARGIN OF STEEL THENCE IN A NORTHEASTLY DIRECTION THE NORTH MARGIN OF SAID STEEL CORNER OF LOT 38 OF STEELWOOD TRAIL, PROBATE RECORDS BALDWIN BEING NORTH 89 DEGREES 12 MINUTE FEET FROM SAID POINT "A"; RUN MINUTES 18 SECONDS WEST FOR DEGREES 45 MINUTES 48 SECONDS THENCE NORTH 89 DEGREES 49 MINUTE FEET; RUN THENCE NORTH 10 DE WEST FOR 194.36 FEET; RUN THENCE 20 SECONDS WEST FOR 872.00 FEET; 08 MINUTES 21 SECONDS WEST FOR 89 DEGREES 48 MINUTES 28 SECONDS THENCE NORTH 01 DEGREES 10 MINUTE 57.00 FEET; RUN THENCE NORTH SECONDS EAST FOR 832.48 FEET MINUTES 31 SECONDS EAST FOR DEGREES 21 MINUTES 33 SECONDS THENCE NORTH 89 DEGREES 56 MINUTE 33.87 FEET; RUN THENCE SOUTH SECONDS EAST FOR 1,329.27 FEET; 59 MINUTES 1 SECONDS EAST; CORNER OF THE NORTHWEST QUAR OF BE TOWN 13 TOWNSHIP 4 SOUTH, BEGINNING