

**Planning Commission Report
By Miriam Boutwell
August 2017
Initial Zoning**

Applicant: BJ's Residential Properties LLC

Location: Northwest corner of Brinks Willis & James Rd

Requested Zoning: PUD – Planned Unit Development

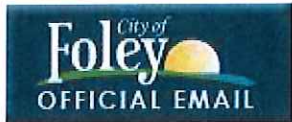
Existing Zoning: Baldwin County District 30

Adjacent Zoning: R1D – Residential Single Family & Baldwin County District 30

Future Lane Use Map: RM – Residential Medium Density

Flood Zone: X

Comments: The request is to annex into the City with a PUD zoning designation.



Katy Taylor <ktaylor@cityoffoley.org>

Edmon Motes Annexation

David Wilson <dwilson@foleypolice.org>

Thu, Jul 27, 2017 at 4:31 PM

To: Katy Taylor <ktaylor@cityoffoley.org>

Enter into our Land!

[Quoted text hidden]

Fiscal year ended 9/30/2017
**INFRASTRUCTURE ADDITIONS DUE TO
ANNEXATION**

DATE ANNEXED/ACCEPTED: **31-Jul-17**
Resolution, Ordinance Act# (etc):
ROW Acceptance Ordinance# **??????**
Data Collection by: Randy Kurtts Date: **7/31/2017**
(Data obtained from as-builts, onsite inspection, GIS, etc.)
Accounting Valuation by: Date:
(See current year file for accounting valuation supporting detail)

ANNEXING PARTY AND/OR SUBDIVISION NAME/UNIT/PHASE:

BJ's Residential, LLC

PIN 0107104

Border County? **Y N**

Quadrant: **NW NE SW SE**

BEGIN ROAD SEGEMENT

Road Name: **Brinks Willis**

Segment Observed: **FROM: cl James Road west 27.5 ft to SE property corner**
TO: West 221 ft to SW property corner

TRAFFIC USE:

Light	TYPE:	Residential
Moderate		Business
Heavy		Industrial

SURFACE (RS):

Length 221 LF Road Width: 10 ft (half of 20 ft) Thickness: N/A
Estimated Life remaining (new=20 years): 5 years Surface Condition **poor**
Notes: Value reduced to half due to road surface condition
221 lf x \$5.84 (half of \$11.67)

Passed testing reg's. **N/A** Accounting Valuation\$ **\$1,289.54**

Fd: 80 Acct: 300 Dept: 82 Bldg: 0003 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Life If new: dirt-50, limestone-10
asphalt & rock-20 (if not new, see above)

BASE (RB): Material: Sand/Clay Clay Shell Limestone Compaction: **N/A**

Length 221 lf Base width 11 ft Base condition Notes: **N/A**

Notes: Value reduced 50% due to lack of information

221 lf x \$9.48 (half of 18.96) Accounting Valuation\$ **\$2,095.08**

Fd: 80 Acct: 300 Dept: 81 Bldg: 0002 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Non-Depr

CURB & GUTTER AND MEDIAN ISLANDS (CG):

Type: C&G - Ribbon - valley gutter -

Present on both sides of street ? **NONE**

Life remaining (new 25 years):

Accounting Valuation\$

\$0.00

Fd: 80 Acct: 300 Dept: 88 Bldg: 0009 Prop: 0026 Class: 950 Cost Sre: E Funct: 431 Life New 25 (if not new, see above)

Concrete sidewalk : Y **N**

width: Length:

Accounting Valuation\$

\$0.00

Fd: 80 Acct: 001 Dept: 87 Bldg: 0008 Prop: 0026 Class: 945 Cost Sre: E Funct: 431 Life New:30 (if not new, see above)

RIGHTS OF WAY (RW)

Length= 221 ft width=30 ft (half of 60 ft)

.15 ac

Accounting Valuation\$

\$750.00

Fd: 80 Acct: 001 Dept: 80 Bldg: PITO Prop: 0026 Class: 001 Cost Sre: E Funct: 431 Non-Depr.

END ROAD SEGEMENTBEGIN ROAD SEGEMENT

Road Name: **James Road**Segment Observed: FROM: cl Brinks Willis Road west 30 ft to SE property corner
TO: North 206 lf to NE property cornerTRAFFIC USE: **Unimproved road**

Light

TYPE:

Residential

Moderate

Business

Heavy

IndustrialSURFACE (RS):

Length 206 LF

Road Width 10 ft (half of :

Thickness: N/A

Estimated Life remaining (new=20 years):

Surface Conditi

red dirt

Notes: Value reduced due to road surface condition

Passed testing reg's. N/A

Accounting Valuation\$

\$0.00

Fd: 80 Acct: 300 Dept: 82 Bldg: 0003 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Life lf new: dirt-50, limestone-10
asphalt & rock-20 (if not new, see above)BASE (RB): Material: Sand/Clay Clay Shell Limestone Compaction: N/A

Length: 206 lf

Base width 11 ft

Base condition Notes:

N/A

Notes: Value reduced due to lack of information

206 lf x \$9.48 (half of \$18.96)

Accounting Valuation\$

\$1,952.88

Fd: 80 Acct: 300 Dept: 81 Bldg: 0002 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Non-Depr

CURB & GUTTER AND MEDIAN ISLANDS (CG):

Type: C&G - Ribbon - valley gutter -

Present on both sides of street ? **NONE**Life remaining (new 25 years): Accounting Valuation\$ **\$0.00**

Fd: 80 Acct: 300 Dept: 88 Bldg: 0009 Prop: 0026 Class: 950 Cost Sre: E Funct: 431 Life New 25 (if not new, see above)

Concrete sidewalk : Y **N**width: Length: Accounting Valuation\$ **\$0.00**

Fd: 80 Acct: 001 Dept: 87 Bldg: 0008 Prop: 0026 Class: 945 Cost Sre: E Funct: 431 Life New:30 (if not new, see above)

RIGHTS OF WAY (RW)

Length= 206 lf width=27.5 ft (half of 55 ft)

.13 acAccounting Valuation\$ **\$650.00**

Fd: 80 Acct: 001 Dept: 80 Bldg: PITO Prop: 0026 Class: 001 Cost Sre: E Funct: 431 Non-Depr.

Stormwater Drainage Infrastructure							
Item	tag	length/qty	unit	description	unit price	amount	headwalls
sub total						\$0.00	
TOTAL							\$0.00

Fd: 80 Acct: 300 Dept: 84 Bldg: 0005 Prop: 0026 Class: 930 Cost Sre: E Funct: 431 Life New:25 (if not new, see above)

END OF ROAD SEGEMENTDECORATIVE STREET LIGHT FIXTURES (SL):

Notation: The City is not currently capturing decorative light a as an asset. If the lights are damaged, The City will pay to have the lights replaced with current standard street lighting and will consider this a maintenance type expense. If the S/D homeowners wish to pay the difference, the same type of decorative light fixture will be installed.

NUMBER OF FIXTURES _____ APPROXIMATE COST INSTALLED _____

IF OLDER FIXTURES, APPROXIMATE COST TO REPLACE \$ _____

N



60
FT
ROW

55'
ROW

2017 ANNEXATION RJ'S RESIDENTIAL, LLC
PIN 0107104 - CORNER OF BRINKS WILLIS RD & JAMES RD
JULY 31, 2017 RK