



April 21, 2022

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on April 20, 2022 and the following action was taken:

Kenneth Teem- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 18.79 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development. Property is located at the SE corner of County Rd. 20 and S. Hickory St. Applicant is WAS Design.

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council with the addition of a buffer on the east side with a minimum of a fence and as many trees to be left in the area as possible to ensure privacy for the neighboring properties. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council with the addition of a buffer on the east side with a minimum of a fence and as many trees to be left in the area as possible to ensure privacy for the neighboring properties passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):

9880 S HICKORY ST, FOLEY, AL 36535
PPINs 200268 & 80852

2.7 acres legal: 313(S) X 377(S) W Beg At Pt 710' S & 40' E Of Nw Cor Of Sec 8, Th E 377(S), Th S 313, 1', Th W 377(S), Th N 313(S) To Pub Sec 8-T8s-R4e (Exec D) R245 Pg886 (Death Cert)
16 acres legal: 16 Ac(2) 1W 1/2 Of Nw1/4 Of Nw1/4 Less & Except Frm Sw Cor Of Nw1/4 Of Nw1/4 Run E 40(S) & N 307(S) To Pub, Th N 313(S), Th E 377(S), Th S 313, 1', Th W 377(S) To Beg In Nw1/4 Of Nw1/4 Sec 8-T8s-R4e (Exec-D/Survivorship) Death Cert

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

3. APPROXIMATE SIZE OF PROPERTY: 18.7 AC

4. PRESENT ZONING OF PROPERTY: Single Family / Agricultural

5. REQUESTED ZONING: PUD Multi Family

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: The 2.7 ac tract is currently a single family residence, the 16 acre tract is agriculture/timber

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) The proposed use is a for-rent single family cottage development with a main street and homes that front on greens with parking in the rear. The property will comprise of two lots with multiple structures on each at a density of 6-10 / acre

8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

I CERTIFY THAT I AM THE PROERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 4/1/2022

Kenneth M Teem POA for Kenneth E Teem
Kenneth M. Teem POA for Kenneth E. Teem
PROPERTY OWNER/APPLICANT

Physical Address: 17280 Loren Fulford Ln. Bon Secour, AL 36511
Mailing Address: P.O.Box 6 Bon Secour, AL 36511

PROPERTY OWNER ADDRESS

251-424-3765

PHONE NUMBER

MartinTeem051@gmail.com

EMAIL ADDRESS

pd
recept
#20135



RECEIVED

4/1/22 ac

Foley

CITY OF FOLEY

AGENT AUTHORIZATION FORM

I/We authorize and permit Brandon Box, Chris Ventre, and Derek Alexandrenko
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 61-03-08-0-000-005.000 and 61-03-08-0-000-006.000
I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Kenneth M. Teem Power of Attorney for Kenneth E. Teem
Name(s) printed
Physical Address: 17280 Loren Fulford Lane Bon Secour, AL 36511 Mailing: PO Box 6 Bon Secour, AL 36511
Address
City/State
251-424-3765 martinteam051@gmail.com
Phone Email Fax
Kenneth M. Teem POA for Kenneth E. Teem 04-01-2022
Signature(s) Date

PROPERTY OWNER(S):

Name(s) printed
Address
City/State
Phone Email Fax
Signature(s) Date



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4/1/22 AL



Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 4/ 1/2022

Tax Year 2021

Valuation Date October 1, 2020

OWNER INFORMATION			
PARCEL	61-03-08-0-000-006.000	PPIN 080852	TAX DIST 07
NAME	TEEM, KENNETH E		
ADDRESS	9880 S HICKORY ST		
	FOLEY AL 36535		
DEED TYPE	BOOK 0606	PAGE	0001224
PREVIOUS OWNER	TEEM, KENNETH E ETUX BARBARA MARIE		
LAST DEED DATE	/ /0000		

DESCRIPTION

313'(S) X 377'(S) IRR BEG AT PT 710' S & 40' E OF NW COR OF
SEC 8, TH E 377'(S), TH S 313.1', TH W 377'(S), TH N 313'(S)
TO POB SEC 8-T8S-R4E (EXEC D) RP245 PG986 (DEATH CERT)

PROPERTY INFORMATION			
PROPERTY ADDRESS	9880 HICKORY ST S		
NEIGHBORHOOD	FOLEYSO		
PROPERTY CLASS		SUB CLASS	
LOT BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION		ZONING	

PROPERTY VALUES			
LAND:	68000	CLASS 1:	TOTAL ACRES: 2.70
BUILDING:	91600	CLASS 2:	TIMBER ACRES:
	=====	CLASS 3: 159600	
TOTAL PARCEL VALUE:	159600		
ESTIMATED TAX:	\$526.68		

DETAIL INFORMATION						
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC HsPn MARKET USE VALUE VALUE
M	LAND	2	ST AC9	2.70 acres	1110-RESIDENTIAL	3 N N 68000
	BLDG	1	R 111	SINGLE FAMILY RESIDENCE	-	3 N N 87900
	BLDG	3	O 25 WDF	CARPOR WOOD FLOOR	-	3 N N 3700



Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 4/ 1/2022

Tax Year 2021

Valuation Date October 1, 2020

OWNER INFORMATION			
PARCEL	61-03-08-0-000-005.000	PPIN 200268	TAX DIST 07
NAME	TEEM, KENNETH E		
ADDRESS	9880 S HICKORY ST		
	FOLEY AL 36535		
DEED TYPE RP	BOOK 0606	PAGE	0001224
PREVIOUS OWNER	TEEM, KENNETH E ETUX BARBARA		
LAST DEED DATE	12/15/1994		

DESCRIPTION

16 AC(C) W 1/2 OF NW1/4 OF NW1/4 LESS & EXCEPT FM SW COR OF NW1/4 OF NW1/4 RUN E 40'(S) & N 300'(S) TO POB, TH N 313'(S) , TH E 377'(S), TH S 313.1', TH W 377'(S) TO BEG IN NW1/4 OF NW1/4 SEC 8-T8S-R4E (EXEC-D/SURVIVORSHIP) DEATH CERT

PROPERTY INFORMATION			
PROPERTY ADDRESS	CO RD 20		
NEIGHBORHOOD	FOLEYSO		
PROPERTY CLASS		SUB CLASS	
LOT BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION		ZONING	

PROPERTY VALUES			
LAND:	240000	CLASS 1:	TOTAL ACRES: 16.00
BUILDING:	1400	CLASS 2:	TIMBER ACRES: 16.00
	=====	CLASS 3:	241400
TOTAL PARCEL VALUE:	241400		
ESTIMATED TAX:	\$39.22		
TOTAL USE VALUE:	9952		

DETAIL INFORMATION									
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TCHsPn	MARKET VALUE	USE VALUE	
U	USE	2	MA MA-30000	4.00 acres	8310-TIMBER (GOOD C1)	3 N N		3132	
M	LAND	3	MA MA-30000	16.00 acres	8100-AGRICULTURAL	3 N N	240000		
U	USE	4	MA MA-30000	10.00 acres	8320-TIMBER (AVG. C2)	3 N N		5970	
U	USE	5	MA MA-30000	2.00 acres	8330-TIMBER (POOR C3)	3 N N		850	
	BLDG	1	O B22	BARN, SHED, B-22	-	3 N N	1400		

STATE OF ALABAMA
BALDWIN COUNTY

EXECUTOR'S DEED

THIS INDENTURE, made and entered into on this, the 15th day of December, 1994, by and between ROBERT WAYNE TEEM, as Executor of the Estate of HATTIE MAE TEEM, Deceased, hereinafter referred to as "Grantor," and KENNETH E. TEEM and BARBARA TEEM, husband and wife, hereinafter referred to as the "Grantees."

WHEREAS, HATTIE MAE TEEM, a resident citizen of Baldwin County, Alabama, died testate on, to-wit: the 7th day of December, 1993; and

WHEREAS, the Last Will and Testament of the said HATTIE MAE TEEM, Deceased, was admitted for probate by the Judge of Probate of Baldwin County, Alabama, on, to-wit: the 21st day of April, 1994, and ROBERT WAYNE TEEM was duly appointed as Executor of the Estate of HATTIE MAE TEEM, Deceased, and is still acting in such capacity, and in such capacity has the power and authority to sell and convey property as is herein sold and conveyed, as further evidenced by the attached court order; and

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by Grantees, receipt of which is hereby acknowledged, do hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELI. and CONVEY unto said Grantees, as tenants in common with equal interests during the period of their concurrent lives, and, upon the death of either of them, the remainder to the survivor of said Grantees, in fee simple, forever, the following described real property located in Baldwin County, Alabama, to-wit:

The West Half of the N.W. 1/4 of the N.W. 1/4 of Section 8, T-8-S, R-4-E,
Baldwin County, Alabama.

LESS AND EXCEPT the North 40.0' and also the West 40.0' feet for Road
R/W of a County Road # 20 and South Hickory Street.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges,
hereditaments and appurtenances therunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees, as tenants in common with equal
interests during the period of their concurrent lives, and, upon the death of either of them, the
remainder to the survivor of said Grantees, in fee simple, FOREVER.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this
15th day of December, 1994.

Robert Wayne Teem
ROBERT WAYNE TEEM, as Executor of the Estate
of HATTIE MAE TEEM, Deceased

GRANTOR

GRANTOR'S ADDRESS:

15399 1st St
Summit, AL 36686

GRANTEES' ADDRESS:

9880 S.W. 1st St
Fort Lauderdale, FL 33308

RECORDED
INDEXED
FILED
Dec 19 11 22 AM '94
48
AL 60613229-25

REEL 0606 PAGE 1224

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT WAYNE TEEM, as Executor of the Estate of HATTIE MAE TEEM, Deceased, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1st day of February,
1994.

[Signature]
NOTARY PUBLIC

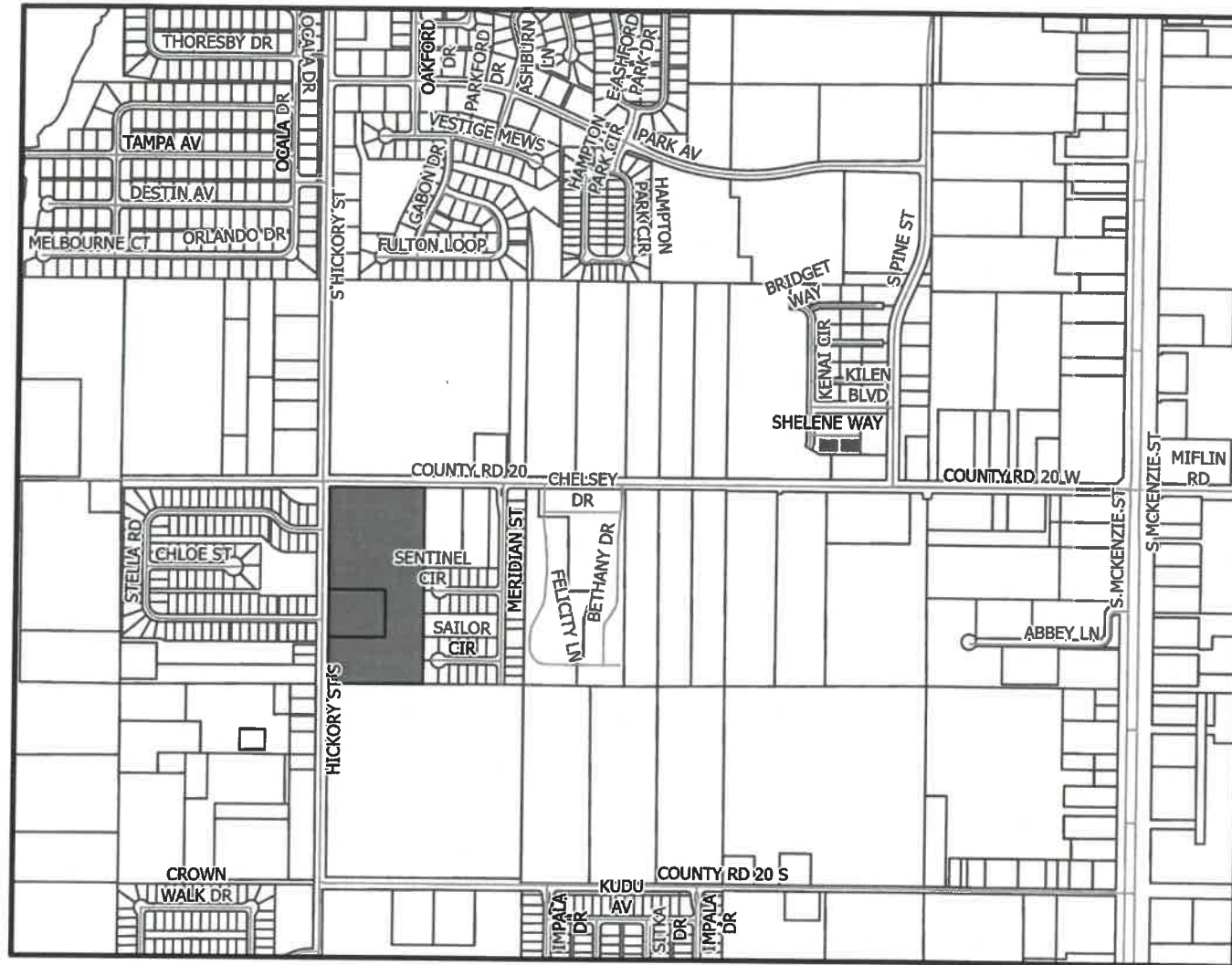
THIS INSTRUMENT WAS PREPARED,
WITHOUT EXAMINATION OF TITLE, BY:

JULIAN B. BRACKIN, P.C.
Post Office Box 998
Foley, Alabama 36536
205/943-4040

REC'D 0606 PM 1225



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 18.79 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 20 and Hickory St. Applicant is Kenneth Teem.

Anyone interested in this proposed rezoning request maybe heard at a public hearing scheduled for April 20, 2022 in the City Hall Council Chambers located at 407 W. Laurel Ave. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

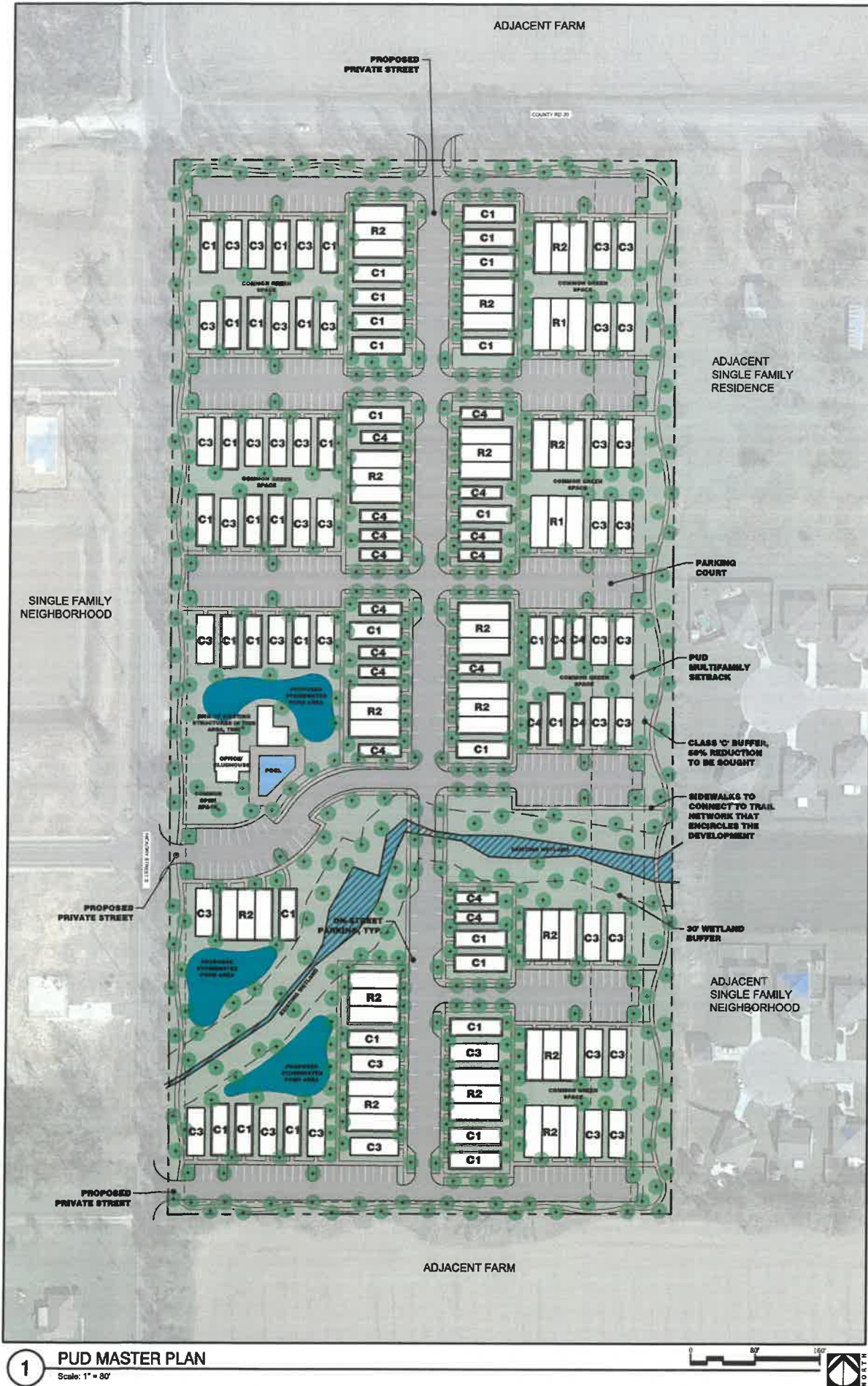
Wes Abrams
Planning Commission Chairman

PPIN: 80852

313'(S) X 377'(S) Irr Beg At Pt 710' S & 40' E Of Nw Cor Of Sec 8, Th E 377'(S), Th S 313.1', Th W 377'(S), Th N 313'(S) To Pob Sec 8-T8s-R4e (Exec D) Rp245 Pg986 (Death Cert)

PPIN: 200268

16 Ac(C) W 1/2 Of Nw1/4 Of Nw1/4 Less & Except Fm Sw Cor Of Nw1/4 Of Nw1/4 Run E 40'(S) & N 300'(S) To Pob, Th N 313'(S) , Th E 377'(S), Th S 313.1', Th W 377'(S) To Beg In Nw1/4 Of Nw1/4 Sec 8-T8s-R4e (Exec-D/Survivorship) Death Cert



SITE DATA				
ITEM	EXISTING	ALLOWED	REQUIRED	PROPOSED
TOTAL SITE AREA:	818,651 SF (18.79 AC.)			
ZONING:	A-O			PUD-MF
LAND USE:	VACANT			RESIDENTIAL
TOTAL UNITS:		263 UNITS		162 UNITS
C1 - COTTAGES, 22x65, 2 STORY, 3 BR				31 UNITS
C2 - COTTAGES, 22x65, 2 STORY, 4 BR				7 UNITS
C3 - COTTAGES, 22x60, 1 STORY, 3 BR				41 UNITS
C4 - COTTAGES, 16x53, 2 STORY, 2 BR				19 UNITS
R1 - ROW HOUSES, (3-PACK, 22x65, 1 STORY, 2 BR)				9 UNITS
R2 - ROW HOUSES, (3-PACK, 22x65, 2 STORY, 4 BR)				45 UNITS
UNIT PLACEHOLDER, NOT SHOWN ON PLAN				10 UNITS
DENSITY:		14 DU/AC		8.6 DU/AC
YARD DEPTH REQUIREMENTS:				
FRONT YARD			20' MIN.	10', REQUESTED
REAR YARD			15' MIN.	15'
SIDE YARD			5' MIN.	5' MIN.
SIDE YARD ABUTS STREET			UN-NOTED	20'
BUILDING AREA		50% OF GROSS LOT AREA, MAX.		4.81 AC. OR 25.6%
OPEN SPACE			25% MIN.	8.54 AC. OR 45.47%
BUILDING HEIGHT		50' MAX.		< 50' HT.
TOTAL PARKING SPACES (2/UNIT)(a):			324 SPACES	334 SPACES
(a) PARKING SPACES ARE SIZED AT 10'x20'.				

PUD NARRATIVE
HICKORY STREET COMMUNITY IS A PROPOSED MULTIFAMILY "COTTAGE" DEVELOPMENT INTENDED TO ACCOMMODATE THE DEMAND FOR LONG-TERM RENTALS IN OUR MARKET, AT MARKET RATE, THROUGH THOUGHTFUL SITE AND TRADITIONAL GULF COAST ARCHITECTURAL DESIGN.

PUBLIC BENEFITS
JOB CREATION, DURING CONSTRUCTION HOUSING FOR THE "MISSING MIDDLE", WHICH CAN BE MIDDLE-SIZED PRODUCT, OR MIDDLE ATTAINABILITY, BUT SPEAKS TO A NEED FROM DOWNSIZING BOOMERS, SINGLE-PERSON HOUSEHOLDS, AND MILLENNIALS WHO WANT NEIGHBORHOODS AND WALKABILITY.

PRIVATE BENEFITS
HIGH-QUALITY COMMON AMENITIES, SUCH AS POOL, CLUBHOUSE, COMMON GREEN SPACES, AND AN EXTENSIVE SIDEWALK AND TRAIL NETWORK. LUSH LANDSCAPING THROUGH THE REQUIRED PERIMETER BUFFER, STREETSCAPE TREATMENTS, AND COMMON GREEN SPACES. PROXIMITY TO LOCAL DESTINATIONS

SITE LOCATION AND SIZE WITH LEGAL DESCRIPTION
LEGAL DESCRIPTION AS FOLLOWS: (INSERT HERE)

OWNERSHIP INTERESTS
DOCUMENTS INCLUDED IN APPLICATION SET.

SITE CONTEXT
(THE RELATIONSHIP OF THE SITE TO EXISTING DEVELOPMENT IN THE AREA, INCLUDING STREETS, UTILITIES, RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND PHYSICAL FEATURES OF THE LAND INCLUDING PERTINENT ECOLOGICAL FEATURES)
THE SITE FRONTS ON CR20 AND HICKORY STREET. THE CR20 EXTENSION TO CR85 IS UNDERSTOOD TO BE ON THE 5-YEAR PLAN, MAKING THIS DEVELOPMENT A PRIME LOCATION FOR THIS TYPE OF HOUSING PRODUCT. THE SITE IS CURRENTLY USED FOR AGRICULTURE WITH A FARMSTEAD. A FARM POND IS LOCATED ON THE SITE, WHICH WILL BE MODIFIED AS NEEDED FOR STORMWATER MANAGEMENT. STORMWATER FROM THE EAST MOVES THROUGH THE SITE CURRENTLY, AND THIS WILL BE CONSIDERED AND ACCOMMODATED AS PLANNING, DESIGN, AND ENGINEERING PROGRESS.

SITE DATA TABLE
(THE DENSITY OR INTENSITY OF LAND USE TO BE ALLOCATED TO ALL PARTS OF THE SITE TO BE DEVELOPED TOGETHER WITH TABULATIONS BY ACREAGE AND PERCENTAGES THEREOF.) SEE GRAPHIC ABOVE.

COMMON INTERESTS
(THE LOCATION, SIZE AND CHARACTER OF ANY COMMON OPEN SPACE, COMMON OWNED FACILITIES AND THE FORM OF ORGANIZATION PROPOSED TO OWN AND MAINTAIN ANY COMMON OPEN SPACE AND COMMON OWNED FACILITIES.) THE ENTIRETY OF THIS PROPERTY WILL BE HELD BY A SINGLE ENTITY, WHICH HAS NOT YET BEEN ESTABLISHED. THIS DEVELOPMENT WILL OPERATE MUCH LIKE AN APARTMENT COMPLEX WITH SERVICES, COMMON AREA MAINTENANCE AND AMENITIES PROVIDED AS PART OF THE RENTAL PACKAGE.

BUILDINGS
(THE USE AND TYPE OF BUILDINGS, I.E., SINGLE-FAMILY DETACHED, TOWNHOUSES, OR GARDEN APARTMENTS, PROPOSED FOR EACH PORTION OF THE AREA INCLUDED WITHIN THE OUTLINE DEVELOPMENT PLAN.) THE PROPOSED BUILDINGS ON SITE ARE NOTED ON THE PLAN AND CODED FOR REFERENCE TO THE SITE DATA TABLE. THE FOLLOWING SHEET MP102 HAS EXAMPLE ARCHITECTURAL PATTERNS THAT WILL BE USED TO GUIDE DESIGN.

ENGINEERING FEASIBILITY
(THE ENGINEERING FEASIBILITY AND PROPOSED METHOD OF PROVIDING REQUIRED IMPROVEMENTS SUCH AS STREETS, WATER SUPPLY, AND STORM DRAINAGE AND SEWAGE COLLECTION.) THE MAIN STREET IS PROPOSED TO BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY. THE COTTAGES' PARKING COURTS ARE TO BE HELD AND MAINTAINED BY THE OWNERSHIP ENTITY.

COVENANTS, ETC.
(THE SUBSTANCE OF COVENANTS, GRANTS OR EASEMENTS OR OTHER RESTRICTIONS PROPOSED TO BE IMPOSED UPON THE USE OF THE LAND, BUILDINGS AND STRUCTURES INCLUDING PROPOSED EASEMENTS FOR PUBLIC UTILITIES.) GIVEN THAT THE PROPERTY IS UNDER A SINGLE OWNER, THERE ARE NO MAJOR COVENANTS OR RESTRICTIONS. THE BUSINESSES WILL OPERATE PER STANDARD PRACTICE.

PARKING/PEDESTRIAN ACCOMMODATIONS
(THE PROVISIONS FOR PARKING VEHICLES AND THE FUNCTION AND LOCATION OF VEHICULAR AND PEDESTRIAN SYSTEM FACILITIES.)
PARKING IS PROVIDED THROUGH ON-STREET PARALLEL SPACES, AS WELL AS IN PARKING COURTS ON THE "REAR" SIDE OF THE COTTAGES. THE PARKING COURTS ARE TUCKED BEHIND THE FIRST TIER OF 2-STORY BUILDINGS ALONG THE STREET TO DE-EMPHASIZE THOSE PAVED AREAS. AS AN ADDED BENEFIT, THE PARALLEL SPACES SHOULD CALM TRAFFIC ALONG THE MAIN STREET.

OPEN SPACE
(THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE INCLUDING ITS DEVELOPMENT OR NON-DEVELOPMENT CHARACTER AND FUNCTION.)
OPEN SPACE IS SHOWN GRAPHICALLY ON PLAN IN A DIAGRAM ON MP102. % CALCULATIONS ARE INDICATED IN THE SITE DATA TABLE. MINIMUM OPEN SPACE SHALL BE 25% OF THE OVERALL PUD NOT INCLUDING AREAS RESERVED FOR DRAINAGE PURPOSES.

PHASE DEVELOPMENT
(IN THE CASE OF PLANS WHICH CALL FOR DEVELOPMENT OVER A PERIOD OF YEARS, A SCHEDULE SHOWING THE PROPOSED TIMES WITHIN WHICH APPLICATION FOR FINAL APPROVAL OF ALL SECTIONS OF THE PLANNED UNIT DEVELOPMENT ARE INTENDED TO BE FILED.)
THE DEVELOPMENT IS INTENDED TO BE BUILT IN ONE PHASE. (VERIFY)

ADDITIONAL INFO
(ANY ADDITIONAL DATA, PLANS OR SPECIFICATIONS AS THE APPLICANT OR THE CITY MAY BELIEVE ARE PERTINENT TO THE PROPOSED PLANNED UNIT DEVELOPMENT.)
NOTHING AT THIS TIME

APPLICATION AND FEES
INCLUDED AS SEPARATE DOCUMENTATION.

MASTER SIGNAGE PLAN
(A MASTER SIGNAGE PLAN MEETING THE CRITERIA OF ARTICLE XXI, SECTION 21.7)
IN LIEU OF A FULL SIGNAGE PLAN, THE LOCATIONS FOR SIGNAGE ARE AT BOTH EGRESS POINTS ON CR20 AND HICKORY, RESPECTIVELY. NO OTHER FRONTAGE-SPECIFIC SIGNAGE IS CONTEMPLATED.

THE REASON A PLANNED UNIT DEVELOPMENT WOULD BE CONSISTENT WITH THE CITY'S STATEMENT OF PURPOSE ON PLANNED UNIT DEVELOPMENT.
THE REASON A PUD IS CONSISTENT WITH THE CITY'S PURPOSE IS BECAUSE OF THE "GRAY AREA" THAT THIS MIXED-PRODUCT TYPE, TND-STYLED, WALKABLE DEVELOPMENT INHABITS. THIS IS NOT TRADITIONAL APARTMENT MULTIFAMILY, BECAUSE THE ROW HOUSES NOTED ARE FEW, AND FIT WELL INTO THE SURROUNDING DETACHED HOMES. THIS IS NOT A TRADITIONAL SINGLE-FAMILY SUBDIVISION, AS IT OPERATES LIKE AN APARTMENT COMPLEX VIA THE RENTAL NATURE AND COMMON ELEMENT MANAGEMENT BY THE OWNER. IT COULD BE CONSIDERED "MULTIFAMILY COTTAGES", WHICH FIT THE LAND DEVELOPMENT PATTERN OF NEARBY SINGLE-FAMILY DEVELOPMENT, WHILE OFFERING THE ATTAINABILITY OF NEARBY RENTAL APARTMENTS. THE ATYPICALITY, WHICH REQUIRES NON-TRADITIONAL CONSIDERATION OF THE DESIGN (WALKABLE AND COMPACT PATTERNS WITH AMPLE AND CONTIGUOUS GREEN SPACE) OF THE PROJECT MAKES IT CONSISTENT WITH THE PURPOSE OF A PUD.

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Site Development Plan Set for the Proposed
Hickory Street
Community PUD
Foley, Alabama

Revisions		
No.	Date	Revisions / Submissions
04.01.22		FOR CITY SUBMITTAL
04.13.22		FOR CITY SUBMITTAL

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LCW/BH
Drawn
LCW
Project Manager
LCW
Principal
213425-001
Project No.
11.09.21
Date

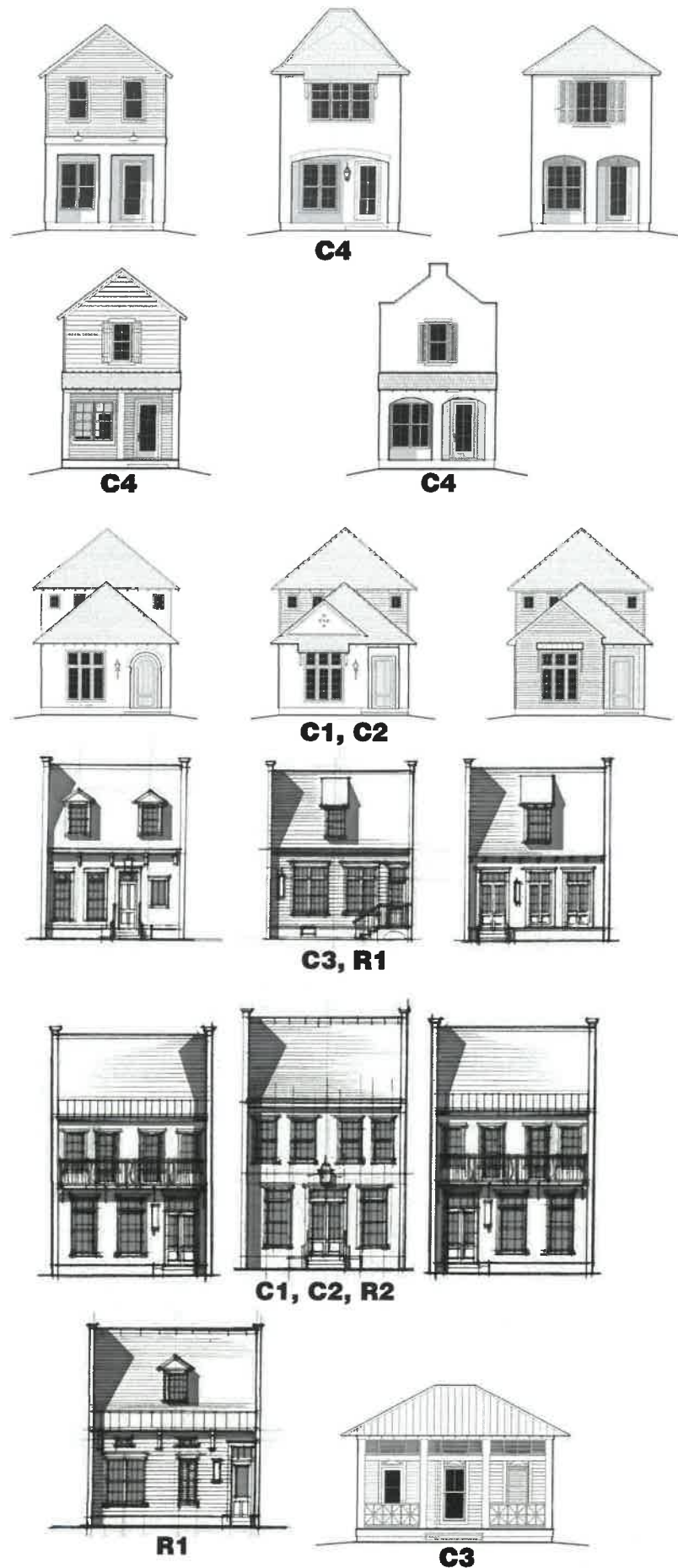
Registration
STATE OF ALABAMA
LESTER CHAD WALKER
REGISTERED LANDSCAPE ARCHITECT
NUMBER
518

Sheet Title

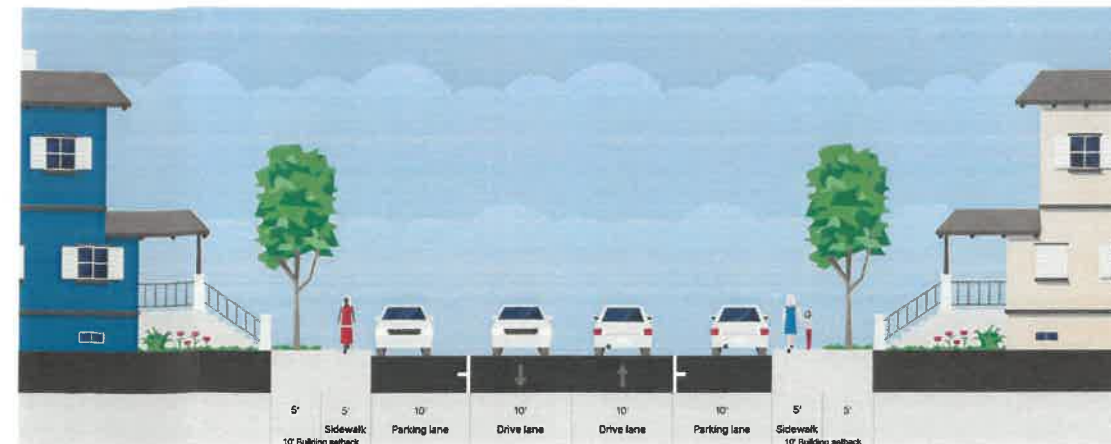
PUD MASTER PLAN

Sheet No. **MP101**

RECEIVED
4/13/22
Revision



1 GULF COAST ARCHITECTURE STYLE EXAMPLES
STREET-FACING AND/OR GREEN SPACE-FACING ELEVATIONS



3 TYPICAL STREET SECTION AT PARKING



2 OPEN SPACE AREA DIAGRAM
Scale: 1" = 100'

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Site Development Plan Set for the Proposed
Hickory Street
Community PUD
Foley, Alabama

Revisions		
No.	Date	Revisions / Submissions
04.01.22		FOR CITY SUBMITTAL
04.13.22		FOR CITY SUBMITTAL

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LCW	Registration
Drawn	
LCW	
Project Manager	
LCW	
Principal	
213425-001	
Project No.	
11.09.21	
Date	



Sheet Title

PUD MASTER PLAN
SUPPORTING
GRAPHICS

Sheet No.
MP102