



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
February 7, 2023
TIME: 5:50 PM**

1. CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request to Advertise for PH - Rezoning, 3200 block Columbus Parkway, 209.7 Acres, PUD rezoning request subject to annexation approval
 2. Petition for Annexation, Rodney & Laura Jones, 3200 block Columbus Parkway, 209.7 Acres, PUD zone requested
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”

City of Opelika

Planning Commission Report

Action Requested: Rezoning 209.7 acres from R-1 to PUD

Location of Property: 3200 block Columbus Parkway

Property Owner(s): Rodney C. and Laurie S. Jones
Michael T. Johnston, authorized representative

Current Zoning: R-1 (subject to annexation)

Proposed Zoning: PUD

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-1 & PJ	(Planning Jurisdiction) Undeveloped
South	PJ	Undeveloped
East	PJ	Undeveloped
West	R-3 & PJ	Undeveloped

Staff Comments

The following pages is a summary of the previous September and October 2022 Planning Commission meetings concerning the 209.7 acre Firefly rezoning request to PUD on Columbus Parkway. At the September 2022 meeting the rezoning was tabled. At the October 2022 meeting the rezoning was denied. For the January 2023 Planning Commission meeting, the applicant is applying again to rezone the property that includes revisions to the October 2022 master plan. The applicant has revised the October 2022 master plan.

<u>Lot Sizes</u>	<u>Sept 27th</u>	<u>Oct 25th</u>	<u>Jan 24th</u>
Single Family Lots (70x100 = 7,000 sf)	0	24	24
Single Family Lots (40x125 = 5,000 sf)	436	414	298
Single Family Lots (50x125 = 6,250 sf)	0	0	101
Twin home Lots (25' x 125' = 3,125 sf)	198	142	142
Townhome Lots (20' x 90' = 1,800 sf)	40	34	34
Total Lots	674	614	600
Dwellings per acre	3.2	2.9	2.86
Open Space	92.5	104.9	101.9

The initial request in September included 674 lots were single family home lots (436) with a minimum 5,000 square foot lot size and a 40 foot lot width (40x125). The 198 twin home lots were 3,125 sf (425 lot width) and the 40 townhome lots at 1,800 sf; (30' lot width). There were concerns about the

small lots proposed in a rural area. A comparison of lot size and lot width was made with the adjacent 38 acre property that was recently rezoned from R-1 to R-3. The R-3 zone allows a minimum 10,000 sf lot size and 70 foot lot width. A R-3 zone is more compatible with the predominate R-1 rural area with a one acre (43,560 sf) minimum lot size. Also, an adjacent 38 acre rezoning and other nearby subdivisions off South Uniroyal Road that total about 460 residential lots have a minimum 10,000 sf lots except for 20 lots at 9,000 sf.

The item was tabled at the September meeting to allow the applicant to address concerns staff had concerning the large number of small lots (40 ft wide) in a more rural area. The smaller lot size and narrow lot widths for 674 lots was an intensive increase of lots and not a transitional lot size change with the rural area.

At the October 2022 Planning Commission meeting, revisions to the master plan were provided to address concerns of small lots in a rural area. There was a 60 lot decrease in total residential lots from 674 lots to 614 as shown on table below; 'total lots' include single family homes, twin home lots, and townhome lots.

A larger 7,000 sf single family home lot was added to the master plan near the south entrance to the development; 24 lots at 70' x 100' added. The proposed street for the 24 lots will connect to the adjacent street on the adjacent 38 acre property (Fenwick); the 38 acre property was rezoned R-3 for about 105 lots with a minimum 10,000 sf lot size and 70' lot width. The 24 lot addition of 7,000 sf lots decreased the 5,000 sf single family lots from 436 to 414 lots; a 22 lot decrease. The 7,000 sf lot addition also contributed to the decrease in townhome lots from 40 to 34.

Other revisions to the master plan include a 56 lot decrease to the 3,125 sf twin home lots from 198 to 142 lots. The lot decrease resulted from improving access to the 25 foot twin home lots by adding alley access along the rear lot lines and removing front yard access to the 25 foot lots on three 1,000 foot public streets. Also, the 56 twin home lot decrease resulted from larger size amenity lots adjacent to the twin homes.

At the October meeting, the Planning Commission recommended denial of the rezoning request because of the small 40' wide lots in a rural area. A total of 414 lots are at 5,000 square feet (sf) - 40'x125. Revisions to the master plan were to address concerns of small lot sizes in a rural area. The smallest rural lot adjacent to the rezoning property is 3.5 acres. Also, in past years several rezonings were approved (South Lake & Creekstone (175 lots), Drakes Landing (180 lots), and Fenwick (105 lots). Two of the residential developments are located off South Uniroyal Road one to two miles from the proposed Firefly PUD. The Fenwick R-3 zoned property is adjacent to the proposed PUD. The 38

acre property will have 105 lots at a minimum 10,000 sf and 70' lot width. These three developments total about 460 single family home lots; 440 lots are 10,000 sf or larger; about 20 lots in Creekstone are 9,000 sf.

For today's January 24th meeting, the applicant's new January Master Plan adds a larger 6,250 sf single family home lot (50' x 125'); 101 lots added. See table below.

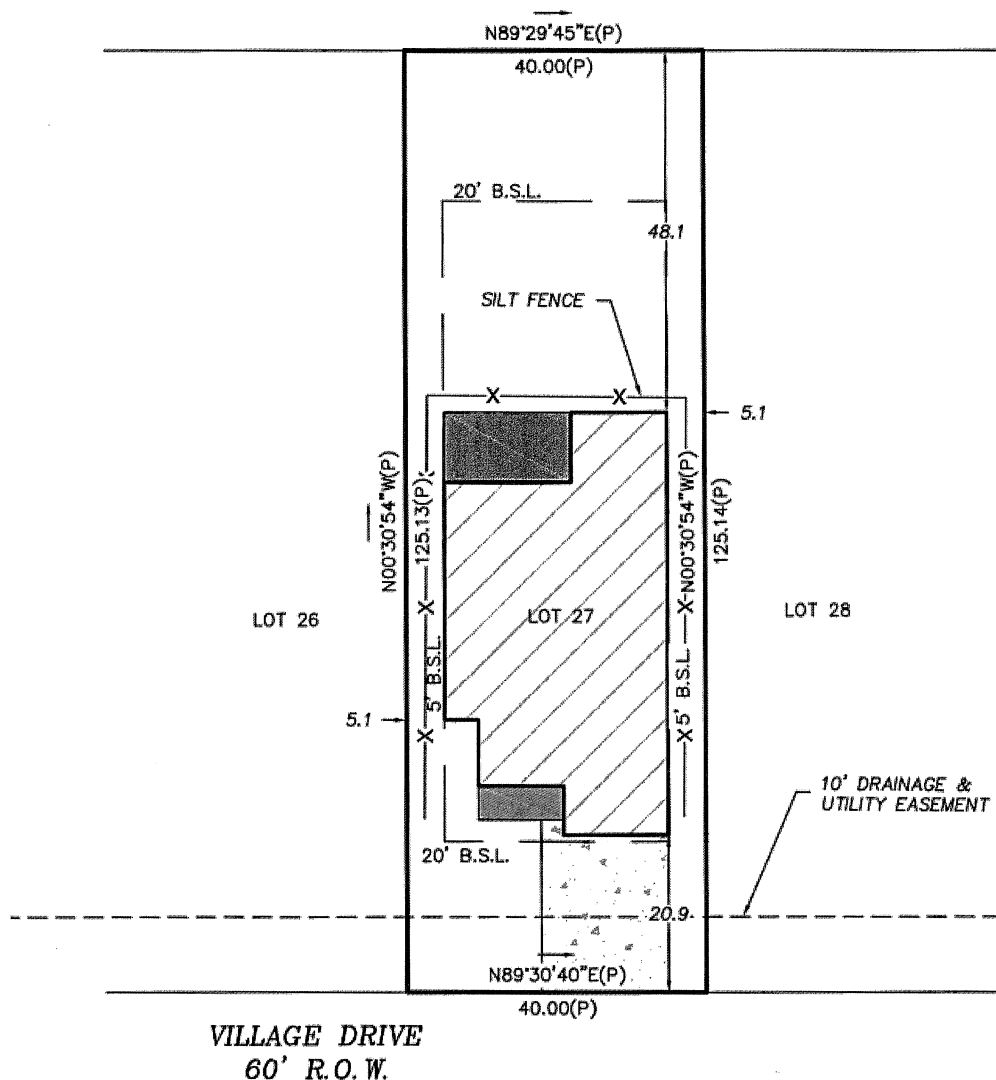
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The 101 lots at 50 feet wide are along the two streets that accesses the development from Columbus Parkway. About 34 of the 101 lots are located near the south entrance adjacent to the 24 largest lots (7,000 sf). The 101 single family home lots at 6,250 sf replaces about 116 single family home lots at 5,000 sf lots (40x125). The total number of 5,000 sf lots decrease from 414 lots to 298 lots; a 116 lot decrease. The January master plan shows a small decrease in the total number of residential lots from 614 to 600 lots – a 14 lot decrease. There are no changes to the twin home lot (142) and townhome lot (34) twin home lots (142) from the October master plan to the January master plan.

Staff's position has been that the large majority of the lots in this area are either large lot rural (1 acre +) or R-2 or R-3 lots (10,000 to 15,000 square foot lots). The applicants single-family home lots would be 5,000 square feet. The applicant's contention is that they could develop this many or more 70 foot, 10,000 square foot lots, but they would need to grade the entire site and remove the large buffers and open space.

In some sense, this concept is similar to a conservation subdivision. Conservation subdivisions are where the density and development is clustered in the most developable areas, while the natural features like streams, wetlands or steep slopes are preserved. This reduces infrastructure and grading costs, as well. Typically, these developments are paired with low impact standards to reduce impervious surface and improve drainage. This clustering will allow the developer to build smaller more affordable housing units.

This development does place approximately 48.6% of the most undevelopable areas into open space including some streams and steeper areas. The development also proposes smaller lots. The 40-foot lot has only been proposed in a couple of developments throughout the city through the use of a PUD. Under the City's traditional zoning the minimum R-5 lot is 60 feet in width and 7,500 square feet in area. A major concern of the 40 foot wide lots is that they don't leave much room for a front yard. The 2-car parking pad is approximately 18-20 feet in width, occupying half the yard. The remainder is often used for utility placement. Because of the front yard coverage with parking lots, the sites do not have area for more than two vehicles as on-street parking would often interfere with driveway entrances for the next residence.



Example of similar lot in Fox Run Village

Each residential lot has a typical landscape package of shrubs and trees provided by the developer after a home is constructed. In addition to the landscape package, the revised master plan narrative, requires at least one street tree is for each single-family home lot, at least one tree for each twin home

structure (1 tree per two lots), and two trees planted for each townhouse building (two trees per building). The additional trees improve curb appeal, property values, and creates a more desirable street.

The current proposed plan maintains the twin home lots in-between the single-family home lots on two streets. An alley is provided to access the twin home lots along the rear lot line; the rear yard alley access and rear yard off-street parking for the twin homes reduces the repetition of aligned single-family homes on 40' wide lots on both sides of the street.

This master plan include a street stub-out to the adjacent property on the east and south property lines. About 2.1 acres of open space is added along the rear lot line of 87 single family homes. Other amenity lots are identified: Open Space Quad, Lawn for recreation, Putting Green, Bocce Ball Court, and Dog walk.

The site will take access from two roads connecting to Columbus Parkway (US 280). The western access is across from Betty's Lane and the start of the divided median. All access from Columbus Parkway will require ALDOT review and approval. The applicant has provided a sidewalk on one side of the street with some additional sidewalk near amenities. In the written report, the applicant notes that sidewalks would be on both sides of the street where lots abut the right-of-way. Staff would recommend sidewalks be located on both sides adjacent to residential development.

Staff recommendation January Master Plan

Staff believes the January 24th master plan is a minor improvement from the October 2022 master plan. A larger 50 foot wide single family home lot was added (101 lots). The minimum lot size for the 50 foot lot is 6,250 sf (50x125). The 6,250 sf lot replaces about 116 lots at 5,000 sf lot. This represents a net loss of 15 units. The smaller front-entry lots proposed in a rural environment is still a concern. After the proposed changes, the dominant unit type is still the 40-ft wide lot (50% 40ft lots, 79% 40 ft or smaller) that was the basis for Planning Commission's recommendation of denial at the October 2022 meeting.

As stated at the October meeting, the dwelling unit type, small lots, and intensity of development could only be recommended at this location in a clustered or conservation type development. Staff previously gave a positive recommendation to a similar plan, which this plan improves upon. **As such, staff recommends a positive recommendation, but notes that the plan has many of the same lots that concerned the Planning Commission previously.**

If a positive recommendation to rezone the property is sent to City Council, staff recommends the following conditions included:

1. Sidewalks provided on both sides of public streets adjacent to residential properties.
2. All utilities shall be underground.
3. A residential buffer yard described in Section 10.6.D.1 be placed between the townhome lots and the adjacent property to the west.
4. Street trees planted on all lots required as explained in the applicant's January 2023 master plan narrative "Landscape Standards".

At the January 24th meeting, the Planning Commission voted 8 to 1 to send a positive recommendation to City Council to rezone 209.7 acres to PUD subject to annexation approval.

Engineering Department Report

Any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved.

The Engineering Department has no comments or concerns with this proposed re-zoning application

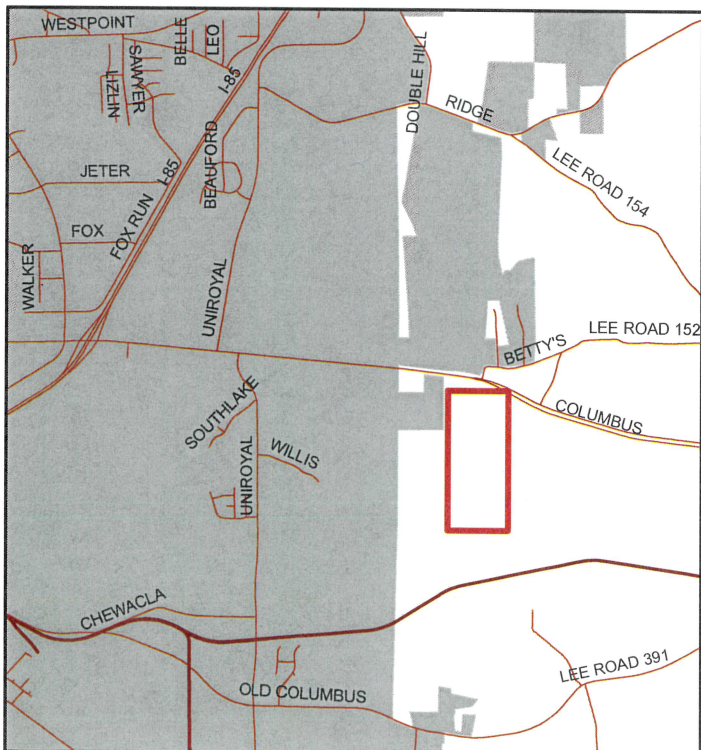
Opelika Utilities Report

No report at this time.

Opelika Power Services Report

The subject property is inside the Opelika Power and Tallapoosa River Service territory.

HOLLAND HOMES ANNEXATION AND REZONING 3200 BLOCK COLUMBUS PARKWAY REQUESTING PUD ZONING DISTRICT



The applicant is requesting to annex and zone 209.7 acres to a PUD zoning district. The master plan was revised to single family homes (423), twin home lots (142) and townhome lots (34). Open space and amenity areas is 101.9 acres.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

Holland Homes, LLC

421 Opelika Rd
Auburn, AL 36830

MEMO TO: City of Opelika
Planning Commission
Attention: Mr. Matt Mosley, AICP

FROM: Thomas Johnson, PE (Holland Homes, LLC)

RE: PUD Request for Firefly – Opelika, Alabama

DATE: January 3, 2022

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations we are submitting for your review and request approval for a Planned Unit Development currently identified as Firefly.

Overall Development Scheme

1. Location and intensity of proposed uses and activities

The property is approximately 209.71 acres located on the south side of Columbus Parkway (US Highway 280). New City of Opelika streets will extend from Columbus Parkway to the south and through the development and will ultimately provide future access to parcels west, south, and east of the development. The proposed use of the property is single-family residential with three product types: single-family detached houses, twin homes, and townhomes.

The property is divided into three sections by two existing creeks with large buffers proposed along the creeks.

The total number of residential units is 600 with a total development density of 2.86 units per acre.

2. Physical Description of proposed facilities

The buildings in each section shall complement each other in appearance and all sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

- **Single-Family Detached Home Area Standards**
 - Minimum Lot Size = 5,000 SF
 - Minimum Lot Width = 40 Feet
 - 20' front yard setback
 - 20' rear yard setback
 - 5' side yard setback
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 0.60
- **Twin Home Area Standards**
 - Minimum Lot Size = 3,000 SF
 - Minimum Lot Width = 25 Feet
 - 20' front yard setback
 - 20' rear yard setback
 - 5' side yard setback
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 0.60
- **Townhouse Area Standards**
 - Minimum Lot Size = 1,800 SF
 - Minimum Lot Width = 20 Feet
 - 10' front yard setback
 - 20' rear yard setback
 - 10' side yard setback on end units
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 1.50

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will include platted open space areas totaling at least ninety-five (95) acres and will also include eight amenity lots totaling five (5) acres for recreation and entertainment, landscaped green space, and a pool and pavilion to for the residents. There will be sidewalks along the rights-of-way throughout the development to connect residents to the open spaces and the amenity areas. Sidewalks will be included on both sides of the street where lots front public streets.

4. General designation of utilities

Sanitary sewer for the site will tie into existing onsite City of Opelika sewer main. Water will be provided by Opelika Utilities who has confirmed their capacity to serve the development from an existing main along the US 280 frontage. Storm water will be addressed with detention as required. Utilities such as power, gas, phone, and cable will be run throughout the site by their associated companies.

5. General statement of form of site management proposed for common open spaces and facilities

The Developer will be responsible for the overall management and maintenance of the planned open spaces and amenities until a homeowner's association can be established to take over these common areas.

6. Landscape Standards

One street tree (1" Caliper) shall be required for each single family detached residential lot and shall be installed at the time of the landscaping of the completed home. One street tree (1" Caliper) shall be required for each twin home structure (1 tree per two lots) and shall be installed at the time of the landscaping of the completed home. Two street trees (1" Caliper) shall be required for each townhouse structure (2 trees per building) and shall be installed at the time of the landscaping of the completed home.

7. Additional Requirements

- A residential bufferyard, as described in Section 10.6.D.1 shall be placed between the townhome product and the adjacent property to the west.
- All attached single family homes shall meet the Gateway Corridor cladding requirements.
- Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.















CITY OF OPELIKA
Planning Commission Report

Action Requested: Annexation

Location of Property: 3200 block Columbus Parkway (East)

Property Owner: Rodney C. and Laurie S. Jones
Michael T. Johnston, authorized representative

Current Zoning: PJ (Planning Jurisdiction)

Existing Land Use: Vacant/Undeveloped

**Adjacent Zoning/
Land Use:**

North	PJ & R-1	Planning Jurisdiction
South	PJ	Planning Jurisdiction
East	PJ	Planning Jurisdiction
West	PJ & R-3	Undeveloped

Staff Comments

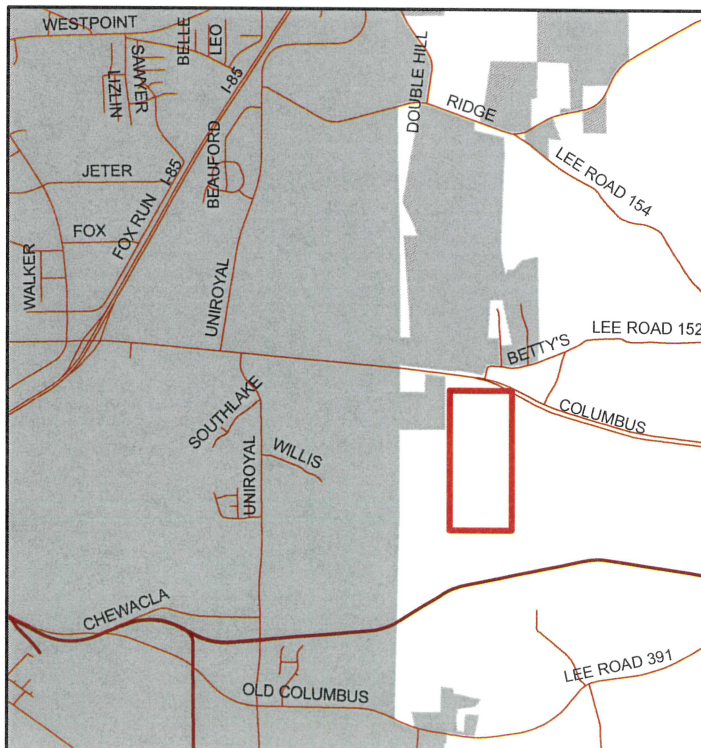
The applicant is requesting annexation of 209.7 acres into the City of Opelika. The subject property has about 485 feet of frontage on Columbus Parkway and located 1.5 miles east of the intersection of South Uniroyal Road & Columbus Parkway. One single family home occupied by the petitioner is on the 209.7 acre property. The property is adjacent to the Opelika city limits along the north and west property lines. The property is undeveloped, but the applicant is requesting to construct single family homes, twin homes, and townhomes. *(The next agenda item #5 is the rezoning request that explains the residential uses.)* Public sewer is accessible to the property. The Zoning Ordinance provides that annexed properties are automatically zoned R-1, but in this agenda item, the applicant is requesting a PUD zoning district. If City Council approves the annexation, then a Council public hearing will be held for the rezoning property from R-1 to PUD.

Recommendation

Planning staff recommends a positive recommendation be sent to City Council to annex the 209.7 acres into the City.

At the January 24th meeting, the Planning Commission voted to send a positive recommendation to City Council to annex the 209.7 acres.

HOLLAND HOMES ANNEXATION AND REZONING 3200 BLOCK COLUMBUS PARKWAY REQUESTING PUD ZONING DISTRICT



The applicant is requesting to annex and zone 209.7 acres to a PUD zoning district. The master plan was revised to single family homes (423), twin home lots (142) and townhome lots (34). Open space and amenity areas is 101.9 acres.



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