

Roans Creek North

PLANNED UNIT DEVELOPMENT and MASTER PLAN

TOWN OF LOXLEY, ALABAMA

Prepared for:

59 North, LLC



Submitted to:

The Town of Loxley Planning Commission

And

The Town of Loxley Town Council

April 30, 2024

SECTION 1

PROJECT NARRATIVE

A. THE PROPERTY

Roans Creek North Property is located entirely within the Town of Loxley, Alabama and consists of approximately 192.45 acres, plus or minus. The property has approximately 2126 feet of frontage on State Highway 59 and enjoys easy access to Interstate 10 to the south as well as U.S. Highway 31 to the north. The land surrounding Roans Creek North Property is generally undeveloped, with the exception of the Technical School site, a race track, borrow pits some sporadic commercial and industrial development, and the future development of the Stonebridge residential area, all located to the south and west. The site has elevations ranging from approximately 215' MSL in the higher areas to approximately 148' MSL in the low lying areas. The property is cut in two by Roans Creeks. The FEMA flood zones on the property include a small portion of Zone A near the southern low lying areas (areas of 100 year flood), with the majority of the property lying in Zone X which are areas outside the 100-year flood.

B. PLANNED UNIT DEVELOPMENT DISTRICT PROCESS

The Planned Unit Development District (PUD) was adopted by the Town of Loxley Town Council to permit and encourage the effective, efficient, and economical development of large tracts of land in the Town of Loxley. The intent of the PUD is to protect the rights and entitlements specified in the PUD from the effects of subsequent local legislation. It is also intended to protect the property from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PUD or in any way hinder, restrict, or prevent the development of the project. The PUD will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public health, safety, and general welfare of the citizens of Loxley. The PUD was entered into between the property Owner and the Town of Loxley Town Council for the purpose of providing assurances to the Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan. It is also intended to provide important protection to the natural environment, long term financial stability and a viable tax base to the Town of Loxley. As the agreement will be tied to the property, such agreements shall be transferable to any subsequent purchaser of the Property. The Developer may submit Incremental Development Plans detailing construction phases within each development tract illustrated on the Master Plan (Exhibit C). In order to facilitate minor deviations to Roans Creek North Property PUD, the Community Development Director may authorize such deviations upon finding that all of the following conditions are met:

- a) Permitted uses may occur throughout the PUD so long as it does not exceed the permissible entitlements specified in Table 2 below;
- b) The change does not reduce the number of required parking spaces by more than two percent (2%);
- c) The change will not result in the elimination of a permissible use from the PUD;
- d) The change does not involve the addition of real property to the PUD;
- e) The change does not increase the structure height; and

- f) The change does not decrease any required setback by more than ten percent (10%).

C. MASTER PLAN

The Master Plan (Exhibit C) divides the Property into different development tracts, each of which may be further divided into development parcels or relatively small clusters of development.

It is anticipated that the Property will be developed over a period of five (5) to ten (10) years or more, in accordance with the Master Plan. The Master Plan sets forth the general scope of the development including number of units, approximate square footages for commercial and multi-family, approximate location of proposed land uses, open space and other issues.

Based on the permissible development rights for Roans Creek North Property PUD, an overall land use summary is provided below in Table 2. The units and square footage identified in Table 2 may be allocated throughout the PUD, based on the allowable uses, development standards, and maximum densities prescribed herein. Each Incremental Development Plan submittal will identify specific densities, units or square footage, and type of land use as permitted in the overall land use table and the respective development standards. Whenever a particular Development Tract, or portion thereof, is subdivided, the requisite public notification shall be based upon the boundary of the area identified on the Incremental Development Plan, and not the entire Roans Creek North Property PUD.

Use	Acreage	Units/SF
Residential Single Family	139.87	301 Units
Residential Multi-Family	39.48	450 Units
Commercial	13.1	220,000 SF

TABLE 2

The goal of the development remains to produce a high quality, mixed use development. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PUD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.

Roans Creek North Property Master Plan (Exhibit C), prepared by the Owner, shows a general roadway layout providing access to a single family residential community with another main access roadway providing access to the commercial and multi-family uses. These access points have been generally vetted with the ALDOT staff, but no formal permits will be submitted or issued until detailed construction plans are submitted to ALDOT by the Developer.

The Master Plan seeks to maintain open space requirements set forth in the Town of Loxley Planned Unit Development District. The open space and amenities will be owned and maintained by the developer, homeowner's association, or other legally designated entity.

D. ENVIRONMENTAL PROTECTION

Environmental protection is a priority for the Owner. As part of the development process, Roans Creek North Property PUD developers will implement the stormwater management requirements of the Town of Loxley as modified herein and the State of Alabama.

Roans Creek North Property PUD developers will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site.

The plan will address predevelopment conditions and post development stormwater management facilities for flood control and sediment reduction.

Freshwater wetlands on the property are typical of this area of Alabama. A complete wetlands delineation of the property has been performed. Only those areas submitted for individual approvals by the US Army Corps of Engineers for crossings, detention areas, or enhancement will be affected by the development. A 30-foot buffer is otherwise maintained from all wetland areas.

E. CULTURAL AND HISTORICAL RESOURCES

There has been no cultural and historical research performed on this property. Should a U.S. Army Corps of Engineers wetlands permit be required for any of the tracts of land, cultural resource issues, if any, will be addressed with the State Historic Preservation Offices once a report is complete. No requirements in connection with historical or cultural resources pertaining to the property, other than those required by the State of Alabama in accordance with the applicable law, shall be imposed on the property.

G. UTILITY SERVICE

All water, sewer, electric, and telephone will be installed underground in accordance with the policies of the respective utility providers and the Town of Loxley. Street lighting will be provided throughout Roans Creek North Property PUD based on service agreements with the appropriate utility provider. Some exterior lighting within the PUD may be financed, designed, constructed, and/or maintained by one or more property owner associations or other perpetual maintenance entity. The Utility Providers are outlined below:

Utility	Provider
Water	Town of Loxley
Sewer	Baldwin County Sewer Service
Power	Baldwin EMC
Telecom	Brightspeed

H. ROADWAYS AND TRAFFIC

Roans Creek North Property PUD is contiguous to State Highway 59. Establishing safe and reasonable ingress and egress for the property is a priority for both the Owner and the Town of Loxley.

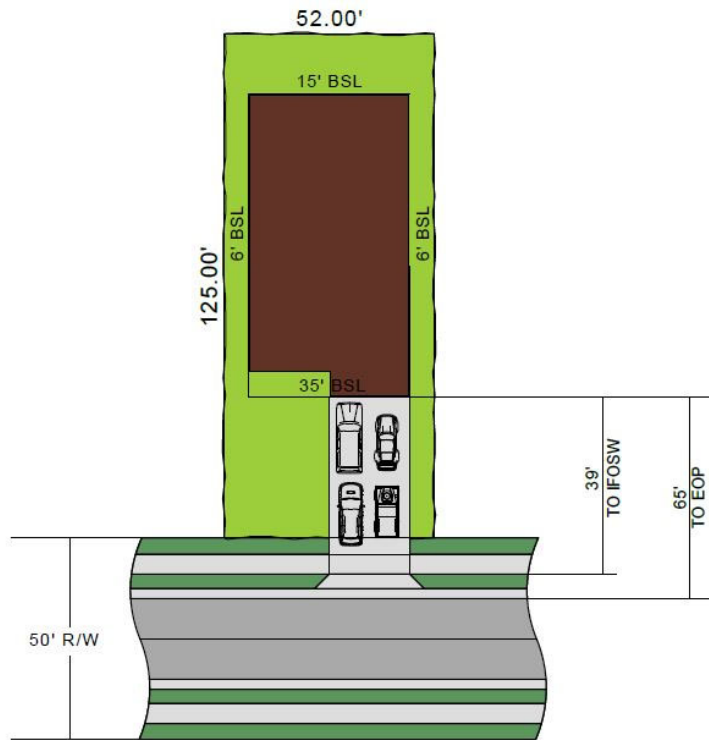
Ingress and egress for the property will be provided by two main entrance locations as limited by the available sight distances and existing median openings along Highway 59. Previous correspondence with ALDOT officials have been positive and the access points shown on the Masterplan have been given informal consent. Formal approval from Alabama Department of Transportation will be obtained with the completed construction plans and permitting documents in conjunction with the Preliminary Plat and/or Site Plans to be submitted to the Town of Loxley. The roadways within the community will be constructed and paid for by the developer and will be dedicated to the Town of Loxley upon final inspection and acceptance of same. Private Roadways will be utilized within the Multi-Family and Commercial areas but will be constructed to the same standards. Roadway build-ups, widths, and other design requirements of the Town of Loxley will be adhered to.

Sidewalks

Sidewalk construction will be in accordance with the requirements of the Town of Loxley, including location, widths, and slopes

Minimum Parking Required

Residential	4.0 spaces per dwelling unit
Commercial	4.0 spaces per 1,000 s.f. gross leasable area (GLA)
Office	3.0 spaces per 1,000 s.f. GLA
Restaurant	1 space for each four (4) seats
Hotel	1.0 space per room



Typical Single Family Lots

Parking Space Dimension

All standard parking spaces (all those except handicap accessible and compact spaces) shall be a minimum of nine feet (9') in width with a stall depth of nineteen (19'). Aisle width shall be a minimum of twenty-six feet (26').

On-street Parking

On-street parking may be used to satisfy minimum parking requirements. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including, but not limited to, parallel and angle parking. In no event shall on-street parking prevent the placement of a fire lane to allow access to at least one side of the building. On-street parallel parking spaces should be a minimum of nine feet (9') in width with a depth of twenty-four feet (24'). On-street parking may be parallel, forty-five degree (45°) angle, or sixty degree (60°) angle.

K. STORMWATER MANAGEMENT

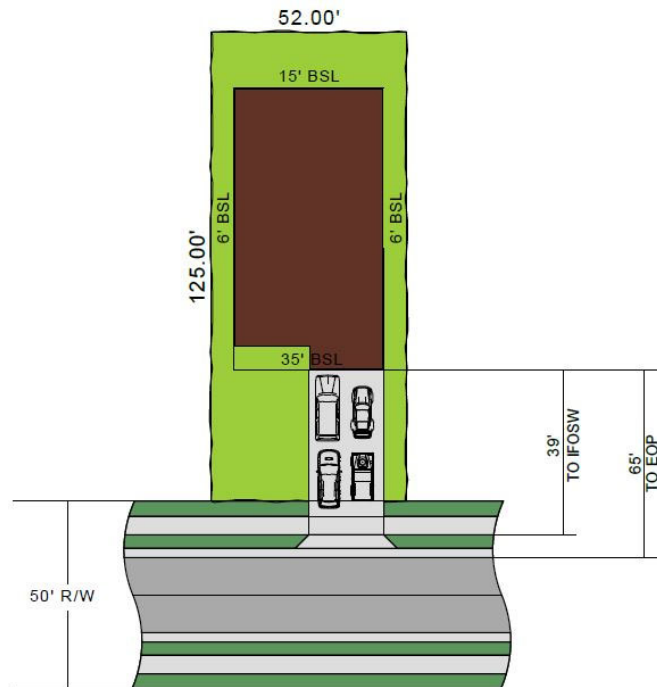
Roans Creek North Property PUD shall conform to all of the Stormwater Management Provisions of the Town of Loxley Subdivision Regulations. Sufficient stormwater best management practices will be employed in the development of the PUD to ensure runoff leaving the site does not degrade water quality within the receiving water bodies.

L. DEVELOPMENT STANDARDS

Site development within Roans Creek North Property PUD will be controlled by the development standards set forth in this document, the Town of Loxley Zoning Ordinance, and the Town of Loxley Subdivision Regulations. The Zoning Ordinance and Development Standards pursuant to the Town of Loxley Law at the time of application as supplemented or modified herein, will apply to future development of the property. In the event of a conflict the hierarchy of documents is the Planned Unit Development District text, the Master Plan, the Town of Loxley Zoning Ordinance and the Town of Loxley Subdivision Regulations.

Typical Lots

Single Family Lots shall have the following minimums:



Typical Single Family Lots

- [1] An accessory structure shall not be located closer than 5' from the rear property line and cannot be located within a front yard setback. The side yard setback required for a principal use shall also apply to an accessory structure.
- [2] For corner lots, the side yard setback adjacent to the street shall not be less than 15'.
- [3] At least two acres of land area required for multi-family residential. At least 20' shall be provided between groups of buildings.
- [4] Where multi-family residential is a condominium or townhouse, and ownership is only the building footprint, and access is provided through an access easement, the setback shall be 30' as measured from the access easement to the face of the building.
- [5] Building height is defined as the vertical distance from the lowest point of the established grade surrounding the perimeter of the building to the highest point of the roof or parapet. Height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten feet (10') in height), or to chimneys, antennas, church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided, however, that such warts shall not exceed more than five feet (5') above the roof; or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

SECTION 2

GENERAL DEVELOPMENT PLAN DESIGNATION AND DEFINITIONS

A. INTRODUCTION

Roans Creek North Property PUD has a total acreage of approximately 192.45 acres as indicated on the Master Plan for Roans Creek North Property PUD (Exhibit C) prepared by the Owner.

The Conceptual Master Plan consists of the following land use areas:

- a. Residential
- b. Commercial
- c. Multi-Family
- d. Open Space

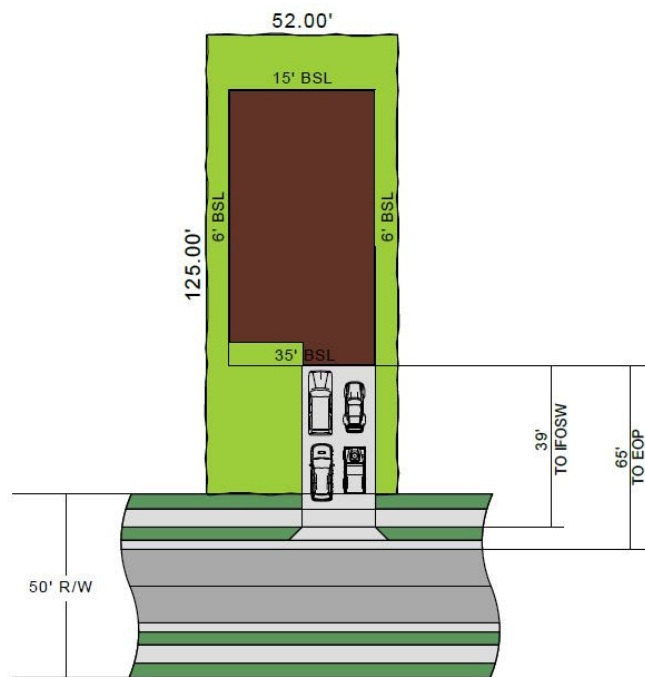
The land use areas indicated on Exhibit C are not intended to be rigid exact boundary lines for future improvements. The Master Plan for Roans Creek North Property PUD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time the Incremental Development Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of the PUD between the Owner and the Town of Loxley, Alabama, will be adhered to.

ALLOWED LAND USES, DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

The following land uses shall be permitted in Roans Creek North Property PUD. The purpose of this portion of the PUD document is to state which land uses shall be allowed within Roans Creek North Property PUD, however, allowing these uses does not obligate the developer to provide the uses or facilities stated herein. In the absence of a term definition in this PUD Document, the definitions of the Town of Loxley Zoning Ordinance and the Town of Loxley Subdivision Regulations shall apply in the interpretation of the Master Plan. The locations of specific land uses are not described on the Master Plan because this is a mixed use development. However, the definitions below shall generally describe the allowed uses within Roans Creek North Property PUD.

2. Single-Family Residential

This designation allows for the development of detached single-family residential units up to a maximum of 4 units per acre. Single family residential consists of detached residential including both short and long-term rentals. Product mix may include full size lots, patio home sites and cottages. Product is limited to a maximum 35' in height, not including architectural elements such as cupolas, towers, spires and building capitals. Lot sizes are as listed below:



Typical Single Family Lots

Ownership shall be fee simple

The following single family residential uses are specifically prohibited:

- a. Mobile homes

2. Commercial

The commercial district allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve Roans Creek North Property PUD and surrounding area.

Permitted Uses:

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health facilities/office buildings and/or offices for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.

Mix of various uses permitted under this PUD

- a. Assembly and Worship
- b. Colleges and Professional Schools
- c. Schools, Neighborhood (Elementary and Middle School)
- d. Schools (Community High School)
- e. Daycare, Commercial
- f. Utilities
- g. Public Services
- h. Government Office
- i. Institutional/Civic
- j. Commercial Lodging {Hotel and Motel}
- k. Commercial Retail
- l. Office
- m. Restaurant (including outdoor seating)
- n. Service Businesses
- o. Dry Cleaning and Laundry Services
- p. Parking Garages
- q. Gas/Convenience Stores
- r. Commercial Amusement (Indoor)
- s. Christmas Tree Sales
- t. Roadside Stands (in designated areas only)

- u. Commercial Outdoor Sales (related to existing retail)
- v. Public Interest and special events (permitted, located and scheduled
- w. ahead of time)
- x. Nightclub and entertainment
- y. Movie Theaters
- z. Grocery
- aa. Office/Warehouse
- bb. Hotel/Inn
- cc. Sidewalk displays are permitted directly in front of the establishment if at least 5 feet of sidewalk is maintained for adequate and uncluttered pedestrian access

Prohibited Uses:

The following commercial uses are specifically prohibited:

- a. Junkyards or auto salvage yards.
- b. Video poker parlor
- c. Sexually-oriented businesses
- d. Other prohibited uses referenced under section 7.3.1(C) of the Town of Loxley Zoning Regulations
- e. Exploration or extraction of oil and gas minerals

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

3. Multi-Family Residential

This designation includes multi-family residential units, up to a maximum of 12 dwelling units per net acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 DU/AC, and multi-story projects are limited to 12 DU/AC. Maximum number of stories shall be three (3) with a maximum height of 40 feet.

Multifamily residential consists of attached or detached residential including both short term and long term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

4. Open Space

Total open space for Roans Creek North Property PUD shall be as indicated on the Master Plan. Additional open space shall be required to obtain the overall minimum 20% open space required by the PUD. Permitted uses include:

- a. Landscaped areas.
- b. Lagoons, detention/retention ponds, impoundments and lakes. These areas should be wet ponds suitable for recreation in order to count towards open space requirements.
- c. Wetlands and wetland corridors.
- d. Wetland buffers of any type.
- e. Forests, Wildlife preserves/corridors, conservation areas and greenbelts.
- f. Garden plots.
- g. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, linear park, public parks, etc.
- h. Public or private regulation or par three golf courses including ancillary facilities. The Town requests the right to negotiate with any Loxley Triangle Property PUD golf course developer to allow for community use of the cart paths and trails when the golf course is not in use.
- i. Pedestrian/bicycle/interceptive trails.
- j. Perimeter buffers.
- k. Utility easements and corridors.
- l. Any area left in a natural state.

Open space in Roans Creek North Property PUD will be calculated for the entire PUD and not site specific for each phase of the PUD. By adhering to local, state, and federal permitting requirements, the development of Roans Creek North Property PUD will generate substantial amounts of open space.

14. Setbacks and Buffers

There shall be no minimum setbacks applied to the Master Plan. Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PUD only;

provided, however, that any required wetlands setbacks shall apply according to law throughout the PUD.

Perimeter setbacks and buffer standards shall include:

a. At adjacent property boundaries of Roans Creek North Property PUD; setbacks and buffers shall be a minimum of 20 feet except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be a minimum of 30 feet or as determined by the state and federal agencies having jurisdiction over the wetlands.

b. A 10-foot setback shall be required for drainage systems and retention ponds except for dry detention areas (grassed swales), which shall be used rather than drainage pipes within the 10-foot buffer zone unless a drainage pipe outfall from a detention, retention or filtration system. Also allowed within the 10-foot buffer zones are approved flood control and erosion control devices and other activities related to soil and water conservation.

e. An average fifteen foot (15') natural vegetative upland buffer shall be required between developed area and contiguous wetlands. The 15 feet shall be measured from the jurisdictional wetland line. Other than crossings for trails and utility/drainage structures, no uses will be allowed within the required upland buffers, and all upland buffers may remain in their natural vegetative condition. No harvesting will occur in the upland buffer.

15. Signage Control

Signs shall be governed by the Town of Loxley Zoning Ordinance, Article IX, Sign Regulations.

Architectural Standards

The following materials are specifically prohibited:

- a. Vinyl Siding

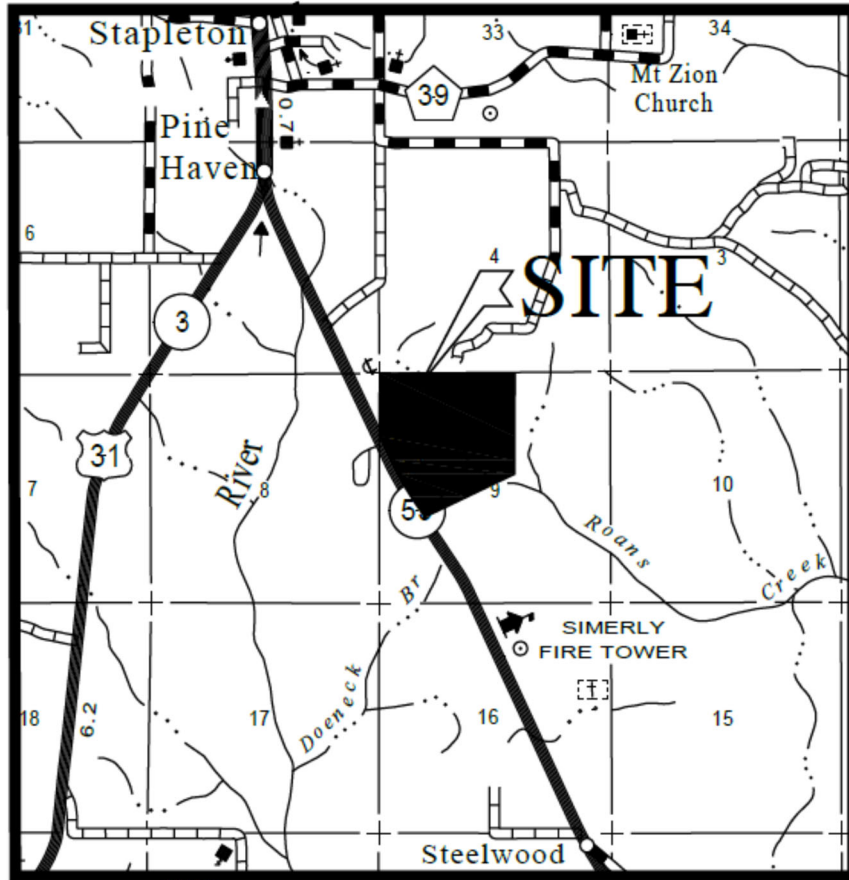


EXHIBIT A
Vicinity Map

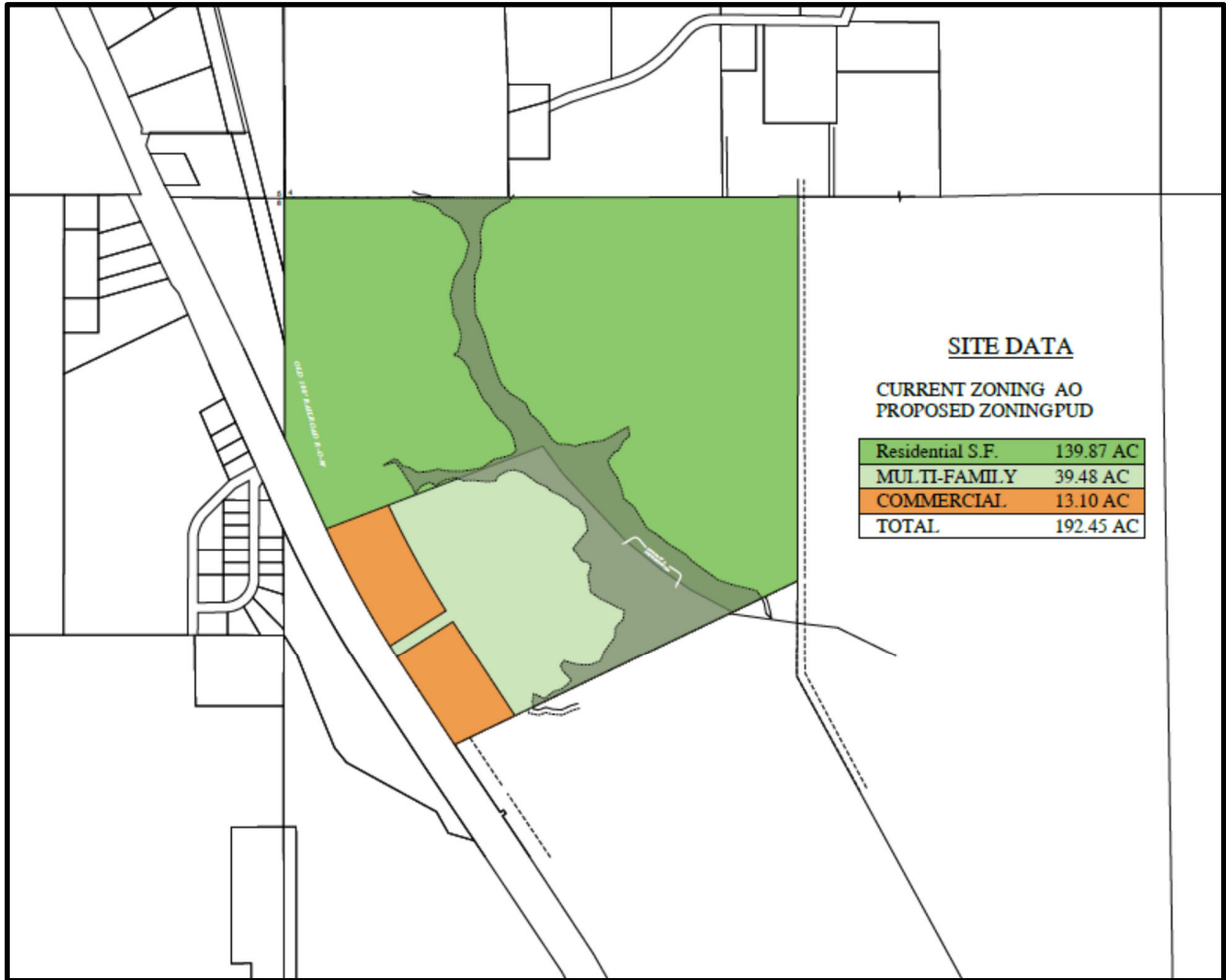
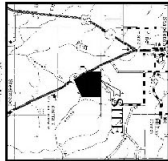


EXHIBIT B
Proposed Land Use

EXHIBIT C

Master Plan



PARCEL INFORMATION

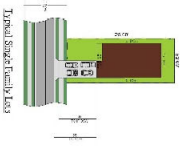
Parcel # 05 33 02 00 000 000 000
 PIN: 83398
 OWNERS/INTERESTS:
 SIKES, LLC
 PO Box 579
 Big Horn, AL 36007

SITE DATA

Current zoning: M-1
 Proposed zoning: PUD
 SINGLE FAMILY: 1,9487 AC
 TOTAL LOTS: 297 / 46
 Density: 1.166 LF
 OPEN SPACE: 29.1 AC (14%)
 COMMON AREA: 22.1 AC (0.9%)
 MULTI-FAMILY: 39.48 AC
 COMMERCIAL: 16.10 AC
 TOTAL ACRES: 102.45 AC

UTILITY PROVISIONS

Water: Baldwin County Sewer Service
 Sewer: Baldwin EMC
 Telephone: VVA



Roans Creek North
 A Planned Unit Development

275 N.W. 11th St.
 Ft. Lauderdale, FL 33304
 Phone: 954.525.1111
 Fax: 954.525.1112
 Website: www.sipcivil.com

EXHIBIT D

Legal Description

Beginning at a 2" capped pipe at the Northwest corner of Section 9, Township 4 South, Range 3 East, Baldwin County, Alabama; thence run North $89^{\circ}50'02''$ East, along the north line of said Section, a distance of 3,106.97 feet to a set 5/8" capped rebar on the west side of an apparent overhead electric easement; thence South $00^{\circ}04'09''$ West, along the west side of said apparent easement, a distance of 2,324.58 feet to a 5/8" capped rebar "26623"; thence South $64^{\circ}22'47''$ West, a distance of 2,301.92 feet to a 5/8" capped rebar "26623" on the Northeasterly R-O-W of us Highway 31-State Highway 59; thence North $33^{\circ}18'47''$ West, along said R-O-W, a distance of 551.12 feet to a 5/8" capped rebar "CA-0728" on said R-O-W; thence along a R-O-W curve to the right a distance of 972.21 feet, with a radius of 6,696.64 feet a chord bearing of North $29^{\circ}09'14''$ West, and a chord distance of 971.36 feet to a 5/8" capped rebar "CA-0728" on said R-O-W, thence North $24^{\circ}36'54''$ West, along said ROW, a distance of 602.22 feet to a 5/8" capped rebar "CA-0728" at the intersection of said R-O-W and the west line of aforementioned Section 9; thence North $00^{\circ}04'20''$ West, leaving said R-O-W and along said Section line, a distance of 1,454.58 feet to the Point of Beginning.