

ORDINANCE NO. 2024-43

AN ORDINANCE TO AMEND THE LOXLEY TRIANGLE  
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA finds as follows:

1. A proposed amendment to the Loxley Triangle PUD Master Plan was considered by the Loxley Planning Commission.
2. The Planning Commission has recommended to the City Council that the Loxley Triangle PUD Master Plan be amended as requested.
3. The report of the Chairman of the Planning Commission concerning the amendment has been received by the City Council and the City Council has held a Public Hearing on the same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA, AS FOLLOWS:

SECTION 1. That the Loxley Triangle PUD Master Plan be amended to re-zone the following described property from Commercial to Office/Industrial.

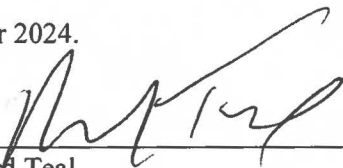
Commencing at a recovered open top iron marking the Southwest corner of the Southeast Quarter of Section 16, Township 4 South, Range 3 East, Baldwin County, Alabama, run North 00°-03'-56" West and along the West line of said Southeast Quarter, 29.87 feet to a recovered rod and cap (Poly) and the Point of Beginning of the property herein described; said point being on the North right-of-way line of Neal Road (50 foot right-of-way); thence North 00°-03'-56" West and along the West line of said the Southeast Quarter, 1223.75 feet to a recovered rod and cap (GMC); said point being on the South line of property conveyed by Instrument Number 1425406, Probate Court Records, Baldwin County, Alabama; thence North 89°-53'-07" East and along the South line of said property, 1169.64 feet to a recovered rod and cap (No. 0089LS); said point being on the West right-of-way line of Alabama Highway No. 59 (right-of-way varies); thence South 24°-38'-33" East and along said West right-of-way line, 960.33 feet to a recovered monument marking the PC of a 5850.80 foot radius curve to the left; thence Southwardly and Eastwardly along the arc of said curve (chord bears South 26°-33'-20" East, 390.29 feet), a distance of 390.37 feet to a recovered iron rebar; thence South 89°-51'-54" West and along the North line of said Neal Road, a distance of 1743.14 feet to the Point of Beginning.

SECTION 2. That the official Master Plan of the Loxley Triangle PUD be modified to reflect said zoning.

SECTION 3. That all other Articles and Sections thereof of said Loxley Triangle PUD Master Plan remain in full force as originally adopted or subsequently duly amended.

SECTION 4. That this ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 25<sup>th</sup> day of November 2024.

  
Richard Teal  
Mayor


Attest:

  
Melissa Lawrence  
City Clerk/Treasurer

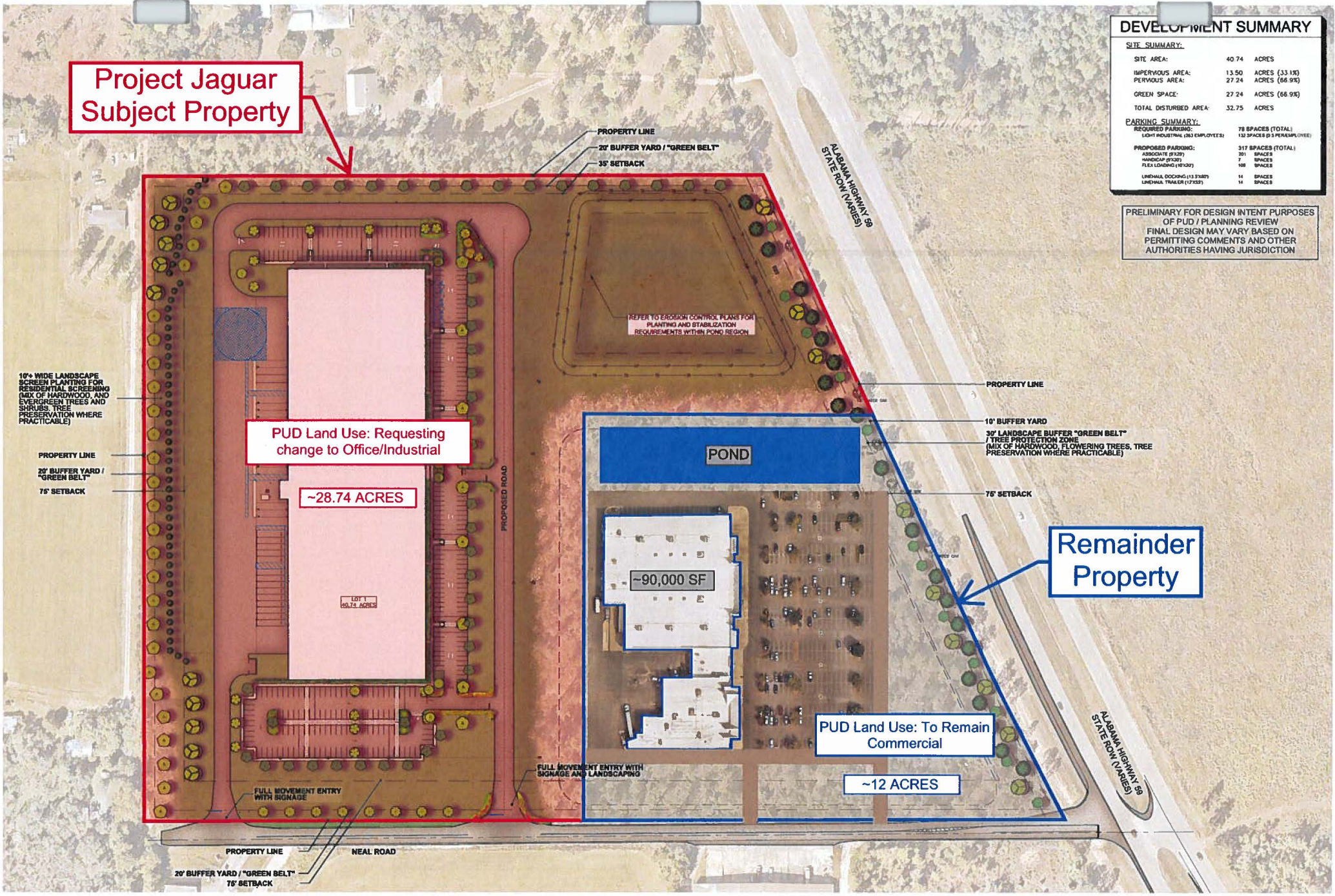
CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 25<sup>th</sup> day of November, 2024, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof in the Loxley Post Office, the Loxley City Hall, the Loxley Public Library, and the Loxley Police Station beginning January 16, 2025 and took effect five days thereafter.

  
Melissa Lawrence  
City Clerk/Treasurer

**Project Jaguar  
Subject Property**



DEVELOPMENT SUMMARY	
<b>SITE SUMMARY:</b>	
SITE AREA:	40.74 ACRES
IMPERVIOUS AREA:	13.50 ACRES (33.1%)
PERVIOUS AREA:	27.24 ACRES (66.9%)
GREEN SPACE:	27.24 ACRES (66.9%)
TOTAL DISTURBED AREA:	32.75 ACRES
<b>PARKING SUMMARY:</b>	
REQUIRED PARKING:	78 SPACES (TOTAL) 132 SPACES @ \$ PER EMPLOYEE
PROPOSED PARKING:	317 SPACES (TOTAL)
ASSOCIATE (9129)	301 SPACES
MANICAP (9130)	7 SPACES
FLEX LOADING (9130)	108 SPACES
LINEMAN OCCUP (133380)	14 SPACES
LINEMAN TRAILER (133381)	14 SPACES

PRELIMINARY FOR DESIGN INTENT PURPOSES OF PUD / PLANNING REVIEW  
FINAL DESIGN MAY VARY BASED ON PERMITTING COMMENTS AND OTHER AUTHORITIES HAVING JURISDICTION

**PUD Land Use: Requesting  
change to Office/Industrial**

**~28.74 ACRES**

**~90,000 SF**

**Remainder  
Property**

**PUD Land Use: To Remain  
Commercial**

**~12 ACRES**