



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.**

July 25, 2023

TIME: 3:00 PM

- I. APPROVAL OF MINUTES
- II. UPDATE ON PREVIOUS PC CASES
- III. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 - 1. Anderson Lakes SD, Phase 3, 33 lots, accessed from Anderson Lakes Road, Blake Rice, Barrett-Simpson, authorized representative for Steven W. Corbett, Preliminary Approval
 - B. **CONDITIONAL USE - Public Hearing**
 - 2. David Slocum, authorized representative for LD AL Opelika McCoy Street LLC; Elizabeth J. Jimmerson, 1250 block of McCoy Street, C-2, GC-S, 26-unit townhome development.
 - 3. Eugene Leonard Jr., authorized representative for AYM LLC, ADD Opelika LLC, and PC Real Estate Ltd., 2550 Pepperell Pkwy (Pepperell Corners shopping center), C-3, GC-P, Church (The Life City Church/TLC Kids)
 - C. **FINAL PLAT**
 - 4. Pepper Mill Creek SD, Phase 2, 20 lots, accessed from Lowndes Street, Nick Howell and Michael Maher, authorized representative for Auburn Building Company LLC, Final Approval
 - 5. Foxrun SD, Phase 3, 43 lots, accessed at the end of Village Drive, Daniel Holland, Holland Homes, Final Approval
 - 6. Arrowhead SD, 51 lots, accessed from Arrowhead Avenue, Kurt Hayley, authorized representative for Hayley Investments LLC, Final Approval
 - 7. Springhill Heights SD, Redivision of Lots 53-58, 3 lots, accessed at the corner of Arnold Avenue and Spring Drive, Nick Howell, authorized representative for 2H Properties LLC, Final Approval
- V. OLD BUSINESS
- D. **REZONING - Public Hearing**

8. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

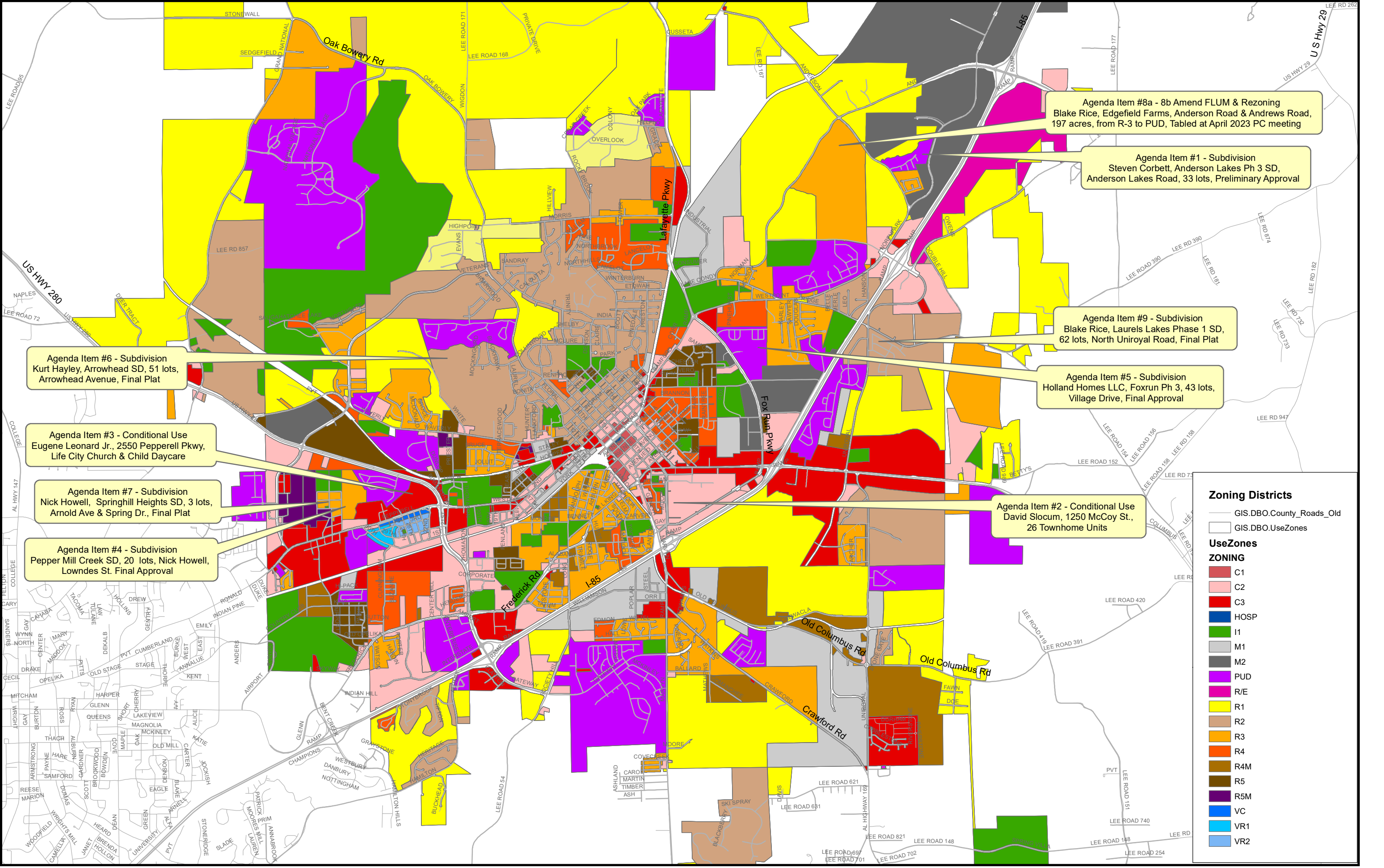
(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 meeting at the applicant's request.)*

E. **FINAL PLAT**

9. Laurel Lakes SD, Phase 1, 62 lots, accessed from North Uniroyal Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, Final Approval *(This item was tabled at the June 27, 2023 meeting at the applicant's request)*

VI. **ADJOURN**

“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.”





PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

June 27, 2023

TIME: 3:00 PM

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting June 27, 2023 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT: Mr. Michael Hilyer and Mr. Sheldon Whittelsey.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mrs. Claire Barber, Planning and Zoning Technician
Mr. Jonathan McInnis, Assistant City Engineer

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes May 23, 2023

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	John Sweatman
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that there are no updates on previous cases.

IV. NEW BUSINESS

A. **PLAT (Preliminary Only) - Public Hearing**

1. The Landing SD, Redivision of Parcel 2A, 3 lots, accessed from Freddie Way, Brett Basquin, Foresite Group, LLC, authorized representative for Jim Masingill, Broad Metro, LLC, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for The Landing Subdivision, Redivision of Parcel 2A, accessed from Freddie Way. He stated that staff recommends preliminary approval subject to the following:

1. The plat is named similarly to an adminstrtive plat for Parcel 2-A-2.
2. Setback lines are not required to be shown on the individual lots.
3. The final plat should reference the administrative plats that were part of this property.
4. The proximity map does not appear to match the proposed development.
5. A temporary turnaround should be located on Capps Landing where the street will terminate.
6. All utilities shall be underground.
7. Sidewalks shall be required on both sides of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

2. Foxrun SD, Phase 3, 43 lots, accessed from Village Drive and Woodland Circle, Daniel Holland, Holland Homes LLC, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for Foxrun Subdivision, Phase 3, accessed from Village Drive and Woodland Circle. He stated that staff recommends preliminary approval subject to the following:

1. Underground utilities are required.
2. Sidewalks are required on at least one side of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water infrastructure has not passed final inspection for approval and that the final plat cannot be approved until water infrastructure is accepted. He also stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: Jay Walters
AYES: Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

B. PLAT (Preliminary and Final) - Public Hearing

3. Pepperell Manufacturing Company Subdivision of Lot 2 SD, 2 lots, accessed from Cunningham Drive, Brandon Bolt, Bolt Engineering, Inc, authorized representative for SKPW 400 LLC, Preliminary and Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Pepperell Manufacturing Company Subdivision of Lot 2 Subdivision, accessed from Cunningham Drive. He stated that staff recommends preliminary and final approval.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Greg Mann, 2805 Sutton Way, asked if there would be a privacy fence between the neighborhood and this development? He also noted that they were on septic and asked if City sewer would be coming to their street?

Mr. Mosley stated that if there is a commercial use there, it will be required to have a buffer of either landscaping and a fence, a 20-foot undisturbed buffer, or a double row of evergreens. He stated that he would pass along the sewer information to the Public Works Director.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed
MOVER: Councilman Ward 1 Willie Allen
SECONDER: John Sweatman
DISCUSSION: Mr. Walters asked if the right turn lane would be on Cunningham Road.

Mr. Mosley stated that the 8 feet on Cunningham Road would be the right turn lane.
AYES: Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

C. REZONING and PLAT (Preliminary only) - Public Hearing

4. (a) Amendment to Future Land Use Map, accessed from Oak Bowery Road, 4.18 acres, from a low density residential land use category to a medium density land use category.

(b) Rezoning request, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley, 4.18 acres, accessed from Oak Bowery Road, from R-1 to R-2.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 4.18 acres accessed from Oak Bowery Road from R-1 to R-2. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to R-2.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that Opelika Utilities has no objections to the proposed plat. However, the water line in place at the Briarwood Lane connection to Northgate Drive is a 6" Main. He stated that to serve the proposed development, the developer will need to increase the connection and extension at Northgate Drive to an 8" main.

Chair Cannon opened the public hearing for the Amendment to the Future Land Use Map and the Rezoning request at the same time.

Al Mattox, 1937 Cannon Gate Drive, asked what the developer intended to do with the 4.18 acres being on the east side of what he considered a swamp.

Ms. Cannon stated that it will likely be residential.

Al Mattox asked if it would be a part of whatever roadway comes off of Northridge?

Mr. Mosley stated that it was a part of the subdivision.

Gage Pridgen, stated that her parents, Sam and Brenda Pridgen, lived at 1706 Oak Bowery Road. She asked where the entrances and exits would be for this property and who the builder is?

Mr. Mosley stated that it comes off of Briarwood Lane in North Gate Drive and that there is a future development stub that is owned by the Dudleys towards Oak Bowery Road. He stated that if the Dudley property were ever to develop, it could attach there, but that the main entrance for now would be off of Briarwood Lane. He stated that Bryan Stone was the builder.

Gage Pridgen asked Bryan Stone about similar neighborhoods and prices.

Chair Cannon requested that this discussion be saved for the public hearing on the subdivision.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for rezoning to City Council with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

Motion to approve the amendment to the Future Land Use Map with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	John Sweatman
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

5. Southern Pines SD, 46 lots, accessed from Oak Bowery Road, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley

Mr. Mosley presented the staff report to the Planning Commission for the Southern Pines Subdivision, accessed from Oak Bowery Road. He stated that staff recommends preliminary approval subject to the following:

1. City Council approve the rezoning of 4.18 acres from R-1 to R-2.
2. Remove the minimum setbacks shown on the lots.
3. Correct Lot 31 to meet the minimum lot size requirements of 15,000 sf.
4. Add a note to clarify size, use, ownership, and maintenance for Tract 3 proposed open space.
5. Add a temporary turn around per requirements at the end of Long Leaf Avenue.
6. All utilities shall be underground.
7. Sidewalks are required on both sides of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the water line in place at the Brairwood Lane connection to Northgate Drive is a 6" Main. He stated that to serve the proposed development, the developer will need to increase the connection and extension at Northgate Drive to an 8" Main.

Chair Cannon opened the public hearing.

Al Mattox, 1937 Cannon Gate Drive, stated that he is the Vice President of the Cannon Gate Homeowners Association and asked about square footage and the selling price. He stated that there is an underground spring to the west of the swamp that feeds through the proposed subdivision and terminates at Cannon Gate Lot 50. He asked that Engineering address that so that runoff and drainage doesn't adversely affect the residents of Cannon Gate and he noted that the drainage and runoff is currently adversely affecting residents. He also asked what kind of buffer there would be between Cannon Gate and the future houses and what the estimated length of build would be for the project.

Bryan Stone, BC Stone Homes, stated that he plans on staying in tune with what is currently in the area as far as price point and size. He stated that they stubbed to the Dudley piece because there is probably some opportunity that one day that piece could develop and it would make a good tie in to Oak Bowery, but unfortunately, when Cannon Gate was developed there was no other way out. He stated that he spoke with Scott Parker, the City Engineer, and Mr. Parker agreed that that would be the best course of action as far as stubs go. He stated that they have done a full wetlands delineation and a stream delineation on the property, so any water is indicated on the plat. He noted that he thought it would be a two or three year project and he stated that they would have to grade the site to get sewer access, but that he would fully comply with any buffer requirements.

Dantzler Frazer, 1907 Cannon Gate Drive, stated that his concern was the setback and he stated

that if they clear to the line, they are basically clearing to his backyard. He stated that he felt it would be a negative impact on those houses and requested that that area remain wooded. He stated that his other concern was the streamside management. He stated that he didn't feel like the streams were accurately identified on the plat.

Bryan Stone stated that streams and wetlands on the plat were delineated by Will Neighbors with Wildland Services. He stated that as far as the buffer goes, they didn't want their houses to open up into the back of the existing homes, but that he couldn't say at this time if he would be able to keep trees to the line or not.

Chair Cannon stated we want to make sure that there will be trees there.

Bryan Stone stated that he would take out as little as possible, but that the site will have to be mass graded in order to have sewer access.

Roxanne Nix, 1806 Northgate Drive, asked when the start date for construction would be?

Mr. Mosley stated that if they are granted approval tonight, they would still have to get zoning approval to start any construction, which would take approximately 50 to 60 days. He stated that they would then need to have their engineering plans approved through the Engineering and Utility Departments, which could take anywhere from one month to six months depending on how complicated it is. He stated that any construction would probably be in three months at the earliest.

Roxanne Nix asked if there would be any grading or clearing before then?

Mr. Mosley stated that someone could come in and grade the lot right now without Planning or Zoning approval through a land disturbance permit with the Engineering Department.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: John Sweatman

SECONDER: Mayor Gary Fuller

DISCUSSION: Councilman Allen asked if it was feasible to table this until they get either approval or denial from City Council in order to give them an opportunity to get some more answers for the residents.

Mr. Mosley stated that the Commission could table it for 30 days, but that City Council wouldn't hear this until probably August because it has to be advertised in the paper. He stated that Bryan Stone probably wouldn't start to work on those engineering designs to know what the grading is going to look like until the City Council handles the issue one way or another, so waiting until that point probably wouldn't give them more clarity. He stated that it would give them more time but that nothing could move very far on this project without City Council approval. He noted that if this is zoned R-2 there would be a 30-foot rear setback which is what the buffer would be, but that there is no required buffer when a like single-family backs up to a like single-family.

Councilman Allen made a motion to table this item in order to give the

residents an opportunity to get some of their questions answered.

Mayor Fuller stated that the Commission has heard from all the citizens.

Mayor Fuller called for the question.

AYES: Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Sweatman

NAYS: None

ABSTAIN: Councilman Ward 1 Willie Allen

D. REZONING - Public Hearing

6. (a) Amendment to the Future Land Use Map accessed from 1625 1st Avenue, for a 7,324 sf, from a general commercial land use category to a light commercial land use category.

(b) Rezoning request, A&P Holdings, LLC, 7,324 sf, accessed at 1625 1st Avenue, from M-1 to C-2.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 7,324 sf, accessed from 1625 1st Avenue, from M-1 to C-2. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from M-1 to C-2.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the Opelika Utilities Board has no objections to rezoning. He stated there is currently no meter or service line for vacant lot. He stated that the Developer/Owner will need to apply and pay for service connection when water is needed.

Chair Cannon opened the public hearing for the Amendment to the Future Land Use Map and the Rezoning request at the same time.

No comments.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for rezoning to City Council with staff recommendations.

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: John Sweatman

DISCUSSION: Mr. Sweatman asked if the two adjoining parcels were already single-family homes?

Mr. Mosley stated that most of the houses there are single-family, but that the homes on the M-1 lots are considered legal non-conforming. He noted that this means that they were allowed when they were approved, but they are no longer allowed. He stated that because the Mill is no longer there, we need to rezone some of those properties to allow those single-family homes to be there and allow uses that would be consistent with that area.

AYES: Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

Motion to approve the amendment to the Future Land Use Map with staff recommendations.

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Councilman Ward 1 Allen
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

E. FINAL PLAT

7. Laurel Lakes SD, Phase 1, 62 lots, accessed from North Uniroyal Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, Final Approval

Mr. Mosley stated that the applicant has requested this item be tabled so that they can finish some sewer issues.

Motion to table the item at the applicants request

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

8. Wyndham Gates SD, Pod 3, Phase 3, 9 lots, accessed from Raiden Circle, Doug Ransom, DRB Group Alabama, LLC, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Wyndham Gates Subdivision, Pod 3, Phase 3, accessed from Raiden Circle. He stated that staff recommends final approval subject to the following added to the final plat or installed before a CO (certificate of occupancy) is issued:

1. Sidewalks required on at least one side of the street.
2. All utilities installed underground.
3. Add landscaping as shown on landscape plan.
4. Add a note on plat providing the uses allowed in the open space.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this subdivision is outside of the Opelika Power Services territory.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	John Sweatman
DISCUSSION:	Chair Cannon asked if these have garages?
	Mr. Mosley stated that they all have at least a single-car garage unit.
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None

ABSTAIN: None

9. National Village SD, Phase 6B, 9 lots, accessed at the corner of Spa Loop and Robert Trent Jones Trail, Steve Timms and Mike Maher, authorized representative for Retirement Systems of Alabama, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for National Village Subdivision, Phase 6B, accessed at the corner of Spa Loop and Robert Trent Jones Trail. He stated that staff recommends final plat approval subject to the following:

1. All utilities shall be underground.
2. Install sidewalks on at least one side of the street.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that Opelika Utilities does respectively request City review of storm infrastructure and detention basin receiving flow from development. This detention area discharge flows directly to Saugahatchee Lake.

Motion to grant final plat approval with staff recommendations

RESULT: Passed
MOVER: John Sweatman
SECONDER: Mayor Gary Fuller
AYES: Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

F. OTHER BUSINESS - Public Hearing

10. A petition for the vacation of Country Club Road from 3500 block of Country Club Road to the intersection of Country Club Road and Saugahatchee Road.

Mr. Mosley presented the staff report to the Planning Commission for a petition for the vacation of Country Club Road from the 3500 block of Country Club Road to the intersection of Country Club Road and Saugahatchee Road. He stated that staff recommends a positive recommendation be sent to City Council to the proposed right-of-way for Country Club Road.

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.
No comments.
Chair Cannon closed the public hearing.

Motion to send a positive recommendation for the vacation to City Council with staff recommendations

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: Councilman Ward 1 Willie Allen
AYES: Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

G. Master Plan Revision, Minor Amendment - Public Hearing

11. The Villages at Opelika PUD, Minor Amendment to the Master Plan, 2003 Executive Park Drive, Joe Mazzucchelli, authorized representative for Trust Homes Southcoast, LLC, The amendment concerns minimum front and rear yard setbacks for the proposed single family homes. The existing minimum setbacks are 15 feet in front yard and 10 feet in rear yard. The amendment request is a 10 foot setback in front yard and a 15 foot setback in rear yard. The amendment provides more rear yard space.

Mr. Mosley presented the staff report to the Planning Commission for The Villages at Opelika PUD, a minor amendment to the Master Plan, 2003 Executive Park Drive. He stated that staff recommends approval of this minor amendment to the Villages of Opelika master plan: Allow a minimum 10 foot setback in the front yard and a minimum 15 foot minimum setback in the rear yard for all single family home lots and townhome lots. (The minimum side yard setbacks will remain the same: minimum 5 foot side yard setback and minimum 6' side yard setback on street.)

Mr. McInnis provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to approve the minor amendment to the Master Plan with staff recommendations

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: John Sweatman

DISCUSSION: Mr. Sweatman asked if 18 feet is the minimum allowed by the ordinance for a parking space?

Mr. Mosley stated that the standard parking space is 9 by 18 feet. He noted that if somebody has an oversized car it could potentially extend into the sidewalk.

Ms. Cannon asked if two cars could park there?

Mr. Mosley stated that these have a single car garage on them and one space in front.

AYES: Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: Chair Cannon

ABSTAIN: None

V. OLD BUSINESS

H. REZONING - Public Hearing

12. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 meeting at the applicant's request.)*

Mr. Mosley stated that the applicant requested this item remain on the table.

VI. ADJOURN

Motion to adjourn at 4:04 p.m.

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	John Sweatman
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Subdivision: The Lakes at Anderson Road, Phase 3

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Terminus of Anderson Lakes Drive

Property Owner(s): Steven W. Corbett
Blake Rice, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA Map # 0181C0080G & 0181C0090G; Areas shown in Flood Zone “A” – 100 year flood zone (no base flood elevations determined; Flood Zone “X” – areas determined outside the 0.2% annual chance of flooding, as shown on plat

Staff Comments:

Similar plat was submitted and received Preliminary approval at the November 17, 2020, Planning Commission Meeting. The applicant is requesting preliminary plat approval for a 33-lot subdivision. The subdivision is Phase 3 of the Anderson Lakes PUD development approved by City Council in 2005. The PUD master plan originally consisted of a mixed residential development of 111 modified zero lot line single family homes¹ and apartments. A total of 70 lots were platted in Phase 1 and Phase 2 for single-family homes. *(In 2008, City Council approved a rezoning from PUD to R-1 for the Anderson Lake PUD removing 47 acres from the PUD master plan. The apartments were located on the 47 acres; most of the 47 acres are in a floodplain.)*

The 33 lots are the last phase of single-family homes. The PUD master plan stated lots will range in size from 8,755 square feet to 20,908 sf; the maximum building area is 40% of the lot size; street trees are required along the streets with at least one tree planted every 100 feet; and minimum building setbacks are 25 feet front, 20 feet rear, and 5 feet side yard. The minimum lot width is 60 feet. The 33 lots in this phase range in size from 8,042 sf to 35,848 sf. Lot 25 (6.3 acres) is labeled as a stormwater detention area. Lots 19, 20, and 21 will need to meet the minimum lot size for the Anderson Lakes PUD Master Plan of 8,755 square feet.

The total area for Phase 3 is 18.22 acres including Lot 33, detention pond lot. Density for the 33 single family lots is 1.8 dwellings per acre (density includes the 6.4-acre detention pond area). Lots 19, 20, and 21 will need to meet the minimum lot size for the Anderson Lakes PUD Master Plan of 8,755

square feet.

A narrow 20' strip of land owned by OIDA (Opelika Industrial Development Authority) is located between Phase 3 and the Northpark Drive right-of-way. The strip prevents vehicle access from Anderson Lakes Drive directly onto Northpark Drive to reduce excessive traffic on Northpark Drive. A majority of the lots meet the minimum standards in the PUD Master Plan.

Recommendation

Planning Staff recommends preliminary plat approval subject to the following:

- 1. All utilities must be underground.**
- 2. Sidewalks required on both sides of the streets.**
- 3. As stated in the PUD narrative, plant a street tree along the streets on private property with at least one tree planted every 100 feet. Add a note to the plat.**
- 4. On the final plat add a name to Street "A".**
- 5. Add a note on plat to clarify use, ownership, and maintenance for Lot 33 detention area, this area is shown in the PUD as open space, update plat.**
- 6. Add a note on plat that minimum building setbacks are front yard 25 feet, side yard 5 feet, and rear yard 20 feet and the minimum lot width is 60 feet.**
- 7. Adjust the lot sizes of 19, 20, and 21 to meet the minimum PUD lot size standards of 8,755 square feet.**
- 8. Site plans for structures are required to designate the finished floor elevation for all lots with structures located in the flood zone.**
- 9. An as built elevation certification shall be required at the batter board or form board stage before the slab is poured.**
- 10. All lots located in the Flood Zone shall fully comply with all other requirements delineated in the Flood Damage Prevention Ordinance.**
- 11. Add a landscape buffer or undisturbed buffer along the rear of Anderson Lakes Drive for Lots 12-17, as these lots are essentially double frontage lots.**

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Utilities Board Report

No comments. Water is available from Anderson Lakes Drive.

Opelika Power Services Report

This Subdivision is outside of the Opelika Power Service Territory.

000236-2023

AGENDA ITEM #

1



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 7/5/23

MEETING: 7/25/23

SITE ADDRESS: Anderson Lakes Drive

PROPERTY OWNER: Steven W. Corbett

APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.

MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801

PHONE NUMBER: 334-745-7026

FAX NUMBER: 334-745-4367

EMAIL ADDRESS: brice@barrett-simpson.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN☐ ADMINISTRATIVE☒ PRELIMINARY☐ FINAL

Does the subdivision require any other official action by the City?

☐ Annexation☐ Rezoning☐ Other**PARCEL INFORMATION**

Subdivision Name: Anderson Lakes Phase 3

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

☒ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/Institutional

Number of Lots: 33 x \$3.00 = \$99.00

Number of APO: 11 x \$7.00 = \$77.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$251.00**PAID**

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Anderson Lakes, Phase 3 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE:

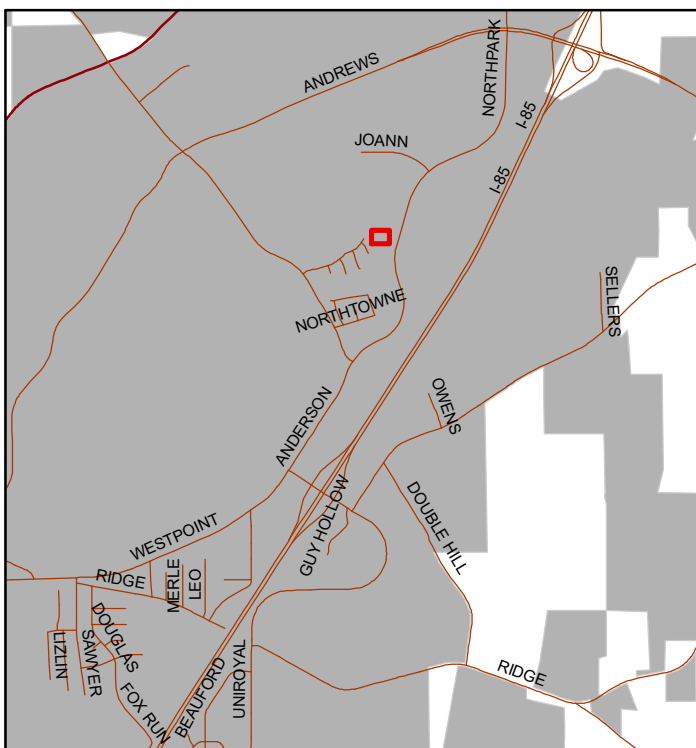
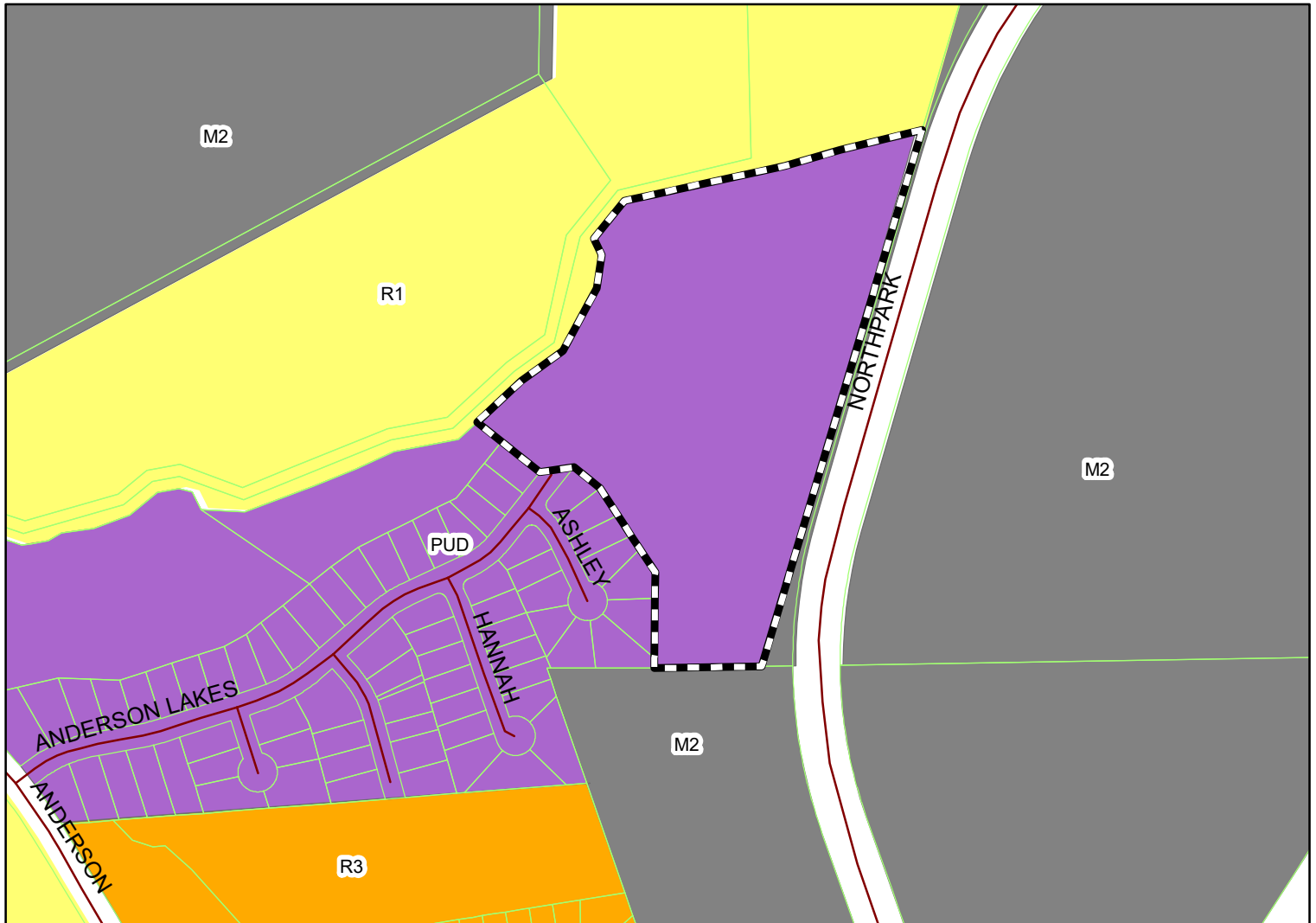
(PRINT NAME)

Blake Rice, Barrett-Simpson, Inc.

6/29/23

DATE

THE LAKES AT ANDERSON ROAD PHASE 3 SUBDIVISION TERMINUS OF ANDERSON LAKES DRIVE PRELIMINARY APPROVAL, A-1

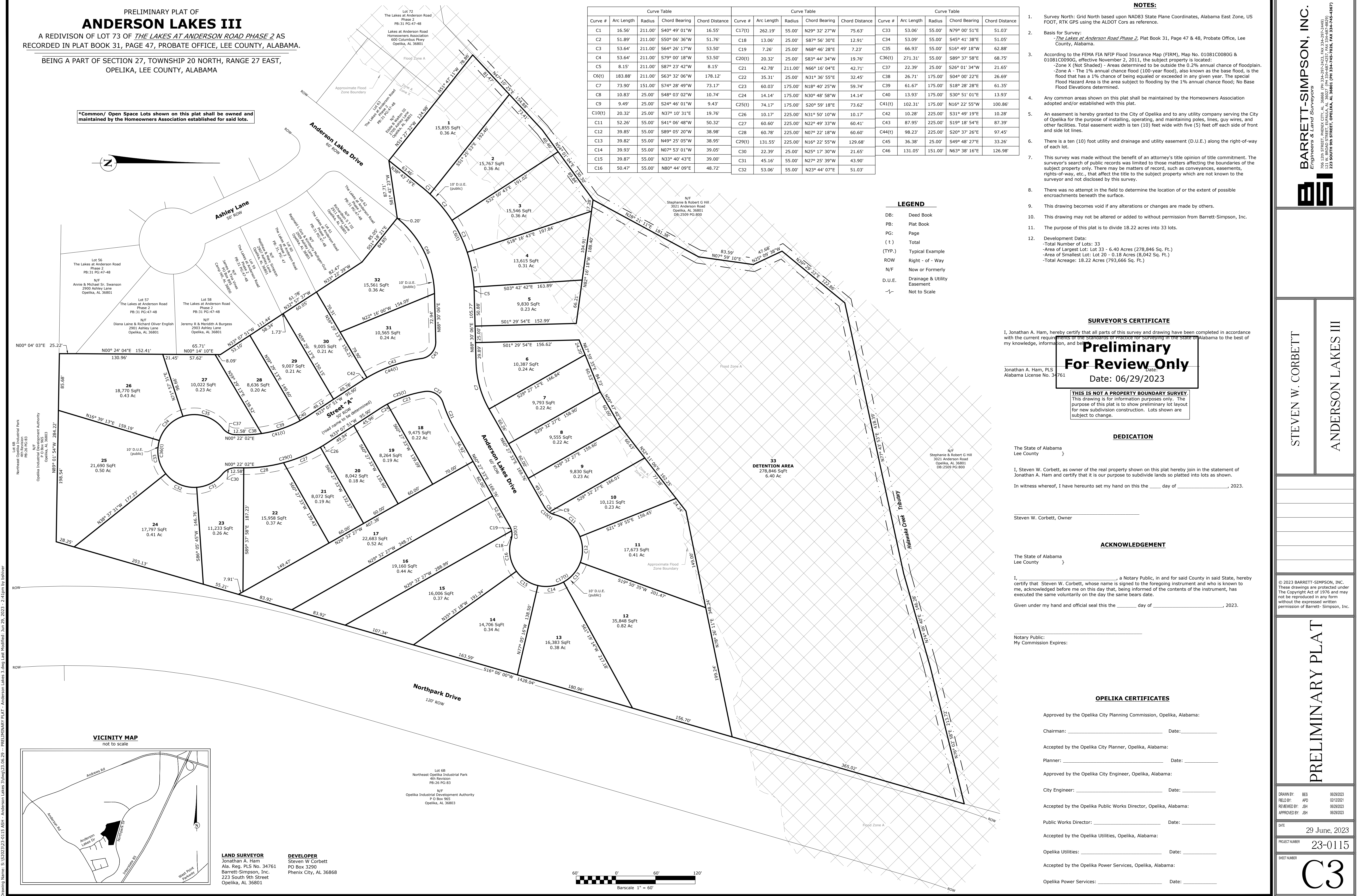


The applicant is requesting preliminary approval for a 33 lot singel family home subdivision. One lot is 6.4 acre detention. This is phase 3 of The Lakes at Anderson PUD that began in 2005. The single family home lots range in size from 8,042 sf to 35,848 sf.



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



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Subdivision: Arrowhead at Forrest Hills SD

Agenda Item #: B-2

Action Requested: Preliminary/Final Plat Approval

Location of Property: Western terminus of Arrowhead Avenue

Property Owner(s): Kurt Hayley
Mike Maher, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-2

Flood Zone: FEMA – Nov 2, 2011 – per FIRM #01081C0067G and
MAP#01081C0066G – Property located in Flood Zone AE

Staff Comments:

The applicant is requesting preliminary and final plat approval for a 51-lot subdivision located south of Cannon Gate subdivision at the end of Arrowhead Avenue. The subdivision received preliminary plat approval for a 39-lot subdivision in July 2020. At that time, Lot 39 was shown as a single lot that contained the flood plain, streams, and wetlands for the property. It was laid out as an open space or common lot typically is in subdivisions. This plat divides the former Lot 39 into 13 additional lots tied to the lot in front of them.

The lots range in size from 15,238 square feet to 85,881 square feet for the buildable lots. The minimum lot width requirement is 80 feet. The lots are at least 80 feet wide along the front property line or must be 80 feet wide at least at the 35-foot minimum building setback line. Lot 38 is shown as buildable lot, even though it contains a stream and some steep topography. The lot is much larger than the minimum and should be able to find a location for a home site. Arrowhead Avenue is the only outlet for this subdivision. A 50' stub-out street is shown between Lot 31 and 32 to provide opportunity for another outlet if the adjacent property to the south subdivides into smaller lots.

As was previously stated, the primary change to this subdivision is division of the former Lot 39 into 13 additional lots. These rear lots are typically not allowed by the City of Opelika subdivision regulations because they lack road frontage. The applicant is doing so to keep from creating an entity (HOA) to manage or be responsible for the non-useable area. In doing so, the applicant has added notes to require the rear lots be tethered to the front lot. An example is Lot 1 is required to be sold with Lot 101. These lots have additional notes to prevent them from untethered. They also note that requires access through the front lot to the rear lot and notes preventing habitable structures on the adjoining lot. The applicant has also added a 50 foot undisturbed buffer on the perimeter of Lots 101-121.

As previously mentioned, this configuration prevents the applicant from creating an HOA or similar entity to monitor and maintain this space. The lots could be combined into singular lots (ex: Lot 1 would include the entire area of Lots 1 and 101.) This would be compliant with our subdivision regulations. It would require the future homeowner to buy flood insurance if the flood plain is on the property or go through a process with FEMA to ensure the building are not constructed in the flood plain. Both of these options have either one-time or ongoing fees associated with them.

There are a few potential concerns with the proposed configuration. Properties in HOAs are typically less likely to be modified, because it takes agreement between neighbors. This can also mean that HOAs that are not active may not do ongoing maintenance need on the property where a homeowner may be more actively engaged in their own property. Additionally, if a property without road frontage were to become untethered in some fashion, someone could try to purchase it. Occasionally, detention or non-buildable lots wind up being sold for failure to pay taxes. The applicant has said that they are working to deed the properties together and coordinate with the tax assessor to show them as a singular tax parcel.

The rear lots would be prohibited from have buildings placed on them. The notes specifically state that no habitable building is allowed. The City of Opelika also restricts accessory structures from lots that do not have primary structures (home). Finally, any structure located within the flood plain would require approval by the City of Opelika Flood Plain Coordinator/Chief Building Official.

While the proposed configuration creates the potential for issues later, the applicant has taken multiple steps to prevent this. These issues should only affect the city staff in their application of the regulations. They should still provide the same or better buffering to the neighbors and a little more flexibility to the future homeowners.

Staff recommends sidewalks installed on at least one side of all streets and underground utilities installed.

Planning staff recommends preliminary and final approval subject to the following:

1. Install sidewalks on at least one side of all streets.
2. Install underground utilities.

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs **will need to be** installed.
- **Maintenance Bond of 25% of the estimated total infrastructure cost will need to be submitted.**
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks **will need to be submitted.**
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file **will need to be submitted** to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

No issues. Water infrastructure work has been approved

Opelika Power Services Report

This subdivision is in the Opelika Power Services and Alabama Power Service Territory.



000237-2023 AGENDA ITEM # 2

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 7/4/23 MEETING: 7/25/23

SITE ADDRESS: The West end of Arrowhead Avenue
PROPERTY OWNER: Kurt Hayley
APPLICANT/AUTHORIZED REPRESENTATIVE: Kurt Hayley - Mike Maher
MAILING ADDRESS: 2124 Moores Mill Rs Suite 110
PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? no

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Arrowhead Subdivision

Current Land Use: vacant

Current Zoning: R-2

Proposed use of the Subdivision: single family residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 51 x \$3.00 = \$ 153

Number of APO: _____ x \$7.00 = \$ _____
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 228.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Arrowhead Subdivision Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

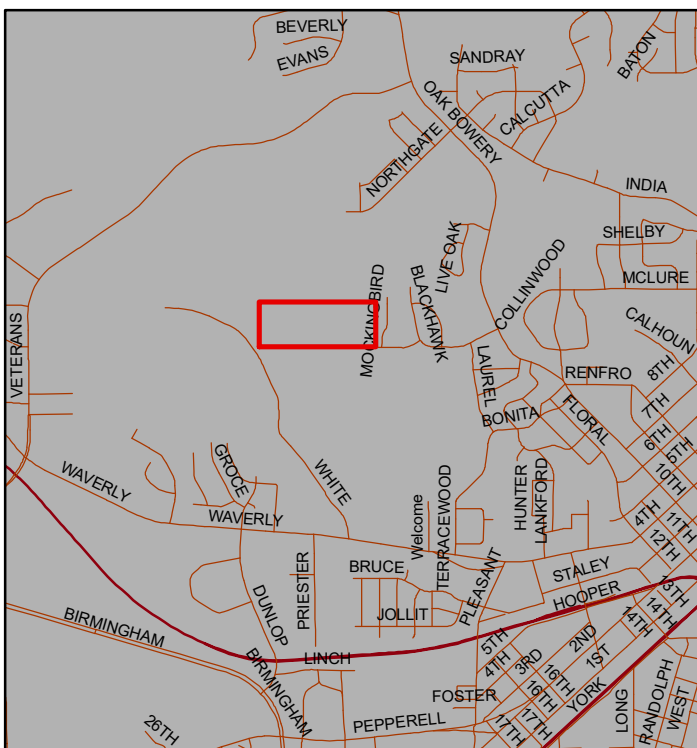
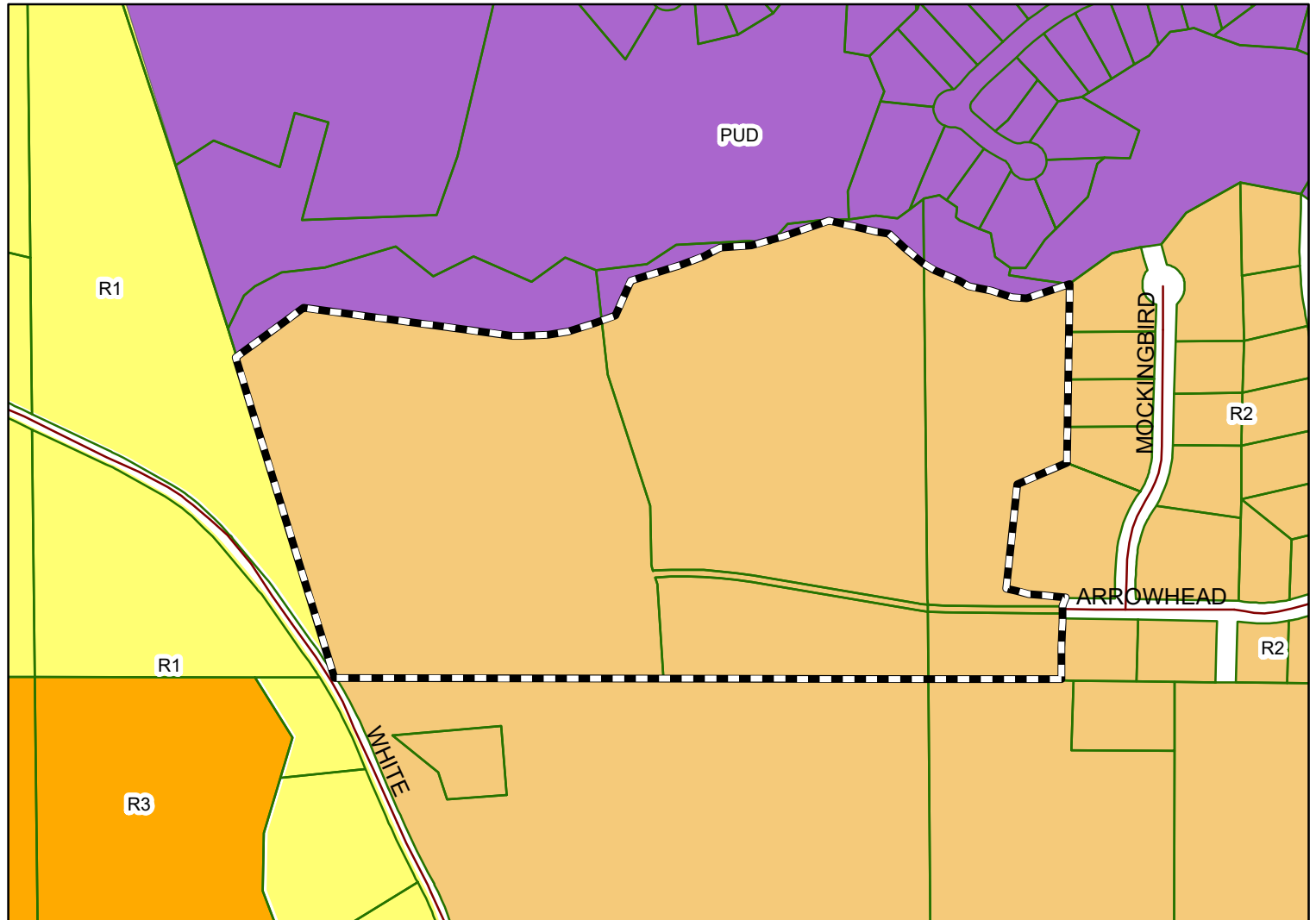
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Kurt Hayley

6-29-2023

DATE

ARROWHEAD REDIVISION OF PARCEL B, PHASE 2 SUBDIVISION 2010 ANDREWS ROAD PRELIMINARY APPROVAL, B-2



The applicant requesting preliminary approval for a 39 lot residential subdivision. The property is located in a R-2 zoning district (15,000 sf minimum lot size).

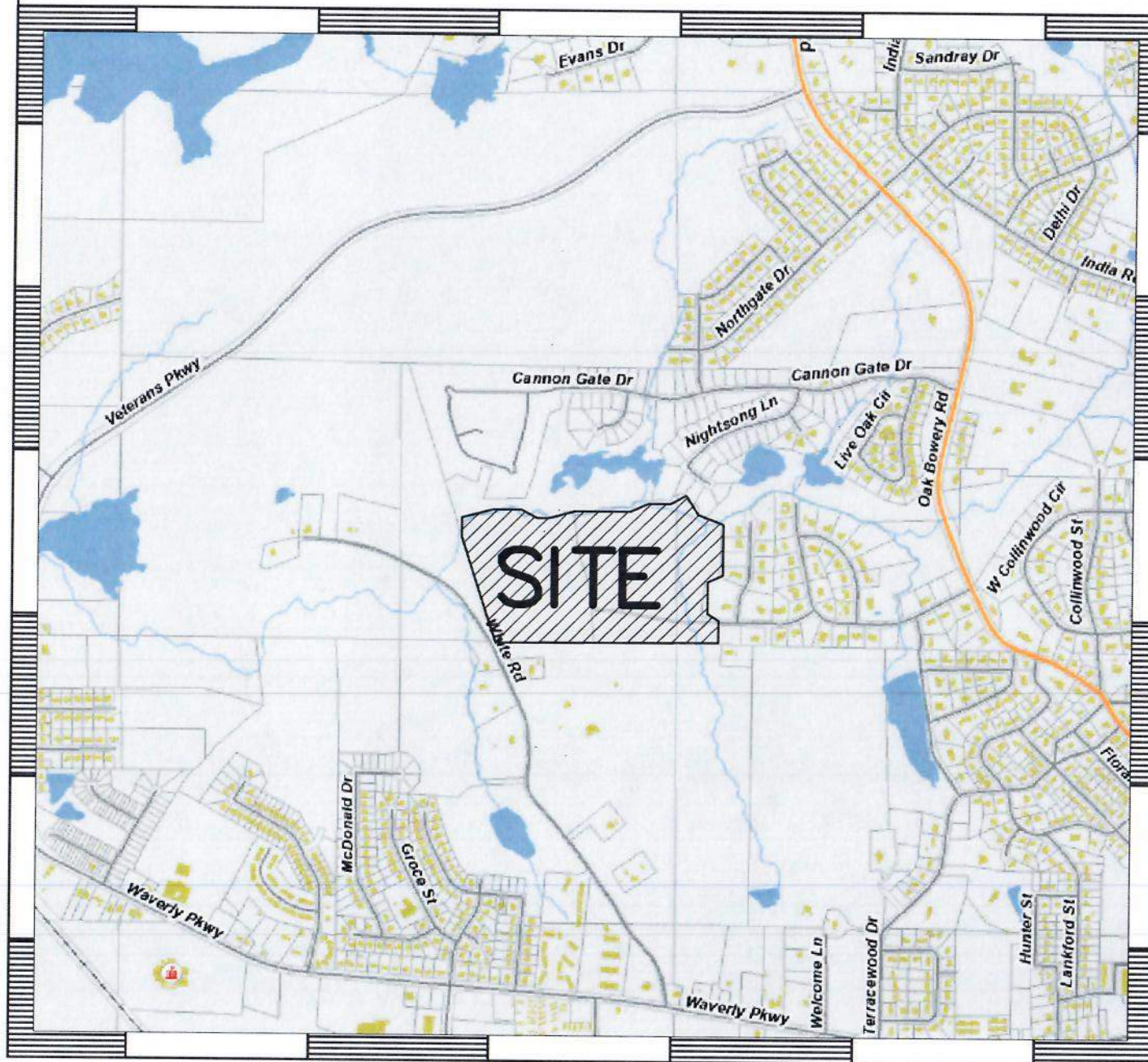


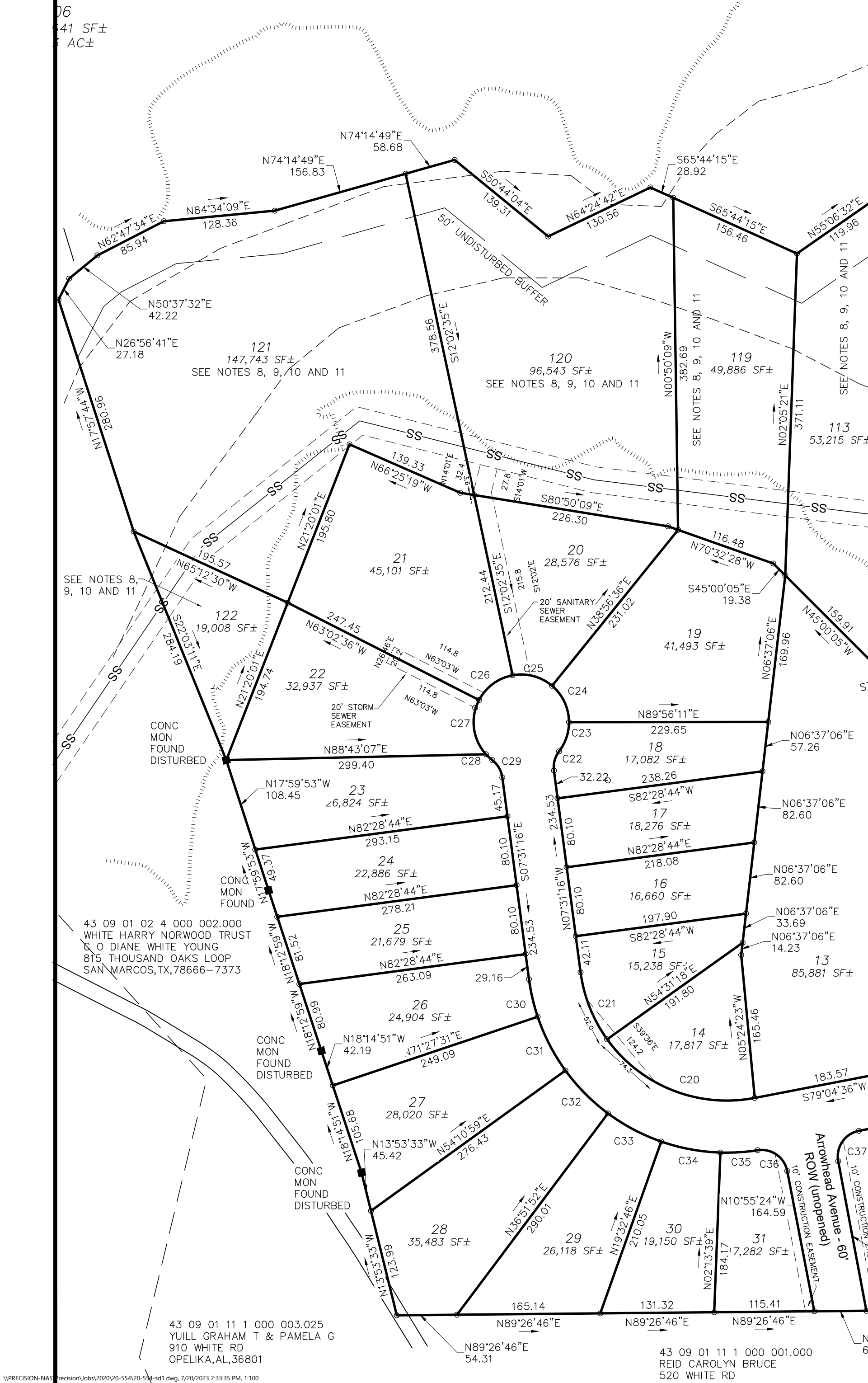
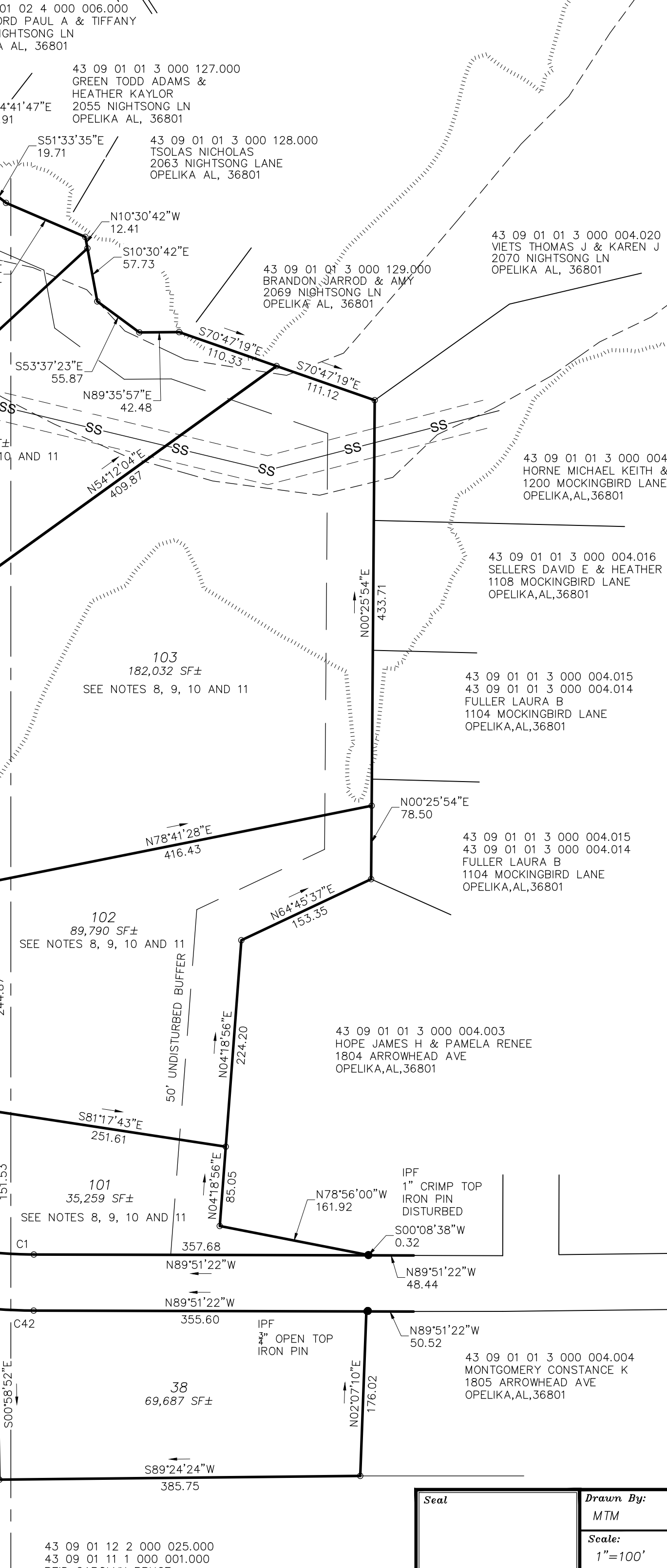
Subject Property

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VICINITY MAP

NOT TO SCALE



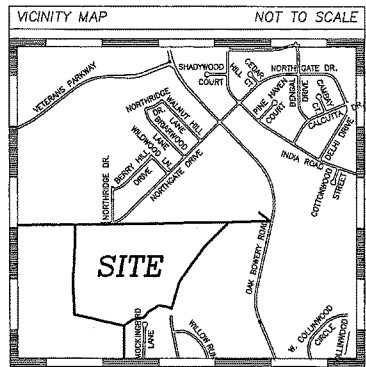
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- ARROWHEAD AT FOREST HILLS

Drawn By:	MTM
Scale:	1"=100'
File Name:	20-554-S
Date:	7-3-2023

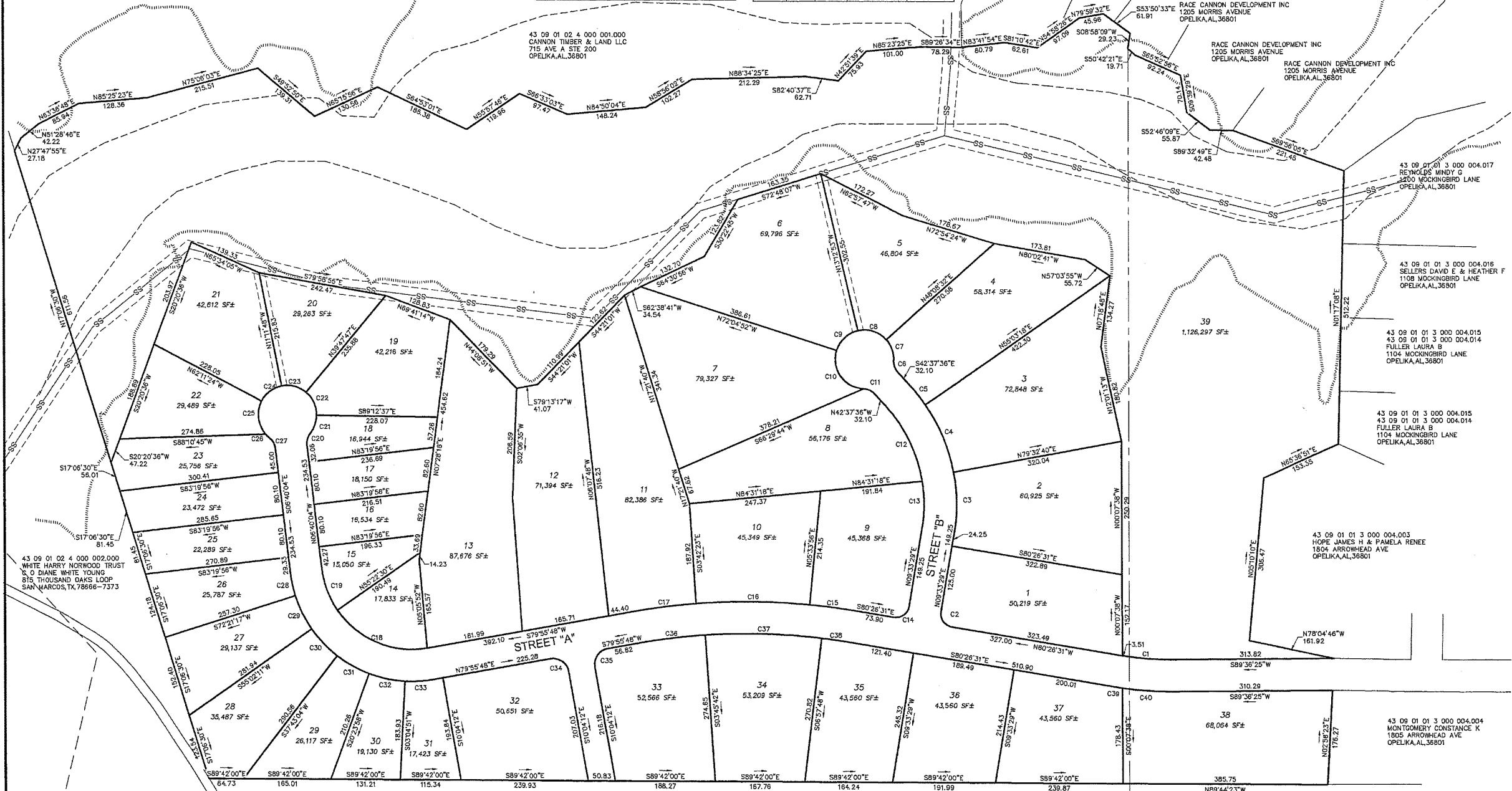


- LEGEND
(M) = MEASURED
(R) = RECORDED
OTF = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
O = IRON PIN FOUND
1/2" REBAR SET (CA-788)
HUB SET
CALCULATED POINT
CONCRETE MONUMENT
POWER POLE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE



Curve #	Length	Radius	CHORD BEARING	CHORD DIST
C1	81.63	470.00	S85°25'03"E	81.53
C2	39.27	25.00	S35°28'31"E	35.36
C3	115.27	330.00	N00°26'56"W	114.68
C4	137.50	330.00	N22°23'32"W	136.51
C5	47.79	330.00	N38°28'40"W	47.75
C6	23.61	30.00	S20°04'37"E	23.01
C7	42.55	55.00	N19°41'34"W	41.50
C8	58.90	55.00	N72°32'11"W	56.12
C9	56.51	55.00	S47°21'07"W	54.05
C10	101.41	55.00	S34°54'12"E	87.64
C11	23.61	30.00	N65°10'34"W	23.01
C12	158.01	270.00	N25°51'42"W	155.76
C13	87.91	270.00	N00°13'51"E	87.52
C14	39.27	25.00	N54°33'29"E	35.36
C15	85.71	1230.00	N82°28'18"W	85.69
C16	213.59	1230.00	N89°24'33"W	213.32
C17	122.07	1230.00	S82°46'23"W	122.02
C18	194.18	170.00	S67°20'51"E	183.79
C19	82.95	170.00	S20°38'47"E	82.13
C20	23.61	30.00	S15°52'54"W	23.01

Curve #	Length	Radius	CHORD BEARING	CHORD DIST
C21	36.13	55.00	N19°36'38"E	35.49
C22	48.95	55.00	N24°42'25"W	47.35
C23	48.95	55.00	N75°42'00"W	47.35
C24	48.95	55.00	S53°18'24"W	47.35
C25	68.37	55.00	S08°45'31"E	62.41
C26	10.02	55.00	S46°32'50"E	10.01
C27	23.61	30.00	N29°13'03"W	23.01
C28	44.07	230.00	S12°09'24"E	44.00
C29	69.52	230.00	S28°18'16"E	69.26
C30	69.52	230.00	S43°37'23"E	69.26
C31	69.52	230.00	S60°56'29"E	69.26
C32	69.52	230.00	S78°15'36"E	69.26
C33	52.79	230.00	N86°30'19"E	52.68
C34	47.12	30.00	N56°04'12"W	42.43
C35	47.12	30.00	S34°55'46"W	42.43
C36	128.82	1170.00	S83°05'03"W	128.75
C37	219.01	1170.00	N88°23'57"W	218.69
C38	52.98	1170.00	N81°44'22"W	52.98
C39	6.72	530.00	S80°48'19"E	6.72
C40	85.33	530.00	S85°46'51"E	85.23



ARROWHEAD SUBDIVISION
being a **redvision** of
Cannon Gate Subdivision
Redvision of Parcel B
Phase 2 "Future Development"
SECTIONS 1, 2, AND 11 T 19 N R 26 E
OPELIKA LEE COUNTY ALABAMA

State of Alabama
Lee County
I, Michael T. Maher, a Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2020.

Michael T. Maher, Alabama License No. 29953
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Cannon Timber and Land LLC, owner of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is its purpose to subdivide the lands so platted as shown.

In witness whereof, I, E. Rasha Cannon as manager of Cannon Timber and Land LLC have hereunto
set my hand on this the ____ day of _____, 2020.

E. Rasha Cannon as manager of Cannon Timber

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that E. Rasha Cannon as manager of Cannon Timber, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2020.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

- NOTES:
1. BEARINGS BASED ON NAD 1983 ALABAMA EAST ZONE, US FOOT.
2. SOURCES OF INFORMATION: CANNON GATE SUBDIVISION IN PLAT BOOK 29, PAGE 29 AND CANNON GATE SUBDIVISION, PHASE 2, REDVISION OF PARCEL B, PLAT BOOK 43, PAGE 46.
3. THE SOUTHERN PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE AE PER FEMA FIRM 01081C0067G AND 01081C0066G DATED NOVEMBER 2, 2011.
4. THIS SITE IS SERVED WITH OPELIKA WATER.
5. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
6. BUILDING SETBACKS: FRONT = 15' REAR = 30' SIDE = 10' SIDE ON STREET = 15'.
7. FIELD WORK UNDER WAY JULY 2020; OFFICE WORK COMPLETED JULY 6, 2020.

Previously
Submitted
July 2020

Seal

Drawn By:
MTM
Scale:
1"=100'
File Name:
20-554-SD1 PRELIM
Date:
7-6-2020

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

Sheet Title:
ARROWHEAD SUBDIVISION

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Agenda Item #: C-3

Action Requested: Conditional Use – Townhomes, 26 units

Location of Property: 1250 block McCoy Street

Property Owner(s): LD AL Opelika, LLC and Elizabeth J. Jimmerson
David Slocum, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	C-2, GC-S	Undeveloped
South	C-2, GC-S	Apartments (The Parc at Opelika)
East	C-2	Undeveloped
West	C-2, GC-S	Commercial & church

Proposal

The applicant is requesting conditional use approval for a 26-unit townhome development (McCoy Street Townhomes) on 2.79 acres. Four townhome groups have six townhome units attached together and one townhome group has two townhomes attached together. Each townhome unit will be sold fee-simple and includes front and rear yard space; a townhome unit is one-story, 1,200 square feet, two bedroom & two bathrooms. A proposed preliminary plat will be submitted at a future PC meeting.

All 26 units front on a new private street. The private street extends the length of the property from the north to south end. On the north end the private street has direct access to McCoy Street. On the south end, an existing private drive that intersects with McCoy Street will be dedicated as right of way and then the right of way extended to the south end of the private drive.

In this C-2 zoning district a maximum of 16 dwelling units per acre are allowed; the proposed density is 9.31 dwellings per acre. In comparison, the density of The Crossings, a 216-unit apartment development adjacent to the townhomes, is 18 dwelling units per acre (25% density increase request approved).

The Townhome Development Standards require a minimum 20 foot lot width and minimum 1,800 lot size for a townhome unit. The townhome lots are at least 22' wide and lot area is about 2,530 sf. On site plan the front wall of townhome units are staggered or off-set in each townhome group as required in the Zoning Ordinance (as opposed to units lined-up in a single row like row housing). A 5' maintenance easement is shown along the rear property line of all 26 units.

The 26 townhomes meet the minimum setbacks of the Gateway Corridor-Secondary requirements (25' front yard, 10' side, 20' rear yard). Minimum separation between townhome groups is 20 feet. On site plan separation is at least 22 feet.

The exterior material of the townhome elevations must comply with the Gateway Corridor standards in Section 7.6. (Townhome elevations for all sides in packet). On front elevation, brick is installed two feet high from ground level and then remaining exterior material is hardie plank (cementous board) on front, side, and rear walls.

The landscape plan meets the minimum base points lot points. The landscaping includes trees and shrubs between the rear property line of 6 townhome units and the McCoy Street right-of-way; the buffer will minimize any visual or light impact that may occur between motorists on McCoy Street and the rear yard area of the six townhome units. However, this bufferyard should create a more opaque screen to the public street. This could be accomplished through either adding evergreen trees into this buffer or through the use of berming or change in elevation. Any fencing should be located between trees and the rear of the home. A Gateway Corridor buffer should be planted on the areas that do not have the rear of the townhome adjacent to the street. Also, trees are planted near parking spaces of each townhome unit, and trees & shrubs planted near the private dumpster to screen visually dumpster from McCoy Street. Additionally, a parking lot buffer should be planted on the north property line adjacent to the private street and the adjoining property.

The private drive provides vehicular access to the lots, but there is no pedestrian access. A sidewalk should be added to one side of the street, likely the open space side that will extend to the length of the private drive and the street that will be dedicated to the city. This will tie into the sidewalk the city is planning to create more pedestrian access on McCoy Street.

A HOA (Homeowners Association) will be established that provides requirements, responsibilities and association fees for the maintenance, repair, and replacement of all outside common areas. Three open space areas are shown on site plan that total 20,470 square feet. The HOA document should provide the allowed uses for the open space lots. Also, maintenance or repair of the 'private drive' should be included in the HOA by-laws.

Staff recommends approval subject to the following:

1. The exterior materials must meet the gateway corridor cladding requirements as provided in Section 7.6
2. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as established in HOA guidelines.
3. The dumpsters should be screened with materials compatible with the buildings.
4. Create a near opaque screen using a combination of landscaping to include evergreen trees, berming, or fencing on the area where townhomes back up to McCoy Street or the street to be dedicated. Any fencing shall be located between the landscaping and the rear of the building.
5. Add a gateway corridor buffer on the remainder of frontage along McCoy Street and the street to be dedicated.
6. Provide a sidewalk along the private drive to extend to McCoy Street on each side. This shall include the developed frontage of the street to be dedicated.
7. Add a parking lot buffer on the north property line between the private drive and the adjacent property.
8. The private street between this development and the apartments to the south shall be dedicated to the City prior to the Certificate of Occupancy being granted.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The proposed access to the public roads have been reviewed and are in compliance with the Public Works standards.

The Engineering Department has no other comments or concerns with this proposed conditional use application.

Opelika Utilities Board Report

Water is available from proposed roadway as shown (location should be confirmed with survey). Water also available from McCoy Street. A looped service from both directions is preferred. Due to lack of space for meters, a master meter at each building or for the complex as a whole will likely be required.

Opelika Power Services Report

This Subdivision is inside of the Opelika Power Service Territory.



APPLICATION FOR CONDITIONAL USE APPROVAL PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 7/14/23 PC MEETING: 7/25/23

PROJECT NAME: McCoy St. Townhomes
SITE ADDRESS: 0 S. Foxrun Pkwy
PROPERTY OWNER: LD AL Opelika McCoy St., LLC; Elizabeth J. Jimmerson

APPLICANT/ AUTHORIZED REPRESENTATIVE: David Slocum
MAILING ADDRESS: 106B W. Veterans Blvd
PHONE NUMBER: (334) 703-8860 **FAX NUMBER:** _____
EMAIL ADDRESS: dslocum@pinnacle-inc.net

PARCEL INFORMATION

Current Land Use: Vacant **Current Zoning:** C2, GC-S

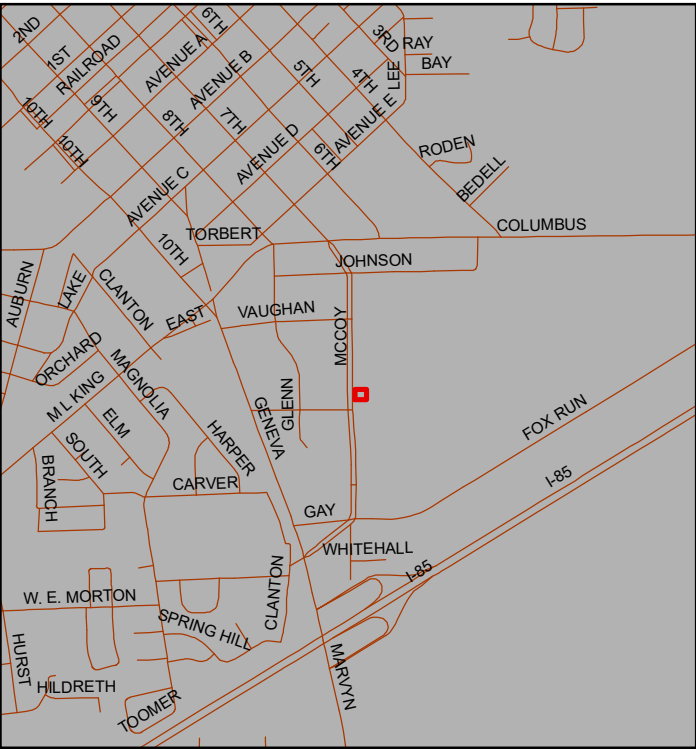
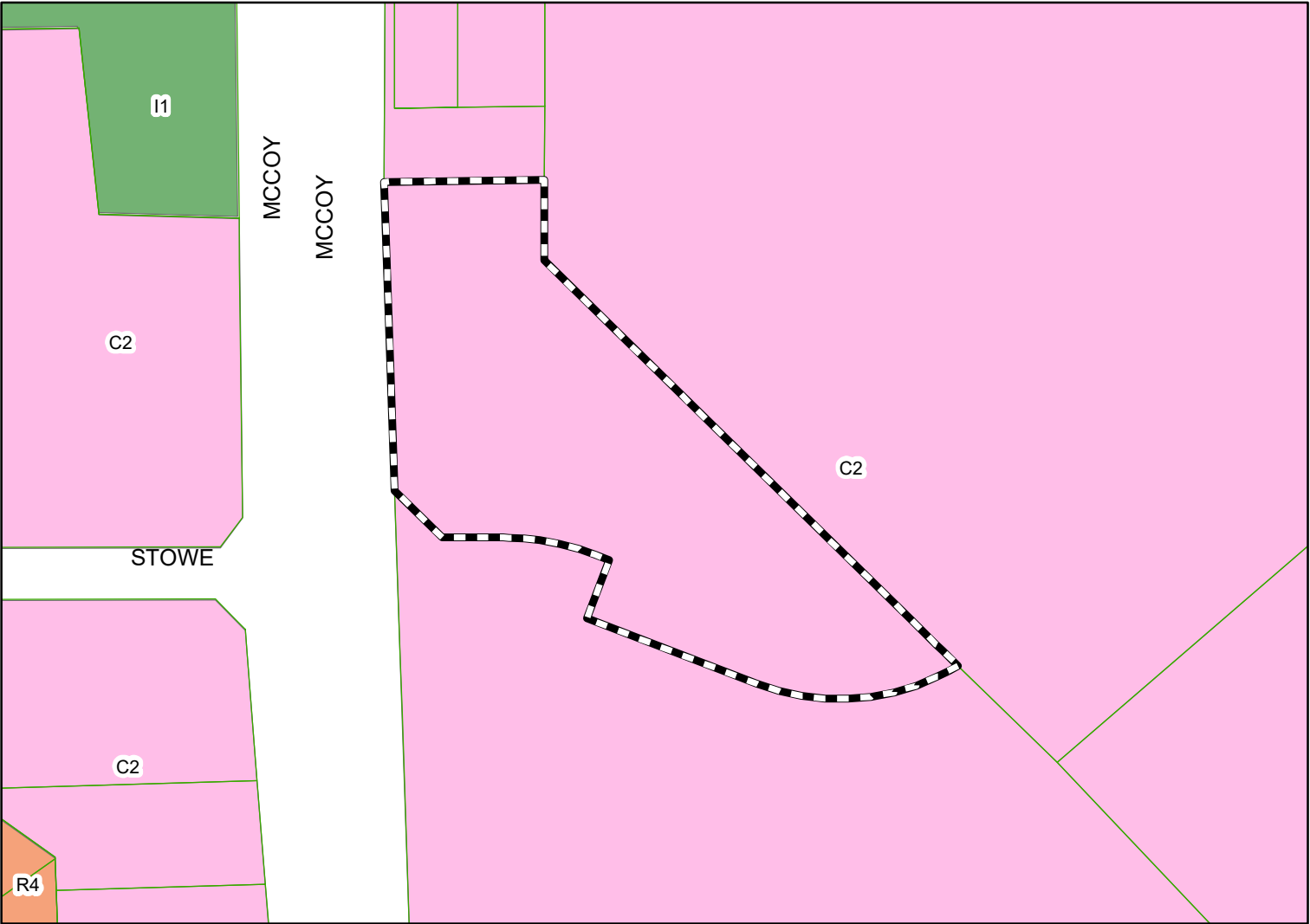
Description of Proposed Use: Townhomes

Adjacent Zoning Districts: North: C2 South: C2 East: C2 West: C2

READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF **SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.**

1. No application for a conditional use permit shall be approved unless the Planning Commission shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

McCOY STREET TOWNHOMES
1250 BLOCK McCOY STREET
CONDITIONAL USE, C-3



The applicant is requesting approval for 26 townhomes. The property is located in a C-2, GC-S zoning district.



Subject Property

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NEW RIGHT-IN RIGHT-OUT DRIVEWAY

DUMPSTER ENCLOSURE

PROPERTY LINE

40' BUILDING SETBACK TO BE REMOVED BY FUTURE PLAT

20' FRONT BUILDING SETBACK

PROPERTY LINE

PROPERTY LINE TO BE REMOVED BY FUTURE PLAT

10' SIDE BUILDING SETBACK

25' FRONT BUILDING SETBACK

20' REAR BUILDING SETBACK

PROPERTY LINE
± 2.86 AC (TOTAL AFTER CONSOLIDATING PARCELS)
ZONED C-2

10' SIDE SETBACK

N/F PYRAMID FINANCIAL TRUST LLC
2135 INTERSTATE DR BOX# 252
OPELIKA, AL 36801
TRACT A-1-A
PB 43 PG 19

OPEN SPACE LOT
0.15 AC

60' RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF OPELIKA BY FUTURE PLAT

EXISTING PRIVATE DRIVE TO BE DEDICATED AS CITY STREET

N/F D4OP, LLC
13901 MIDWAY ROAD, SUITE 102
DALLAS, TX 75244
TRACT A-3-A
PB 42 PG 104

PRELIMINARY SITE PLAN FOR MCCOY TOWNHOMES

OPELIKA, AL

26 UNITS

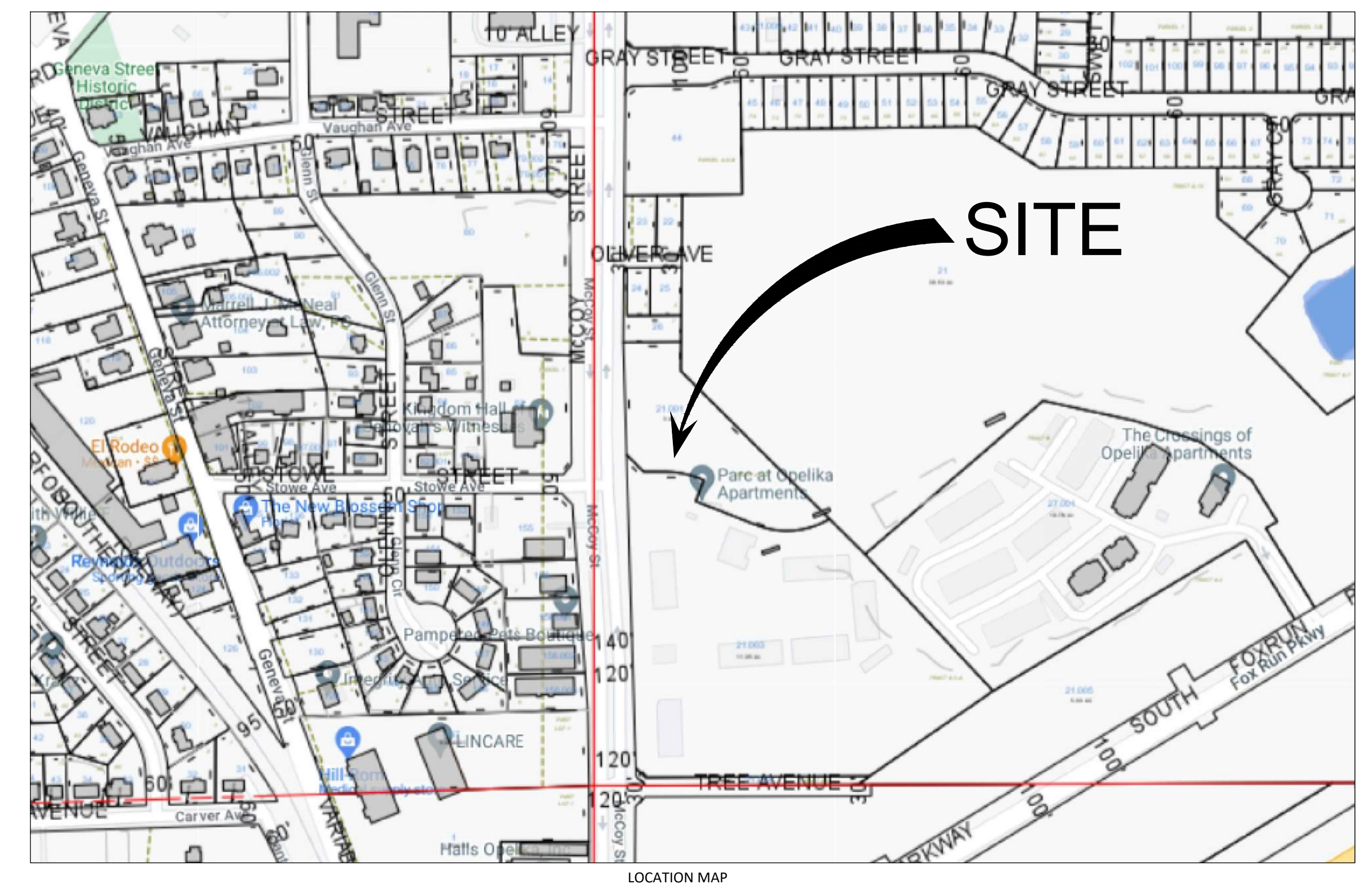
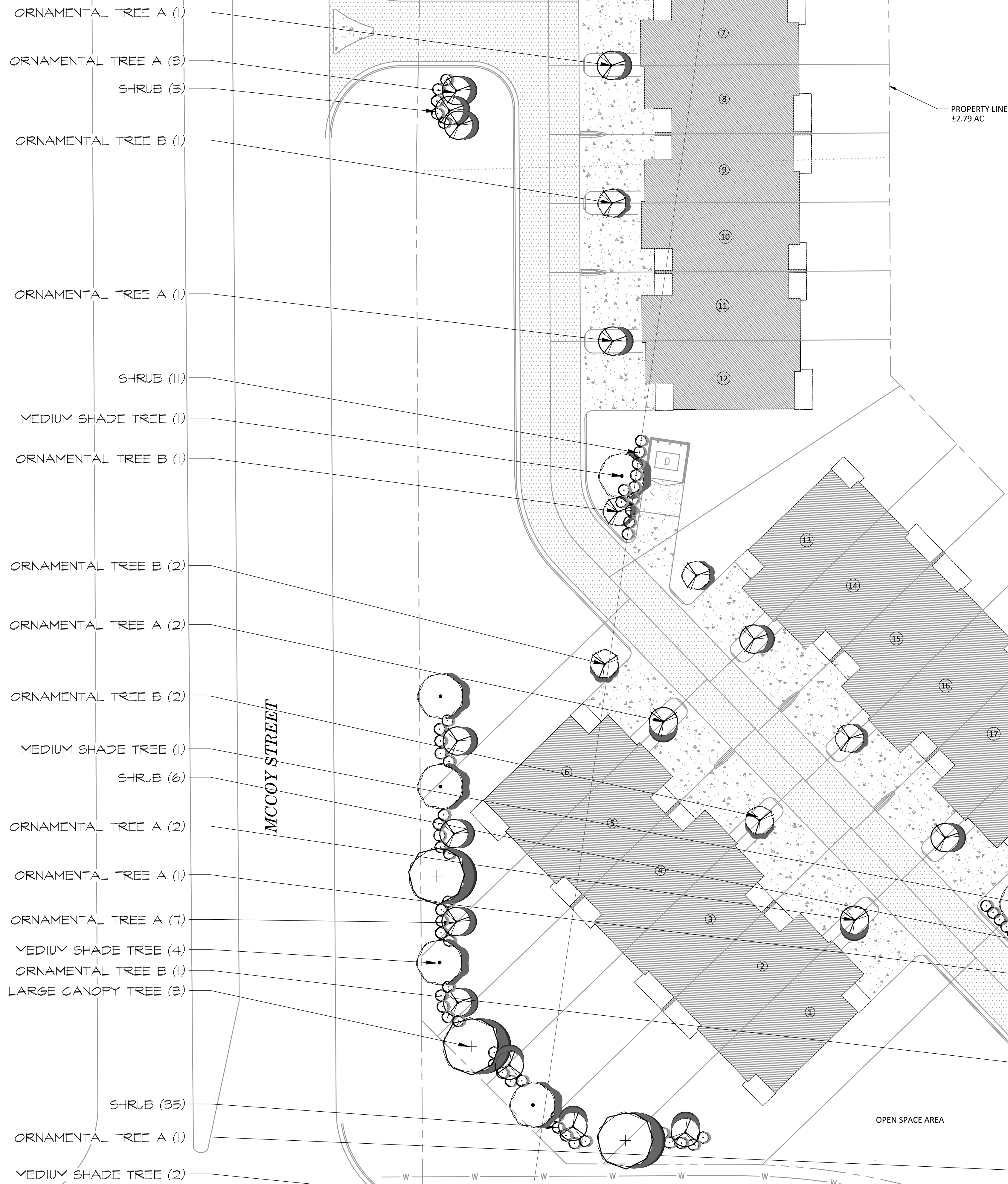
7-5-23

SITE

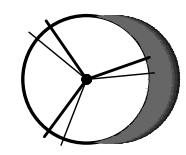
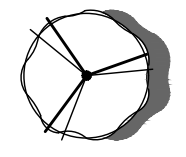
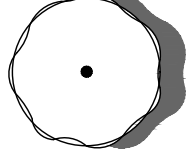
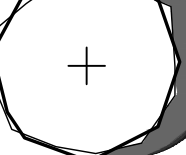
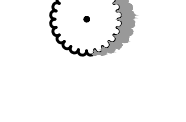
LOCATION MAP

0 10 20 30 40
SCALE: 1"=20'





CONCEPT_PLANT_SCHEDULE

		POINTS	TOTAL POINTS
	ORNAMENTAL TREE A 1.25"-1.5" Cal.	18 5/ea	90
	ORNAMENTAL TREE B 1.25"-1.5" Cal.	8 5/ea	40
	MEDIUM SHADE TREE 1.25"-1.5" Cal.	8 8/ea	64
	LARGE CANOPY TREE 2.0"-2.5" Cal.	3 11/ea	33
	SHRUB 24"	67 1/ea	67

PROPERTY AREA: 2.79 AC
LANDSCAPE POINTS REQUIRED: 264
LANDSCAPE POINTS PROVIDED: 294







**City of Opelika
Planning Commission
Planning Department Report**

Meeting Date: July 25, 2023

Agenda Item #: B-4

Action Requested: Conditional Use – The Life City Church and TLC Kids Daycare

Location of Property: 2550 Pepperell Parkway

Property Owner(s): Yuri Alfisher, owner
Eugene Leonard Jr., authorized representative

Current Land Use: Commercial Vacant

Current Zoning: C-3, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3	Biomat
South	C-3	Cosmo Prof.
East	C-3, GC-P	Crazy Casboys
West	C-3, GC-P	Roses

Proposal:

The applicant's representative requests conditional use approval for a church sanctuary and daycare including a kitchen and offices. The building area is 12,000 sf located in Pepperell Corners. The primary entrance is 2550 Pepperell Parkway but also includes the following addresses 2560, 2564, and 2568.

Church:

The Life City Church will have Sunday morning services and Tuesday evening classes. Seating in the sanctuary is planned for approximately 300 people (the exact occupancy will be determined by the architectural plans).

Daycare:

TLC Kids will operate from 4:00 a.m. to 6:00 p.m. Monday - Friday providing enrollment for 60 to 75 children, ages infant to 5th Grade (DHR will determine the number of children allowed to be enrolled). Parents will bring children inside the facility and sign in/out each visit. During the largest shift the daycare operation will have 11 employees. There are two (2) vans on site to transport children.

In the future, Pastor Leonard, stated they would like to partner with the hospital and manufactures to provide 24-hour childcare services. They have a campus in Anniston, AL that had success with 24-hour services. Approximately five (5) employees would operate a night shift.

An outdoor play space of approximately 1,000 sf will be created in the rear of the building. This space will have a 6-foot privacy fence and astroturf over the paved area with play equipment. The

applicant is aware that the rear exits and access will need to be maintained to meet safety requirements.

This site is primarily surrounded by retail and medical commercial uses. This location is not adjacent to residential that might be inconvenienced by 24-hour services. Planet Fitness in Pepperell Corners is open for 24-hours also.

Site Plan:

The site plan shows the development and surrounding uses. Landscaping is provided in existing pervious areas. The off-street parking is calculated by the church's maximum capacity. Parking area requirements for a church are based on one space per four seats. The site plan shows ample shared parking spaces; 4 must be handicap accessible. The exterior building materials is split face blocks and meets the minimum gateway requirements.

The Planning Department recommends conditional use approval subject to:

- 1. The outdoor play area location and fencing approved by Planning prior to installation.**
- 2. If a dumpster is to be added, location and screening require Planning approval.**
- 3. Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a.**

Engineering Department Report

The Engineering Department has no comments or concerns with this proposed conditional use application.

Opelika Utilities Board Report

No comments or concerns.

Opelika Power Services Report

This subdivision is inside of the Opelika Power Service Territory.



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 6/3/23 PC MEETING: 6/25/23

SITE ADDRESS: 2550 Pepperell Pkwy, Opelika, AL 36801

PROPERTY OWNER: AYM LLC, ADD OPELIKA LLC and PC Real Estate Ltd

APPLICANT/ AUTHORIZED REPRESENTATIVE: Eugene Leonard Jr.

MAILING ADDRESS: 330 Countyline Road, Oxford, AL 36203

PHONE NUMBER: 256-499-1707

FAX NUMBER: _____

EMAIL ADDRESS: thelifecityopelikaauburn@gmail.com

PARCEL INFORMATION

Project name: The Life City Church/TLC Kids Address/Location: 2550 Pepperell Pkwy, Opelika, AL

Current Land Use: Retail

Current Zoning: C3

Adjacent Zoning Districts: North: PUD South: C3 East: C3 West: C3

Description of Proposed Use: The space will be used on Tuesday and Sundays for worship services and

M-F (4 am - 6pm) as a Childcare facility and Before/Afterschool program to meet the growing need for childcare due to most daycares being at capacity.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Yuri Alfischer, being owner of the property which is the subject of this conditional use application hereby authorize Eugene Leonard Jr., to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Yuri Alfischer Date: 6/29/2023

STATE OF Massachusetts,
COUNTY OF Barnstable

I, Nathan James McCarthy, a Notary Public in and for said County and State, hereby certify that Yuri Alfischer, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 29th day of June 2023,

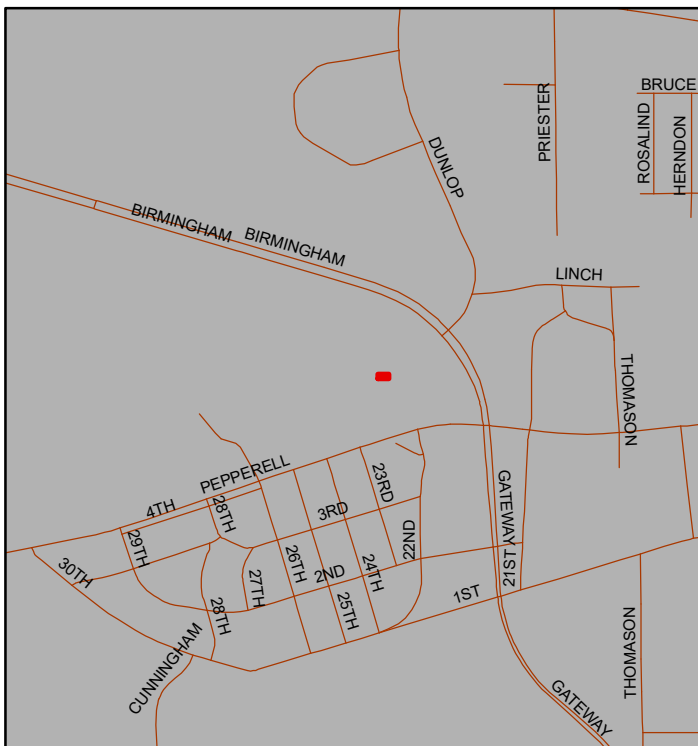
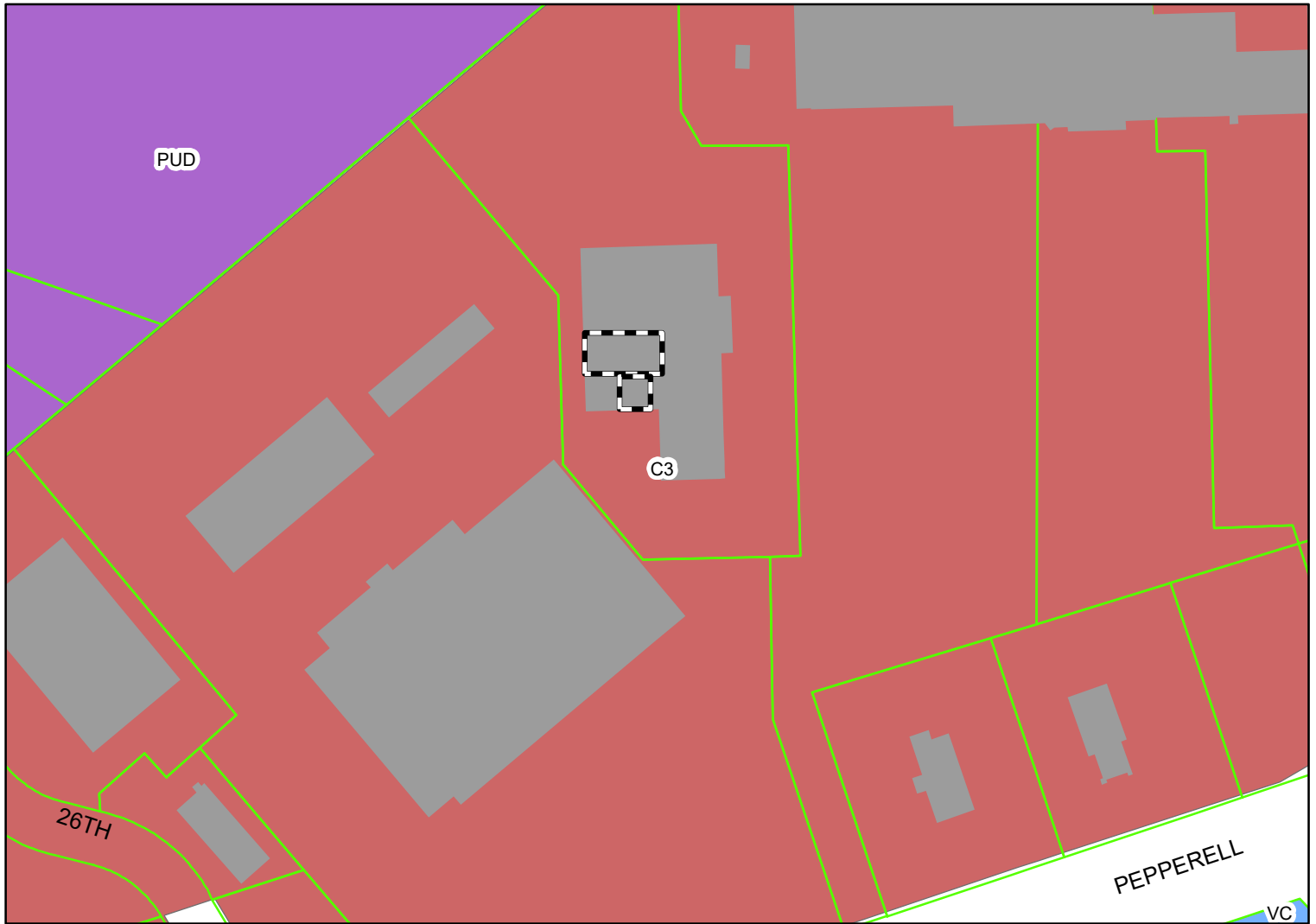
[Signature]
Notary Public

My Commission Expires: 3/23/2029

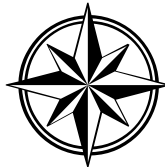


NATHAN JAMES MCCARTHY
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 23, 2029

**LIFE CITY CHURCH & TLC KIDS
2550 PEPPERELL PARKWAY
CONDITIONAL USE, B-3**



The applicant is requesting approval for a church and child daycare in the Pepperell Corners shopping center. The property is located in a C-3, GC-P zoning district.



Subject Property

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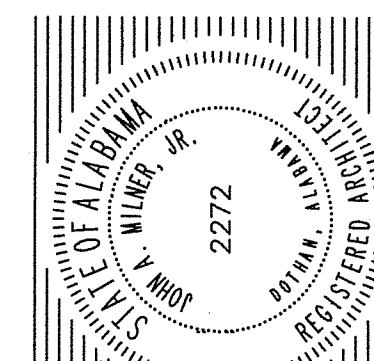
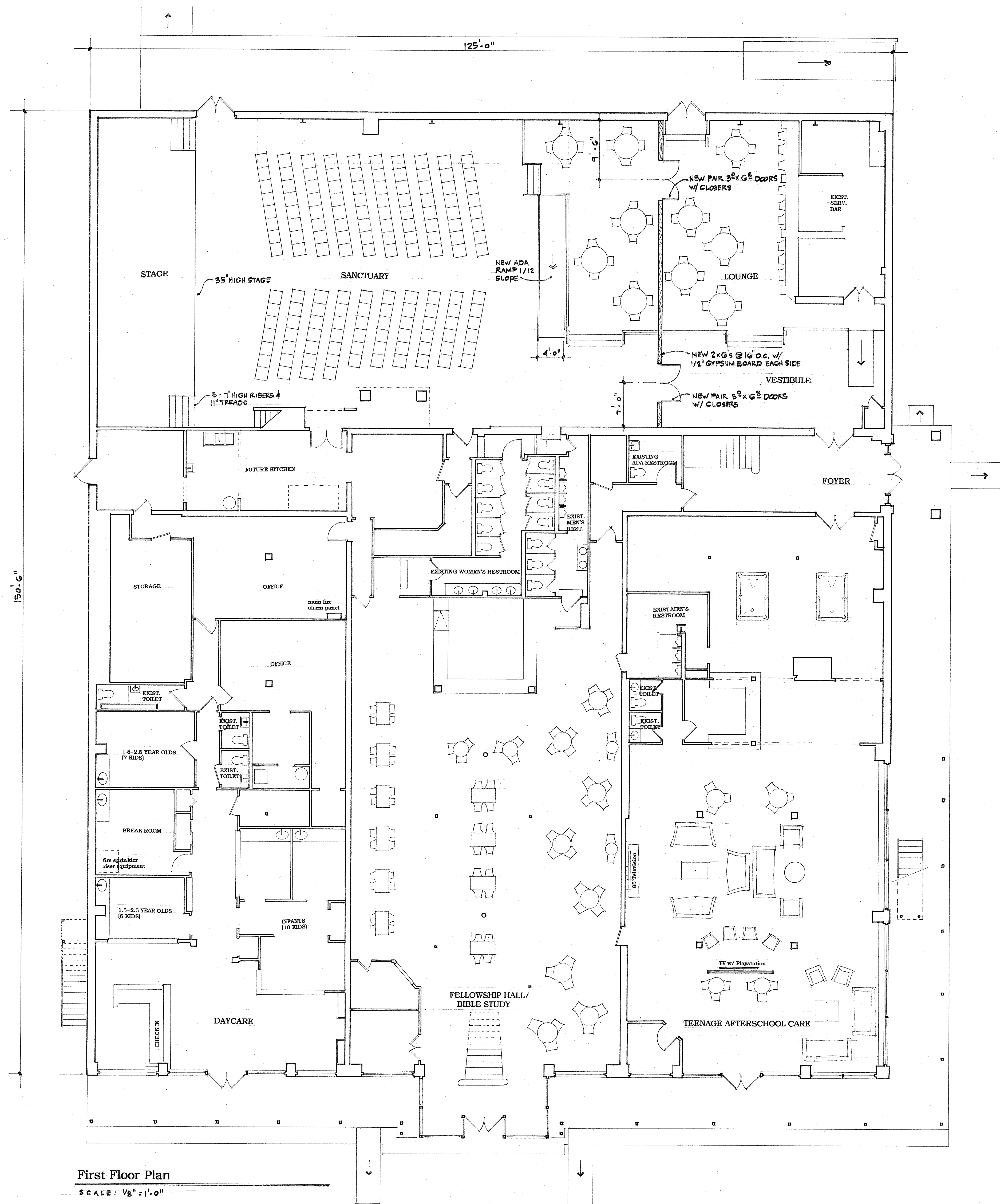


SUITE	TENANT NAME	SPACE SIZE
1	Cosmo Prof	2,400 SF
2	Life City Church	2,400 SF
3	Life City Church	12,000 SF
4	Biomat	15,000 SF
5	Crazy Cazboys	60,000 SF
6	Surge	30,000 SF
7	Planet Fitness	20,000 SF

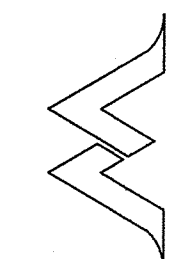
SUITE	TENANT NAME	SPACE SIZE
8	Dollar General	9,450 SF
9	Today's Nails	1,400 SF
10	Credit Central	1,400 SF
11	USAgencies	1,400 SF
12	Loan South	1,400 SF
13	Ollie's Bargain Outlet	30,000 SF
14	Citi Trends	14,000 SF

SUITE	TENANT NAME	SPACE SIZE
15	Golden Beauty Supply	4,200 SF
16	Shoe Show	5,600 SF
17	Cato	4,800 SF
18	Mexican Grocery	3,300 SF
19	Allstate	1,500 SF
20	Davita Dialysis	8,470 SF





MILNER ARCHITECTS
3004 LASALLE DRIVE, DOTHAN, ALABAMA 36303 - 334.435.2132



Renovations to:
The Life City - Dothan Campus
4129 Ross Clark Circle - Dothan, Alabama 36303

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REVISIONS

DRAWN P. MILNER
DATE
SHEET

A1

Of 2
Seq. 4 Of 5

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Subdivision: Pepper Mill Creek, Phase 2

Agenda Item #: D-5

Action Requested: Final Approval

Location of Property: East side of Lowndes Street

Property Owner(s): Auburn Building Company, LLC
Nick Howell and Mike Maher, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-3

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0068G –Flood Zone “X” -
Area is outside the 0.2% annual chance flooding.

Staff Comments:

At the April 2020 meeting, the Planning Commission granted preliminary approval for 18 duplex lots and 14 single family home lots and conditional use approval for the duplex lots. At the May 2020 meeting, the 14 single family home lots were granted final approval and construction of homes is about complete. The developer is now requesting final approval for the duplex lots.

The duplex lots are accessed from a new street named ‘Lowndes Court’. In the R-3 zoning district, the minimum lot size is 10,000 square feet (sf) and the minimum lot width is 70 feet. The duplex lots (Lots 10 to 27) range in size from 13,760 square feet (sf) to 29,570 sf. Most duplex lots are 86 feet wide along the front property line; the five cul de sac lots must meet the minimum 70 foot setbacks along the front wall of the duplex. The duplex lots have adequate width so the duplexes can meet the minimum 10-foot side yard setback requirement. In a R-3 zoning district a maximum of 3.5 dwellings per acre is allowed; the density for the 36 duplex dwelling units is 3.29 dwellings per acre (36 dwellings units on 10.94 acre includes Lowndes Court and the open space and stormwater detention lot). Lot 33 (1.28 acres) is labeled “non-buildable open space” and Lot 34 (1.77 acres) is labeled “non-buildable storm water retention.”

Sidewalks are required on both sides of Lowndes Court as approved by the Planning Commission at the April 2020 meeting. A residential buffer is required along the rear or side property line of a duplex lot that adjoins or abuts with a single family lot.

Each duplex is about 2,500 square feet (sf). Each dwelling unit is either 1,000 or 1,250 sf. with two-bedrooms and 2 bathrooms or three-bedroom and 2 bathrooms. The exterior material of all duplexes is 100% brick on all sides (see elevations in packet).

Staff recommends preliminary approval subject to the following:

1. Install sidewalks on both sides of the street. (Sidewalks each side of street approved at April 2020 PC conditional use.)
2. Install underground utilities
3. Label area on plat “landscape buffer” along the rear or side property line of those duplex lots that adjoin or abut a single family lot. The said duplex lots are Lot 10, 25, and 26, and 27. The residential buffer installed must be selected from the three residential buffer options in Section 10 Landscape Regulation in Zoning Ordinance.
4. The duplex elevations (in packet) should substantially match the submitted elevations at the March 2019 PC meeting for conditional use for exterior materials. The duplexes should alternate façade features, massing, entries, or other elements to break up a monotonous row of housing.
5. Each duplex lot must meet minimum requirements of Section IX Landscape Regulations.
6. Lots 33 and 34 are non-buildable lots. (Lot 33 is labeled open space lot and Lot 34 is labeled storm water retention). Add a note on plat who will own Lot 33 and Lot 34, and who is responsible for the maintenance of the lots.

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs have (?) been installed.
- Maintenance Bond of 25% of the estimated total infrastructure cost **will need to be submitted.**
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks **will need to be submitted.**
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file **will need to be submitted** to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval

Opelika Utilities Board Report

Final approval of installed water infrastructure has not been given at this time. Final approval must be granted before plat can be approved.

Opelika Power Services Report

This Subdivision is inside of the Opelika Power Service Territory.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 7/4/23 MEETING: 7/25/23

SITE ADDRESS: LOWNDES STREET

PROPERTY OWNER: AUBURN BUILDING COMPANY LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: NICK HOWELL-MICHAEL MAHER

MAILING ADDRESS: 306 GRAYSTONE LANE AUBURN, ALABAMA

PHONE NUMBER: 334-821-0105

FAX NUMBER: _____

EMAIL ADDRESS: ANDREW.PRECISIONSURV@GMAIL.COM

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? ^{NO}

☐ Annexation

☐ Rezoning

☐ Other _____

PARCEL INFORMATION

Subdivision Name: PEPPER MILL CREEK PHASE 2

Current Land Use: VACANT

Current Zoning: R3

Proposed use of the Subdivision: RESIDENTIAL

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 20 x \$3.00 = \$60

Number of APO: 14 x \$7.00 = \$98
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 233

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) PEPPER MILL CREEK PHASE 2 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE:

(PRINT NAME) NICK HOWELL

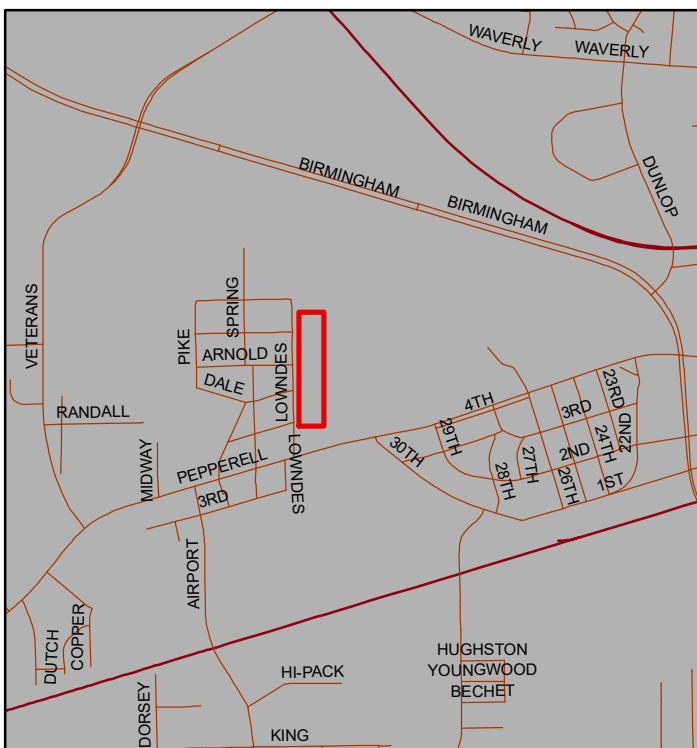
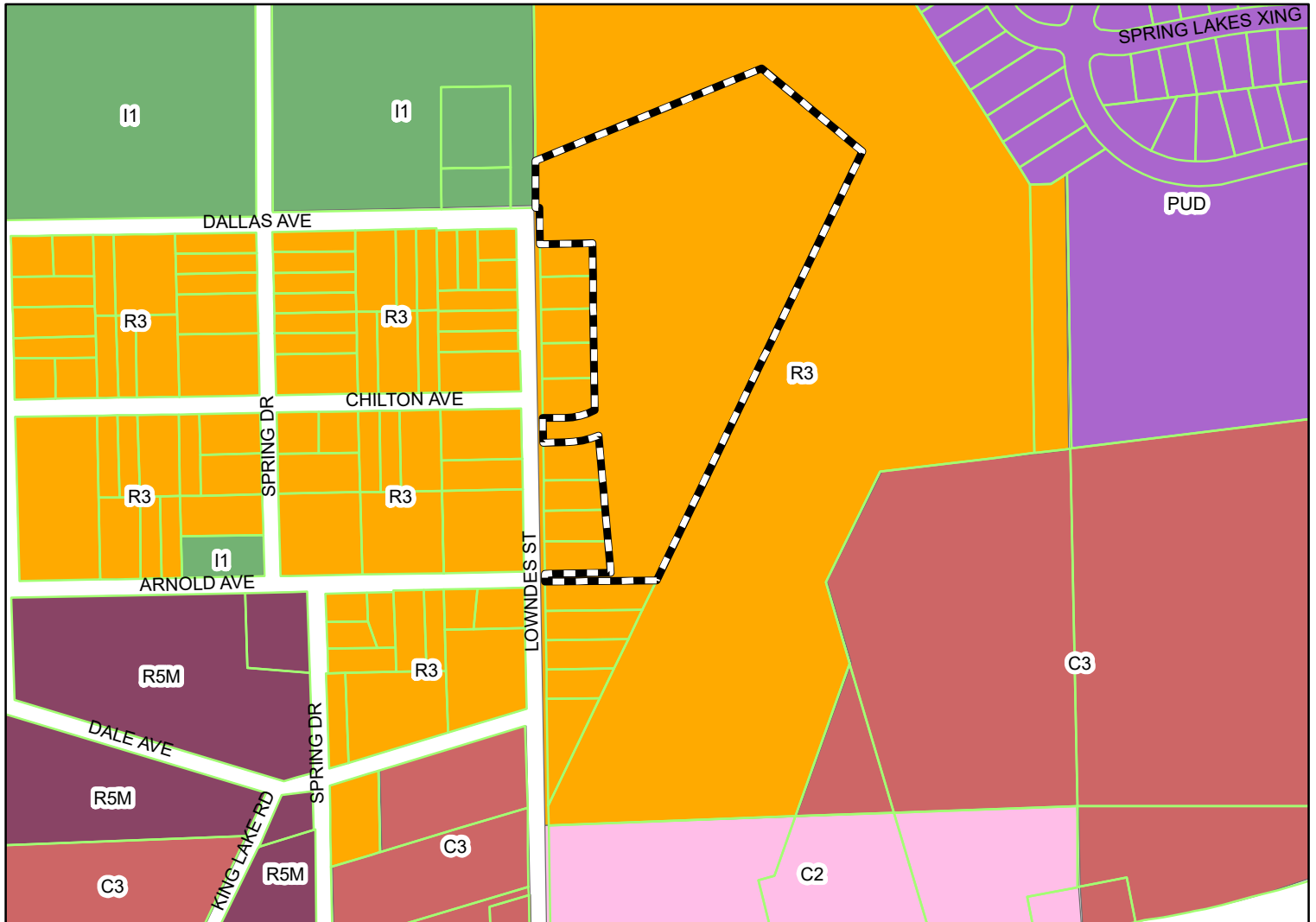
06-21-2023

DATE

PEPPER MILL CREEK SUBDIVISION

LOWNDES STREET

PRELIMINARY PLAT, D-5

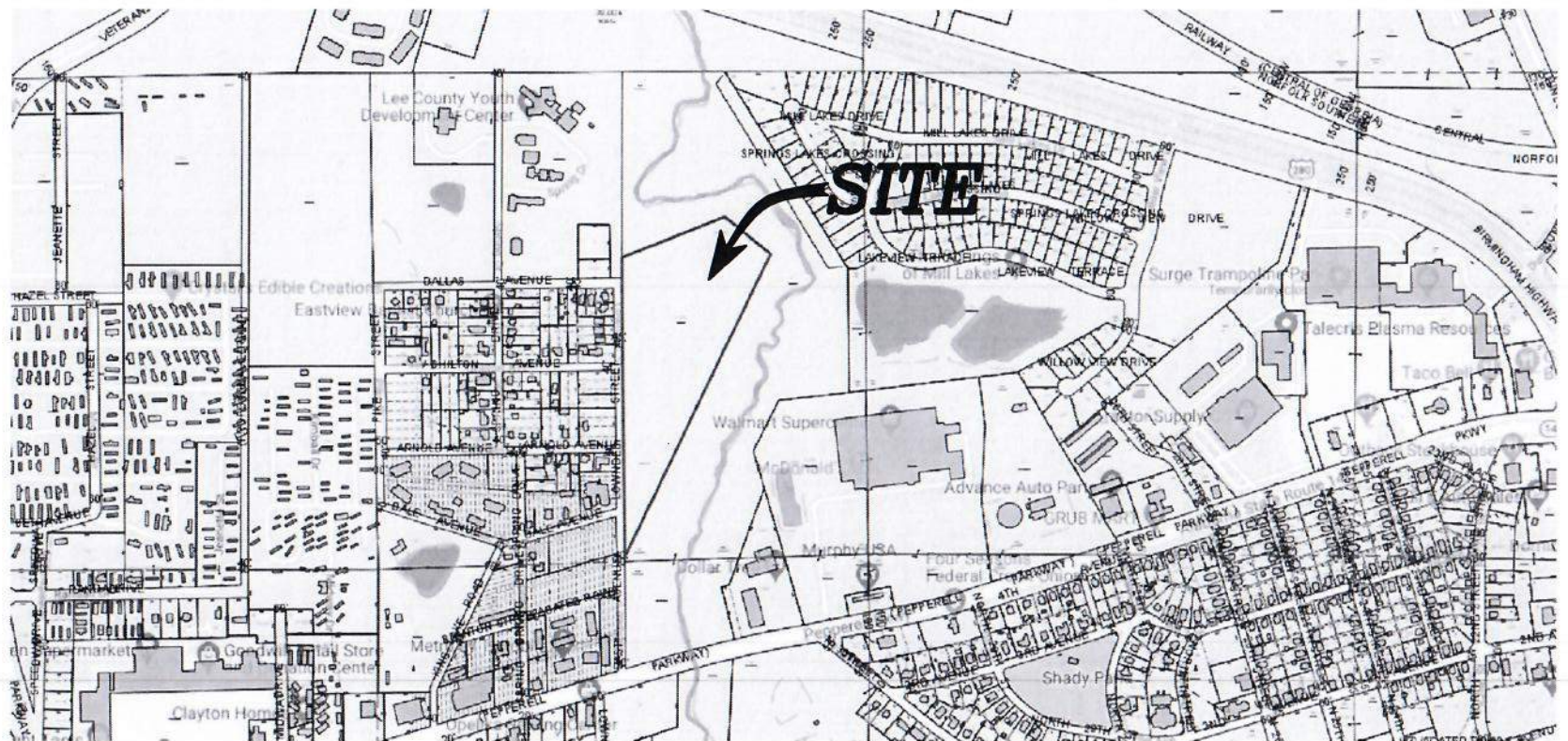


The subdivision is for duplex lots. At the April 2020 PC meeting, conditional use approval for duplex lots was approved. The subject property is in the R-3 zoning district.

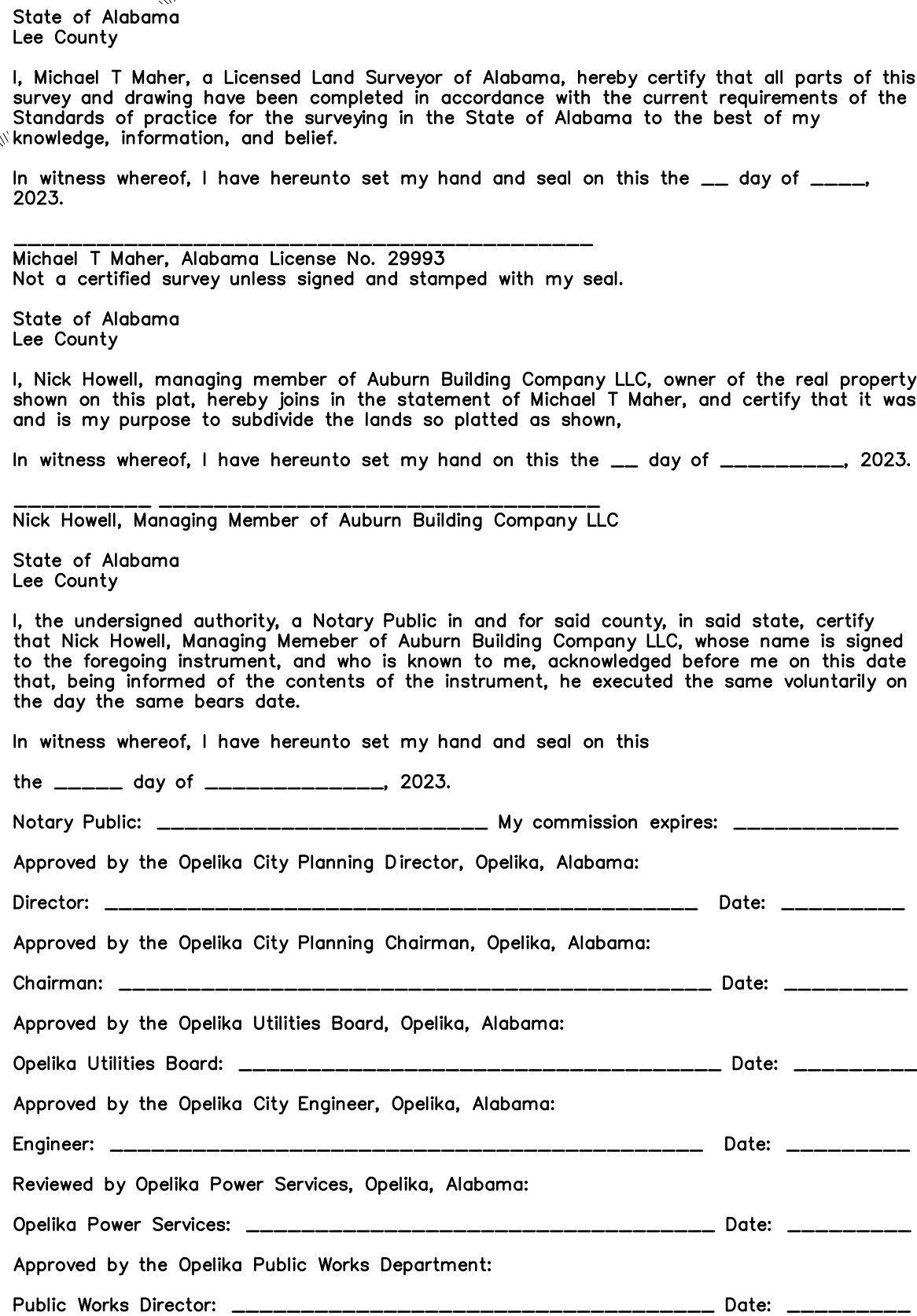


Subject Property

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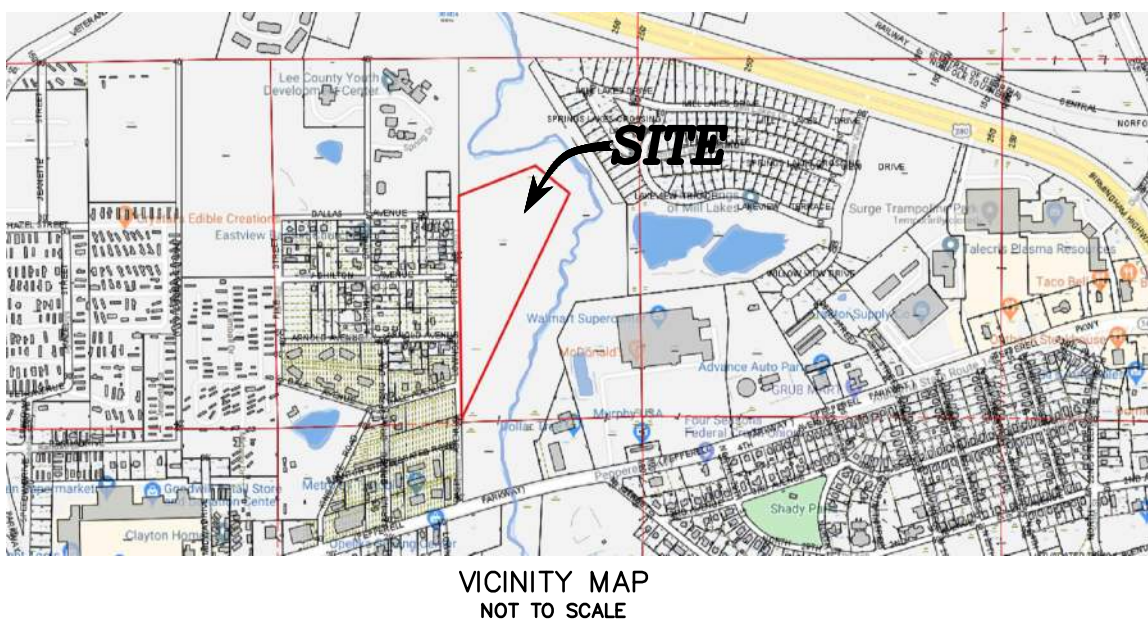


VICINITY MAP
NOT TO SCALE



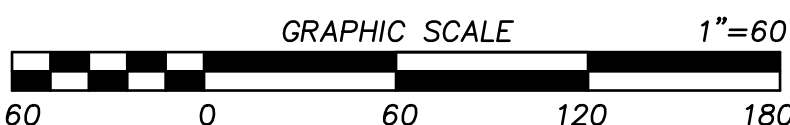
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
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C2	25.23	30.00	N3° 31' 50"E	24.49
C3	61.62	60.00	S8° 51' 19"W	58.94
C4	57.69	60.00	S65° 49' 15"W	55.50
C5	54.89	60.00	N60° 25' 22"W	53.00
C6	54.89	60.00	N8° 00' 08"W	53.00
C7	60.33	60.00	N47° 00' 41"E	57.82
C8	25.23	30.00	S51° 43' 13"W	24.49
C9	17.52	230.00	N29° 48' 28"E	17.52
C10	76.43	230.00	N41° 30' 34"E	76.08
C11	68.62	230.00	N59° 34' 35"E	68.37

- NOTES:
1. SOURCE OF INFORMATION: PLAT BOOK 37 PAGE 180; PLAT BOOK 43, PAGE 200
 2. BASIS OF BEARING: STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOTT CORS AS CONTROL
 3. DATE OF FIELD SURVEY: JUNE, 2023
 4. DATE OF WORK COMPLETED: JUNE 20, 2023
 5. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, CABLES, AND OTHER FACILITIES. THE EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
 6. NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD ZONED AREA PER FEMA FIRM 01081C0068G DATED SEPTEMBER 2011
 7. THIS SITE SERVED BY OPELIKA WATER SERVICES
 8. THIS SITE IS NOT LOCATED IN THE SAUGHAMATCHEE WATERSHED
 9. OWNER AND DEVELOPER:
NICK HOWELL
306 GRAYSTONE LANE
AUBURN, AL 36830

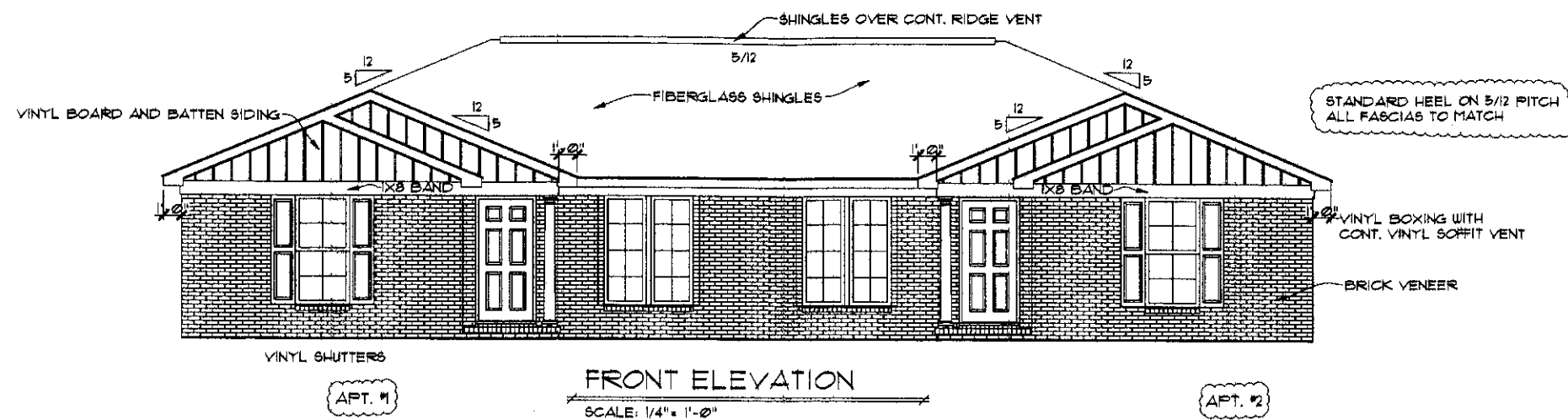


LEGEND

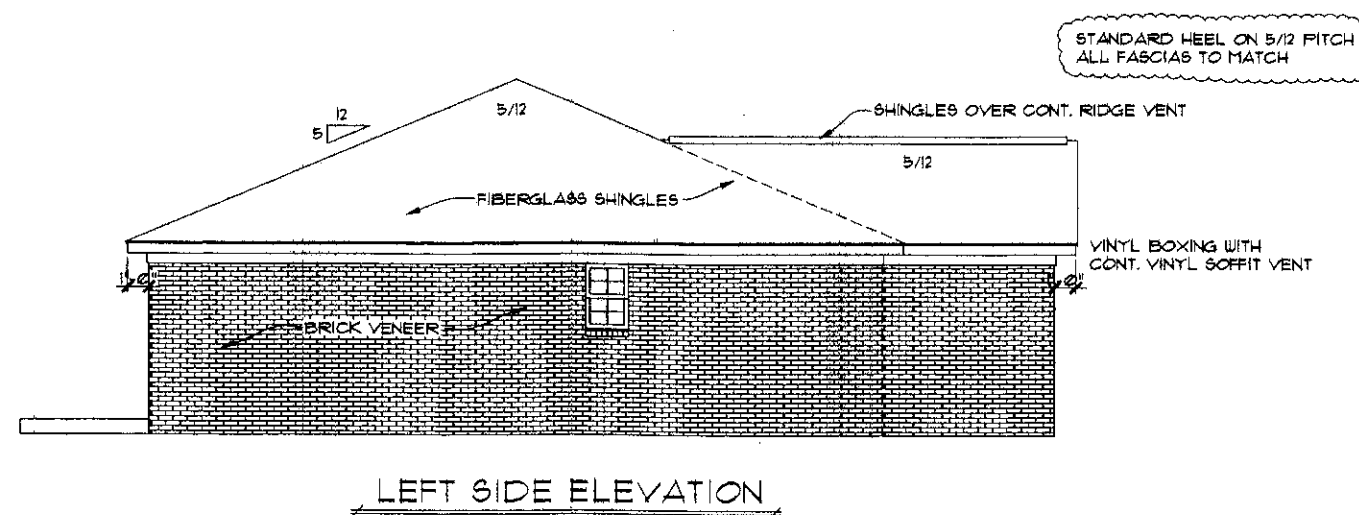
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
● = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
⊞ = POWER POLE
-X-X- = WIRE FENCE
-//-- = WOOD FENCE
○-○ = CHAIN LINK FENCE



Seal	Drawn By: ANW		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1" = 60'		
	File Name: 23-0465 SD2		Sheet Title: Pepper Mill Creek Phase 2
	Date: 6-19-2023		



FRAME FOR
QUEEN SIZE
BRICK



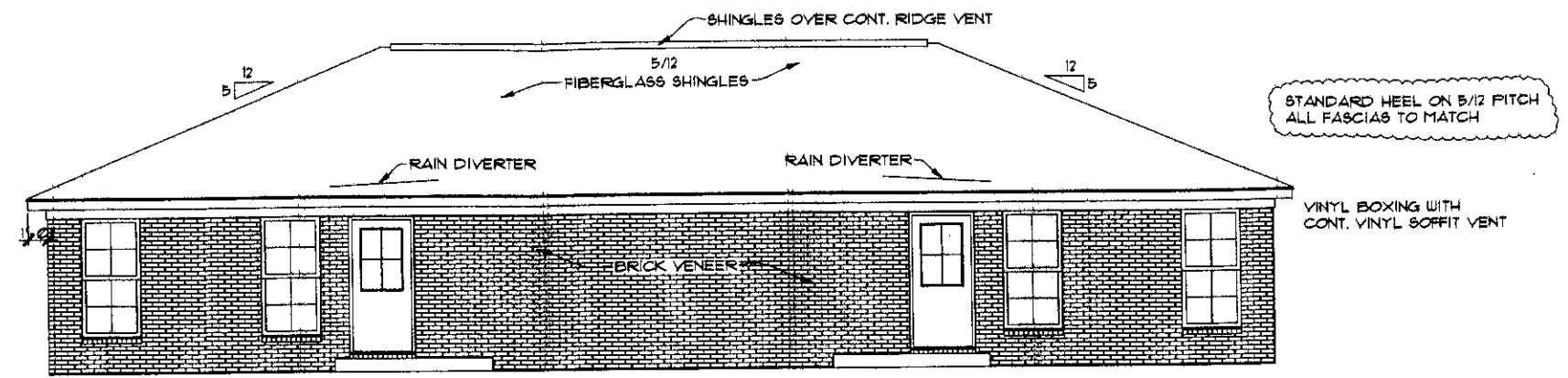
REVISÉD: 2-13-13

401 COE DAIRY ROAD



Alfred Saliba Corp.

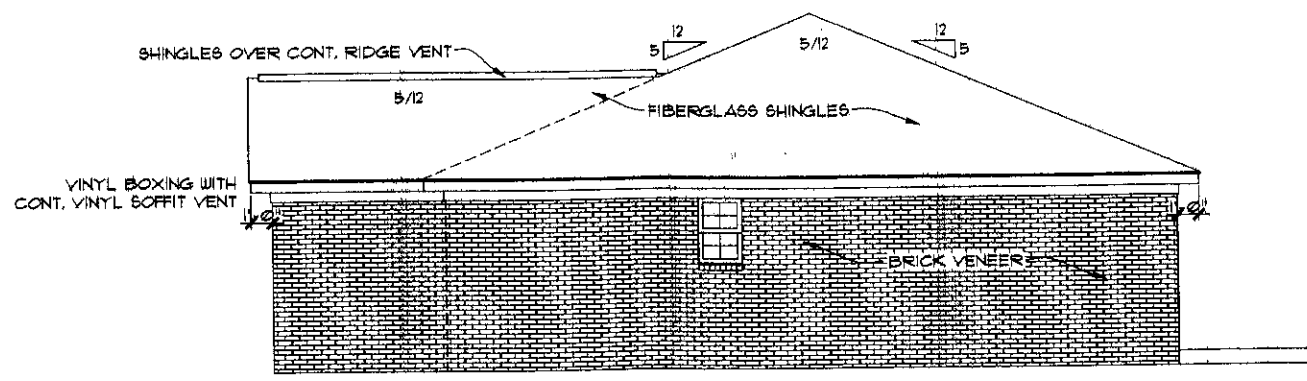
SHEET: 6 OF 7	12-100
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REAR ELEVATION

SCALE: 1/4" = 1'-0"

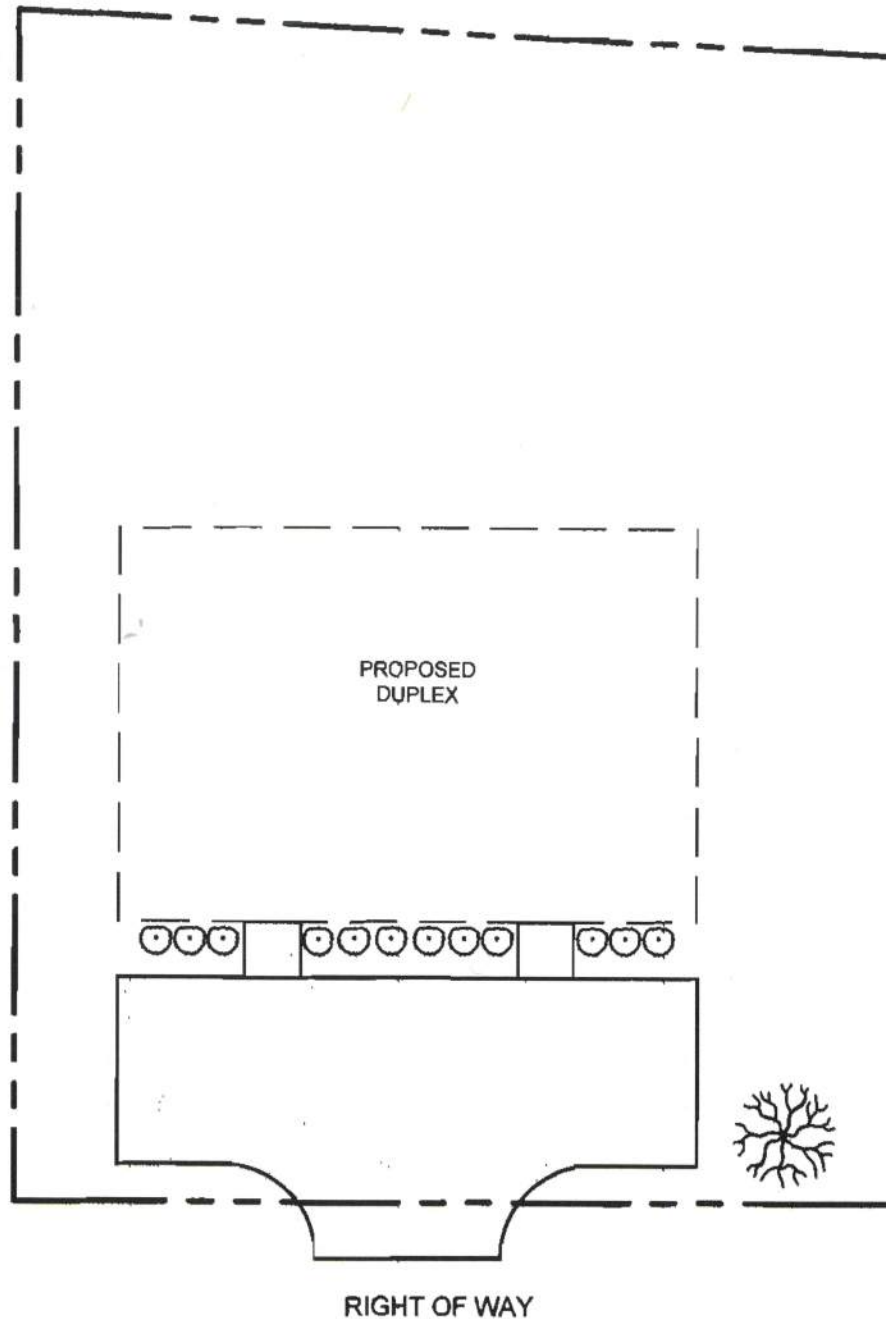
FRAME FOR
QUEEN SIZE
BRICK



RIGHT SIDE ELEVATION



PLANTING NOTE:
 PROPOSED IS ONE TREE IN THE FRONT YARD AND LANDSCAPING SHRUBS
 ALONG FRONT OF THE PROPOSED DUPLEX. LANDSCAPING IS PROPOSED
 BETWEEN DUPLEX LOTS AND SINGLE FAMILY LOTS. THE LANDSCAPING WILL
 BE PLANTED ON THE DUPLEX LOTS AND ALONG PROPERTY LINES ADJACENT
 TO SINGLE FAMILY HOME LOTS.



SHEET #

B

JOB NO. 1912
 INITIAL DATE: 03/03/19
 SCALE: 1" = 20'

SYMBOL	DESCRIPTION	DATE

TYPICAL DUPLEX LOT LAYOUT
**PEPPER MILL CREEK
 SUBDIVISION**
 SEC 18, T19N, R28E
 OPELIKA, LEE COUNTY, ALABAMA

BOLT ENGINEERING INC
 CIVIL ENGINEERING • LAND PLANNING

phone 334.744.4014 | www.boltengineering.net | 406 SOUTH 7TH STREET
 OPELIKA, AL 36801

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Subdivision: Foxrun Subdivision, Phase 3

Agenda Item #: D-6

Action Requested: Final Approval

Location of Property: Village Drive and Woodland Circle

Property Owner(s): Daniel Holland, Holland Homes, LLC

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: A portion of Lot 130 lies within the 100 year flood plain per FEMA FIRM PANEL Nov 2, 2011 – MAP#01081C0090G

Staff Comments:

The applicant is requesting final plat approval for 43 single family lots in a 248-lot subdivision accessed from Fox Run Parkway. Preliminary approval was granted at the June 2023 meeting. The 43 lots is the last phase for residential development in Fox Run PUD.

The 43 lots meet the minimum 4,200 minimum lot size and a minimum 40-foot lot width. The lots range from 4,636 to 9,210 square feet; most lots are at least 40 feet wide at the front property line; three lots on a cul de sac are 40 feet wide at the minimum building setback line. The minimum building setbacks as noted on the plat: 20 feet front yard and rear yard and 5 feet side yard. Eleven lots (Lot 145 to 155) front on Village Drive next to a R-4 zoning district; a 10-foot buffer yard is along the rear property line as required. In June 2021, a minor amendment for corner lots was approved; the amendment required a 10-foot side yard on street setback for lots fronting on two streets and the planting of four 1” caliper trees on corner lots. This requirement is note #10 on plat.

Underground utilities and sidewalks are required on at least one side of the street. The plat complies with the approved master plan.

Recommendation:

Staff recommends final plat approval subject to the following:

1. Underground utilities are required.
2. Sidewalks are required on at least one side of the street.
3. Add the 10' bufferyard along the east property line of Lots 185 to 198.
4. Woodland Circle is incorrectly labeled Village Drive.
5. Lot 186 and Lot 188 are incorrectly labeled.

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs will need to be installed.
- Maintenance Bond of 25% of the estimated total infrastructure cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval

Opelika Utilities Board Report

Final approval of installed water infrastructure has not be given at this time. Final approval must be granted before plat can be approved.

Opelika Power Services Report

This Subdivision is outside of the Opelika Power Service Territory.



00022 1-18-23

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

AGENDA ITEM # 6



DEADLINE: 7/4/23 MEETING: 7/25/23

SITE ADDRESS: East end of Village Drive

PROPERTY OWNER: Holland Homes

APPLICANT/AUTHORIZED REPRESENTATIVE: T J Thomas - Mike Maher

MAILING ADDRESS: 2124 Moores Mill Rd Suite 110

PHONE NUMBER: 334-821-0105

FAX NUMBER: 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? NO

☐ Annexation

☐ Rezoning

☐ Other _____

PARCEL INFORMATION

Subdivision Name: Foxrun Subdivision, Phase 3

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single family Residential

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 43 x \$3.00 = \$ 129

Number of APO: 4 x \$7.00 = \$ 0
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 204.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Foxrun Subdivision Phase 3 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

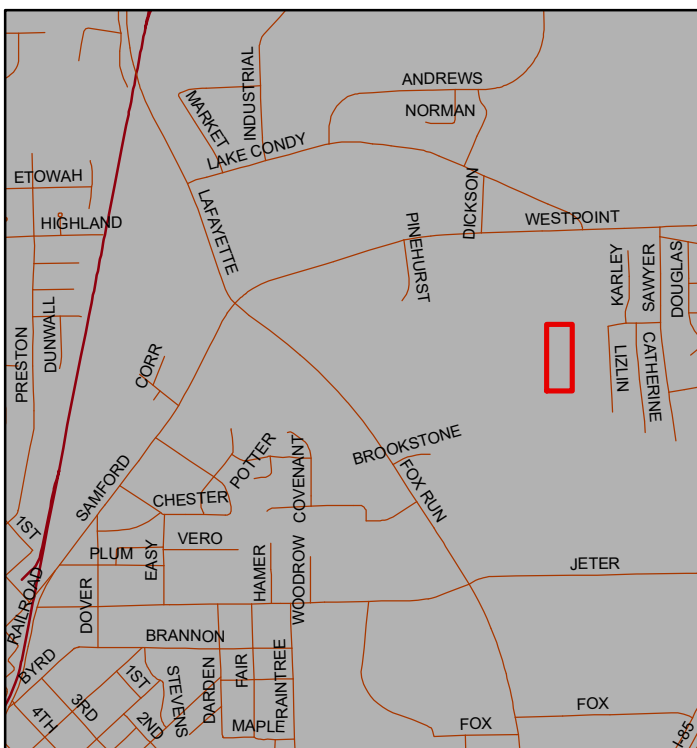
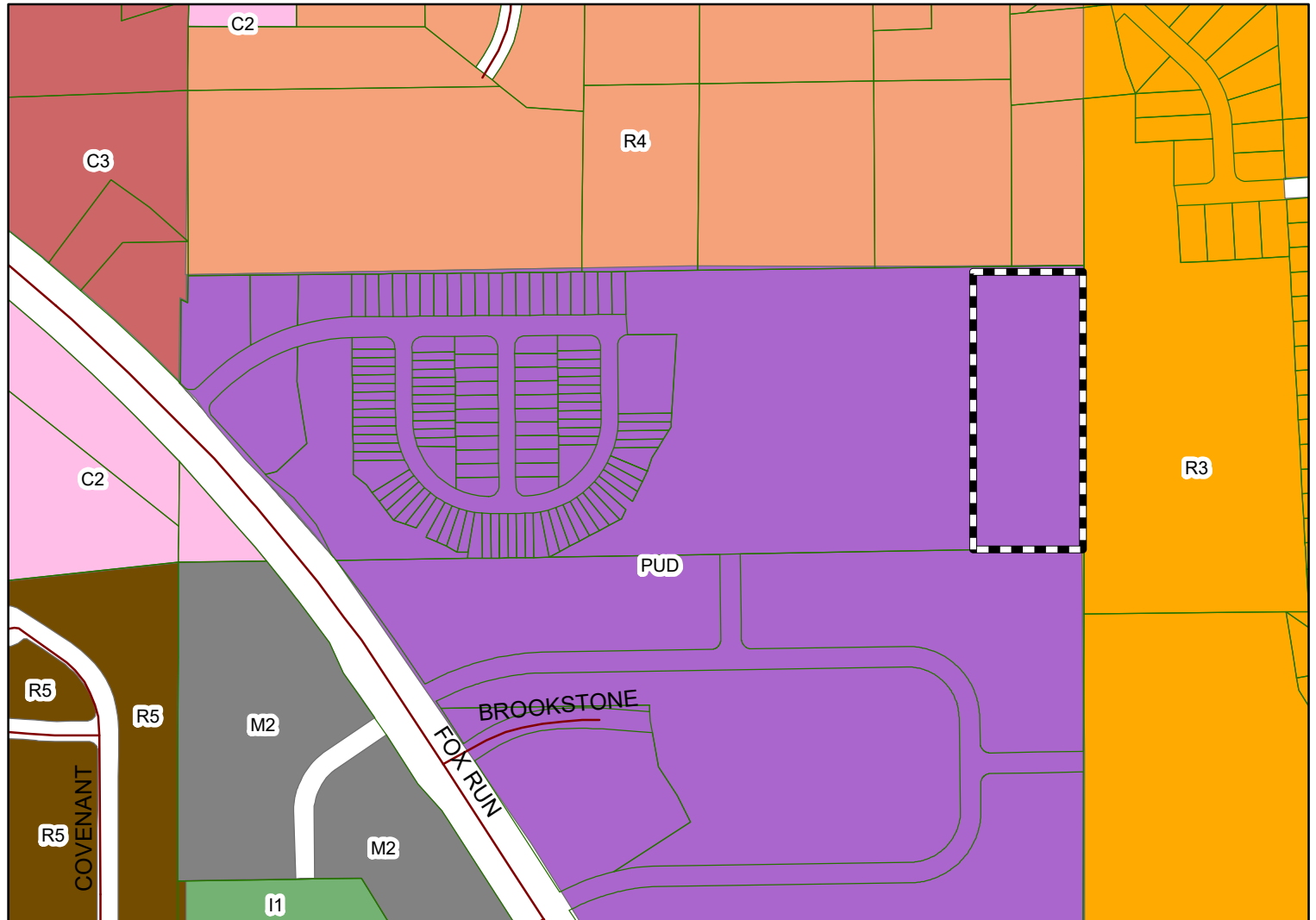
REPRESENTATIVE SIGNATURE: [Signature]

(PRINT NAME) Daniel Holland

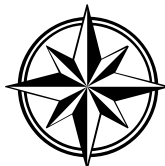
6-19-2023

DATE

FOXRUN PHASE 3 SUBDIVISION TERMINUS OF VILLAGE DRIVE FINAL APPROVAL, D-6

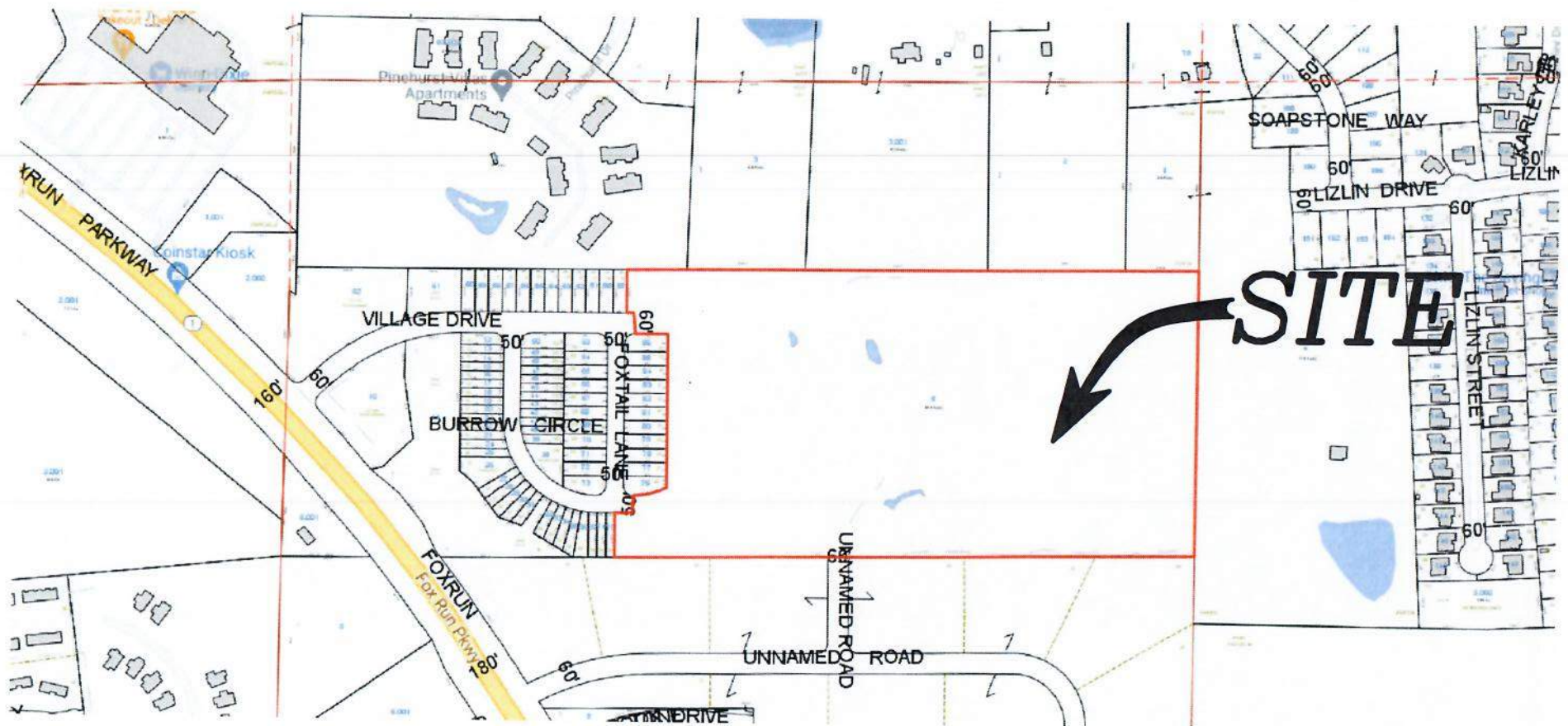


The applicant is requesting final approval for 43 lots. This is the last phase of the Foxrun subdivision in the Foxrun PUD zoning district.



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.



VICINITY MAP
NOT TO SCALE

FOXRUN SUBDIVISION
PHASE 3
SECTION 5 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

43 10 03 05 4 000 002.000
WARREN AARON M & NATALIE B WARREN
907 WEST POINT PKWY
OPELIKA, AL 36801

43 10 03 05 4 000 001.000
TIGER TOWN DEVELOPERS LLC
C O BOB ROLADER
SCARBROUGH & ROLADER DEV
270 N JEFF DAVIS DR
FAYETTEVILLE, GA, 30214
LOT 35
THE CHIMNEYS S D
PLAT 44--191

State of Alabama
Lee County

I, Michael T Maher, a Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Michael T Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Daniel Holland, Manager of Holland Homes, LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2022.

Daniel Holland, Manager of Holland Homes LLC

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Daniel Holland, as Manager of Holland Homes LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2589 PAGE 669, FOX RUN SUBDIVISION PHASE 1C RECORDED IN PLAT BOOK 46 PAGE 46; FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 45 PAGE 60 FOX RUN SUBDIVISION PHASE 2A RECORDED IN PLAT BOOK 48 PAGE 1; FOX RUN SUBDIVISION PHASE 2B RECORDED IN PLAT BOOK 48 PAGE 15.
- DATE OF FIELD SURVEY: JUNE 9, 2023.
- DATE OFFICE WORK COMPLETED: JUNE 19, 2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
- WETLANDS CURRENTLY HAVE BEEN DELINEATED AND NO WETLANDS ARE PRESENT ON THESE SINGLE FAMILY OR TWIN HOME LOTS. WETLANDS ARE ALL IN OPEN SPACE LOTS OR FUTURE DEVELOPMENT.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- A PORTION OF LOT 130 LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0090G, DATED 11-2-2011.
- OPEN SPACE LOTS (LOT 130 & 129) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TWIN HOUSE SETBACKS = 10' FRONT, 20' REAR, 5' SIDE & 10' SIDE ON STREET SETBACK.
- SINGLE FAMILY SETBACKS = 20' FRONT, 20' REAR, 5' SIDE & 10' SIDE ON STREET SETBACK.
- GROSS ACREAGE: 6.68 AC 290,962 S.F.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.
- A 10 FOOT SIDE YARD ON STREET SETBACK IS REQUIRED AND FOUR 1" CALIPER TREES SHALL BE PLANTED AS A BUFFER ON CORNER LOTS.

OWNER/DEVELOPER:
HOLLAND HOMES
421 OPELIKA RD
AUBURN, AL 36830

Curve Table				
Curve #	Length	Radius	CHORD BEAR	CHORD DIST
C13	47.124	30.00	N45°30'54"W	47.12
C14	47.124	30.00	N44°29'06"E	47.12
C15	10.107	30.30	N84°13'59"W	10.11
C16	16.189	30.30	N59°22'05"W	16.19
C17	30.569	50.00	S61°27'53"E	30.57
C18	26.389	50.00	N85°54'08"E	26.39
C19	26.389	50.00	N55°39'52"E	26.39
C20	26.389	50.00	N25°25'35"E	26.39
C21	42.389	50.00	N13°58'43"W	42.39
C22	8.134	50.00	N42°55'29"W	8.13
C23	23.941	30.00	S23°22'39"E	23.94
C24	47.120	30.00	S44°28'53"W	47.12

43 10 03 05 4 000 001.000
TIGER TOWN DEVELOPERS LLC
C O BOB ROLADER
SCARBROUGH & ROLADER DEV
270 N JEFF DAVIS DR
FAYETTEVILLE, GA, 30214

LOT 35
THE CHIMNEYS S D
PLAT 44--191

ELEV: 769.38
GRID N: 786603.46
GRID E: 803650.37
SCALE FACTOR: 0.99998491
CONVERGENCE: 0°15'31.0542"

IPF 1/2" CTP

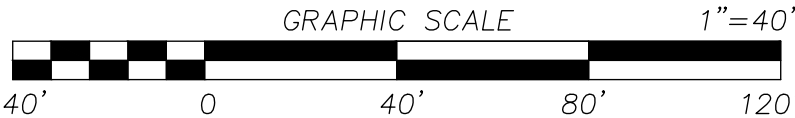
N02°30'38"W(P)
207.30(P)

43 10 03 05 4 000 009.000
OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY
P O BOX 965
OPELIKA, AL 36803-0965

LEGEND

- (M) = MEASURED
- (R) = RECORDED
- CTP = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (CA--788)
- CA--788 = PRECISION SURVEYING
- = IRON PIN FOUND
- = 1/2" REBAR SET (CA--788)
- = HUB SET
- △ = CALCULATED POINT
- = CONCRETE MONUMENT
- = POWER POLE
- x-x- = WIRE FENCE
- //-- = WOOD FENCE
- o-o- = CHAIN LINK FENCE

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

Seal	Drawn By: ANW/MTM Scale: 1"=40' File Name: 23--0407 SD1 Date: 6--19--2023	PRECISION SURVEYING Sheet Title: FOXRUN SUBDIVISION PHASE 3 SECTION 5 T 19 N R 27 E	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Subdivision: Springhill Heights Revision of Lots 53-58

Agenda Item #: D-7

Action Requested: Final Approval

Location of Property: Corner of Arnold Avenue and Spring Drive

Property Owner(s): 2H Properties LLC
Nick Howell, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-5M

Flood Zone: FEMA Map #01081C0068G – Nov. 2, 2011
Flood Zone “X” – No portion in flood hazard area

Proposal

The applicant is requesting final approval for a three-lot subdivision located in a R-5M zone. The property is part of the Block G of Spring Hill Heights subdivision. This plat redivides six 25’ lots into three lots to meet the minimum 7,500 sf lot size and 60’ lot width requirement for the R-5M zone. The lots range from 8,381 sf to 12,083 sf. The lot size and widths meet the minimum requirements. The applicant is requesting final plat approval because public sewer has been installed for these lots.

Staff Recommendation

Planning staff recommends final plat approval subject to:

- 1. Remove the setback lines from the lots.**

Engineering Department Report

The Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

Water is available from East side of Lowndes Street. New services are required for each lot.

Opelika Power Services Report

This Subdivision is inside of the Opelika Power Service Territory.



000238-2028

AGENDA ITEM # 7

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 7/4/23 MEETING: 7/25/23

SITE ADDRESS: SW corner of Arnold and Spring

PROPERTY OWNER: 2H Properties LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Mike Maher - Brian Lee

MAILING ADDRESS: 306 Graystone Lane, Auburn, AL

PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED Final Plat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? no

☐ Annexation

☐ Rezoning

☐ Other

PARCEL INFORMATION

Subdivision Name: Springhill Heights SD Rediv Lots 53-28

Current Land Use: Vacant

Current Zoning: R5M

Proposed use of the Subdivision: Single Fam Residential Lots

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 3 x \$3.00 = \$9

Number of APO: 7 x \$7.00 = \$49
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 133

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Springhill Heights, Rediv 53-58 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

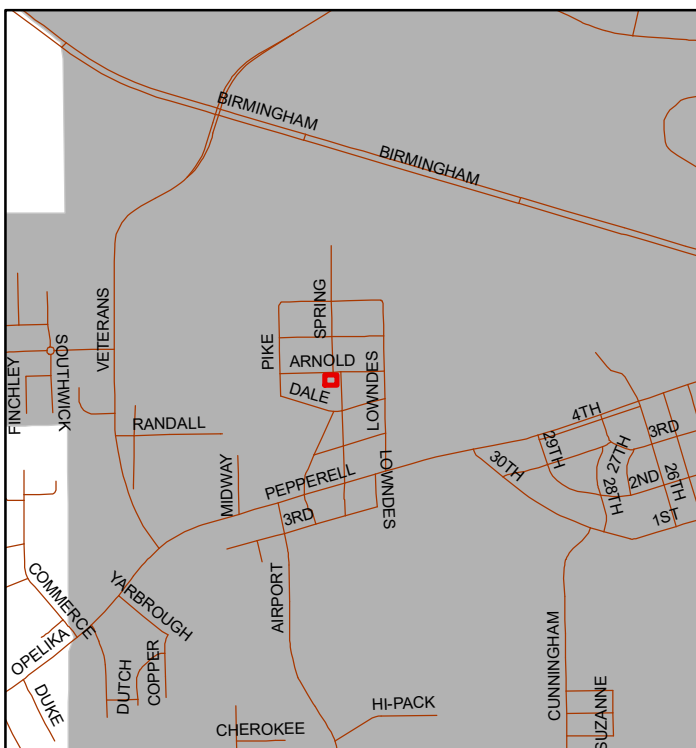
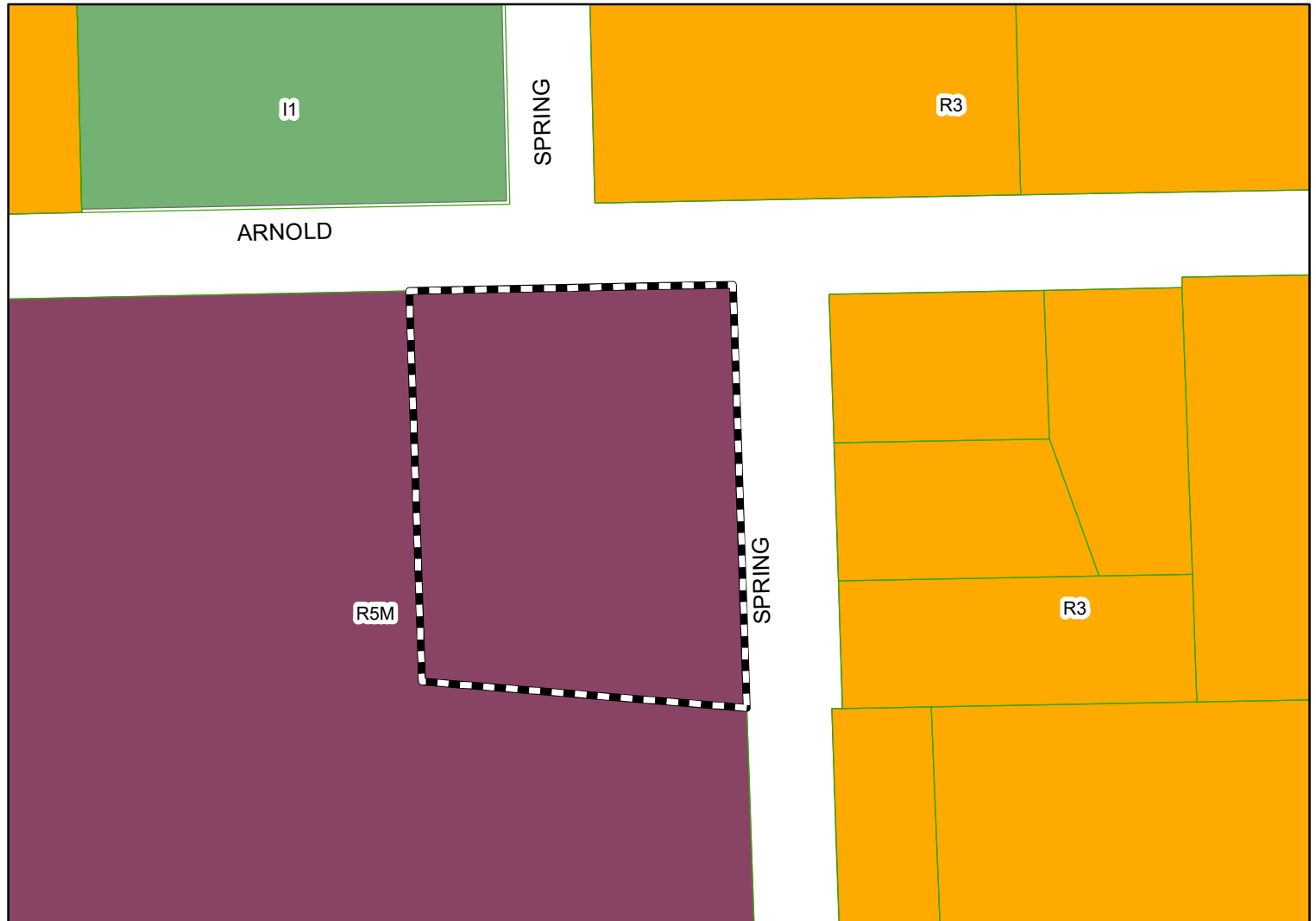
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Nick Howell

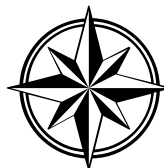
3-7-2023

DATE

SPRINGHILL HEIGHTS REDIVISION OF LOTS 53-28 SUBDIVISION SW CORNER OF ARNOLD AVENUE AND SPRING DRIVE FINALL APPROVAL, C-7



The applicant is requesting approval from 6 existing lots to 3 lots for single family homes. The property is located in a R5M zoning district.

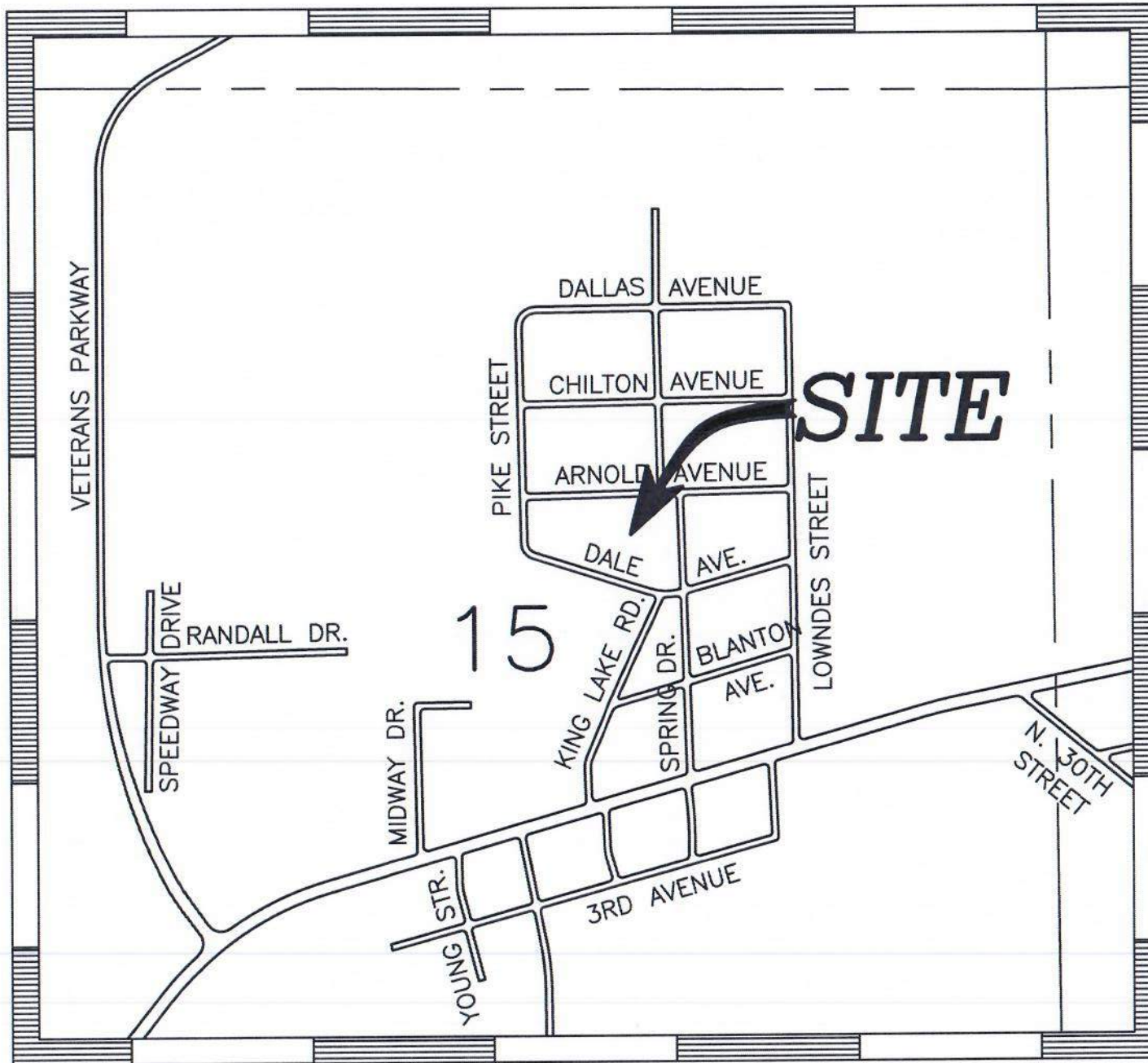


Subject Property

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

VICINITY MAP

NOT TO SCALE



SPRINGHILL HEIGHTS SUBDIVISION
BLOCK G
REDIVISION OF LOTS 53 THROUGH 58
SECTION 15 T 19 N R 26 E
OPELIKA LEE COUNTY ALABAMA

State of Alabama
Lee County

I, Michael T. Maher, a Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Nick Howell, Manager of 2H Properties, LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2022.

Nick Howell, Manager of 2H Properties, LLC

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Nick Howell as Manager of 2H Properties, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

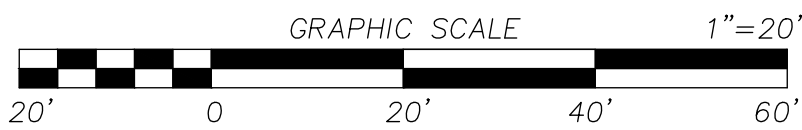
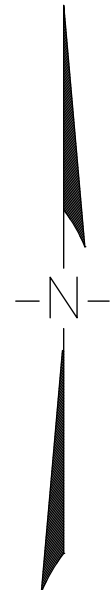
Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

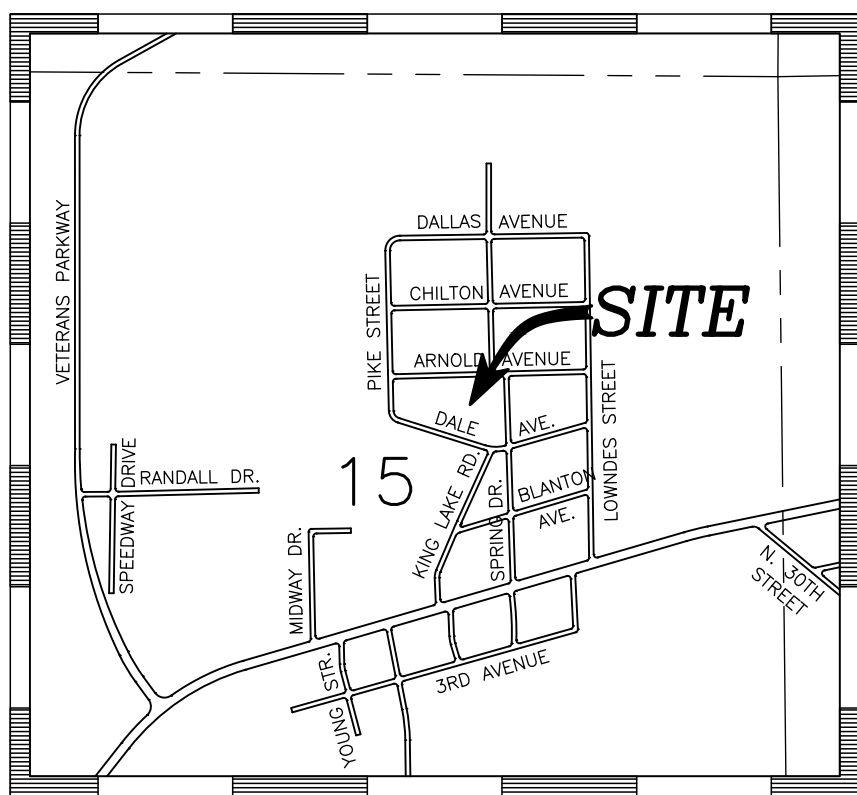
Public Works Director: _____ Date: _____

LEGEND

(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
⊙ = POWER POLE
-x- = WIRE FENCE
-// = WOOD FENCE
○-○ = CHAIN LINK FENCE



VICINITY MAP NOT TO SCALE



NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2157 PAGE 98 AND PLAT BOOK 3, PAGE 12 (SPRINGHILL HEIGHTS SUBDIVISION)
- DATE OF FIELD SURVEY: NOVEMBER 21, 2022
- DATE OFFICE WORK COMPLETED: DECEMBER 2, 2022
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C00686, DATED 11-2-2011.
- GROSS AREA: 26,680 S.F.
- OVERALL BLOCK LENGTH ALONG ARNOLD STREET BY PLAT IS 725'. MEASURED BLOCK LENGTH IS 722.09'. THE FRONTAGE ALONG ARNOLD STREET IS PRORATED ALONG ARNOLD STREET.

Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Opelika, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=20'		
	File Name: 22-0669-SD1		
	Date: 12-6-2022		
		Sheet Title: SPRINGHILL HEIGHTS SUBDIVISION BLOCK G REDIVISION OF LOTS 53 THROUGH 58	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 25, 2023

Agenda Item #: B-2

Action Requested: Amendment to the Future Land Use Map Low Density Residential to Mixed Use
Rezoning from R-1 to PUD

Location of Property: Andrews Road and Anderson Road

Property Owner(s): 280 Land Company, LLC.
Blake Rice, Barrett-Simpson, authorized representative

Current Land Use: Single-family development

Current Zoning: R-3

Staff Comments:

Amendment to the Future Land Use Map:

The rezoning request from R-3 to PUD for a mixed use community requires an amendment to the 2030 FLUM concerning the land use category. The 2030 Future Land Use Map shows the 197-acre property as a “low density residential” land use category. If the rezoning request to PUD is approved by City Council, then the 2030 FLUM should be amended so the 197 acres are in a “planned unit development” land use.

The adjacent properties to the east and west surrounding the subject property are in a “low density residential” category. The property across the Andrews Road has a designation of “planned unit development”. The property to south also has a designation as “planned development” for the Hidden Lakes North property. Moving beyond the immediate properties, this property is between the Northeast Opelika Park and the older industrial park located off Lake Condry Road. This project proposes a mixed residential component with a density of 2.63 units per acre. This includes a variety of housing types including detached single-family and townhouse units. The revised plan also shows an 8.46 acre neighborhood commercial center. This would include light commercial uses geared towards residents in the immediate vicinity.

Staff Recommendation:

Staff recommends the Future Land Use map amended from a “low density residential” land use category to a “planned unit development” category subject to the City Council approval of the rezoning request.

Rezoning:

The applicant is requesting rezoning 197 acres from a R-3 (medium density residential) zoning district to a PUD (planned unit development) zoning district for a mixed residential and commercial community. The property is bound by Andrews Road and Anderson Road on two sides and also has a border with Hidden Lakes North and the proposed Church of the Highlands site. The southern boundary of the development is a creek with some significant flood plain.

The PUD development consist of a mixture of single family detached homes, townhomes, and a neighborhood commercial center located at the intersection of Andrews Road and Anderson Road. The overall development has 520 residential units. The overall density is 2.63 units per acre.

The development has 355 traditional single family home lots. This would include a mix of large estate lots, 50 foot front access lots and 40 foot rear access lots. There are six (6) estate size lots along Anderson Road to match the large lots across the street. These lots are at least one (1) acre. The setbacks for these lots are:

Front:	50 ft
Side:	25 ft
Side Street:	35 ft
Rear:	50 ft

There are 228 50-ft single family lots and 121 40-ft single family lots. The setbacks for these lots are:

Front:	20 ft
Side:	7 ft
Side Street:	15 ft
Rear:	25 ft

The 40-foot lots are accessed by private alleys that connect to public streets. Forty foot lots have been somewhat of an issue in recent development like Firefly and Dickson Farms. The earlier phase of Dickson Farms was not recommended for approval with the smaller lots. This was one of many items that were changed between the two submissions including overall density and removal of commercial and multi-family uses.

The site also includes two sections of townhome lots. The applicant states in their narrative that these units would be designed with common parking to allow for “courtyard” open spaces. The developer has said these could range in height from 1-3 stories depending on the topography and adjoining land uses. The master plans shows 140 townhome units.

Front:	20 ft
Side (End Unit):	10 ft
Side Street:	15 ft
Rear:	25 ft

The table below shows the difference between the April submission and the July submission

Use	April Plan	Current Plan	Difference
Single-family	433	355	355
Estate Lots	0	6	6
40 ft lots	161	121	-40
50 ft lots	243	228	-15
Townhouse	140	165	25
Total Units	544	520	-24
Commercial	0 acres	8.46 acres	8.46 acres

In most recent PUD requests, staff has pushed to have lots smaller than 50 feet be rear access. This creates a stronger connection between the street and the front facing portion of the development. The applicant has chosen to place the townhomes in this development in defined pods. It is difficult to determine what this will be based on the information provided. If the common parking approach is used, additional buffering and landscaping may help improve the transition through the neighborhood on the public streets.

The site is intended to have multiple access roads off Anderson Road and Andrews Road. The master development plan shows four (4) entry points into the development. The estate lots would also have direct or shared driveways from Anderson Road. These entries and the intersection at Anderson Road and Andrews Road will have to be analyzed with the City Engineer to determine what improvements are necessary. Internally, almost all parts of the development are connected to the rest. The commercial area has no internal access shown to residential section. The applicant should look for both an internal vehicular and pedestrian access between the commercial and residential area. While most of the streets in the townhome area are private, there is a public entry drive that connect to the remainder of the development. Hidden Lakes North was not required to connect to this section of the property due to the creek and flood plain. The development uses short blocks between 400-800 linear feet to create walkable areas that help slow traffic speeds. Staff recommends that streets fronting amenities or residential uses have sidewalks.

Commercial

The applicant has added 8.5 acres of commercial area at the intersection of Anderson Road and Andrews Road. This property is described as a “small neighborhood commercial village.” The applicant has stated that they will not begin this portion until 5 years from the approval of the plan. The applicant states the property would follow the C-2, GC-P guideline for uses and area requirements. This would allow uses to be considered according to the zoning ordinance at a future time. Staff recommends that this be modified to the GC-S guidelines instead. This zoning allows for a more neighborhood friendly zoning and makes a few more uses conditional that may not be appropriate by right in this area. Staff also recommends that the commercial area be designed to share common or complimentary design features. Additionally, parking should be designed to minimize large singular parking lots, especially between the buildings and the street. Finally, cross-access is necessary to prevent multiple individual curb cuts.

Open Space

The proposed development plan shares many similarities 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.

The master development plan also shows a significant amount of open space and amenity lots. In this plan, approximately 35% of the overall area is shown as amenity or open space. Much of the open space is located in areas adjacent to streams or floodplain. There is a central amenity located between the two large clusters that would provide amenities.

Buffering

The applicant shows a 20-building setback along all street sides of the medium density residential portion of the development. The area adjacent to the estate lots would be similar to those lots across the street. The large power easement will likely force those homes to be located behind the easement creating a natural rural spatial separation. Additionally, in many places very large sections of open space are present. More specific buffering should be noted and provided for this development. This is especially important in areas where the more dense townhouses are directly adjacent to the streets. Staff is recommending buffering on the perimeter of the residential area where the rear of the lot is adjacent to the street, the buffer shall be either 20 feet undisturbed, a planted buffer to include evergreen trees, a landscaped berm, or any combination thereof. This buffer shall fully screen the rear yards of adjacent residential uses. The specifics of this plan shall be coordinated with Planning staff for approval. The townhouse and commercial areas should meet the City's landscaping requirements. Staff recommends that the commercial area have a 15-foot width gateway corridor style buffer with type B parking lot planting requirements. There should also be a residential buffer between the commercial area and the internal residential. The applicant has noted that they plan to have landscape beds on four sides of the residential units and each lot will have at least one tree.

Discussion:

The applicant is proposing a development that is a mix of residential uses. The proposed density is less than is currently allowed on the site under the existing zoning, although there are areas that may not be buildable. It also proposes a mix of smaller lots and units than are currently nearby. The development is located in a growing area of the city. The plan includes a commercial component, 40-foot lots, and townhomes with common parking that have been a discussion point. The applicant did provide a much more agreeable transition from the rural lots to the east.

Staff recommendation:

Staff believes that the general density is in line with previously approved developments that are adjoining. Staff believes that the proposal is consistent with the City's long range plans and

recommends a positive recommendation to City Council, but notes that this development has some features that were concerns to the Planning Commission and adjacent residents on the Dickson Farms rezoning. Should the Planning Commission recommend a positive recommendation, the following conditions should be included:

1. Sidewalks shall be required on both sides of the street where they adjoin residential, commercial or amenity uses.
2. All utilities shall be underground.
3. Uses and area standards shall be tied to the C-2, GC-S requirements for the commercial area.
4. The commercial area shall not commence construction for at least 5 years from the approval of the PUD by City Council.
5. The commercial area shall be consistent with a neighborhood commercial center. This shall include the following design features:
 - a. Large parking lots are minimized and no the primary feature between the street and building.
 - b. Buildings shall share common design features and have complimentary architecture.
 - c. Cross-access shall be implemented to reduce the number of individual curb cuts for uses.
 - d. The commercial area should have vehicular and pedestrian connection to the residential area.
 - e. A residential buffer shall be required between the commercial area and the internal residential property.
6. A schematic plan shall be submitted to Planning staff for review and approval prior to issuance of any construction plans for the commercial area.
7. Townhouse uses shall follow the landscape standards of the zoning ordinance.
8. Gateway cladding standards shall apply.
9. Buffering on the perimeter of the residential area where the rear of the lot is adjacent to the street, the buffer shall be either 20 feet undisturbed, a planted buffer to include evergreen trees, a landscaped berm, or any combination thereof. This buffer shall fully screen the rear yards of adjacent residential uses. The specifics of this plan shall be coordinated with Planning staff for approval.
10. Any solid fencing uses in bufferyards shall be located between the planted landscaping and the rear of the home.
11. Buffering for the commercial area shall follow the Gateway Corridor buffer requirements to include a 15 foot width frontage buffer with Type B parking lot planting requirements.

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 Board Report

Water is available from Anderson Road. Water must be extended from Anderson Road to connection point on Andrews Road at ultimate buildout. Water main on Andrews Road must be 12-inch diameter pipe. It is suggested that this developer possibly coordinate Andrews Road Water Main Extension with developer of property across Andrews Road. They are also required to extend water main down Andrews Road for their development.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.



REZONING APPLICATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801



PC DEADLINE: 4/18/23 PC MEETING: 4/25/23

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett Simpson, Inc.

MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801

PHONE NUMBER: 334-745-7026 Email: brice@barrett-simpson.com

PARCEL INFORMATION

Site Address: 3400 Anderson Rd.

Description of proposed use: Single-family Residential/Townhomes

Tax Parcel Number: 43-03-08-28-0-000-006.015 & 43-03-08-33-0-000-001.000

Adjacent Zoning Districts: North: R1 South: R3 East: R3/R1 West: R1

Current Land Use: Vacant

Current Zoning: R3

Proposed Zoning: PUD

Number of APO: 12 x \$7.00 = \$ 84.00
(Adjacent Property Owners)

Fee: \$125.00

TOTAL =\$209.00

PAID: _____

I hereby request my property located at (street address) 3400 Anderson Rd. Opelika, AL 36801,
Tax Map parcel number 43-03-08-28-0-000-006.015 & 43-03-08-33-0-000-001.000 be rezoned from
R3 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed
for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

Blake Rice

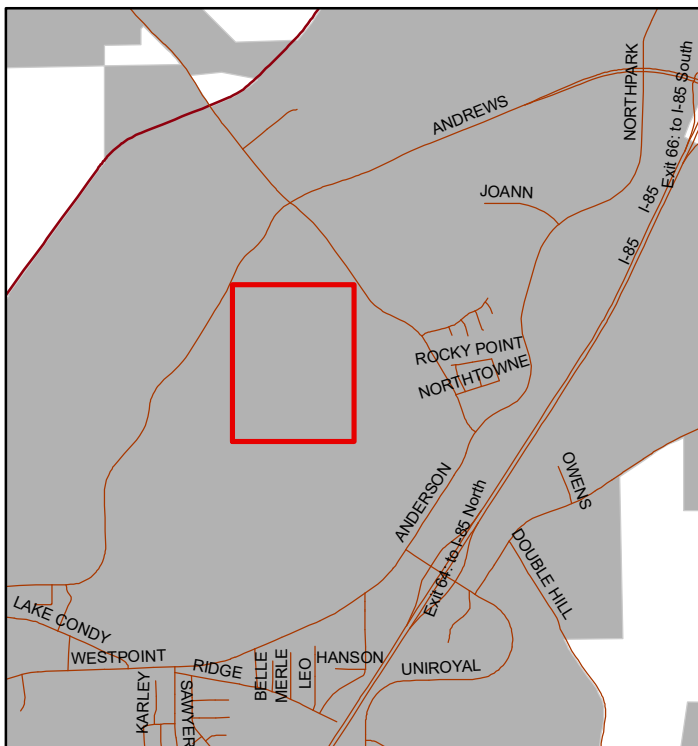
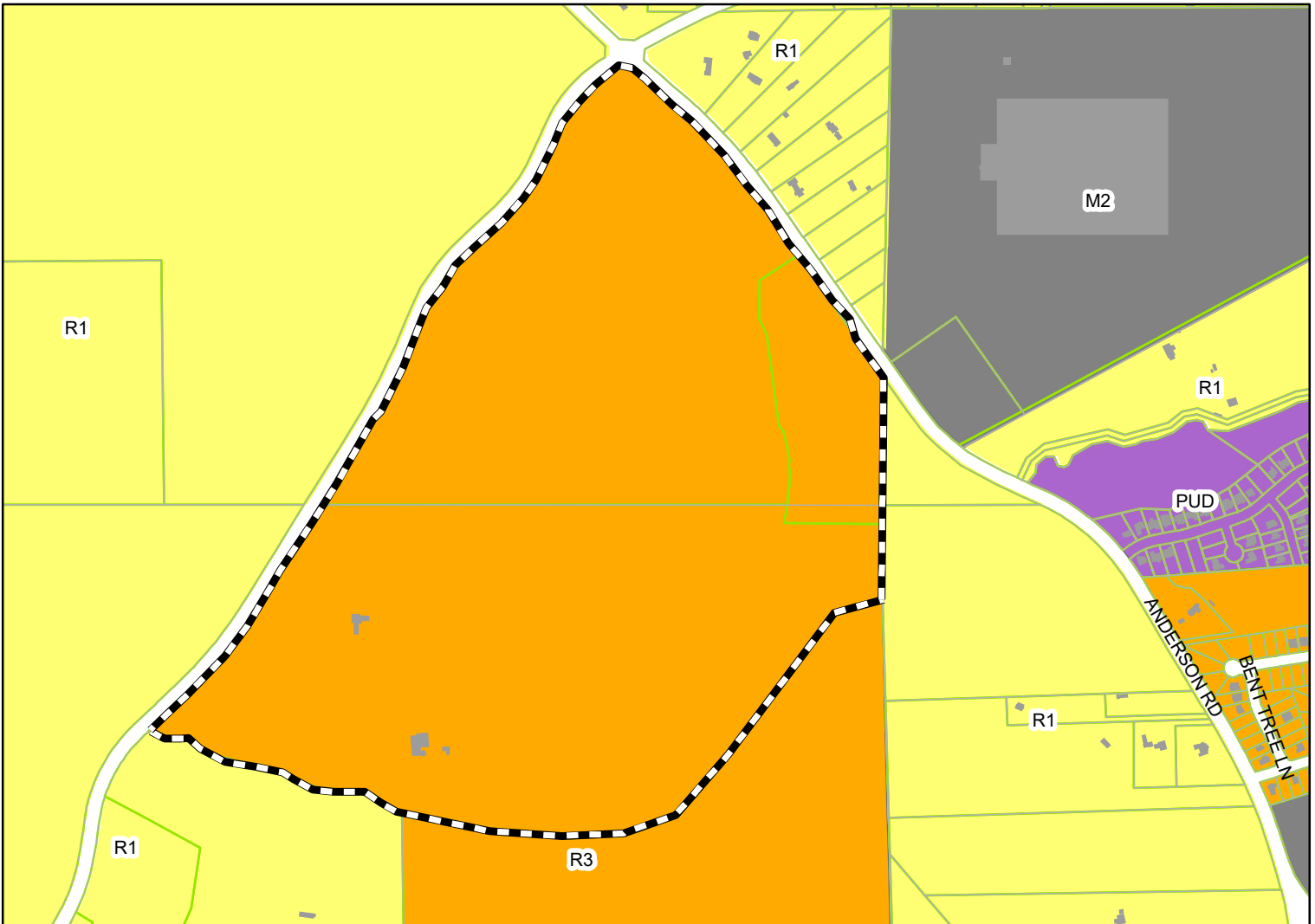
(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

DATE 3/28/23

EDGEFIELD FARM REZONING

ANDERSON ROAD AND ANDREWS ROAD

R-1 TO PUD, D-8a, 8b



The applicant is requesting to rezone 197 acres from a R-1 to a PUD zoning district. The development includes 404 single family home lots, 140 townhome lots, and amenity & open space areas.



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.

PUD EXHIBIT
EDGEFIELD FARM
OPELIKA, LEE COUNTY,
ALABAMA



NOTES:

1. This Conceptual Plan was prepared for the exclusive benefit of BSI client. Boundary Information taken from Lee County Tax Maps, not surveyed Topographic Information taken from Lee County GIS Data.

2. This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.

3. Development Data:

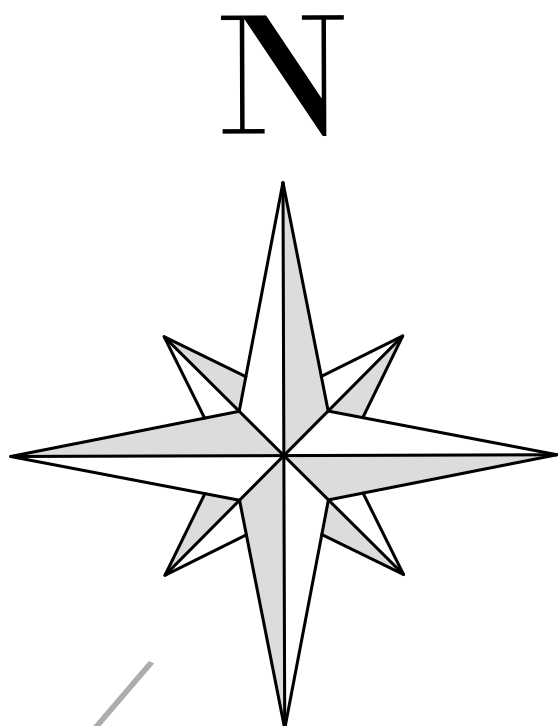
-Total Property Area:
-Proposed Use:
-Current Zoning:
-Required Zoning:
-Typical Lot Size:
-Total Number of Lots Proposed, 50':
-Total Number of Lots Proposed, 40':
-Total Number of Townhomes Proposed:
-Total Number of Estate Lots:
-Total Area of Commercial:
-Total Area of Open Space & Buffers:
-Total Number of Open Space/Det Lots:
-Total Number of Residential Lots:
-Total Number of Lots:
-Total Length of Streets:
-New Street Right of Way Width:

197 Acres±
Single Family Residential
R3 - Low Density Residential
PUD
50' x 150', 40' x 150', 25' x 150', 120' x 400'
228
121
165
6
8.46
70.47 Acres±
4
524
528
17,665 LF±
60 feet



Previously Submitted
April 25, 2023

PUD EXHIBIT
EDGEFIELD FARM
OPELIKA, LEE COUNTY,
ALABAMA



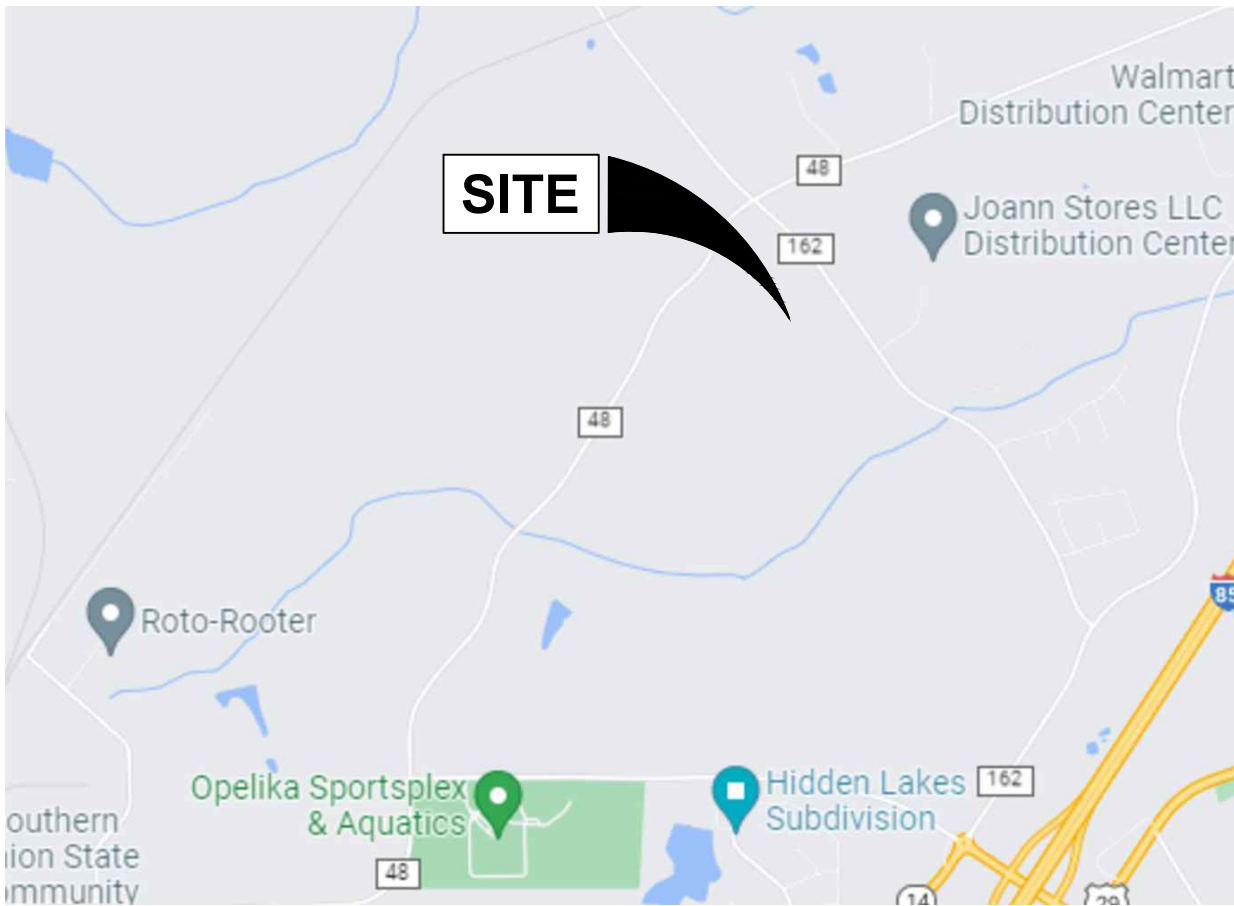
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-Proposed Use:	Single Family Residential
-Current Zoning:	R3 - Low Density Residential
-Required Zoning:	PUD
-Typical Lot Size:	50' x 150', 40' x 150'
-Total Number of Lots Proposed, 50':	243
-Total Number of Lots Proposed, 40':	160
-Total Number of Townhomes Proposed:	140
-Total Area of Open Space & Buffers:	86.64 Acres±
-Total Number of Open Space/Det Lots:	5
-Total Number of Residential Lots:	544
-Total Number of Lots:	544
-Total Length of Streets:	17,665 LF±
-New Street Right of Way Width:	60 feet
4. All Right-of-Way and roadway widths will comply with the Opelika Public Works Manual.



VICINITY MAP
N.T.S



PUD EXHIBIT

EDGEFIELD FARM

OPELIKA, LEE COUNTY,
ALABAMA

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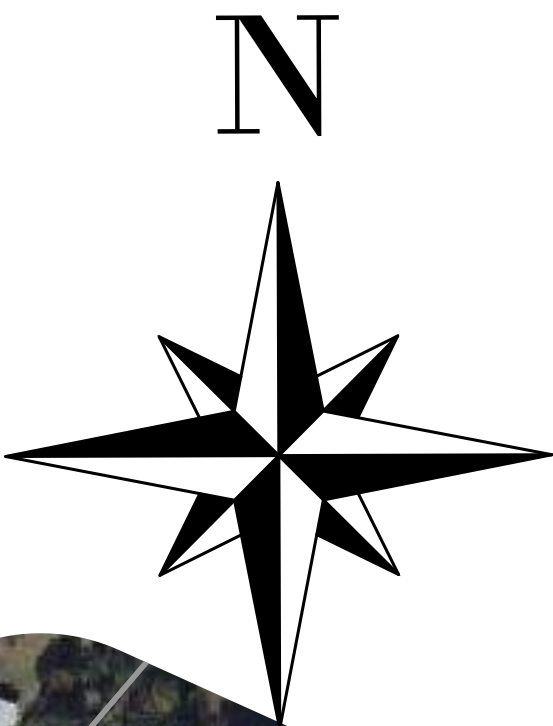
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-Total Number of Lots Proposed, 50':	228
-Total Number of Lots Proposed, 40':	121
-Total Number of Townhomes Proposed:	165
-Total Number of Estate Lots	6
-Total Area of Commercial	8.46
-Total Area of Open Space & Buffers	70.47 Acres±
-Total Number of Open Space/Det Lots:	4
-Total Number of Residential Lots:	524
-Total Number of Lots:	528
-Total Length of Streets:	17,665 LF±
-New Street Right of Way Width:	60 feet



- TOWNHOME
- 40' LOTS
- 50' LOTS
- ESTATE LOTS
- COMMERCIAL

Previously Submitted
April 25, 2023

PUD EXHIBIT
EDGEFIELD FARM
OPELIKA, LEE COUNTY,
ALABAMA



- NOTES:
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-Total Number of Open Space/Det Lots:	5
-Total Number of Residential Lots:	544
-Total Number of Lots:	544
-Total Length of Streets:	17,665 LF±
-New Street Right of Way Width:	60 feet
 4. All Right-of-Way and roadway widths will comply with the Opelika Public Works Manual.

- LEGEND:
- 50' LOTS
 - 40' LOTS
 - TOWNHOMES



VICINITY MAP
N.T.S



EDGEFIELD FARM



July 12, 2023

Master Development Plan Narrative

Edgefield Farm

MASTER DEVELOPMENT PLAN NARRATIVE



BARRETT-SIMPSON, INC.

Civil Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

INTRODUCTION

Barrett-Simpson, Inc., the Applicant, on behalf of the Owner, 280 Land Company, LLC, respectfully requests that the Opelika Planning Commission rezone the proposed Edgefield Farm Subdivision to a PUD (Planned Unit Development). The subject property is currently zoned R-3. The applicant is proposing to create a multi-use development, governed by a single PUD zoning designation. The proposed rezoning will allow for a mix of medium density single-family residential uses, townhomes, and a small commercial node.

The following narrative outlines important aspects of the development requesting a PUD.

1

Location

The Proposed Development is located within the City of Opelika, at the corner of Anderson Road and Andrews Road. The Development will be accessed from entrances off both of the aforementioned public roads.

2

Concept

The Applicant is proposing a master planned development, consisting of 355 single-family lots, 165 townhome lots, a small commercial intersection node, amenity areas, open space areas and on-site detention. Of the 355 single-family lots, 6 will be large estate lots fronting Anderson Road to match the character of the existing homes in the area. The typical sizes for the remaining lots are planned to be 228 each 50' x 150' and 121 each 40' x 150'. Of the 165 townhome lots, 75 will be rear alley townhomes located within the single family areas of the development. An additional 90 front loaded parking lot style townhome will be located in a separate pod and will have a direct access onto Andrews Road.

Edgefield Farm Subdivision will be best planned and developed as a PUD which will allow for effective control and certainty of housing density, which is currently projected at a minimum of 2.63 units per acre.

3

Site Details

The Proposed Development consists of a total of +/-197 acres. Given the size of the development, infrastructure construction may be divided into phases, resulting in an inventory of residential lots being made available as market conditions allow.

Storm water detention/retention will be provided on site within the development. Open spaces and amenity areas are planned for the development. A home owners association will be established for proper maintenance of all common areas and amenities. Likewise, architectural

guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions and the newly established Home Owners Association.

A minimum 20' undisturbed buffer is planned along Andrews Road. Any areas where a suitable undisturbed buffer cannot be achieved, heavy landscaping and/or fencing is expected to be installed. This buffer will not be applicable to the commercial portion of the project or the Estate Lots along Anderson Road. The commercial area will meet the current landscaping requirements of the Opelika Zoning Ordinance.

4

Lifestyle and Amenities

The development will provide opportunities for residents to live healthy and active lifestyles. Not only will Edgefield Farm provide generous open spaces, the development will feature the Opelika areas' most diverse and extensive amenities package ever offered in a single development. The phased amenities area will feature a pavilion and restrooms, a pool, and playground. Sports fields, pickle ball and tennis courts are all potential uses. A community garden, dog park, and walking/jogging trails may be offered as additional amenities for exercise and entertainment opportunities. All common areas and amenities will be professionally landscaped and maintained by a neighborhood homeowners association.

5

Residential Lot Information

Setbacks for the single-family estate lots are proposed to be a minimum of 50' from the front property line, 25' from each side property line, 50' from the rear property line and 35' from a side street. These setbacks mirror the R-1 district and are more in line with the surrounding area.

Setbacks for the medium density single-family portions of the development are proposed to be a minimum of 20' from the front property line, 7' from each side property line, 20' from the rear property line and 15' from a side street. The proposed maximum Impervious Surface Ratio on single family lots is 0.70 including rear alleys.

Setbacks for the townhome portions of the development are proposed to be a minimum of 20' from the front property line, 10' from each end-unit side property line, 25' from the rear property line and 15' from a side street. Other aspects of the townhome areas will comply with the Townhome Standards of the Opelika Zoning Ordinance. Streets within the townhome portions of the development are intended to be private with parking located adjacent to the travel lanes. This will allow for "Courtyard" open spaces within the townhome areas providing localized activity areas.

Landscaping for both the single-family and townhome areas will consist of landscape beds on all 4 sides of each building along with shrub plantings in front and a minimum of 1 canopy tree per unit planted in the front yard.

will ensure that the majority of uses are conditional and will require a Conditional Use approval by the Opelika Planning Commission in the future before developed. Local residents will have a chance to be heard at those meetings and the developers will have a chance to receive their input.

It is anticipated that it will be some time before the commercial area is viable and the Project Developers would like to offer the existing residents some assurance that this area will remain undeveloped until it is needed. If approved, there will also be a requirement that this property must remain undeveloped for a period of at least five (5) years after the approval of this PUD.

6

Utilities

The Proposed Development will be served by City of Opelika sewer and Opelika Utilities water services. Power and communications will be provided by a combination of Opelika Power Services, Tallapoosa River Electric Cooperative and Point Broadband. Natural gas, if used, will be provided by Southeast Alabama Gas.

7

Net Impact of Proposed Development

The proposed rezoning from the current R-3 designation to PUD is necessary to accommodate the proposed housing densities contemplated for the development.

The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

8

Accompanying Exhibits

Attached are several exhibits supporting the application for rezoning to PUD. 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
- Deed to Subject Property
- Application for PUD Zoning



**STONE MARTIN
BUILDERS**



**STONE MARTIN
BUILDERS**



STONE MARTIN
BUILDERS



**STONE MARTIN
BUILDERS**

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Subdivision: Laurel Lakes Phase 1

Agenda Item #: E-7

Action Requested: Final Approval

Location of Property: North Uniroyal Road and Ridge Road

Property Owner(s): Fire Rock Development Company, LLC
Blake Rice, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G. No portion of property is in in 100-year flood zone. Property in Flood Zone “X” which is outside the 0.2% annual chance flood plain

Staff Comments:

The applicant is requesting final plat approval for 62 lots in a 376-lot residential subdivision zoned PUD; density projected for the 160 acre development is 2.35 dwellings per acre. Phase 1 is accessed from North Uniroyal Road. Five new streets are constructed in phase 1; three of the streets will be extended to other phases in the development; the stub-out street on the south side provides a future connection to the adjacent property owner’s property for future development. Each stub-out must be constructed so a fire truck can turn-around.

Single family homes will be built on 59 lots. The lots range from 8,530 sf (Lot 91) to 18,498 sf (Lot 77). The minimum lot width for this PUD is 60 feet. Each lot width must be at least 60 feet at the street or at the minimum setback line. Lots 72-77 are a minimum of 72 feet in width. The minimum building setbacks are 20’ front, 7’ side yard, 25’ rear yard, and 15’ side on street (corner lots).

The plat shows two ‘detention and open space’ lots -‘Lot 1001-A Common Area’ (12.4 acres) and ‘Lot 1001-B Common Area’ (2 acres). Amenities constructed on Lot 1001-A include a 900 sf pool house, 2,900 sf swimming pool, 1,500 sf wading pool for children, 26 off-street parking spaces, and a walking trail. Lot 1001-B is a 2 acre portion of a larger 16 acre open space &

detention lot that will be included in a future phase. Note #3 on plat state the common areas are maintained by the Homeowners Association established.

The Landscape Regulations require one of the landscape buffer options¹ when a PUD development is adjacent to a residential zoning district.² The final plat shows a 25 foot wide strip between the rear property line of Lot 1001-A and the rear property lines of Lots 72 to 76. The 25' strip is the landscape buffer between the adjacent residential zoned property and the PUD. The plant material should provide a near impervious visual barrier in three years. There is also a buffer required where lots front two streets. The 25 foot strip should be labeled " 25' Landscape Buffer".

The master plan shows a 25' buffer along the rear property lines of all lots adjacent to North Uniroyal Road. On this phase 1 final plat, Lot 1 and Lot 2 are adjacent to North Uniroyal Road. A lot labeled "Lot 1001-C Common Area" (25'x131') is shown on plat located along the rear property line of Lot 1 and Lot 2 for the landscape buffer. If a 25' natural buffer does not provide a near impervious visual buffer then one of the other two buffers options in Landscape Regulations must be installed. If a fence is proposed with buffer, then the fence must be installed along the rear property line of Lot 1001-C.

Recommendation

Staff recommends preliminary plat approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on at least one side of all streets.
3. Add a note on plat providing the minimum building setbacks: 20' front yard, 7' side yard, 25' rear yard, and 15' side on street (corner lots).
4. Add a note providing the minimum lot standards concerning lot width.
5. Install a residential buffer as provided in the Landscape Regulations options between the side (south side) property lines of 'Lot 1001-A Common Area' and the rear property lines of Lots 72 thru 76. The buffer option selected must be shown on the site plan when a building permit is requested for the lots.
6. As provided on the master plan, preserve a 25 foot natural buffer on 'Lot 1001-C Common Area' located adjacent to Lot 1 and Lot 2. If a fence is proposed for Lot 1 or Lot 2, then the fence must be installed on the rear property lines of the two lots. The 25' buffer must be shown on the site plan for Lot 1 and Lot 2 when building permit is requested.

¹ An opaque fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within three full growing seasons planted on the inside of the fence or; A staggered double row of Evergreen plantings at least six (6) feet in width, which will grow to at least six (6) feet in height and spaced in a manner which after three (3) years will provide an impervious visual barrier or; Natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the City Horticulturist shall determine whether the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.

² SECTION 10.3 APPLICABILITY - All rules, regulations, conditions, and requirements set forth in this Section are applicable as follows: A. Any new development or construction in a C 2, C 3, M 1, M 2, I 1, and PUD zoning district. Multi family developments (buildings composed of three (3) or more dwelling units) in any zoning district which require review by City of Opelika staff are also subject to these regulations.

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs have been installed.
- Maintenance Bond of 25% of the estimated total infrastructure cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

Water infrastructure is complete and approved. No other comments.

Opelika Power Services Report

This subdivision is inside of the Opelika Power Services, Tallapoosa River and Alabama Power service territory.



000202-623

AGENDA ITEM # 7

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 6/6/23 MEETING: 6/27/23

SITE ADDRESS: N. Uniroyal Road
PROPERTY OWNER: Fire Rock Development Company, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.
MAILING ADDRESS: 223 S. 8th St. Opelika, AL 36801
PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367
EMAIL ADDRESS: brice@barrett-simpson.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Laurel Lakes, Phase 1

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: _____ x \$3.00 = \$ N/A

Number of APO: _____ x \$7.00 = \$ N/A
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Laurel Lakes, Phase 1 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Blake Rice

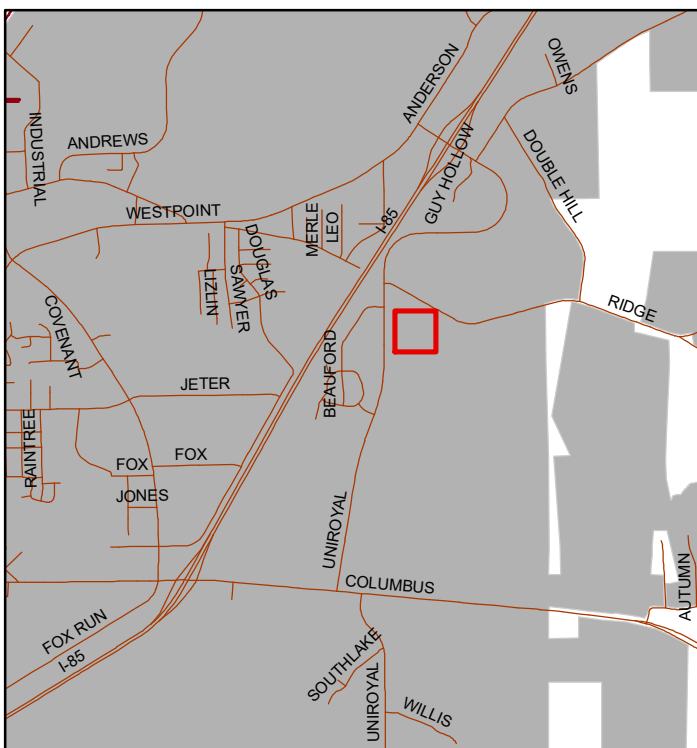
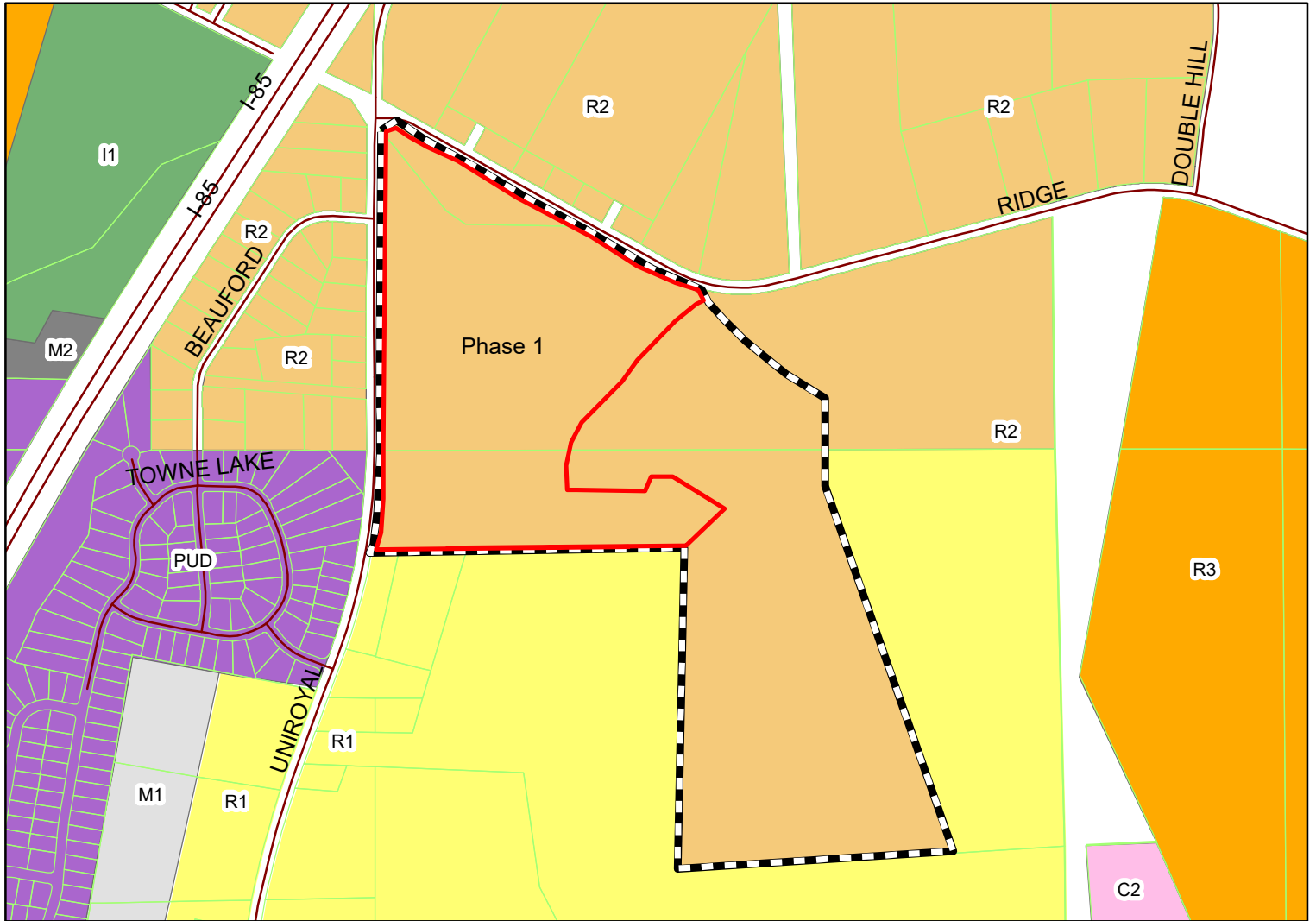
(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

5/1/23
DATE

LAUREL LAKES PHASE 1 SUBDIVISION

NORTH UNIROYAL ROAD

FINAL APPROVAL, E-9



The applicant is requesting final approval for 62 lots: 60 lots for single family homes, 2 lots are common area. This first phase final plat is part of a 160 acre development with 376 single family home lots.



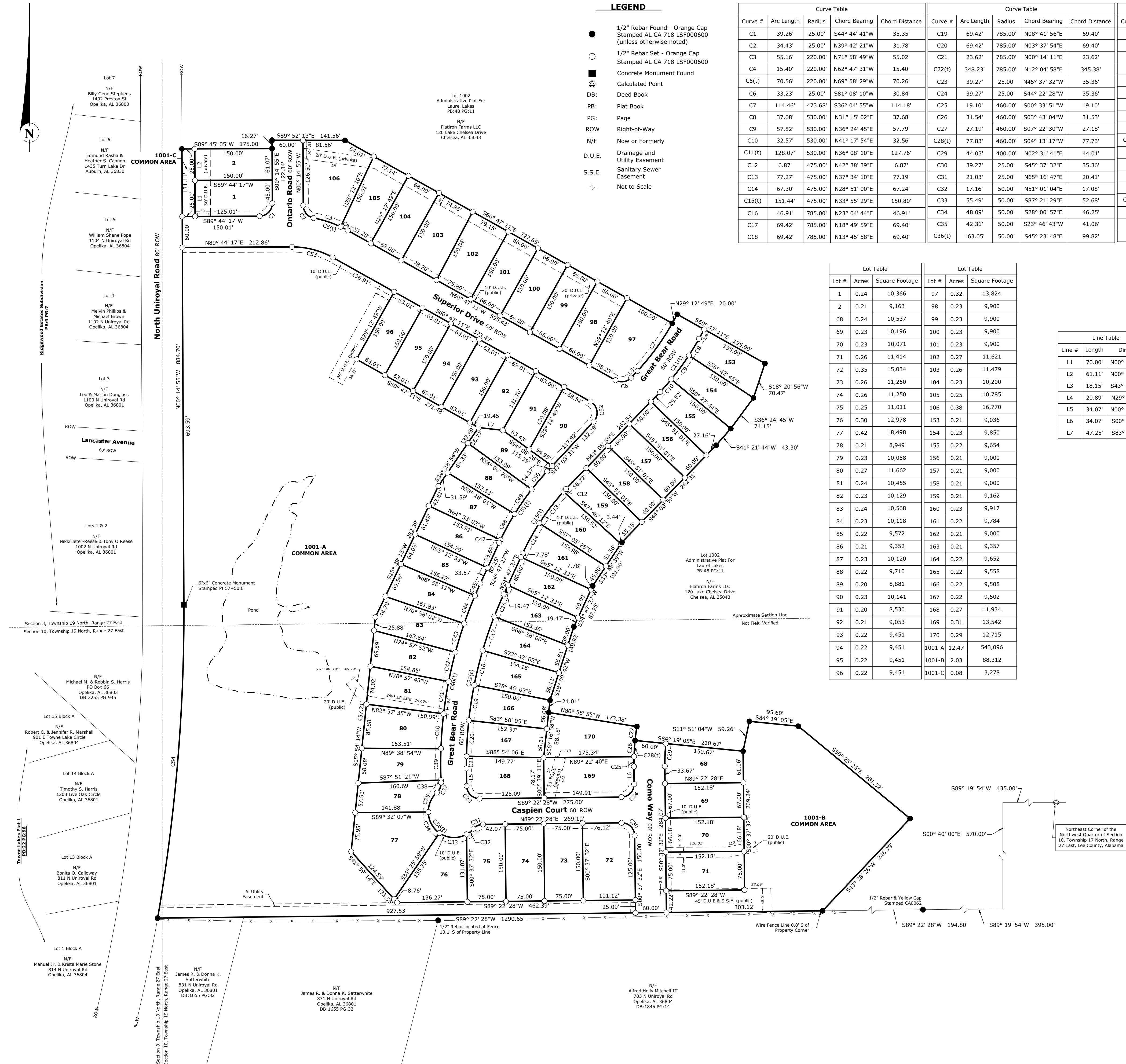
Subject Property

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

Drawing Name: S:\3021\21-0146 5498 - Final Plat - Laurel Lakes Phase 1.dwg Last Modified: May 01, 2023 - 9:11am by bshiver



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, SUFALLA, AL 36087 (PH 334-687-4272, FAX 334-687-8820)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



Curve Table			
Curve #	Arc Length	Radius	Chord Bearing
C1	39.26'	25.00'	S44° 44' 41"W
C2	34.43'	25.00'	N39° 42' 21"W
C3	55.16'	220.00'	N71° 58' 49"W
C4	15.40'	220.00'	N62° 47' 31"W
C5(t)	70.56'	220.00'	N69° 58' 29"W
C6	33.23'	25.00'	S81° 08' 10"W
C7	114.46'	473.68'	S36° 04' 55"W
C8	37.68'	530.00'	N31° 15' 02"E
C9	57.82'	530.00'	N36° 24' 45"E
C10	32.57'	530.00'	N41° 17' 54"E
C11(t)	128.07'	530.00'	N36° 08' 10"E
C12	6.87'	475.00'	N42° 38' 39"E
C13	77.27'	475.00'	N37° 34' 00"E
C14	67.30'	475.00'	N28° 51' 00"E
C15(t)	151.44'	475.00'	N33° 55' 29"E
C16	46.91'	785.00'	N23° 04' 44"E
C17	69.42'	785.00'	N18° 49' 59"E
C18	69.42'	785.00'	N13° 45' 58"E

Curve Table			
Curve #	Arc Length	Radius	Chord Bearing
C19	69.42'	785.00'	N08° 41' 56"E
C20	69.42'	785.00'	N03° 37' 54"E
C21	23.62'	785.00'	N00° 14' 11"E
C22(t)	348.23'	785.00'	N12° 04' 58"E
C23	39.27'	25.00'	N45° 37' 32"W
C24	39.27'	25.00'	S44° 22' 28"W
C25	19.10'	460.00'	S00° 33' 51"W
C26	31.54'	460.00'	S03° 43' 04"W
C27	27.19'	460.00'	S07° 22' 30"W
C28(t)	77.83'	460.00'	S04° 13' 17"W
C29	44.03'	400.00'	N02° 31' 41"E
C30	39.27'	25.00'	S45° 37' 32"E
C31	21.03'	25.00'	N65° 16' 47"E
C32	17.16'	50.00'	N51° 01' 04"E
C33	55.49'	50.00'	S87° 21' 29"E
C34	48.09'	50.00'	S28° 00' 57"E
C35	42.31'	50.00'	S23° 46' 43"W
C36(t)	163.05'	50.00'	S45° 23' 48"E

Curve Table			
Curve #	Arc Length	Radius	Chord Bearing
C37	22.03'	25.00'	S22° 46' 24"W
C38	4.83'	835.00'	S02° 18' 36"E
C39	60.78'	835.00'	S00° 03' 32"E
C40	68.08'	835.00'	S04° 21' 43"W
C41	63.25'	835.00'	S08° 52' 04"W
C42	58.26'	835.00'	S13° 02' 12"W
C43	58.26'	835.00'	S17° 02' 03"W
C44	58.26'	835.00'	S21° 01' 53"W
C45	25.66'	835.00'	S23° 54' 38"W
C46(t)	397.37'	835.00'	S11° 09' 28"W
C47	6.03'	525.00'	S25° 07' 13"W
C48	57.27'	525.00'	S28° 34' 29"W
C49	58.17'	525.00'	S34° 52' 27"W
C50	45.91'	525.00'	S40° 33' 12"W
C51(t)	167.39'	525.00'	S33° 55' 29"W
C52	45.31'	25.00'	S08° 51' 50"E
C53	82.31'	160.00'	S75° 31' 27"E
C54	610.98'	3473.40'	N04° 47' 28"E

Lot Table			Lot Table		
Lot #	Acres	Square Footage	Lot #	Acres	Square Footage
1	0.24	10,366	97	0.32	13,824
2	0.21	9,163	98	0.23	9,900
68	0.24	10,537	99	0.23	9,900
69	0.23	10,196	100	0.23	9,900
70	0.23	10,071	101	0.23	9,900
71	0.26	11,414	102	0.27	11,621
72	0.35	15,034	103	0.26	11,479
73	0.26	11,250	104	0.23	10,200
74	0.26	11,250	105	0.25	10,785
75	0.25	11,011	106	0.38	16,770
76	0.30	12,978	153	0.21	9,036
77	0.42	18,498	154	0.23	9,850
78	0.21	8,949	155	0.22	9,654
79	0.23	10,058	156	0.21	9,000
80	0.27	11,662	157	0.21	9,000
81	0.24	10,455	158	0.21	9,000
82	0.23	10,129	159	0.21	9,162
83	0.24	10,568	160	0.23	9,917
84	0.23	10,118	161	0.22	9,784
85	0.22	9,572	162	0.21	9,000
86	0.21	9,352	163	0.21	9,357
87	0.23	10,120	164	0.22	9,652
88	0.22	9,710	165	0.22	9,558
89	0.20	8,881	166	0.22	9,508
90	0.23	10,141	167	0.22	9,502
91	0.20	8,530	168	0.27	11,934
92	0.21	9,053	169	0.31	13,542
93	0.22	9,451	170	0.29	12,715
94	0.22	9,451	1001-A	12.47	543,096
95	0.22	9,451	1001-B	2.03	88,312
96	0.22	9,451	1001-C	0.08	3,278

Line Table		
Line #	Length	Direction
L1	70.00'	N00° 14' 55"W
L2	61.11'	N00° 14' 55"W
L3	18.15'	S43° 03' 31"W
L4	20.89'	N29° 12' 49"E
L5	34.07'	N00° 37' 32"W
L6	34.07'	S00° 37' 32"E
L7	47.25'	S83° 34' 08"E

Easement Line Table		
Line #	Length	Direction
L8	139.08'	S82° 14' 29"E
L9	84.44'	N15° 11' 54"E
L10	20.00'	S74° 48' 06"E
L11	78.77'	S15° 11' 54"W
L12	55.01'	S79° 22' 10"W

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama:

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

Accepted by the Opelika Public Works Director, Opelika, Alabama:

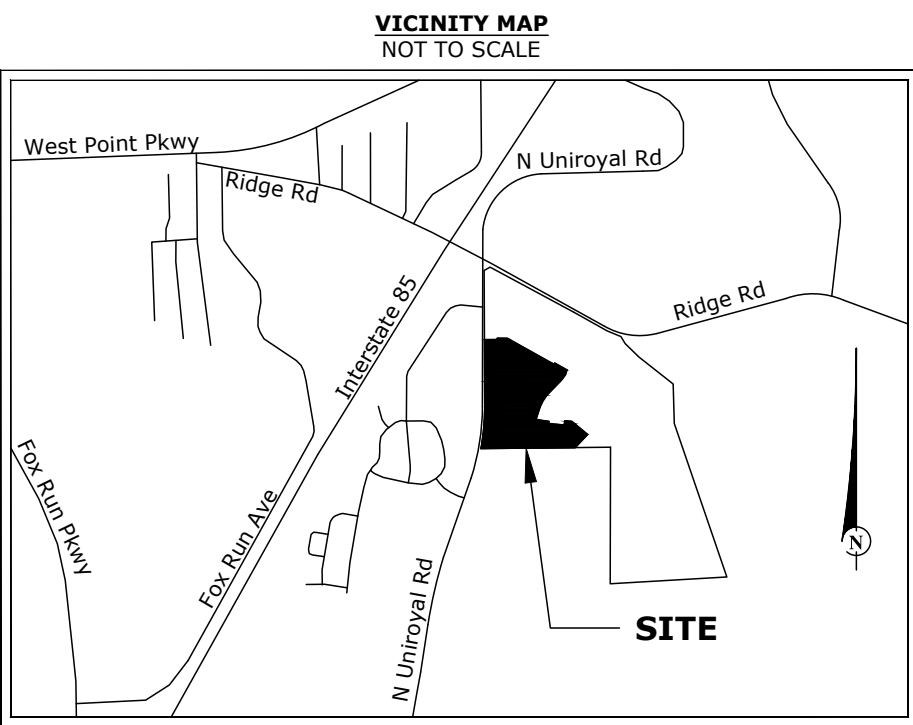
Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____



FINAL PLAT OF



A REDIVISION OF LOT 1001 OF *ADMINISTRATIVE PLAT FOR LAUREL LAKES*,
RECORDED IN PLAT BOOK 48, PAGE 11, PROBATE OFFICE, LEE COUNTY, ALABAMA.

BEING A PART OF SECTIONS 3, 9 & 10, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

NOTES

- Survey North & Basis for Survey:
-*Administrative Plat for Laurel Lakes*, Plat Book 48, Page 11, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- The purpose of this plat is to divide 32.38 acres into 62 lots.
- Current Property Owners:
Fire Rock Development Company, LLC
13 N 8th Street
Opelika, AL 36801
- Development Data:
-Total Number of Lots: 62
-Area of Largest Lot: Lot 1001-A - 12.47 Acres (543,096 Sq Ft)
-Area of Smallest Lot: Lot 1001-C - 0.08 Acres (3,278 Sq Ft)
-Total Acreage: 32.38 (1,410,549 Sq Ft)

DEDICATION

The State of Alabama
Lee County

We, Fire Rock Development Company LLC, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2023.

Nick Howard, Chief Financial Officer

ACKNOWLEDGEMENT

The State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Nick Howard, whose name as Chief Financial Officer of Fire Rock Development Company LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ____ day of _____, 2023.

Notary Public:
My Commission Expires:

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

For Review Only

Jonathan A. Ham, PLS
Ala. Reg. PLS No. 34761
Ala. License No. 34761
Date: 05/01/2023

LAND SURVEYOR
Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER
Fire Rock Development Company, LLC
13 N 8th Street
Opelika, AL 36801

PROJECT NO: 21-0146

FIELD BY: CAJ
DRAWN BY: BES
FIELD DATE: 05/01/2023
DRAW DATE: 05/01/2023

