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Re: Jones Duplexes PUD – Case No. 1205-PUD-22
Statement of Objectives

Jones Duplexes PUD Statement of Objectives

There are three main objectives to the Jones Duplexes PUD.

1. Due to the approval and construction of the Turquoise Place Parking Garage, there will be a high-impact development adjacent to Mr. Jones' property, which is zoned RS-1. In order to mitigate the adverse impact this development will have on Mr. Jones' property, the main objective of this PUD is to create a low-density, medium-impact development that creates a practical and aesthetic transition from the high-impact development to the west. This medium-impact development will not be as dwarfed by the parking garage as a low-impact development would be.
2. Although as many or more bedrooms could be achieved with a By-Right development, in addition to the objective stated above, the second objective is to create a development with more varied, smaller structures that can be arranged to take advantage of the parking garage wall and landscaped buffer, as well as provide a greater variety of residential structures. This will result in greater visual interest and rental options.
3. The third objective is to provide a transition from the high-impact development to the west, to the low impact RS-1 properties to the east. In this manner there will be a high-impact development, followed by a medium-impact development, followed by a low-impact property. Should the RS-1 properties be rezoned into similar PUD's as the Jones Duplexes PUD, the same medium-impact character will be maintained.

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