
Honeycut Creek Cottages

Bay Minette, Alabama

PLANNED UNIT DEVELOPMENT
STATEMENT & NARRATIVE

APRIL 25, 2024

GOODWYN MILLS CAWOOD
2039 Main Street | Daphne, AL 36526

Honeycut Creek Cottages

A Planned Unit Development in Bay Minette, Alabama

1. Introduction

This application seeks approval of a Planned Unit Development (PUD) to allow the construction of a 181-lot single-family development on an approximate 36-acre site within Bay Minette, Alabama. The site is to be known as “Honeycut Creek Cottages” and through increased density, will provide attainable housing options for residents of Bay Minette. The site contains two (2) parcels (PIN 358327 & 36573). It lies on the north side of Airport Road (aka West 7th Street) near the intersection of Rider Court, and is bounded on the north by Bay Minette Middle School (see Figure 1 below).

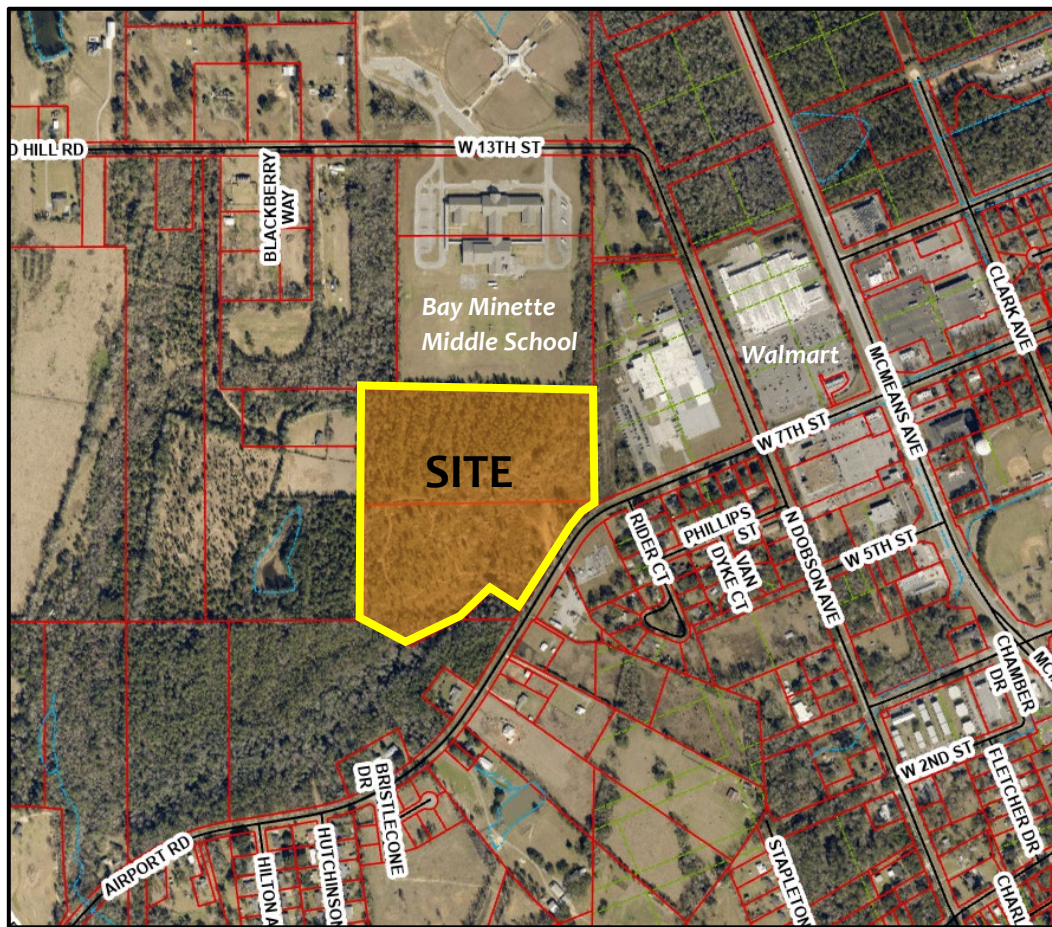


Figure 1: Proposed PUD Location Map. The site is located west of Highway 59 (McMeans Avenue) on the north side of Airport Road (West 7th Street) in the city of Bay Minette, Alabama. Map Source: Baldwin County Parcel Viewer, customized by author.

Existing Conditions

The site is currently zoned R-2, Medium Density Single Family Residential District. The site contains wooded areas in the northern and southern portions with an existing access road and shrubland area throughout the central portion of the property. Surface water flows offsite in the southwest direction through a gully across the site's center. Parcels located west and south of the site are within Baldwin County jurisdiction and are unzoned. Surrounding uses are undeveloped on the west and south sides with light industry and an overhead transmission line on the east. The northern property line adjoins Bay Minette Middle School. Residential neighborhoods and small commercial sites dot both sides of Airport Road west of the site, with Walmart and more intense commercial development to the east. There are no designated FEMA flood hazard zones present, and the entire site is in flood zone "X" (unshaded). No wetlands are located on the site as determined by a wetlands assessment conducted by Goodwyn Mills Cawood, LLC, and dated March 19, 2024.

2. PUD Statement

Character and Intended Use

The Honeycut Creek Cottages PUD proposes 181 single-family residential lots, resulting in a gross density of 5.0 dwelling units per acre (du/ac). Of the site's total area of 36.06 acres, 5.03 acres are designated as open space (or 14.0 percent), including a centrally located 1.51-acre common area with a tot lot and park for residents' enjoyment (see Figure 2). This main amenity area will also include four (4) guest parking spaces, a central mail box kiosk, and landscaped pond. Other landscape elements include street trees throughout the community spaced at approximately every other lot. A ten-foot wide greenbelt will provide added privacy for the rear of homes located along Airport Road and perimeter buffers along the west and north sides will allow access to rear portions of lots and potential drainage swales, as well as buffering the adjoining property from the PUD.

The site is served by two proposed connections to Airport Road, including a boulevard style entrance on the north with an adjoining common area for signage and landscape, that feed into an interconnected internal road network. The roadways are laid out using curved roads and smaller blocks – proven design techniques that promote pedestrian safety and traffic calming. Front setbacks are a minimum of 30-feet to allow for adequate depth to accommodate additional parking in driveways on each lot without encroaching onto roads or sidewalks. This should also help alleviate on-street parking within the PUD.

Homes in the proposed development will connect to readily available utilities for water, sewer, and trash removal. Individual service lines for each home will be installed through connections to existing utilities extended into the subdivision. Stormwater ponds will be incorporated into the engineering design of Honeycut Creek Cottages with amenities included to enhance common areas. All roads in

the PUD will be dedicated to the public and built to Bay Minette construction standards including 60-foot rights-of-way, curb and gutter, and sidewalks on both sides.



Figure 2: The proposed main amenity area is centrally located within the PUD and includes a park, foot path, tot lot, mail kiosk, and guest parking. The common area can be accessed from three sides and links other common spaces within the neighborhood.

PUD Public Interest

The Honeycut Creek Cottages PUD serves the public interest in many ways, one of which is to provide attainable housing for families in a location that is well suited for higher density residential development. The PUD is situated between high intensity commercial development, light industrial uses, and undeveloped residential areas, thus providing a “step-down” in both density and intensity of land uses. The PUD also puts families in close proximity to the middle school and recreational sports fields on Red Hill Road, thus allowing children more ways to participate in after school activities. The public interest is also served by the strategic location of two potential road extensions located along the westerly boundary. These road extensions provide for future connections that will give new access points for existing parcels on the west that currently have no or very limited access to public roads.

PUD Consistency with City of Bay Minette Stated Purposes

The City of Bay Minette’s Zoning Ordinance includes the following stated purposes for Planned Unit Developments (per Article 11). These purposes are expanded upon to demonstrate Honeycut Creek Cottage’s consistency with these goals.

- **To provide an opportunity for the best use of land.**
 - This is achieved by placing higher density residential development in the appropriate location and providing a transition between intense commercial and industrial uses and other undeveloped or residential uses.
- **To provide for more economical public services.**
 - The site is located in close proximity to existing development and in an area already served by public utilities. Thus, it will not require long extensions of utilities or roads into undeveloped areas (a pattern known as “leapfrog development”).
- **To encourage the unified development of tracts of land, much more creative and flexible concepts in site planning than would otherwise be possible through the strict application of minimum and maximum requirements of zoning districts established in this *Zoning Ordinance* and requirements of the *Subdivision Regulations*.**
 - The site encompasses two parcels that will be developed as one community.
 - The site employs a creative design in its road network, lot arrangement, and placement of common areas in key locations.
- **PUDs shall be in conformity with the City’s Comprehensive Plan or portion thereof as it may apply.**
 - The proposed PUD is consistent with stated housing goals in the Comprehensive Plan, and in particular the following:
 - *“An important challenge facing the City of Bay Minette is to determine how to effectively and equitably accommodate growth and development without adversely affecting the small town, rural character of the community. To aid in accomplishing this, development should be not only more compact and contiguous the closer to the center of the City, but it should also maximize the use of existing infrastructure and resources through redevelopment of the existing community whenever possible. This will help preserve the larger tracts of agricultural land that have been part of the City’s history and are associated with Bay Minette’s beauty.”*
 - As described in earlier sections, the PUD’s location is appropriate for higher density development and fulfills the stated goal by placing compact development close to the center of the City and away from agricultural lands. It wisely utilizes existing infrastructure.

- As described in the Comprehensive Plan, 73.1% of Bay Minette’s housing stock was built before 1990, indicating that the City is in need of new housing options. (Sec. 3-6)

The Comprehensive Plan also outlines a decline in housing tenure in Bay Minette, with owner occupied housing rates in 1990 at 65.4% and falling to 63.1% in 2000. Although the US Census 2022 estimate showed an increase of owner occupancy housing in Bay Minette with a rate of 68.3%, this number is still well below the local Daphne-Fairhope-Foley metro area average of 77.9%. One of the main goals of the Honeycut Creek Cottages PUD is to provide families with attainable housing options, which will contribute to increased rates of homeownership. The way to achieve more attainable housing options is to offer homes at lower price points. This is accomplished through increased density, development located in the right place, and new homes that appeal to contemporary families.

3. PUD Narrative

PUD Exception Requests

In accordance with the Bay Minette Planned Development Ordinance, Honeycut Creek Cottages seeks a rezoning to a PUD designation to allow for more flexible and creative site planning concepts; to embrace the natural conditions of the site through the use of functional open space and design that works with the existing topography; and to achieve a more desirable environment than would be possible through the strict application of the minimum requirements of the ordinances. Other exceptions are needed, such as smaller lot sizes and reduced setbacks, to provide the needed density and valuable benefits for residents that do not pose a risk to personal safety. Thus, specific exceptions to the City’s minimum requirements and other zoning/subdivision ordinances are enumerated below.

Required Lot Width and Lot Frontage within the PUD.

- The minimum Lot Width of any Lot shall be measured along the Front Setback Line and shall be a minimum of forty (40) feet.

Area and Dimensional Requirements within the PUD.

- Minimum lot area shall be 5,200 square feet.
- Setbacks shall be established as:
 - a. Front: 30-feet

- b. **Rear: 30-feet**
- c. **Side: 5-feet; 10-feet on street side**

4. Conclusion

Ownership for the Honeycut Creek Cottages planned development will be held initially by the property owner who will obtain permits and construct improvements. Documents to assure the maintenance and continued protection of the PUD, common areas and amenities, and open space will be recorded with governing articles. These documents will also contain guidelines for landscaping, specific maintenance and improvements to the amenity facilities, fencing, signage, and other pertinent community assets.

The site design submitted with this application may be modified slightly if deemed necessary through detailed engineering, but will not deviate substantially from the approved plan. Such minor modifications may include, for example, the size and configuration of stormwater areas, shifts in lot lines, small adjustments to the roads, or location of amenities.

Appendix A – Master Plan



Submitted to:

The City of Bay Minette
Planning & Development Services
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