



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
May 2, 2023
TIME: 5:55 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, accessed at 3001 Gateway Drive, 47.31 Acres, from C-2 & PUD to PUD.
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 - from C-2 & PUD to PUD
Location of Property:	3001 Gateway Drive
Property Owner:	Broad Metro, LLC, Greg Edney/Eagle Vol Opelika LLC, and Capps Farm Partnership LTD Foresite Group, LLC (authorized representative)
Current Zoning:	C-2 & PUD
Proposed Zoning:	PUD (Planned Unit Development)
Existing Land Use:	Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	C-3 (GC-P)	I-85, Lowes/Vacant
	South	C-3 (GC-P)	LaQuinta/Vacant
	East	C-2 (GC-P)	Vacant
	West	C-3 (GC-P)	Freddie's/Tiger Fuel/Vacant

In 2020, the applicant was approved for a 32.45 acre PUD rezoning district. Since that rezoning approval, an 8,000 sf Quick Trip gas station and convenience store on Gateway Drive was constructed on a 5.6 acre property. The development included new streets that border the QT property. The new streets provide access to PUD zoned properties adjacent to QT. A new street will also be constructed that extends north to other PUD properties. Other current developments in this PUD district are a restaurant (Texas Roadhouse) under construction and plans are approved to construct an additional restaurant.

The applicant is now requesting a rezoning from C-2 to PUD to add 14.86 acres to the existing 32.45 acre PUD district; the PUD is called The Landing Entertainment District. The 14 acres are split into four commercial outparcels. The modified parcels include – Outparcel 13 (3 acres), Outparcel 14 (4.1 acres), Outparcel 12 (10 acres more or less) and Site 3 (Texas Roadhouse). The 10-acre lot will be an indoor/outdoor recreational facility with conference and meeting rooms. The exact commercial uses for Outparcels 13 and 14 is not known at this time. Outparcel 14 is in a lower area and shows a detention pond on a large portion of the lot. If the rezoning is approved, The Landing PUD will be 47.31 acres consisting of 14 lots ranging from one acre to 10 acres.

The applicant/developer reviewed the commercial uses allowed and not allowed in Section 7.3 C. 'Uses Allowed' of the Zoning Ordinance to select uses outright allowed in The Landing PUD Entertainment district. The applicant is requesting that the following list of uses be approved as outright allowed in The Landing PUD:

- drive thru services (ex. fast-food restaurants, banking, pharmacy, carwash)
- grocery store
- small box discount store
- office of physicians or Dentist
- automotive maintenance
- automobile sales
- bowling alley
- indoor fitness
- golf driving range
- indoor entertainment uses (ex. arcade, laser tag, etc)
- hotel
- retail use
- restaurant uses (lounge, brewpub, micro-breweries, micro-distilleries)
- gas station (limited to existing site 2)

The developer is also requesting that minimum building setbacks for the three outparcels comply with the minimum building setback requirements:

Front:	30 feet
Side:	10 feet
Rear:	20 feet.

The applicant notes that the Capps Landing Entertainment District will maintain common areas and govern use specific architectural guidelines. These guidelines should at the very least meet the Gateway Corridor cladding and screening requirements. The applicant is targeting national brands that style guidelines. The applicant plans to ensure that all buildings are complimentary without requiring a singular architectural style or limited color palate. The applicant has also not set any landscaping or buffering standards. Outside of specific standards, the uses shall meet the zoning ordinance landscaping and buffer requirements.

The development has slightly shifted the main road with the addition of the new property. This allows more property to be located directly on the interstate. The site still connects to the property to the northeast. Additionally, the two connections to Gateway Drive are still present.

As with all new developments, sidewalks shall be required on both sides of all streets and all utilities shall be underground.

The applicant also provided two freestanding sign drawings for The Landing Entertainment District. The signs include the Quik Trip gas station and six sign panels for future PUD commercial developments. One pylon sign is 50 feet in height with a sign area of 539 square feet; the sign is near the west property line next to Interstate 85. The other pylon sign is 30 feet in height and 291 square feet; the sign is near Quick Trip's front property line next to Gateway Drive. Section IX Sign Regulations allows a maximum sign area of 100 square feet and maximum sign height of 20 feet per lot; the pylon signs are not allowed. However, the Landing PUD is a nonresidential development that exceeds a minimum 25-acre requirement as provided in Section IX Sign Regulations, so the PUD is allowed to submit a Master Sign Plan application. The Master Sign plan section allows a maximum 400 square foot sign area for a pylon (freestanding) sign; the section is silent about a maximum sign height, however signs greater than 30 feet are prohibited. The proposed sign exceeds 400 square feet. Additionally, the application does not include required materials to full review for a master signage plan.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from C-2 & PUD to PUD subject to the following:

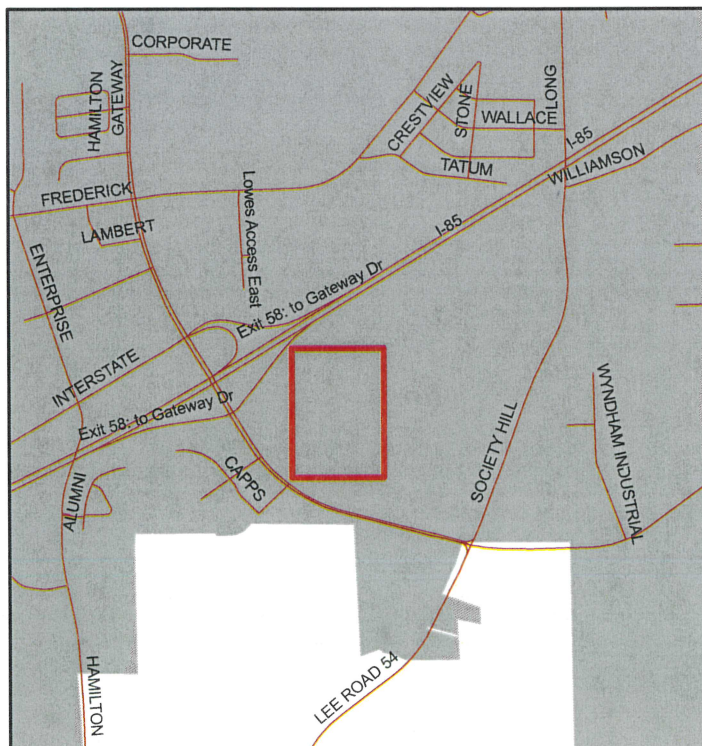
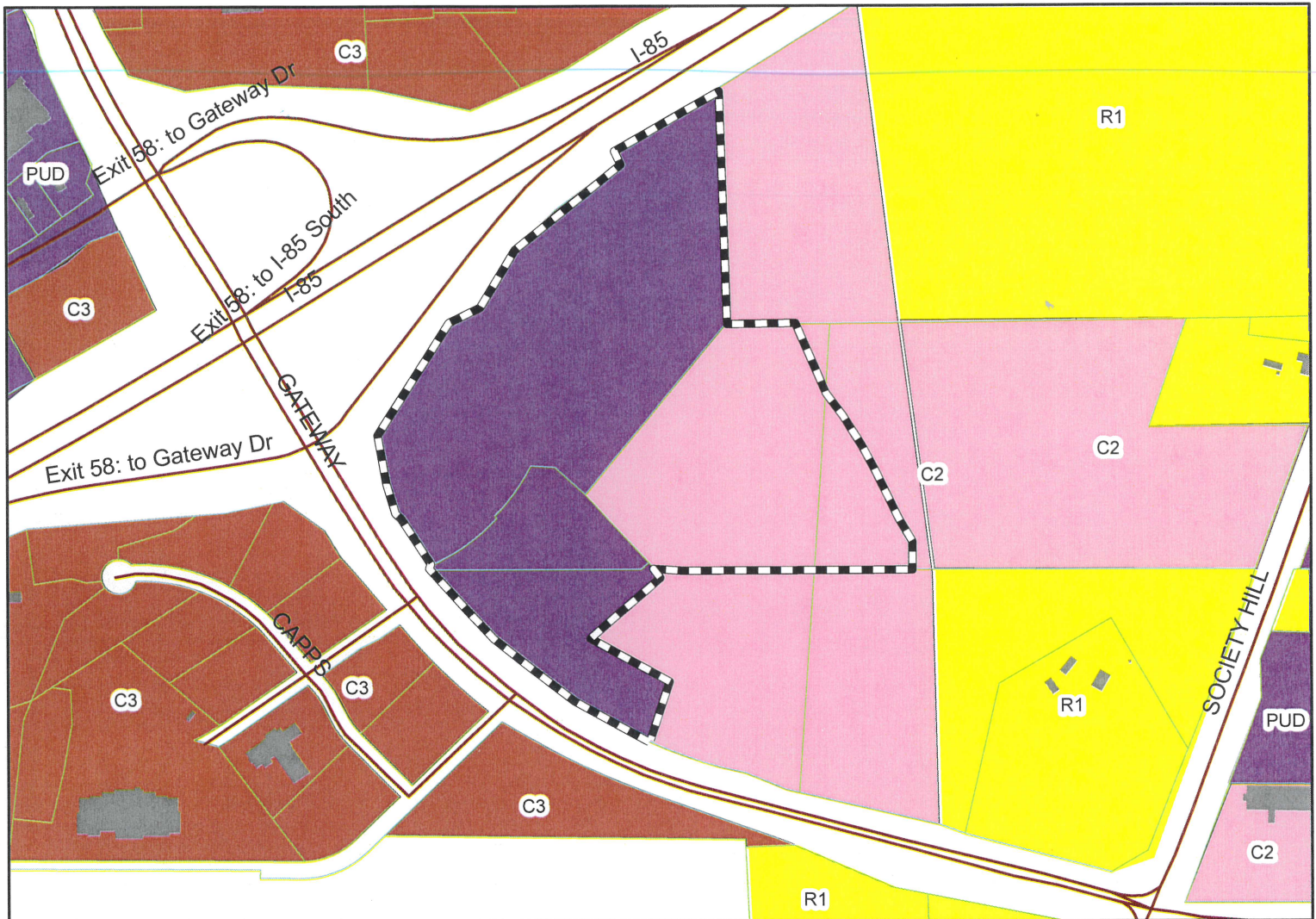
- 1. Remove small box discount store, auto maintenance, and carwash from the applicant's 'outright allowed' list as provided on page 2. These uses do not contribute to the indoor/outdoor recreational and entertainment description of this PUD district as provided in the applicant's PUD narrative. Auto sales should be limited to a primary use of new automotive sales with used automotive sales, auto rental, and automotive maintenance or repair strictly in an accessory use to the primary use.**
- 2. Removal of the proposed signage at this time or provide a Master Sign Plan for staff review that includes all freestanding signs, wall signs, and other types of signs with proposed maximum sign areas, sign heights (freestanding signs), and general location of signs meeting the requirements of the zoning ordinance. (See Section 9.6 (4) Master Sign Plan in Sign Regulations for application instruction.)**
- 3. All building exterior materials and screening requirements shall meet Section 7.6 Gateway Corridor Overlay requirements.**
- 4. The site shall meet the general landscaping and buffering requirements for the zoning ordinance.**
- 5. All utilities shall be underground.**
- 6. Sidewalks shall be located on both side of all public streets.**

At the April 25th meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to City Council to approve the rezoning subject to the conditions listed in this report.

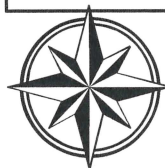
THE LANDING RETAIL-ENTERTAINMENT DISTRICT REZONING

3001 GATEWAY DRIVE

PUD & C-2 TO PUD



The applicant is requesting to add about 14.85 acres to an existing 32.45 acre retail-entertainment Planned Unit Development (PUD) zoning district approved in 2019. The 14.85 acres is divided into three commercial lots - 3 acres, 4.1 acres, and 10 acres.



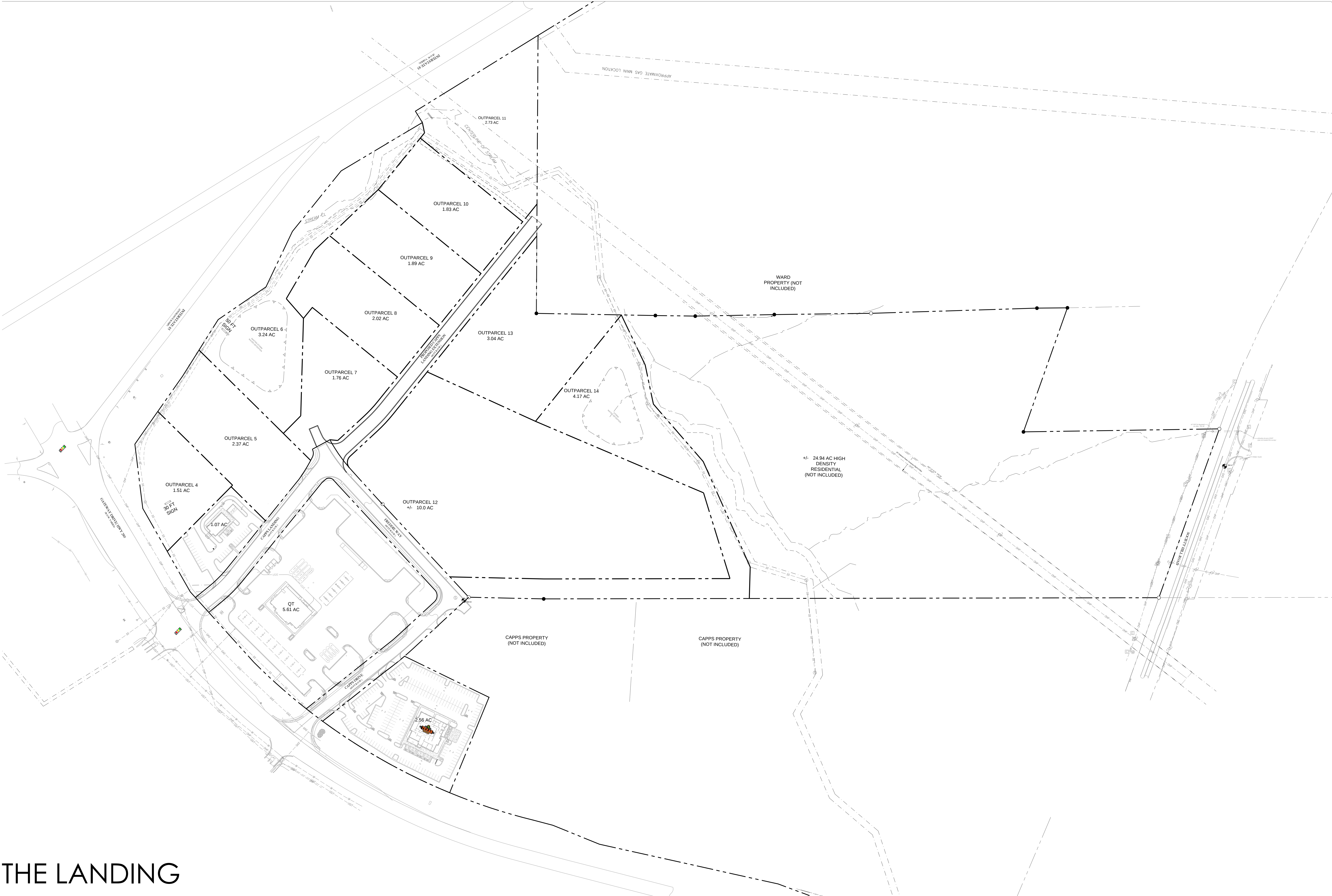
Subject Property

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.

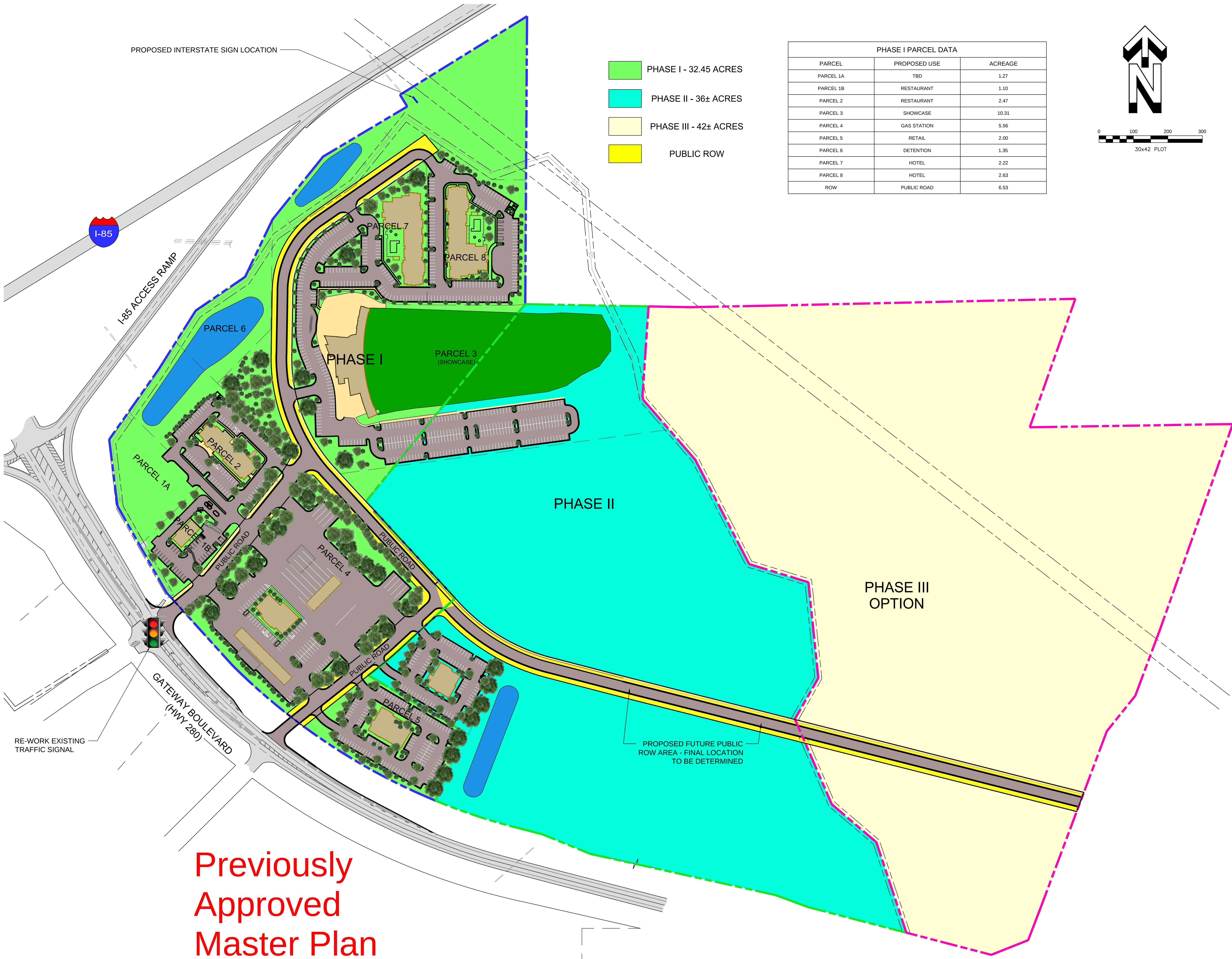


THE LANDING

OPELIKA, AL

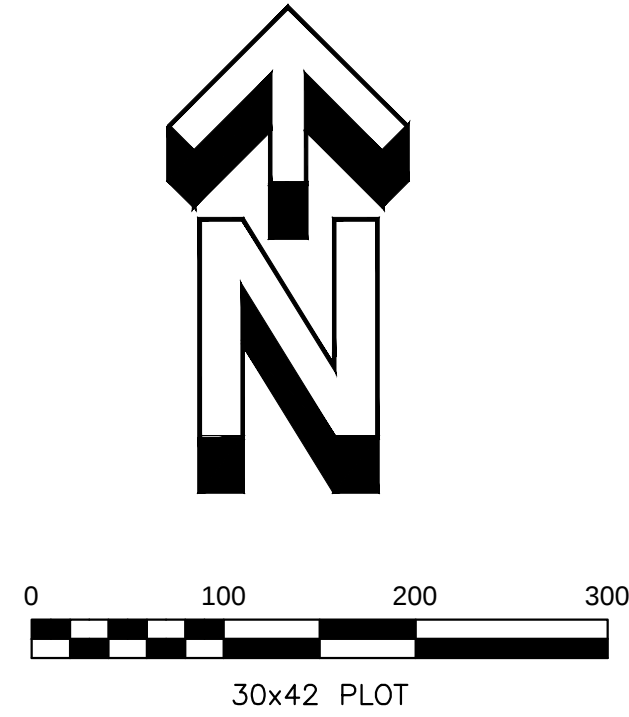


THE LANDING
PUD MASTER PLAN



- PHASE I - 32.45 ACRES
- PHASE II - 36± ACRES
- PHASE III - 42± ACRES
- PUBLIC ROW

PHASE I PARCEL DATA		
PARCEL	PROPOSED USE	ACREAGE
PARCEL 1A	TBD	1.27
PARCEL 1B	RESTAURANT	1.10
PARCEL 2	RESTAURANT	2.47
PARCEL 3	SHOWCASE	10.31
PARCEL 4	GAS STATION	5.56
PARCEL 5	RETAIL	2.00
PARCEL 6	DETENTION	1.35
PARCEL 7	HOTEL	2.22
PARCEL 8	HOTEL	2.63
ROW	PUBLIC ROAD	6.53



NO.

REVISIONS

DESCRIPTION

DATE

TITLE

MASTER CONCEPTUAL LAYOUT PLAN

PROPOSED DEVELOPMENT

GATEWAY DRIVE (HWY 280)

OPELIKA, ALABAMA

BROAD METRO, LLC

CKG BY

TONY MUGGIO, PLS

DATE

4/9/19

DWN BY

TONY MUGGIO, PLS

SCALE

1"=100'

GONZALEZ - STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

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NOT FOR CONSTRUCTION

NOT VALID UNLESS SIGNATURE IS SHOWN

DWG. NO.

CP1 - 0

PROJECT

18-0331

Master Plan for The Landing Entertainment District

Opelika, AL Revised April 2023

The Landing Entertainment District

Proposed PUD Rezoning

The existing PUD development consists of 32.45 Acres. Broad Metro, LLC, the Applicant, respectfully requests that the Opelika Planning Commission to rezone and add 14.29 acres of the Capps Family Property along with 0.56 Acres of the Texas Roadhouse property, which are located on the East Side of the Development, to join the existing PUD (Planned Unit Development). The subject property is currently zoned C-2, allowing a limited mix of commercial uses. The applicant is proposing to create a multi-use commercial development, governed by a single PUD zoning designation. The proposed rezoning will allow for a mix of commercial restaurants, fueling station, hotels and outdoor/ indoor recreational and entertainment businesses.

Location

The Proposed Development is located within the City of Opelika, along Gateway Drive just south of Interstate 85 opposite of the existing AMC Theater and Hotel Properties. One parcel in the Development will take access by further extending Capps Landing across Gateway Drive from the existing entrance to the AMC Theater on Capps Landing. The other will take access through an existing extension of Capps Drive across Gateway Drive.

Concept

The Applicant is proposing a master planned development, consisting of a 2,500 SF coffee shop, an approximately 8,000 SF Texas Roadhouse restaurant, retail outlets, restaurants, quick service restaurants with drive thrus, hotels, and an outdoor recreational facility that also contains conference and meeting facilities, with a food and beverage component as part of its operations, all with shared common areas and landscaping contained in the Development. The 8,300 SF fueling station and welcome center are already constructed.

The Landing Entertainment District will be best planned and developed as a PUD, which will allow for effective control and certainty of the commercial uses to complement the existing uses in the area and provide more destination locations for the residents of Lee County and attract those traveling on Interstate I-85 to spend time in the City of Opelika. Such rezoning will reflect the multi-use design of the development and allow for centralized planning and implementation of the concept.

Site Details

The Proposed Development consists of a total of +/- 47.30 acres. The previous PUD consisted of 32.45 Acres, and the proposed revision will add in the 0.56 Acres for the Texas Roadhouse parcel as well as 14.29 Acres of additional Capps Family property for the proposed outdoor recreational facility. The infrastructure for the development will be completed in two phases to capitalize on the recruitment of all businesses to the Development as market conditions allow. The fueling station shown on the attached plans committed to being the first business in the

Development and was responsible for the phase 1 construction. This phase included work within Gateway Drive as well as on site development of portions of the interior roadway and other infrastructure (utilities). Phase 2 will consist of extending Capps Landing for additional Outparcel users and access to the Outdoor recreational facility.

The main access to Capps Landing Entertainment District, via Gateway Drive, required the addition of deceleration and left-turn lanes at the point of connection and signal modifications.

Signage

The Development will require two multi-tenant access signs located on the property with a height and size of adequate proportion to advertise and attract consumers to the Development from Interstate I-85. Due to visibility from the interstate and existing grades these master development signs will need to exceed the new height allowance in the sign code. We are proposing a 50 FT tall master pylon sign along I-85 and a 30 FT tall master sign along Gateway Drive. In addition, the Development will also be best served by individual signage for any businesses located with road frontage on Gateway Drive and the extension of Capps Landing and Capps Drive into the Development.

Stormwater Detention

Stormwater Detention will be provided on site according to attached engineering plans. Storm water management will be master planned for the PUD in accordance with local regulations and be provided in regional detention ponds.

A property owners association will be established for proper maintenance of all common areas and multi-tenant signs located on the property. Likewise, architectural guidelines, building regulations, and use restrictions will be governed by the Capps Landing Entertainment District Covenants, Conditions and Restrictions.

The proposed commercial development will feature use-specific architectural guidelines, the property owner association and maintenance agreements for jointly owned infrastructure and landscaping shall insure the long-term maintenance of the PUD is maintained.

Utilities

The Proposed Development will be served by City of Opelika sewer and water services. Power will be provided by Opelika Power Services, Alabama Power, and ATT for communications. Natural gas, if used, will be provided by Spire.

Uses

As the Proposed Project is a commercial entertainment development, it is necessary to outline future uses that are deemed appropriate and approved for the Commercial Project. The +/- 47.3-

acre commercial property will generally conform to the C-3 zoning designation use tables and building setbacks located within the City of Opelika Zoning Ordinance.

This parcel will allow a Fueling Station and Welcome Center, Restaurants, Hotels, Retail, and an Outdoor/Indoor recreational facility with conference and meeting rooms along with a food and beverage component with by right uses approved as part of the PUD.

Net Impact of Proposal

The Proposed Development will offer a destination location to provide for entertainment opportunities not previously found within a 50-mile radius of the City of Opelika. While a fueling station/welcome center will be the first business to open, the addition of new restaurant options for residents and travelers alike will expose more people to the City of Opelika. The outdoor recreational component of this development is not available within 50 miles of the City of Opelika at this time. This component will be a destination for entertainment from Central Alabama to the neighboring West Georgia communities that all are easily accessible to Opelika along Interstate 85. The Proposed Development will only enhance the success Opelika has achieved at Exit 58 and the Gateway Drive area. The proposed rezoning request does not adversely impact the city of Opelika or its infrastructure in any way.

The proposed rezoning from the current C-2 designation to PUD is necessary to accommodate the various commercial and entertainment uses intended for this site.

Commercial owners and tenants will all benefit from common area maintenance and security of the property as the Property Owners Association will maintain any common areas associated with the development.

Accompanying Exhibits

Attached are several exhibits supporting the application to extend the PUD for Capps Landing Entertainment District. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Overall Master Plan of the Proposed Development and Surrounding Property
- Authorization to Act as Applicant
- Deeds to Subject Properties
- Application for PUD Zoning
- Sign Exhibits