



CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
August 22, 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
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 1. Firefly SD Redivision of Lots 1 and 3, 98 lots, accessed from Highway 280 East, Daniel Holland, authorized representative for Firefly Development and Holland Holding, Preliminary Approval
 2. Dickson Farms SD, Phase 1, 89 lots, accessed from 3500 Anderson Road, Brett Basquin, Foresite Group LLC, authorized representative for Electra Estates, Preliminary Approval
 3. Dickson Farms SD, Phase 2, 232 lots, accessed from 3500 Anderson Road, Brett Basquin, Foresite Group LLC, authorized representative for Electra Estates, Preliminary Approval
 - B. **ANNEXATION - Public Hearing**
 4. Annexation, James M. Veasey Sr. and James M. Veasy Jr., accessed at 2822 Old Columbus Road, 5.2 acres, R-1 zoning district is requested.
- V. OTHER BUSINESS
 - C. **Conditional Use Extension - Public Hearing**
 5. A request by Jack Johnson to extend a conditional use approval for 12 months starting at the current expiration date of August 24, 2023. The said conditional use approval is for a climate-controlled self-storage building accessed at the 300 block of Samford Avenue approved at the August 2019 Planning Commission meeting.
- VI. OLD BUSINESS
 - D. **FINAL PLAT**
 6. 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

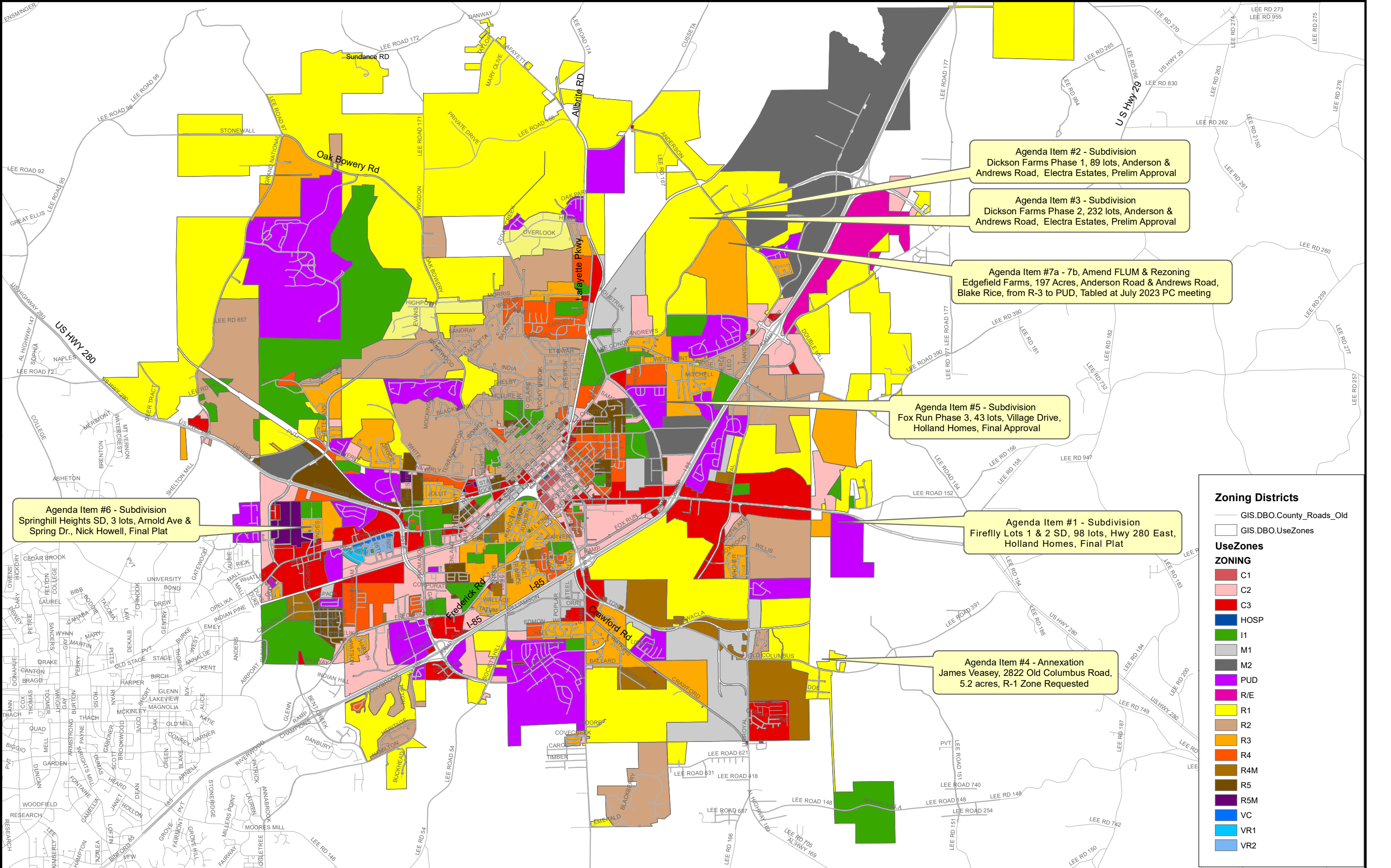
LLC, Final Approval *(This item was tabled at the July 25, 2023 meeting at the applicant's request)*

E. **REZONING - Public Hearing**

7. (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 July 25, 2023 meeting)*

“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.”



Agenda Item #6 - Subdivision
Springhill Heights SD, 3 lots, Arnold Ave &
Spring Dr., Nick Howell, Final Plat

Agenda Item #2 - Subdivision
Dickson Farms Phase 1, 89 lots, Anderson &
Andrews Road, Electra Estates, Prelim Approval

Agenda Item #3 - Subdivision
Dickson Farms Phase 2, 232 lots, Anderson &
Andrews Road, Electra Estates, Prelim Approval

Agenda Item #7a - 7b, Amend FLUM & Rezoning
Edgefield Farms, 197 Acres, Anderson Road & Andrews Road,
Blake Rice, from R-3 to PUD, Tabled at July 2023 PC meeting

Agenda Item #5 - Subdivision
Fox Run Phase 3, 43 lots, Village Drive,
Holland Homes, Final Approval

Agenda Item #1 - Subdivision
Firefly Lots 1 & 2 SD, 98 lots, Hwy 280 East,
Holland Homes, Final Plat

Agenda Item #4 - Annexation
James Veasey, 2822 Old Columbus Road,
5.2 acres, R-1 Zone Requested

Zoning Districts

- GIS.DBO.County_Roads_Old
- GIS.DBO.UseZones

UseZones

ZONING

- C1
- C2
- C3
- HOSP
- I1
- M1
- M2
- PUD
- R/E
- R1
- R2
- R3
- R4
- R4M
- R5
- R5M
- VC
- VR1
- VR2



**PLANNING COMMISSION
MINUTES
300 Martin Luther King Blvd.
July 25, 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 July 25, 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, Mr. Sheldon Whittelsey, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Michael Hilyer, and Mr. Jay Walters.

MEMBERS ABSENT: Mayor Gary Fuller, and Mr. John Sweatman.

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. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

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

Approval of Planning Commission Minutes June 27, 2023

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Leigh Whatley
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the Broad Metro plat that came before the Planning Commission in May was approved at the last City Council meeting.

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
Mr. Mosley presented the staff report to the Planning Commission for Anderson Lakes Subdivision accessed from Anderson Lakes Road. He stated that staff recommends preliminary 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.**

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance. He also stated that this subdivision is outside of Opelika Power Service 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:	Councilman Ward 1 Willie Allen
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

B. PLAT (Preliminary and Final) - Public Hearing

2. Arrowhead SD, 51 lots, accessed from Arrowhead Avenue, Kurt Hayley, authorized representative for Hayley Investments LLC, Preliminary and Final Approval

Motion to move Arrowhead SD from item number 6 to item number 2

RESULT:	Passed
MOVER:	Arturo Menefee

SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

Mr. Mosley presented the staff report to the Planning Commission for Arrowhead at Forest Hills Subdivision accessed from Arrowhead Avenue. He stated that 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.

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

Mr. Hilyer stated that he is concerned about how Public Works will be able to access the sewer lines.

Mr. Mosley stated that there is an access easement.

Mr. Hilyer stated that now that those lots go all the way back and are owned by the property owners, if they put fences up they are going to have to come down if there is a problem. He stated that there needs to be notes on the plat to allow them access to the sewer line.

Mike Maher, Precision Surveying, stated that he will add a note on the plat.

Chair Cannon opened the public hearing.

Jim Hope, 1804 Arrowhead Avenue, stated that the traffic has gotten very hazardous and that the speeds are dangerous. He also stated that in the original plat the wetlands were not part of the lots, and now the wetlands are being included and have to be purchased with a lot. He stated that he thought that it would be a great place for an environmental trust where the land could be protected. He noted that there was a major sewer issue that was very near the creek on this property.

Nick Tsolas, 2063 Nightsong Lane, asked for clarification on the plat note that says non-habitable structures are not allowed.

Mr. Mosley stated that our current ordinance does not allow additional accessory structures on lots that do not have primary structures on them. He noted that the shed would have to be on the lot the house is on.

Tom Tippet, 1103 Willow Run, stated that he thought the addition would be great for the community and for Opelika as a whole. He noted that he thought it was well designed but had some concerns about the wetlands. He stated that he felt the wetlands could be dealt with by entities within the City.

Mike Maher, Precision Surveying, stated that there are two easements that come off the roadway and go through the subdivision, but that they will add an easement where Mr. Hilyer tells them to. He asked if one additional easement was enough?

Mr. Hilyer stated that one additional easement would be enough. He stated that it needed to be a 20-foot easement to get a truck through there.

Mike Maher stated that they would add a sanitary sewer and access easement and also add a note stating that if a fence is installed, a gate has to be installed with a City approved lock so you can get through it.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with the condition that an additional access easement be added and a note about fencing and with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Jay Walters
DISCUSSION:	Mr. Whittelsey asked if there was a way the wetlands could be deeded into a park or a trust? Kurt Hayley, applicant, stated that this development has kept the trees and was hand surveyed. He stated that they have done everything to keep the integrity of the neighborhood and that he believed it was done the best way. He stated that he believed the easement was handled with a note on the plat.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

C. CONDITIONAL USE - Public Hearing

3. 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.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a 26-unit townhome development at the 1250 block of McCoy Street. He stated that staff recommends approval of the conditional use subject to the following conditions:

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.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water is available from proposed roadway as shown (location should be confirmed with survey). He stated that water is also available from McCoy Street. He noted that a looped service from both directions is preferred. He stated that due to lack of space for meters, a master meter at each building or for the complex as a whole will likely be required.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Director Mike Hilyer

DISCUSSION: Chair Cannon asked where the parking was.

Mr. Mosley stated that there was a parking pad in front of the unit directly off the street that would hold two vehicles.

Mr. Hilyer asked about the sidewalk.

Mr. Mosley stated that they would have to widen what they are currently showing in order to add a sidewalk.

Mr. Walters asked if the sidewalk would be on the private drive.

Mr. Mosley stated that it would be on the private drive and that it could be on either side of the road.

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

4. 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)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a church (The Life City Church/TLC Kids) at 2550 Pepperell Parkway. He stated that staff recommends approval of the conditional use subject to the following conditions:

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.**

Mr. Parker provided the reports for the 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 conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

D. FINAL PLAT

5. 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

Mr. Mosley presented the staff report to the Planning Commission for Pepper Mill Creek Subdivision Phase 2 accessed from Lowndes Street. He stated that staff recommends final 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.

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that final approval of installed water infrastructure has not been given at this time. He noted that final approval must be granted before plat can be approved.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Councilman Ward 1 Willie Allen

DISCUSSION: Mr. Whittelsey asked if each of these lots would have just one duplex?

AYES: Mr. Mosley stated that each lot would have only one duplex.
Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee,
Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

6. Foxrun SD, Phase 3, 43 lots, accessed at the end of Village Drive, Daniel Holland, Holland Homes, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Foxrun Subdivision Phase 3 accessed at the end of Village Drive. He stated that staff recommends final 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.**

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that final approval of installed water infrastructure has not be given at this time. He noted that final approval must be granted before plat can be approved. He stated that this subdivision is outside of the Opelika Power Service Territory.

Motion to grant final plat approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Arturo Menefee

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee,
Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

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

Mr. Mosley stated that the applicant requested that this item be tabled.

Motion to table the item at the applicant's request

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Leigh Whatley

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee,
Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

V. OLD BUSINESS

E. 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.)*

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 197 acres accessed from Anderson Road and Andrews Road, from R-3 to PUD. He stated that staff believes that the general density is in line with previously approved developments that are adjoining. He stated that 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.**

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that 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. He also stated that water is available from Anderson Road. Water must be extended from Anderson Road to connection point on Andrews Road at ultimate buildout. The 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. He stated that this subdivision is outside of the Opelika Power Services territory.

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

Virginia Thompson, 3636 Tre'Von Court, stated that this is a residential area. She stated that the City of Opelika didn't allow apartments or commercial on the opposite corner from this property and she asked that the commercial on this property be denied. She stated that she did not feel commercial was necessary in this area due to several other commercial locations nearby. She also stated she was concerned that if the commercial portion of this property is not going to be developed in the next five years, it would eventually become apartments or townhouses.

Bill Goree, 3313 Anderson Road, stated that now that the road has been moved, he has 5 lots facing his house. He asked who owns the property on the power line back to Anderson Road. He requested that the Commission vote no to the whole project, but especially the commercial part of this project. He expressed concern over the traffic in this area.

Howard Galimore, 1705 Andrews Road, stated that he did not want the commercial or the additional traffic.

Keith Singleton, 1740 Andrews Road, requested that the Commission not approve the commercial. He expressed concern over the traffic and the trash.

Tamar Lisenby, 3600 Tre'Von Court, stated that she did not think they needed commercial in that area. She expressed concern over the traffic, the trucks, and the trash. She requested that the Commission not approve the commercial.

Bryant Huguley, 3505 Tre'Von Court, requested that the Commission not approve the commercial. He expressed concern over the traffic and the trucks.

Alison Brooks, 2090 Andrews Road, expressed concern over the traffic and the trucks. She also expressed concern about the schools being too full. She stated that she did not think there should be commercial at that location. She requested more large lots and asked if there was a limit to development.

Elizabeth Herring, 1103 Andrews Road, stated that she would like the Commission to require a buffer along Anderson Road so that people don't see backyards when they are coming into Opelika.

Sonya Hardin, 3541 Tre'Von Court, stated that she did not want the commercial and requested that the Commission deny the commercial.

Vondalyn Hall, 703 Hillflo Avenue, stated that she believed this is a critical first impression

area and that the quality and appearance was very important.

Chair Cannon closed the public hearing.

Mr. Mosley stated that the property in front of the easement is developable property and that the easement is owned by the utility company.

Councilman Allen made a motion to send a positive recommendation for rezoning to City Council with staff recommendations.

Mr. Hilyer seconded the motion.

Mr. Walters asked if this was a recommendation for the rezoning or for the plat.

Mr. Mosley stated that this was a recommendation for the Master Plan and the narrative as presented.

Blake Rice, Barrett-Simpson, stated that the commercial is not an integral part of this project. He stated that if the commercial is a big point of contention for the local residents, he would be happy to remove it. He stated that the commercial could easily be made an extension of the residential.

Guy Gunter, City Attorney, stated that the Commission would need to see a new plan with exactly how that commercial would be converted into residential.

Motion to table the item

RESULT: **Passed**

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Director Mike Hilyer

DISCUSSION: Chair Cannon stated that she would like there to be no 40-foot lots.

Mr. Menefee stated that he recommended the developer meet with the residents so that both parties can work together.

Mr. Hilyer stated that he thought the commercial was a major factor out there and that he felt it really changes the structure out there.

Mr. Whittelsey stated that he felt there needed to be a buffer on Andrews Road for any homes backing up to Andrews Road.

Mr. Mosley stated that is part of staff recommendation.

Mr. Whittelsey asked what type of buffer that would be?

Blake Rice stated that staff had some recommendations of each type and that it is decided when you get into the engineering portion of the project.

Mr. Whittelsey stated that he agreed with Chair Cannon about the 40-foot lots. He stated that this location is more rural and he felt that the Commission needed to look at a minimum of 50-foot lots in this area. He stated that a lot of this area is wetlands and in the floodplane and that he doubted the true usable acreage was at a density of 2.7.

	Mr. Walters stated that he agreed with the comments on the buffer and the 40-foot lots.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

F. 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*)

Mr. Mosley presented the staff report to the Planning Commission for Laurel Lakes Subdivision Phase 1 accessed from North Uniroyal Road. He stated that staff recommends final 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.

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

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

VI. ADJOURN

Chair Cannon stated that before the next Planning Commission meeting she would be calling a subcommittee meeting to look at PUD design.

Motion to adjourn at 4:44 p.m.

RESULT:	Passed
MOVER:	Jay Walters
SECONDER:	Leigh Whatley

AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	August 22, 2023
Subdivision:	Firefly Lots 1 and 3
Agenda Item #:	A-1
Action Requested:	Preliminary Approval
Location of Property:	3000 block Highway 280 East (Columbus Parkway)
Property Owner(s):	Firefly Development and Holland Homes Daniel Holland, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0089G and 01081C0084H--_. 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 preliminary plat approval for a 98-lot subdivision; 93 lots are residential lots, three open space lots and two large unsubdivided land reserved for future residential lots. The plat is the first phase of the 209.7 acre Firefly PUD residential zoning district that City Council approved in April 2023. The Firefly master plan has 600 lots – 423 single family home lots, 142 twin home lots (duplex), and 34 townhome lots. Total density is 2.86 dwelling units per acre; 95 acres is designated open space. (On page 4, the location of the 98 lots is shown on the Master Plan.)

The primary entrance to Phase 1 from Columbus Parkway is a two-lane 60’ wide boulevard type street about 120’ long separated with a landscaped median. The separate lanes will assist if an emergency occurs and one lane is closed. (The Master Plan on page 4 shows a 2nd entrance about 530 feet east of the primary entrance to access future phases.)

The following are the types of dwellings and minimum lot requirements for the 93 residential lots:

- 25 single family home (sfh) lots, 70’ lot width, 7,000 sf lot size
- 34 sfh lots, 50’ lot width, 6,250 sf lot size,
- 34 townhome lots, 20’ lot width, 1,800 sf lot size; minimum setbacks 10’ front, 20’ rear, 10’ side on street & end units

For all single family home lots (50’ & 70’ wide), the minimum setbacks are 20’ front, 20’ rear, 5’ side, 10’ side yard on street. The maximum floor area ratio (FAR) is 0.60

The 25 single family home (sfh) lots range from 7,002 sf to 14,358 sf. All lots meet the 7,000 sf minimum lot size requirements. The 70’ minimum lot width must be met at the front property line or minimum

front setback line. The 25 sfh lots (70' wide) front on the primary entrance street to Firefly from Columbus Parkway; the street ends or stubs-out on the west property line; the street will connect with a future street in the adjacent subdivision - Fenwick Subdivision. The primary entrance street to the Fenwick subdivision is also Columbus Drive; Fenwick was granted preliminary approval for 106 single family home lots at the August 2022 PC meeting. The connection of the two streets provides another outlet to Columbus Parkway for the Firefly lots. Fenwick is zoned R-3; in the R-3 zone minimum lot width is 70 feet and minimum lot size is 10,000 sf. The lots from the Firefly and Fenwick subdivision are compatible in lot width and lot size.

The preliminary plat has 34 single family homes (sfh) lots that require a minimum 50' lot width and 6,250 sf. lot size. (The Firefly master plan shows a total of 101 lots with 50' minimum lot width.) The 34 lots range in size from 6,140 sf to 7,242 sf. All lots on plat meet the minimum 6,250 sf lot size requirement except Lot 92 at (6,140 sf); Lot 92 needs to be resized to a minimum 6,250 sf. The 50' minimum lot width for all lots must be met at front property line or minimum front setback line. For five 50 foot lots (Lot 77 to Lot 81), a 20 foot wide power easement runs thru the lots and a 20' sewer easement runs along the rear property line of three lots. The location of dwellings on these lots especially Lot 80 are limited. The minimum building setbacks must be met; setback variance approval is unlikely.

The 34 townhome lots meet minimum lot size requirements ranging from 2,186 sf to 5,562 sf and lot width 20' to 54' (minimum 1,800 sf lot size and 20' lot width is required). (All townhome lots are accessed from a private street to a rear entry driveway; lots do not have direct driveway access from a public street.) Each townhome lot must meet the minimum requirements of Section 9 Landscape Regulations. Landscaping includes a residential buffer between the townhomes lots and the west property line as stated in the Firefly narrative. The west side adjacent property will be single family home lots in the Fenwick subdivision. A residential buffer is also recommended between the townhome lots and the 50' sfh lots on the east side. The buffers on the east and west sides are selected from the Residential Buffer options as provided in Section 9 Landscape Regulations.

Other requirements for single family and townhome lots include sidewalks installed on both sides of the street and utilities underground. Also, at least one street tree (1" caliper) is required on each sfh lot and two street trees (1" caliper) for each townhome lot i.e., two street trees per townhome unit. Street tree requirements should be added to the landscape package for each lot and installed after home construction is complete (or street trees added to the setback review site plan that is required before a building permit is issued.) Also, the type of exterior wall material for the single family homes and townhomes must follow the requirements of the Gateway Corridor (Section 7.6).

Five of the 98 lots on the preliminary plat provide the following uses:

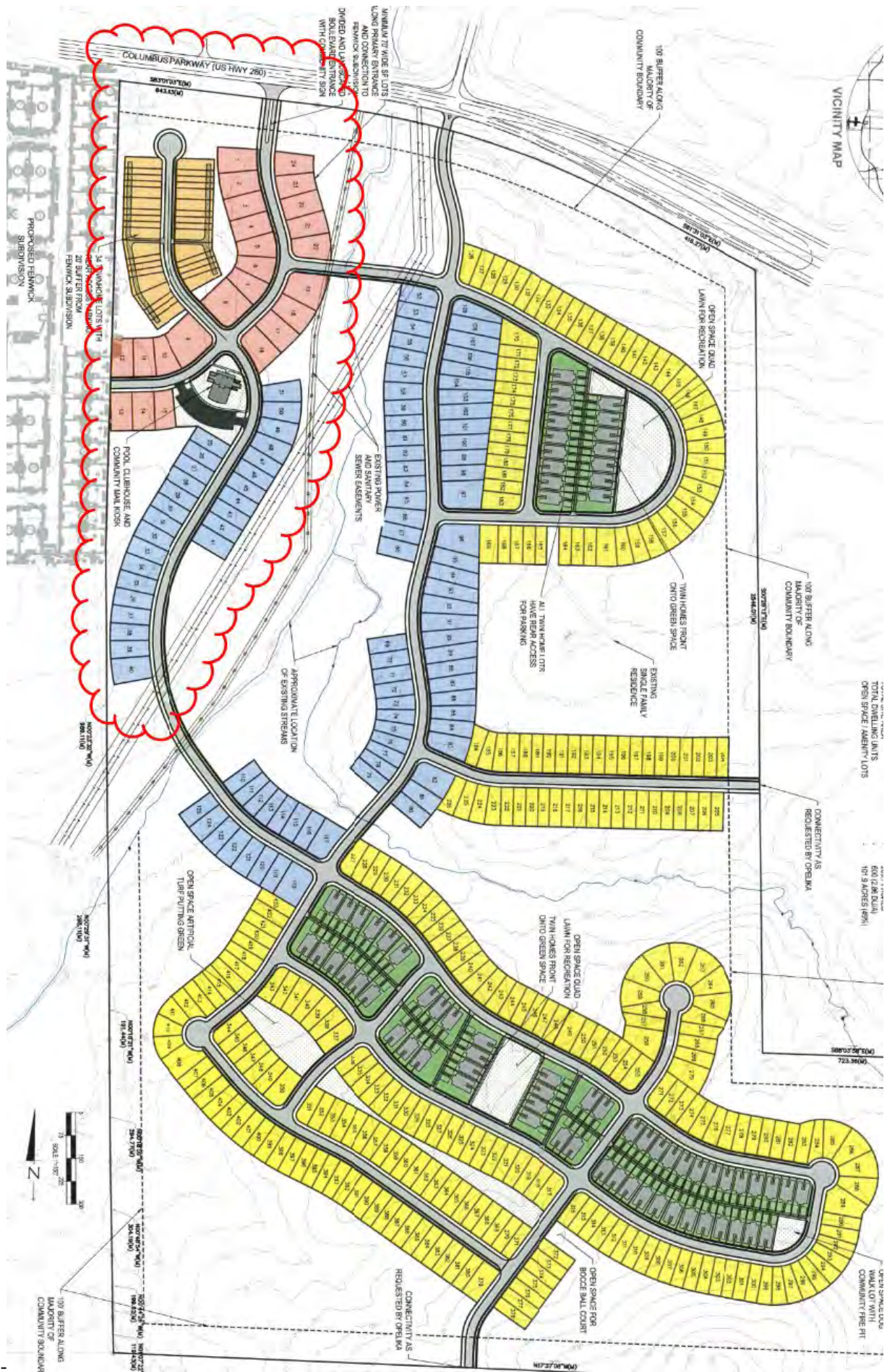
- Lot 94, 1.1 Acre. Amenity lot with swimming pool and pavilion for residents
- Lot 95, 3 Acres. Open Space lot, adjacent to Lot 94
- Lot 96, 3.1 Acres. Open Space lot along Columbus Parkway and each side of townhome lots.
- Lot 1-A, 55 acres. Unsubdivided land reserved for future residential lots.
- Lot 3-A, 118.11 acres. Unsubdivided land reserved for future residential lots.

A 100 foot wide community buffer is shown on the plat as required along Columbus Parkway right-of way and all perimeter property lines of the PUD development.

Recommendations

Staff recommends preliminary plat approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas (labeled on plat) that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Install a residential landscape buffer along the west property line adjacent to townhome Lots 41 to 59 to buffer townhome lots from the adjacent single family lots in Fenwick subdivision
4. Install residential buffer between townhome Lots 26 to Lot 41 to buffer 70' single family lots
5. Exterior materials of all dwelling units must meet the exterior "Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
6. Add approved street names on final plat.
7. Add the right-of-way width on all streets.
8. Remove the label "60' Power Easement" near Lots 84 to 91 and change label "Tallapoosa River...20' power easement" (east of Lot 22 and 23) to 60 feet.
9. Add a note on final plat providing minimum setbacks for townhouse lots and single family lots. (townhouse - 10' front, 10' side yard on street & 10' side yard on end units, 20' rear yard) (all single family homes – 20' front, 10' side yard on street, 5' side yard, 20' rear)
10. The minimum front setback and lot width must be met at the front property line or the minimum front setback line of all residential lots.
11. Revise Lot 92 shown as 6,140 sf to meet the minimum 6,250 sf for 50' lots.
12. Revise rear property lines on Lot 78 and Lot 79 to match line size on adjacent lots.
13. Add current name of property owner(s) on final plat
14. Change "Lot 2-A" on note #5 to "Lot 3-A
15. Add note on plat, as stated on developer's narrative ("Overall Development Scheme"), that the developer is responsible for managing and maintaining the open space lots, (Lot 94, 95, and 96) until a homeowner's association is established to continue maintenance of said lots.
16. Add note providing the uses allowed on the open space lots, Lot 94, 95, 96.
17. Add note that a minimum of one street tree per single family home lot and two street trees per townhome lot are required. Street trees must be planted on private property not right of way.



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.

ALDOT will regulate and authorize all access and this development will be required to have full access to US 280 permitted by ALDOT prior to construction.

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

Opelika Utilities Board Report

No Comments. Water is available on the west side of the development along Columbus Pkwy/U.S. Hwy 280.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.



000 265-2023
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

AGENDA ITEM # 1



DEADLINE: 8/11/23 MEETING: 8/22/23

SITE ADDRESS: Highway 280 East at intersection with Lee Road 152
PROPERTY OWNER: Firefly Development and Holland Holding - Daniel Holland, Member
APPLICANT/AUTHORIZED REPRESENTATIVE: Mike Maher - T.J. Johnson
MAILING ADDRESS: 421 Opelika Rd, Auburn, AL 36830
PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED Preliminary

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Firefly Redivision of Lots 1 and 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: 98 x \$3.00 = \$ 294

Number of APO: 9 x \$7.00 = \$ 63
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 432

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Firefly Redivision of Lots 1 and 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: *Daniel Holland*

(PRINT NAME) Daniel Holland for Firefly Development L

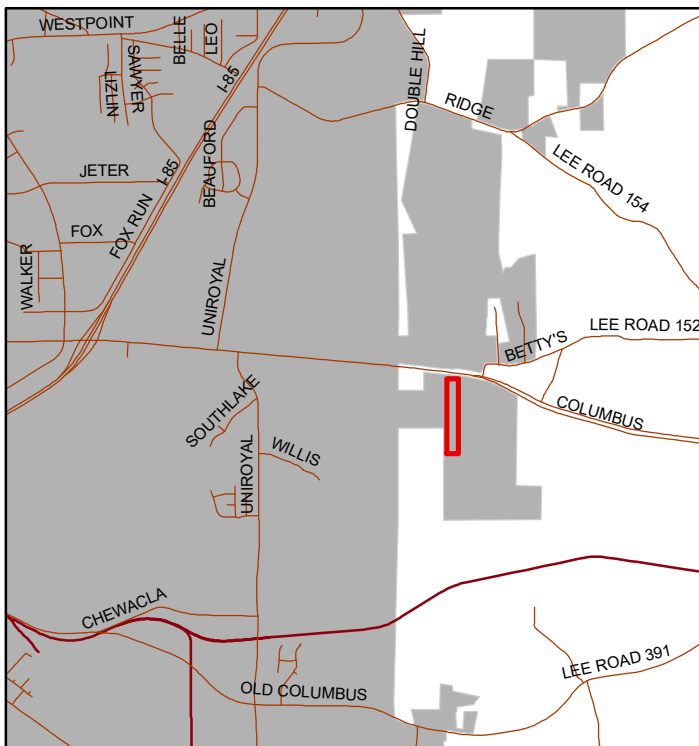
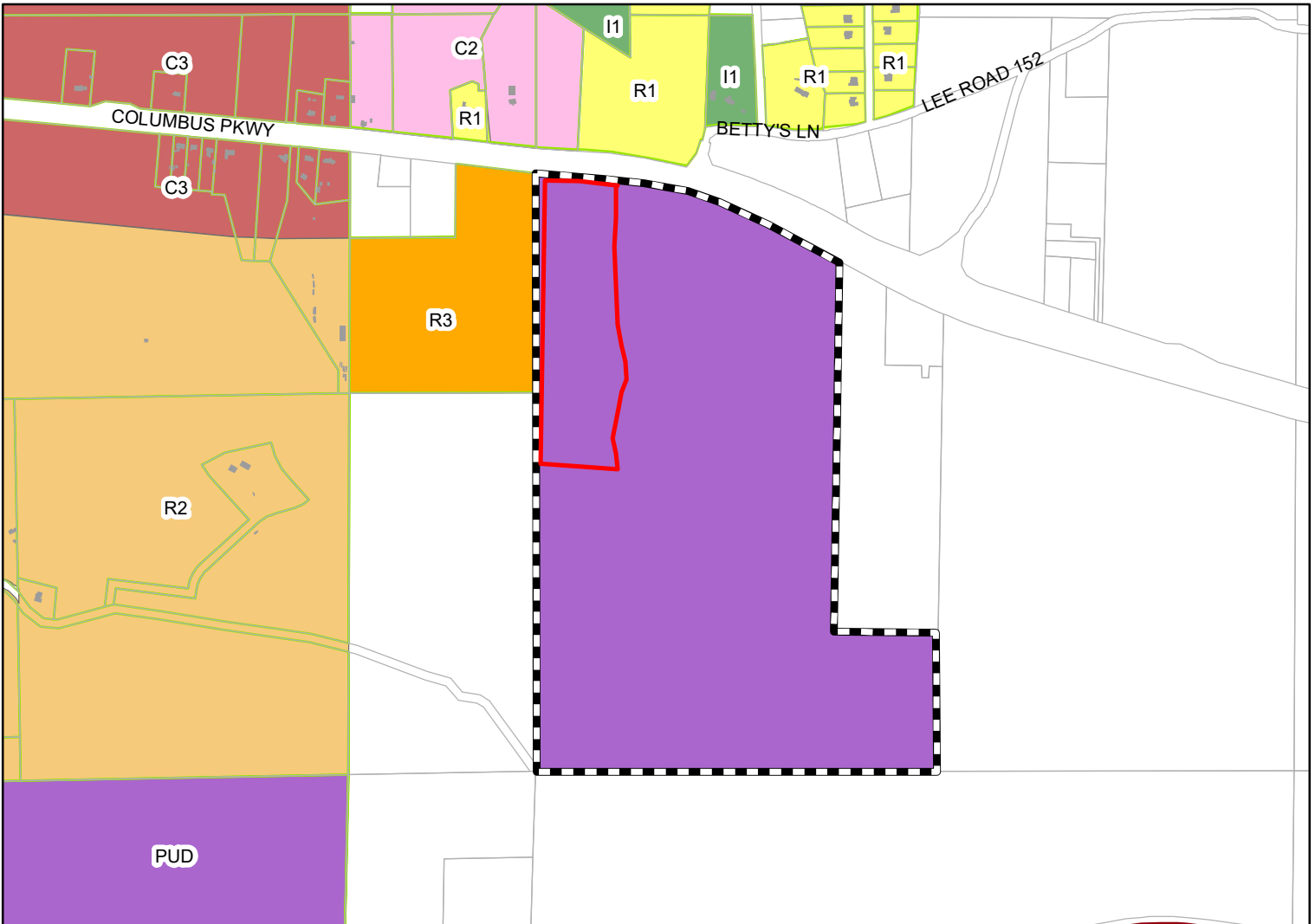
8-1-2023

DATE

FIREFLY SUBDIVISION LOTS 1 AND 3

3200 BLOCK COLUMBUS PARKWAY - HWY 280 EAST

PRELIMINARY APPROVAL, A-1



The applicant is requesting preliminary approval for 98 residential lots (single family & townhomes). The plat is the first phase of a 209 acre PUD development - Firefly PUD.

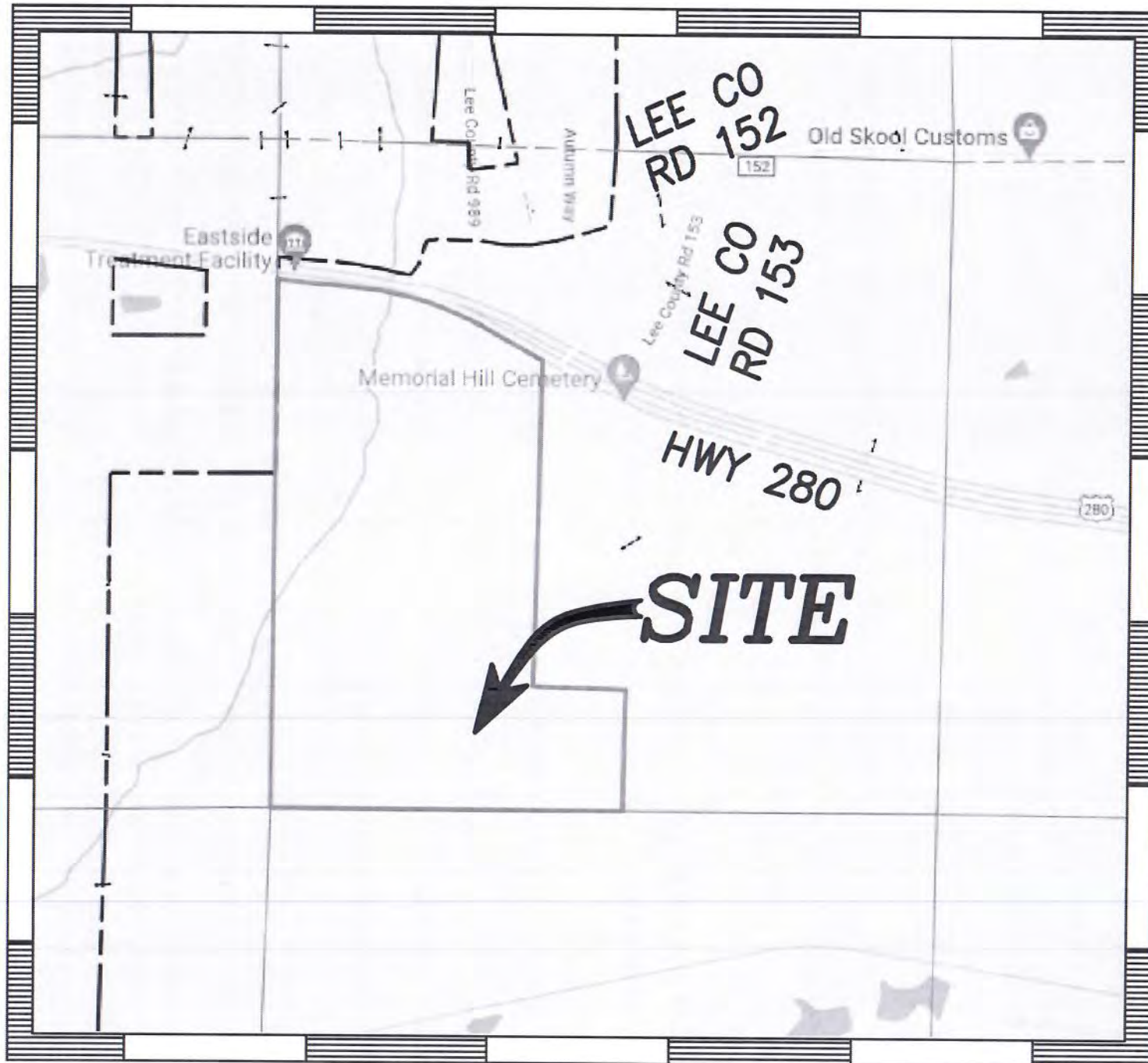


Subject Property

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



My commission expires:

My commission expires: _____

1. SOURCE OF INFORMATION: PLAT BOOK 48, PAGE 110 (FIRELY SUBDIVISION); DEED BOOK _____, PAGE _____ (JONES TO HOLLAND); DEED BOOK 1295, PAGE 3 (JONES).
2. DATE OF FIELD SURVEY: 7-25-23; DATE OF OFFICE WORK: 7-31-2023
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDIT CORS AS CONTROL.
4. THE EASEMENT HEREIN IS A PERMANENT EASEMENT TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POWER LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN FEET WIDE AND TO BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
5. ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
6. ALL PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FORM 10181C0089G DATED 11-02-2011. THE POPOSED FEMA FORM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
7. THE DEDICATED RIGHT OF WAY SHALL BE 280 FEET WIDE TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.

GRAPHIC SCALE 1"=200'

200' 0 200' 400' 600'

PARCELS		PARCELS		PARCELS	
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
1	10069	34	2400	68	6744
2	10313	35	4320	69	6744
3	9649	36	4320	70	6744
4	9000	37	2400	71	6731
5	10810	38	2400	72	6731
6	8070	39	2400	73	6744
7	8167	40	4257	74	6744
8	14358	41	4059	75	6761
9	8807	42	2207	76	6744
10	9249	44	5193	77	7242
11	7002	45	5484	78	7242
12	9590	46	2204	79	7242
13	9464	47	2186	80	7242
14	9001	48	2198	81	7242
15	10185	49	5955	82	7242
16	10837	50	4833	83	7242
17	8427	51	2300	84	6439
18	8479	52	2300	85	6265
19	8750	53	2300	86	6266
20	8564	54	4140	87	6266
21	8942	55	4140	88	6266
22	11858	56	2300	89	6266
23	9672	57	2300	90	6266
24	9803	58	2300	91	6391
25	9834	59	4077	92	6140
26	4285	60	6628	93	6307
27	2481	61	6250	94	50452
28	2500	62	6250	95	133068
29	2483	63	6690	96	138690
30	5562	64	6744	97	2399895
31	5044	65	6744	98	5144930
32	2400	66	6744		
33	2400	67	6744		

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 _____, 2023.

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 as member of Holland Holding Company LLC, owner of the real property shown on this plot, hereby join 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 _____, 2023.

Daniel Holland as member of Holland Holding Company 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 member of Holland Holding Company 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 _____, 2023.

Notary Public: _____
My commission expires: _____

State of Alabama
Lee County

I, Daniel Holland as member of Firefly Development Lee LLC, owner of the real property shown on this plot, hereby join 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 _____, 2023.

Daniel Holland as member of Firefly Development Lee 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 member of Firefly Development Lee 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 _____, 2023.

Notary Public: _____
My commission expires: _____

FIREFLY SUBDIVISION REDIVISION OF LOTS 1 AND 3 SHEET 2 OF 3

SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

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: PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2696, PAGE 557 and 554 (JONES TO HOLLAND HOLDING AND FIRELY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).
 - DATE OF FIELD SURVEY: 7-25-23; DATE OF OFFICE WORK: 7-31-2023.
 - 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.
 - ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 01081C0089G DATED 11-02-2011. THE PROPOSED FEMA FIRM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
 - NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.

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
○ = IRON PIN SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
○ = POWER POLE
-x-x- = WIRE FENCE
-||-||- = WOOD FENCE
○-○- = CHAIN LINK FENCE



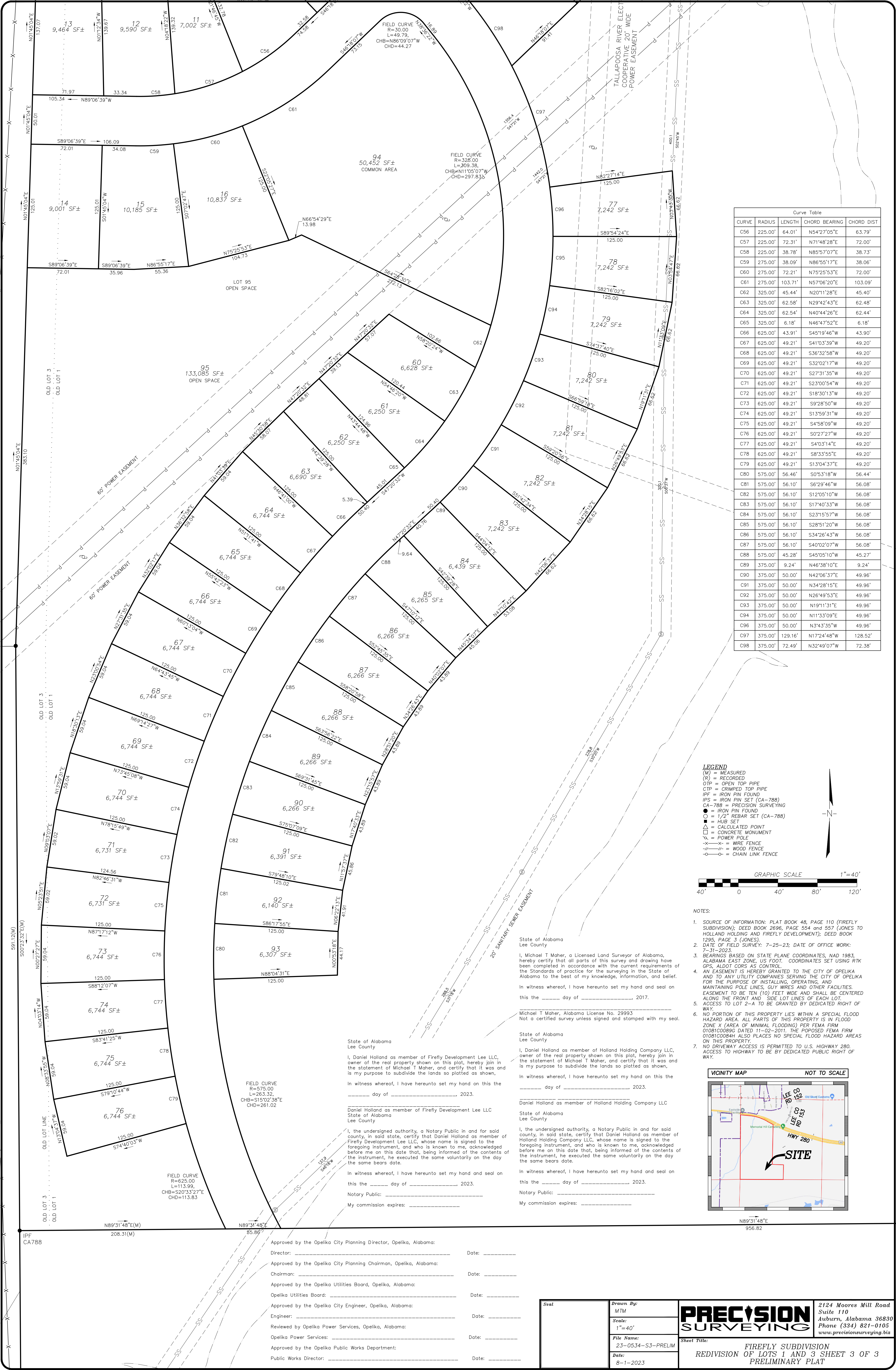
Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C20	30.00'	47.14'	S51°57'55"W	42.44'
C21	370.00'	80.62'	S0°42'22"W	80.46'
C22	370.00'	67.06'	S10°43'41"E	66.97'
C23	275.00'	29.70'	N12°49'35"W	29.69'
C24	275.00'	31.51'	N6°26'57"W	31.50'
C25	30.00'	42.44'	S43°41'53"E	38.99'
C26	30.00'	40.92'	S56°41'39"W	37.82'
C27	275.00'	50.41'	N22°52'10"E	50.34'
C28	275.00'	64.15'	N34°48'11"E	64.00'
C29	275.00'	23.12'	N43°53'37"E	23.11'
C30	30.00'	44.46'	S3°50'53"W	40.50'
C32	30.00'	47.11'	N38°02'05"W	42.41'
C33	420.00'	61.05'	S2°47'03"W	60.99'
C34	420.00'	72.09'	S61°7'49"E	72.00'
C35	420.00'	34.50'	S13°34'02"E	34.49'
C36	225.00'	77.21'	N6°05'25"W	76.83'
C37	225.00'	88.83'	N15°03'00"E	88.25'
C38	225.00'	78.31'	N36°19'52"E	77.92'
C39	225.00'	20.01'	S19°44'52"E	20.00'
C43	225.00'	20.08'	S14°38'36"E	20.08'
C44	225.00'	54.34'	S51°04'04"E	54.21'
C45	30.00'	25.39'	S26°00'00"W	24.64'
C46	30.00'	25.39'	N22°29'52"W	24.64'
C47	275.00'	26.79'	S1°02'23"E	26.78'
C48	275.00'	20.05'	S5°55'07"E	20.04'
C49	275.00'	34.09'	S10°05'28"E	20.00'
C50	275.00'	20.07'	S14°15'57"E	20.07'
C51	275.00'	33.97'	S19°53'45"E	33.95'
C52	275.00'	34.09'	S26°59'11"E	34.07'
C53	275.00'	20.02'	S32°37'25"E	20.02'
C54	275.00'	20.01'	S36°47'39"E	20.01'
C55	275.00'	23.13'	S41°17'19"E	23.12'
C56	225.00'	64.01'	N54°27'05"E	63.79'
C57	225.00'	72.31'	N71°48'28"E	72.00'
C58	225.00'	38.78'	N85°57'07"E	38.73'
C59	275.00'	38.09'	N86°55'17"E	38.06'
C60	275.00'	72.21'	N75°25'53"E	72.00'
C61	275.00'	103.71'	N57°06'20"E	103.09'
C96	375.00'	50.00'	N3°43'35"W	49.96'
C97	375.00'	129.16'	N17°24'48"W	128.52'
C98	375.00'	72.49'	N32°49'07"W	72.38'

Drawn By: MTM
Scale: 1"=40'
File Name: 23-0534-S2 PRELIM
Date: 8-1-2023

PRECISION SURVEYING

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

Sheet Title: FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3 SHEET 2 OF 3
PRELIMINARY PLAT

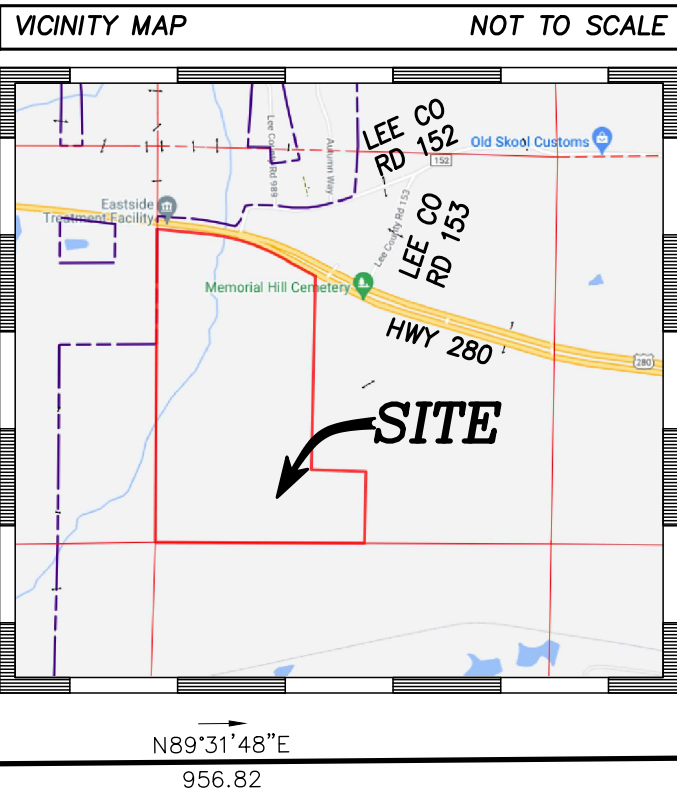


Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C56	225.00'	64.01'	N54°27'05"E	63.79'
C57	225.00'	72.31'	N71°48'28"E	72.00'
C58	225.00'	38.78'	N85°57'07"E	38.73'
C59	275.00'	38.09'	N86°55'17"E	38.06'
C60	275.00'	72.21'	N75°25'53"E	72.00'
C61	275.00'	103.71'	N57°06'20"E	103.09'
C62	325.00'	45.44'	N20°11'28"E	45.40'
C63	325.00'	62.58'	N29°42'43"E	62.48'
C64	325.00'	62.54'	N40°44'26"E	62.44'
C65	325.00'	6.18'	N46°47'52"E	6.18'
C66	625.00'	43.91'	S45°19'46"W	43.90'
C67	625.00'	49.21'	S41°03'39"W	49.20'
C68	625.00'	49.21'	S36°32'58"W	49.20'
C69	625.00'	49.21'	S32°02'17"W	49.20'
C70	625.00'	49.21'	S27°31'35"W	49.20'
C71	625.00'	49.21'	S23°00'54"W	49.20'
C72	625.00'	49.21'	S18°30'13"W	49.20'
C73	625.00'	49.21'	S9°28'50"W	49.20'
C74	625.00'	49.21'	S1°35'31"W	49.20'
C75	625.00'	49.21'	S4°58'09"W	49.20'
C76	625.00'	49.21'	S0°27'27"W	49.20'
C77	625.00'	49.21'	S4°03'14"E	49.20'
C78	625.00'	49.21'	S8°33'55"E	49.20'
C79	625.00'	49.21'	S13°04'37"E	49.20'
C80	575.00'	56.46'	S0°53'18"W	56.44'
C81	575.00'	56.10'	S6°29'46"W	56.08'
C82	575.00'	56.10'	S12°05'10"W	56.08'
C83	575.00'	56.10'	S17°40'33"W	56.08'
C84	575.00'	56.10'	S23°15'57"W	56.08'
C85	575.00'	56.10'	S28°51'20"W	56.08'
C86	575.00'	56.10'	S34°26'43"W	56.08'
C87	575.00'	56.10'	S40°02'07"W	56.08'
C88	575.00'	45.28'	S45°05'10"W	45.27'
C89	375.00'	9.24'	N46°38'10"E	9.24'
C90	375.00'	50.00'	N42°06'37"E	49.96'
C91	375.00'	50.00'	N34°28'15"E	49.96'
C92	375.00'	50.00'	N26°49'53"E	49.96'
C93	375.00'	50.00'	N19°11'31"E	49.96'
C94	375.00'	50.00'	N11°33'09"E	49.96'
C96	375.00'	50.00'	N3°43'35"W	49.96'
C97	375.00'	129.16'	N17°24'48"W	128.52'
C98	375.00'	72.49'	N32°49'07"W	72.38'

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

GRAPHIC SCALE 1"=40'
40' 0 40' 80' 120'

- NOTES:**
- SOURCE OF INFORMATION: PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2896, PAGE 554 AND 557 (JONES TO HOLLAND HOLDING AND FIREFLY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).
 - DATE OF FIELD SURVEY: 7-25-23; DATE OF OFFICE WORK: 7-31-2023.
 - 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.
 - ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 010810089G DATED 11-02-2011. THE PROPOSED FEMA FIRM 010810089H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
 - NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.



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: _____

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 _____, 2017.
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 as member of Holland Holding Company 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 my purpose to subdivide the lands so platted as shown.
In witness whereof, I have hereunto set my hand on this the _____ day of _____, 2023.
Daniel Holland as member of Holland Holding Company LLC
State of Alabama
Lee County
I, the undersigned authority, a Notary Public in and for sold county, in said state, certify that Daniel Holland as member of Holland Holding Company 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 _____, 2023.
Notary Public: _____
My commission expires: _____

Seal	Drawn By:
	MTM
	Scale:
	1"=40'
File Name:	23-0534-S3-PRELIM
	Date:
	8-1-2023

PRECISION SURVEYING

Sheet Title: FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3 SHEET 3 OF 3
PRELIMINARY PLAT

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 22, 2023

Subdivision: Dickson Farms, Phase I

Agenda Item #: A-2

Action Requested: Preliminary Approval

Location of Property: Corner of Anderson and Andrews Roads

Property Owner(s): Keith B. Norman, Electra Estates
Brett Basquin, authorized applicant

Current Land Use: Undeveloped

Current Zoning: PUD (Planned Unit Development)

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0080G
Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting preliminary plat approval for a 93-lot subdivision. This portion of the development divides itself into the following: three (3) open space lots and 56 cottage/courtyard home lots with four (4) lots sharing access, 33 townhomes lots with rear alley entry, and the remainder parcel (213.13 ac.). Sidewalks are required on both sides of the street, and all utilities shall be underground.

Cottage/Courtyard Lots 1-56 (Tract 5 Type F)

The cottage/courtyard homes will need to take access from the internal public roads Watasha Way, Dolly Drive, and the unnamed private drive. The private drive shown should be named on the plat. The shared access easements for the cottage/courtyard home lots need to be shown on the plat. The approved master plan documents call for one tree per detached single-family home either located within the right-of-way with approval or in the front yard. Each Cottage/Courtyard Home lot is required to have space for two (2) cars parking and loading. Add a table with the lot standards for Lots 1-56. The lot standards are as follows: Minimum Lot Size: 3,500 sq. ft., Building Setbacks: 10 ft. in the front, 3 ft. on the side, 10 ft. side on street, 3 ft. in the rear, Minimum Building Separation: 10 ft., Maximum Height: 35 ft., Maximum Building Coverage: 80 percent. These lots meet the minimum lot standards.

Townhome Wide Alley Entry Lots 57-89 (Tract 1 Type C)

Lots 57-89 are planned for single-family attached townhomes. These lots will have townhomes facing Dolly Avenue and driveways in the rear off a 28-foot-wide rear access private alley. The alley will need to be named on the plat. The townhome lots will need to meet the landscape

requirements in Section 10: Landscape Regulations of the Zoning Ordinance. Each townhome lot is required to have space for two (2) cars parking, loading, and with rear entry garages. Add a table with the lot standards for Lots 57-89. The lot standards are as follows: Minimum Lot Size: 1,500 sq. ft., Minimum Lot Width 20 ft., Building Setbacks: 10 ft. in the front, 20 ft. in between buildings, 10 ft. in the rear, Maximum Height: 35 ft. These lots meet the minimum lot standards.

Open Space Lots 90-92 (Tract 5 and 1) and Remainder Parcel (Portions of Tract 1,2,3,4,5)

Lot 90 is shown as an open space. The Dickson Farms Master Plan requires a 25-foot landscape buffer to be dedicated on the plat along Andrews and Anderson Roads. Add the 25-foot buffer to Lot 90 and remainder parcel. Lots 91 and 92 should be labeled as open spaces. All the open space lots need to have a label of ownership, use (determined amenity), and maintenance. This plat provides 2.78 acres of open space. The remainder parcel (213.13 ac.) will need to have a lot number or title.

Recommendation

The overall development of the Dickson Farms Master Plan will have 920 residential units across 229.2 acres. The preliminary plat for Phase I plats' portions of Tract 5 (98 Cottage/Courtyard Homes) and Tract 1 (216 Townhomes, 47 wide alley entry Type C townhome lots) from the master plan is approximately 16.04 acres. Staff feels this preliminary plat is in accordance with the Dickson Farms Master Plan Planned Unit Development.

Staff recommends preliminary plat approval subject to the following:

- 1. Add a dedicated access easement for all the cottage/courtyard lots that do not have direct access from a public right of way or private road.**
- 2. Townhouse lots shall follow the landscape standards of the zoning ordinance.**
- 3. Add a note to states that single-family lots shall have one tree per detached residential home either located within the right-of-way with approval or in the front yard.**
- 4. Label Lots 91 and 92 as open spaces.**
- 5. Add a note on the plat to state ownership, maintenance, and use of open space lots, including lot numbers.**
- 6. Complete the notes for #3 and #8.**
- 7. Name the private roads on the plat.**
- 8. Sidewalks shall be required on both sides of the street.**
- 9. All utilities shall be underground.**

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.

It is requested that the developer deed a portion of the intersection of Andrews and Anderson Road to the City as Right-of-Way (ROW) for future intersection improvements (see illustration below).

The Engineering Department has no other comments or concerns with this proposed preliminary plat.



Opelika Utilities Board Report

Opelika Utilities has the capacity to provide the required potable water service to the proposed development. There is a 12-inch main along Anderson Road for the full length of the development. There are no existing water mains along Andrews Road in this area. The developer will be responsible for extending a new main from Anderson Road along Andrews Road to the needed point(s) of connection. It is likely the main would need to be a 12-inch diameter main to fully support this development and reinforce the water system in this area. No other comments.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.



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

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 3500 Anderson Road, Opelika, AL
PROPERTY OWNER: Electra Estates
APPLICANT/AUTHORIZED REPRESENTATIVE: Foresite Group, LLC
MAILING ADDRESS: 2301 Ogletree Village Lane, Suite 200 Auburn, AL 36830
PHONE NUMBER: (334) 887-6064 **FAX NUMBER:** (334) 887-6024
EMAIL ADDRESS: bbasquin@fg-inc.net

TYPE OF PLAT APPROVAL REQUESTED Subdivision 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: Dickson Farms Phase 1 Number of Lots: 89 x \$3.00 = \$ 267
 Current Land Use: Woods Number of APO: 5 x \$6.74 = \$ 33.70
 Current Zoning: PDD (Adjacent Property Owners)
 Proposed use of the Subdivision: 88 residential units Fee: \$75.00
☒ Residential ☐ Commercial **TOTAL** = 375.70
☐ Manufacturing/Industrial ☐ Office/Institutional **PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Dickson Farms 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:**

Brett C. Basquin

(PRINT NAME)

Foresite Group, LLC/Brett C. Basquin

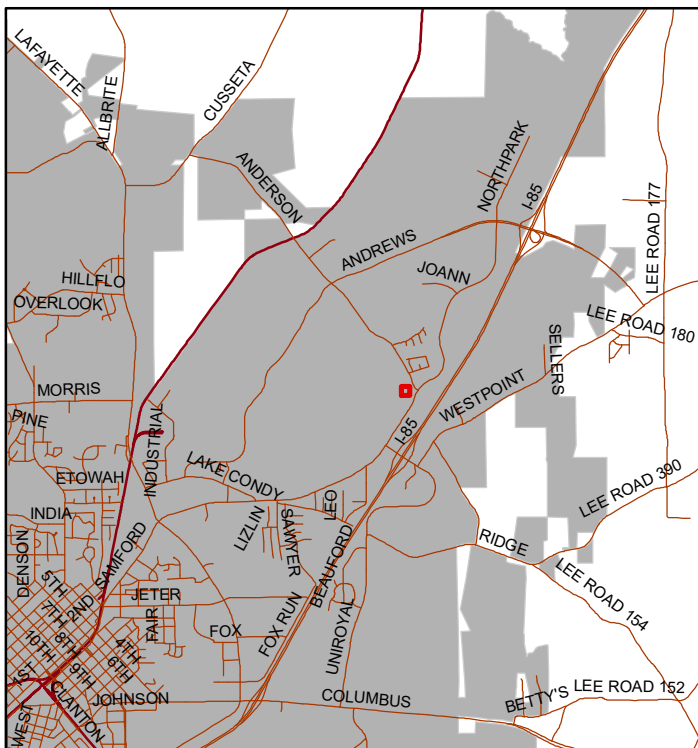
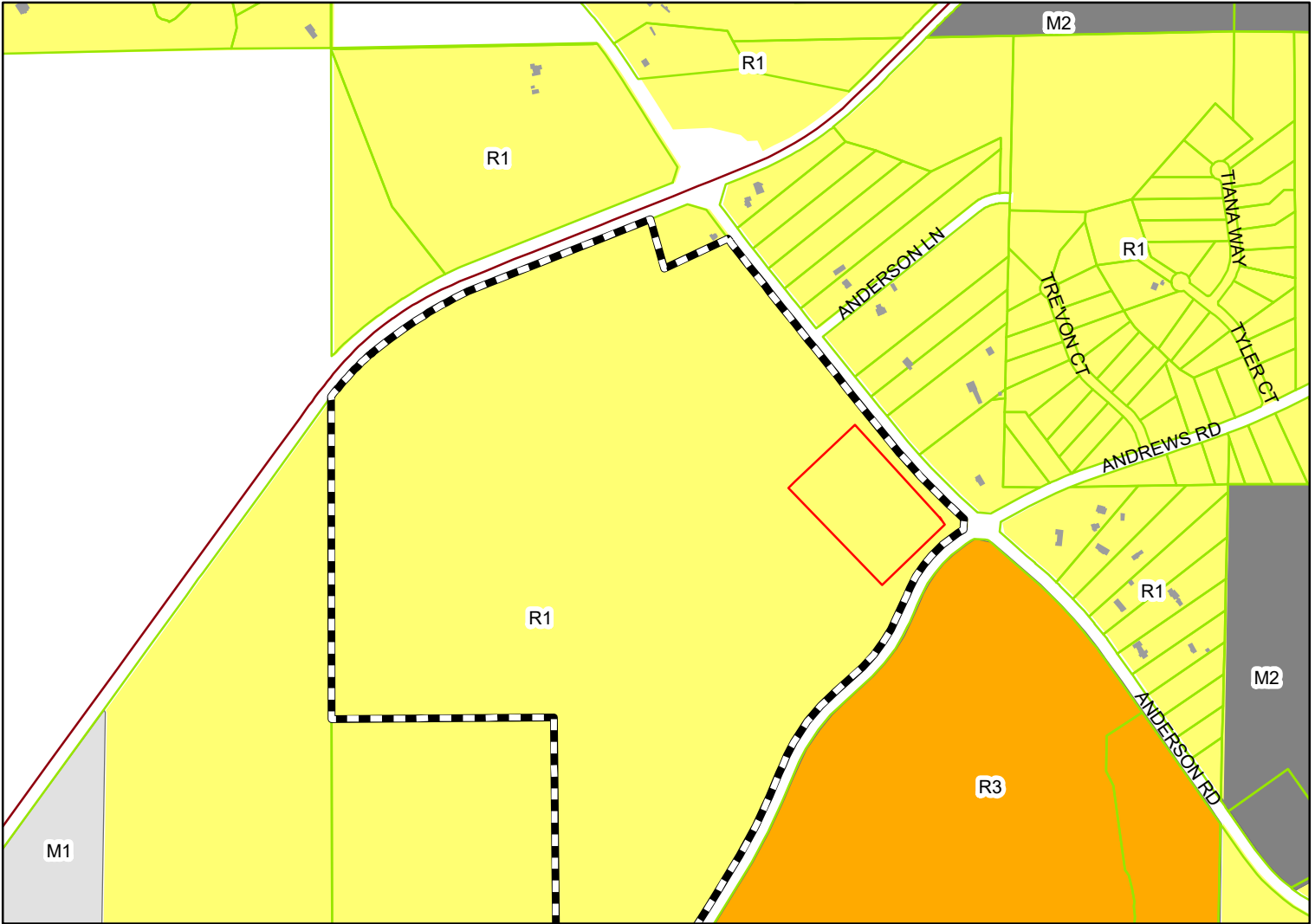
7/31/2023

DATE

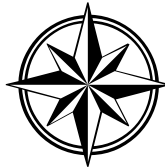
DICKSON FARMS PHASE 1 SUBDIVISION

3500 ANDERSON ROAD

PRELIMINARY PLAT APPROVAL, A-2



The applicant is requesting preliminary approval for 88 residential lots on a 16 acre area. The property is in the Dickson Farms PUD zoning district. The PUD consist of 229 acres and 920 dwelling units - 704 single family homes and 216 townhomes.



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.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 22, 2023

Subdivision: Dickson Farms, Phase II

Agenda Item #: A-3

Action Requested: Preliminary Approval

Location of Property: Corner of Anderson and Andrews Roads

Property Owner(s): Keith B. Norman, Electra Estates
Brett Basquin, authorized applicant

Current Land Use: Undeveloped

Current Zoning: PUD (Planned Unit Development)

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0080G
Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting preliminary plat approval for a 232-lot subdivision. This portion of the development divides itself into the following: eight (8) open space lots, 77 single-family home 50 ft. lots with street access (Type A), 51 single-family home 50 ft. lots with rear-entry access (Type B), 44 single-family attached townhome lots with rear-entry alley (Type C), 43 single-family attached townhome lots with front-entry (Type D), 21 single-family attached townhome 20 ft. lots with alley-entry (Type E) and the remainder parcel (164.22 ac.). Sidewalks are required on both sides of the street, and all utilities shall be underground.

Single-Family 50 ft. Lots 237-255, 272-280, 283-292, 293-325 (Tract 2 Type A)

The single-family 50 ft. wide home lots will take access from the internal public roads, five (5) unnamed roads, and Knight Hollow. The public streets shown should be named on the plat. The 2.82-acre open space should have a lot number and uses on the plat. The smaller open space should have a lot number and use on the plat. The approved master plan documents call for one tree per detached single-family home either located within the right-of-way with approval or in the front yard. A 25 ft. landscape buffer is shown along the border of Andrews Road. Each single-family home lot must have space for two (2) cars parking, loading, and have a garage. Add a table with the lot standards for Lots 237-255, 272-280, 283-292, 293-325. The lot standards are as follows: Minimum Lot Size: 5,000 sq. ft., Minimum Lot Width: 50 ft., Building Setbacks: 10 ft. in the front, 5 ft. on the side, 10 ft. side on street, 20 ft. in the rear, Maximum Height: 35 ft., Maximum Building Coverage: 80 percent. These lots meet the minimum lot standards.

Single-Family 50 ft. Rear Entry Detached Lots 198-236, 256-267 (Tract 2 Type B)

The single-family 50 ft. wide home lots will take access from an 18 ft. wide rear-entry alley. The homes will be detached and front along Prine Trail and an unnamed street. The public street shown should be named on the plat. The approved master plan documents call for one tree per detached single-family home either located within the right-of-way with approval or in the front yard. A 25 ft. landscape buffer is shown along the border of Andrews Road. Each single-family home lot must have space for two (2) cars parking, loading, and with a rear-entry alley. Add a table with the lot standards for Lots 198-236, 256-267. The lot standards are as follows:

Minimum Lot Size: 5,000 sq. ft., Minimum Lot Width: 50 ft., Building Setbacks: 10 ft. in the front, 5 ft. on the side, 10 ft. side on street, 10 ft. in the rear, Maximum Height: 35 ft., Maximum Building Coverage: 80 percent. The lot tables for this section need to be corrected. These lots appear to meet the minimum lot standards.

Townhomes 20 ft. Wide with Alley Entry Lots 155-197 (Tract 1 Type C)

Lots 155-197 are for single-family attached townhomes with rear-entry by alley. These lots will have townhomes facing Dylan Drive and driveways in the rear off an 18-foot-wide rear access private alley. The alley will need to be named on the plat. The townhome lots are required to meet the landscape requirements in Section 10: Landscape Regulations of the Zoning Ordinance. Each townhome lot must have space for two (2) cars parking, loading, and with rear-entry garages. Add a table with the lot standards for Lots 155-197. The lot standards are as follows: Minimum Lot Size: 1,500 sq. ft., Minimum Lot Width 20 ft., Building Setbacks: 10 ft. in the front, 20 ft. in between buildings, 10 ft. in the rear, Maximum Height: 35 ft. These lots meet the minimum lot standards.

Townhomes 24 ft. Wide with Alley Entry Lots 93-133 (Tract 1 Type D)

Lots 93-133 are for single-family attached front-entry townhomes. These lots will have townhomes that face 28 ft. private alleys unnamed and continued Deann Drive. The alleys will need to be named on the plat. Add a lot number and use to the open space lots next to Lots 117, 118, and 133. All the dedicated private streets or alleys for access need to be shown in an easement on this plat. The townhome lots are required to meet the landscape requirements in Section 10: Landscape Regulations of the Zoning Ordinance. Each townhome lot must have space for two (2) cars parking, loading, and with front-entry garages. Add a table with the lot standards for Lots 93-133. The lot standards are as follows: Minimum Lot Size: 2,000 sq. ft., Minimum Lot Width 24 ft., Building Setbacks: 10 ft. in the front, 20 ft. in between buildings, 10 ft. in the rear, Maximum Height: 35 ft. These lots meet the minimum lot standards.

Townhomes 20 ft. Wide with Alley Entry and Interior Courtyard Lots 134-154 (Tract 1 Type E)

Lots 134-154 are for single-family attached alley-entry townhomes on 20 ft. lots. These lots will have townhomes that face private alleys unnamed. All the dedicated private streets or alleys for access must be shown in an easement on this plat. The alleys will need to be named on the plat. Add a lot number and use to the open space lot off Dylan Drive. The townhome lots will need to meet the landscape requirements in Section 10: Landscape Regulations of the Zoning Ordinance.

Each townhome lot must have space for two (2) cars parking, loading, and with rear-entry two (2) car garages. Add a table with the lot standards for Lots 135-154. The lot standards are as follows: Minimum Lot Width 20 ft., Building Setbacks: 10 ft. in the front, 20 ft. in between buildings, 10 ft. in the rear, Maximum Height: 35 ft. These lots meet the minimum lot standards.

Open Space Lots (Tracts 1 & 2) and Remainder Parcel (Portions of Tracts 1-5)

This plat shows three (3) large open space areas and five (5) smaller open space areas. One 2.82-acre open space has wetlands and detention shown with frontage along Andrews Road. Another larger open space lot surrounded by a right-of-way road area. An additional large open space lot is rectangular along Watasha Way. A smaller open space lot along Andrews Road and Dolley Avenue shows the required 25 ft. landscape buffers. Two small open space lots are shown for townhomes along Dylan Drive. An additional small open space lot along Dylan Drive has a flag like shape. Finally, one open space lot on Dylan Drive will be used primarily as private road access to the rear alley between Type C Townhomes (Lots 155-197) and Type B Single-Family detached with rear alley access. The Dickson Farms Master Plan requires a 25-foot landscape buffer to be dedicated on the plat along Andrews Road. All the open space lots need to have a label of ownership, use (determined amenity), maintenance, and lot number. Add open space lots to the Lot Area Table or label the lots with size. The remainder parcel (164.22 ac.) will need to have a lot number and correct acreage shown.

Recommendation

The overall development of the Dickson Farms Master Plan will have 920 residential units across 229.2 acres. The preliminary plat for Phase II plats' portions of Tracts 1 (77 single-family Type A, 51 single-family Type B, 26 townhomes Type C) and Tract 2 (18 townhomes Type C, 43 townhomes Type D, 21 townhomes Type E) from the master plan approximately 48.94 acres. Staff feels this preliminary plat is in accordance with the Dickson Farms Master Plan Planned Unit Development.

Staff recommends preliminary plat approval subject to the following:

- 1. Townhouse lots shall follow the landscape standards of the zoning ordinance.**
- 2. Add a note to state that single-family lots shall have one tree per detached residential home either located within the right-of-way with approval or in the front yard.**
- 3. Add a name to the Boulevard, private alleys, and unnamed streets on the plat.**
- 4. Add all rights-of-way, private streets, alleys, or access easement widths.**
- 5. Show parking area for rectangular open space along Dylan Drive and Watasha Way, and access easement not shown along Lots 134-144.**
- 6. Label the open space lots with a number currently shown as ##.**
- 7. Add a note on the plat to state ownership, maintenance, and use of open space lots, including lot numbers.**
- 8. Complete the notes for #3 and #8.**
- 9. Sidewalks shall be required on both sides of the street.**
- 10. All utilities shall be underground.**
- 11. Correct Lot Area Tables.**

12. Add recorded distances and measures for lots 93-98, 155-162, 176-182, and 185-197
13. Add a table with the lot standards as follows: Lots 237-255, 272-280, 283-292, 293-325 (Tract 2 Type A), Lots 198-236, 256-267 (Tract 2 Type B), Lots 155-197 (Tract 1 Type C), Lots 93-133 (Tract 1 Type D), Lots 135-154 (Tract 1 Type E).

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 Preliminary Plat/

Opelika Utilities Board Report

Opelika Utilities has the capacity to provide the required potable water service to the proposed development. There is a 12-inch main along Anderson Road for the full length of the development. There are no existing water mains along Andrews Road in this area. The developer will be responsible for extending a new main from Anderson Road along Andrews Road to the needed point(s) of connection. It is likely the main would need to be a 12-inch diameter main to fully support this development and reinforce the water system in this area. No other comments.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.



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

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 3500 Anderson Road, Opelika, AL

PROPERTY OWNER: Electra Estates

APPLICANT/AUTHORIZED REPRESENTATIVE: Foresite Group, LLC.

MAILING ADDRESS: 2301 Ogletree Village Lane, Suite 200 Auburn, AL 36830

PHONE NUMBER: (334) 887-6064 **FAX NUMBER:** (334) 887-6024

EMAIL ADDRESS: bbasquin@fg-inc.net

TYPE OF PLAT APPROVAL REQUESTED Subdivision 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: Dickson Farms Phase 2 Number of Lots: 232 x \$3.00 = \$ _____

Current Land Use: Woods Number of APO: 1 x \$6.74 = \$ _____
(Adjacent Property Owners)

Current Zoning: PDD

Proposed use of the Subdivision: _____ Fee: \$75.00

TOTAL = _____

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

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Dickson Farms 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:

Brett C. Basquin

(PRINT NAME)

Foresite Group, LLC/Brett C. Basquin

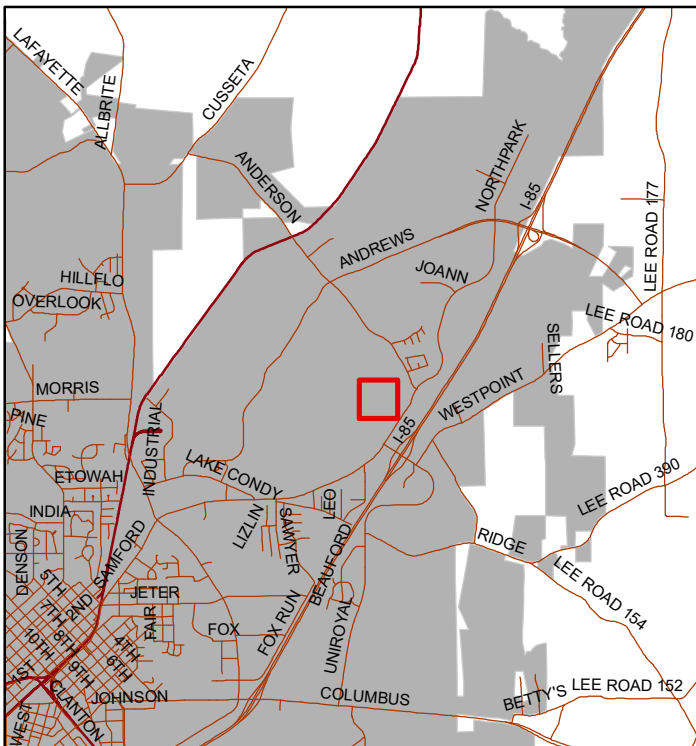
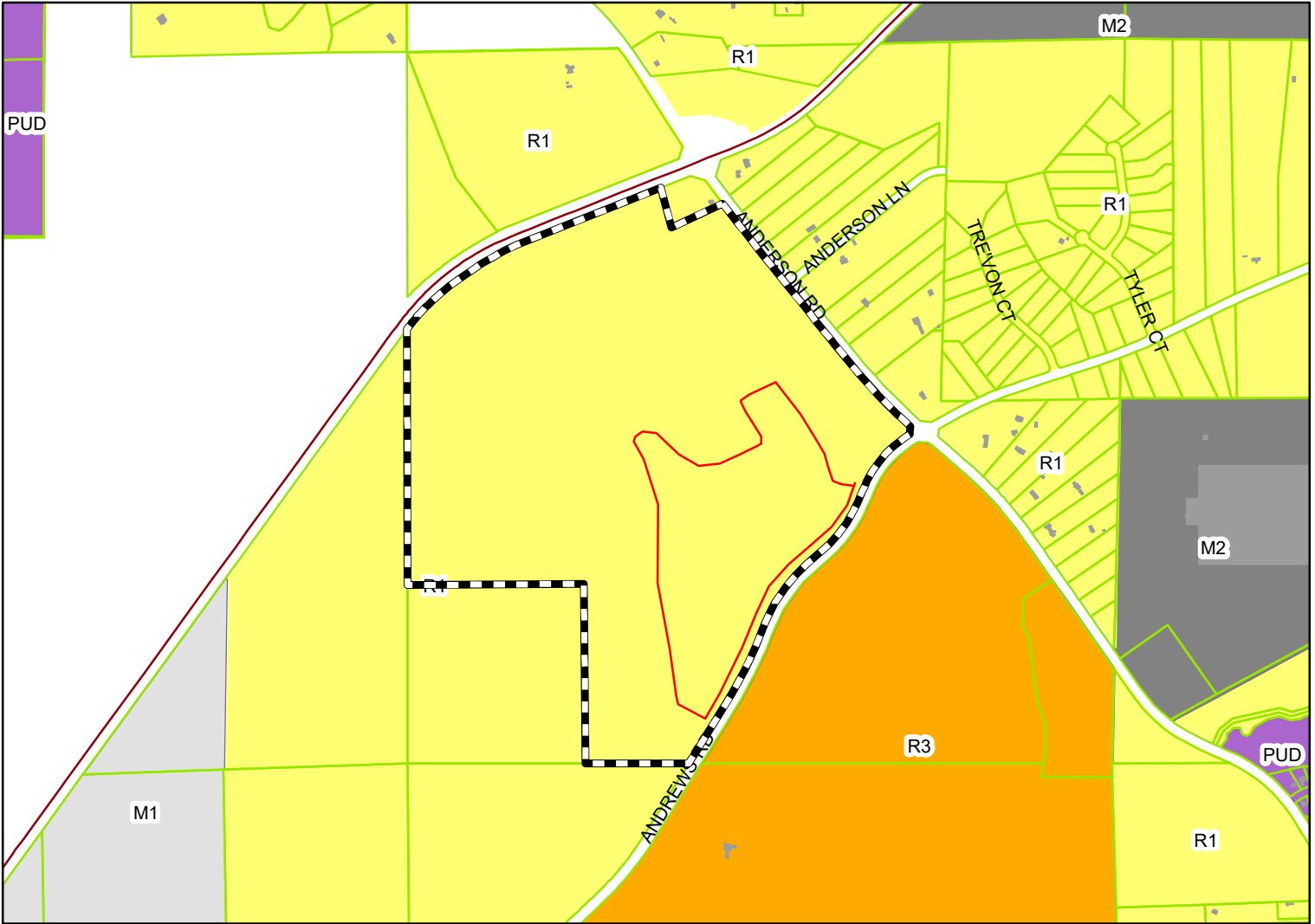
8/1/23

DATE

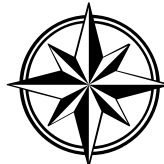
DICKSON FARMS PHASE 2 SUBDIVISION

3500 ANDERSON ROAD

PRELIMINARY PLAT APPROVAL, A-2



The applicant is requesting preliminary approval for 232 residential lots on 48.9 acres. The property is in the Dickson Farms PUD zoning district consisting of 920 dwelling units on 229 acres.



Subject Property

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

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE 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 SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF ____, 2023.

ARTHUR R. NETTLES, AL, P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND
STAMPED WITH MY SEAL

STATE OF ALABAMA
LEE COUNTY

I, WARREN JOLLY, AS MANAGING MEMBER OF TPG HOMES, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF ____, 2023.

WARREN JOLLY, MANAGING MEMBER
TPG HOMES, LLC

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WARREN JOLLY, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS 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:

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:

PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:

PLANNING DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, OPELIKA, ALABAMA:

CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:

OPELIKA UTILITIES BOARD: _____ DATE: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:

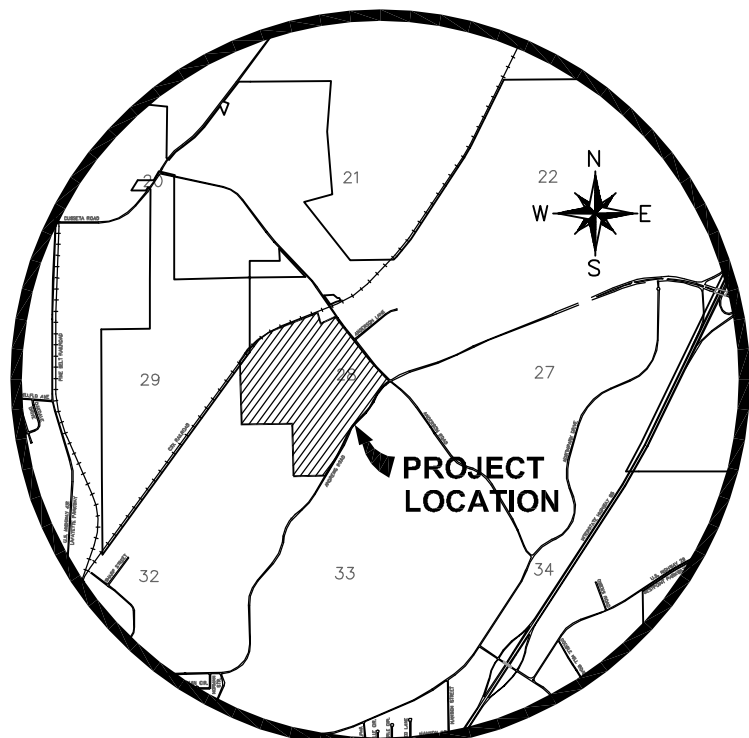
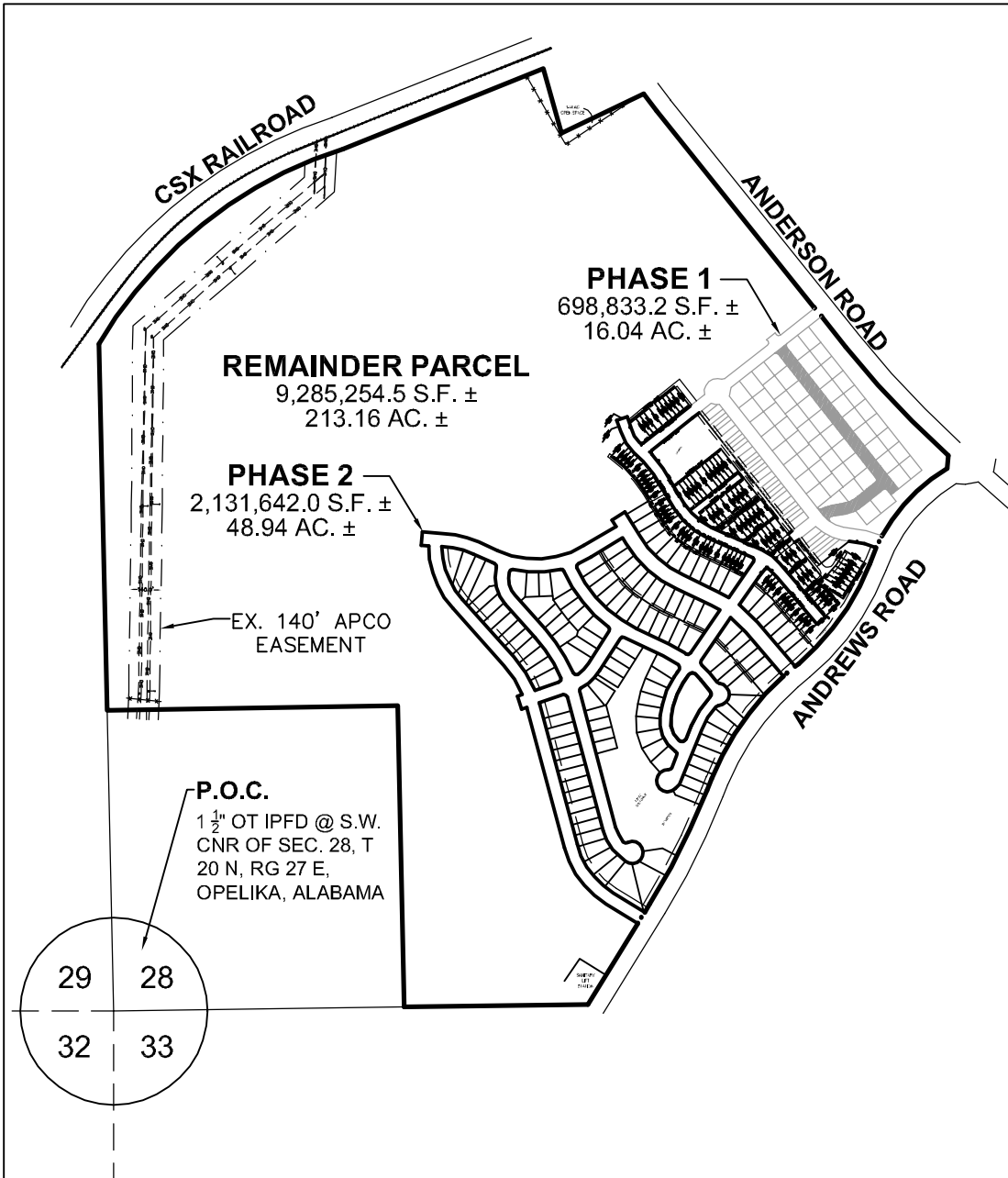
OPELIKA POWER SERVICES: _____ DATE: _____

NOTES:

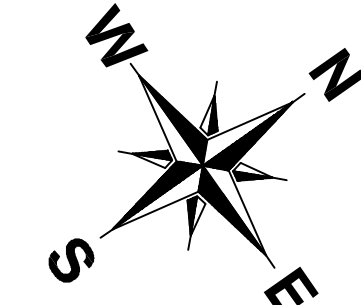
1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING ALBUORN CORKS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 83.
3. SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
 - _____
 - _____
 - _____
4. NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
5. NORTH IS BASED ON GRID NORTH.
6. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
7. ACCORDING TO FEMA FIRM MAP NO. 0108120080G, FOR LEE COUNTY, ALABAMA, PANEL NUMBER 80 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.
8. OWNER/ DEVELOPER INFORMATION: TPG HOMES, 456 WEST PACES FERRY ROAD, NW, ATLANTA, GEORGIA 30305 AND _____

OVERALL BOUNDARY EXHIBIT

NOT TO SCALE



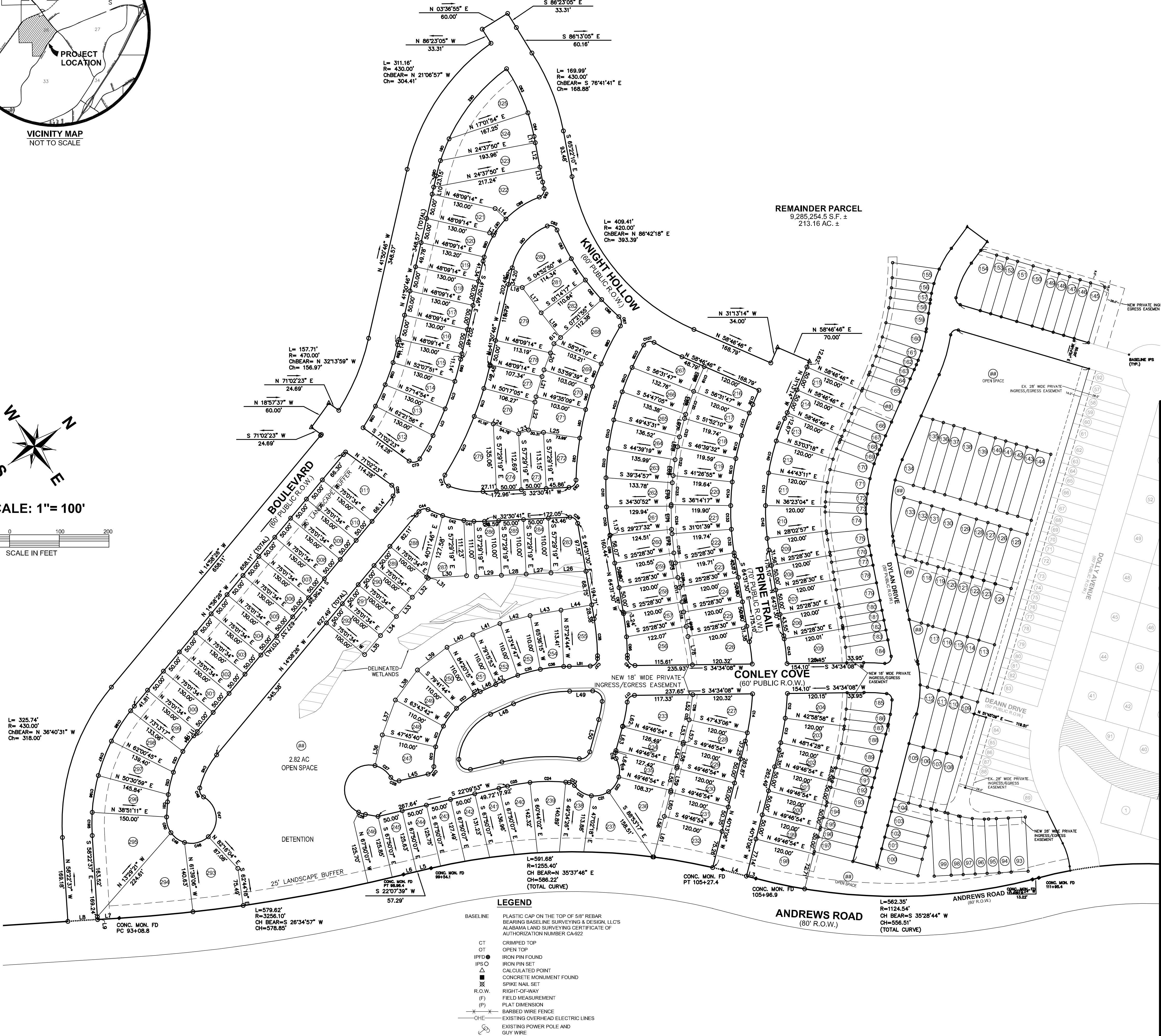
VICINITY MAP
NOT TO SCALE



SCALE: 1"= 100'



DICKSON FARMS SUBDIVISION PHASE 2 SHEET 1 OF 2 (NOT VALID WITHOUT ALL SHEETS)



LEGEND

- | | |
|----------------------------------|--------------------------------------|
| BASELINE | PLASTIC CAP ON THE TOP OF 5/8" REBAR |
| CT | CRIMPED TOP |
| OT | OPEN TOP |
| IPFD | IRON PIN FOUND |
| IPS | IRON PIN SET |
| IPFS | IRON PIN SET |
| △ | CALCULATED POINT |
| ■ | CONCRETE MONUMENT FOUND |
| ■ | SPIKE NAIL SET |
| R.O.W. | RIGHT-OF-WAY |
| (F) | FIELD MEASUREMENT |
| PLAT DIMENSION | PLAT DIMENSION |
| BARBED WIRE FENCE | BARBED WIRE FENCE |
| EXISTING OVERHEAD ELECTRIC LINES | EXISTING OVERHEAD ELECTRIC LINES |
| EXISTING POWER POLE AND GUY WIRE | EXISTING POWER POLE AND GUY WIRE |

REMAINDER PARCEL

9,285,254.5 S.F. ±
213.16 AC. ±

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

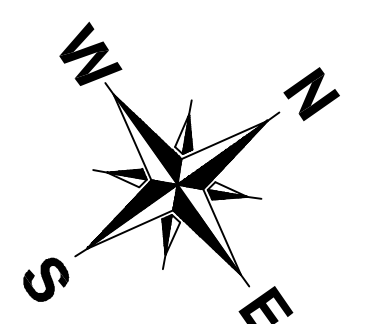
2024 Vertical Data, Sta A
Opeika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com

BASELINE
SURVEYING & DESIGN, LLC

DICKSON FARMS SUBDIVISION PHASE 2 T 20 N SEC. 28 OPELIKA, ALABAMA SCALE: 1"=100' ARTHUR R. NETTLES, AL, P.L.S. REG. NO. 23346 ALABAMA CERT. OF AUTH. CA. NO. 922	CREW CHIEF RAB	DRAWN ARN/DMC	JOB NO. B75923.03
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DICKSON FARMS SUBDIVISION
PHASE 2

SHEET 2 OF 2 (NOT VALID WITHOUT ALL SHEETS)



SCALE: 1" = 60'



- LEGEND**
- CT OPEN TOP
 - OT IRON PIN FOUND
 - IPFS IRON PIN SET
 - △ CALCULATED POINT
 - CONCRETE MONUMENT FOUND
 - SPRINKLER SET
 - RIGHT-OF-WAY
 - FIELD MEASUREMENT
 - PLAT DIMENSION
 - BARBED WIRE FENCE
 - EXISTING OVERHEAD ELECTRIC LINES
 - EXISTING POWER POLE AND GUY WIRE

LOT AREA TABLE

LOT#	AC.	S.F.	LOT#	AC.	S.F.	LOT#	AC.	S.F.	LOT#	AC.	S.F.	LOT#	AC.	S.F.
93	0.09	3723.4	184	0.04	1697.7	228	0.14	6000.00	272	0.12	5386.61	280	0.12	5442.35
94	0.06	2633.4	185	0.04	1711.5	229	0.19	8085.86	273	0.12	5380.62	281	0.13	5494.53
95	0.06	2634.0	186	0.04	1716.6	230	0.18	7986.01	274	0.16	6552.66	282	0.13	5500.00
96	0.06	2632.4	187	0.08	3441.6	231	0.14	6261.50	275	0.16	6872.10	283	0.20	8846.69
97	0.06	2759.9	138	0.10	4498.8	232	0.14	6000.00	276	0.13	5806.94	284	0.15	6412.27
98	0.07	2924.8	139	0.07	3045.5	233	0.14	6000.00	277	0.14	6193.66	285	0.15	6359.57
99	0.10	4449.1	140	0.07	3045.6	188	0.08	3421.06	278	0.25	10827.13	286	0.16	6950.06
100	0.07	2870.2	141	0.06	2590.5	189	0.04	1620.00	279	0.16	7065.01	287	0.13	5500.00
101	0.05	2022.5	142	0.07	3043.0	190	0.04	1743.85	280	0.14	6042.30	288	0.13	5500.00
102	0.05	2016.4	143	0.09	3933.7	191	0.06	2700.60	281	0.22	9460.65	289	0.13	5507.12
103	0.06	2425.5	144	0.08	3462.9	192	0.06	2621.06	282	0.24	10329.10	290	0.17	7335.98
104	0.05	1977.2	145	0.06	2561.8	193	0.04	1622.00	283	0.15	6347.70	291	0.18	7649.47
105	0.08	3385.5	146	0.06	2561.8	194	0.04	1620.00	284	0.13	5856.53	292	0.11	5000.00
106	0.06	2809.0	147	0.06	2561.8	195	0.04	1612.26	285	0.23	10193.60	293	0.11	5000.00
107	0.06	2805.0	148	0.06	2561.5	196	0.06	2500.00	286	0.24	10306.10	294	0.11	5000.00
108	0.08	3394.1	149	0.09	3784.6	197	0.06	2500.01	287	0.15	6514.15	295	0.11	5000.00
109	0.07	2852.3	150	0.09	3783.5	198	0.04	1620.00	288	0.19	8278.77	296	0.29	12581.50
110	0.05	2225.5	151	0.06	2560.9	199	0.04	1620.00	289	0.18	7715.06	297	0.41	17878.03
111	0.06	2245.6	152	0.06	2560.7	200	0.06	2420.01	290	0.15	6659.27	298	0.43	18941.48
112	0.07	2905.3	153	0.13	5656.2	201	0.21	9110.59	291	0.15	6459.82	299	0.21	8940.91
113	0.07	3103.1	154	0.06	2695.1	202	0.14	6000.00	292	0.15	6322.83	300	0.20	8547.62
114	0.05	2233.4	155	0.04	1675.8	203	0.14	6000.00	293	0.14	6281.88	301	0.18	8045.00
115	0.05	2233.4	156	0.04	1634.7	204	0.14	5999.83	294	0.14	6284.92	302	0.15	6720.28
116	0.05	2233.4	157	0.04	1629.8	205	0.14	6191.91	295	0.15	6657.42	303	0.15	6500.00
117	0.07	3145.2	158	0.06	2779.3	206	0.15	6655.2	296	0.18	7992.2	304	0.15	6500.00
118	0.15	6675.4	159	0.07	2868.0	207	0.16	7050.0	297	0.15	6459.8	305	0.15	6500.00
119	0.07	2852.7	160	0.04	1686.3	208	0.16	7147.0	298	0.15	6459.8	306	0.15	6500.00
120	0.07	2852.7	161	0.04	1660.8	209	0.14	6000.00	299	0.15	6459.8	307	0.15	6500.00
121	0.07	2852.7	162	0.04	1635.7	210	0.14	6000.00	300	0.15	6459.8	308	0.15	6500.00
122	0.07	2852.7	163	0.04	1625.0	211	0.14	6000.00	301	0.15	6459.8	309	0.15	6500.00
123	0.09	3860.0	164	0.06	2426.2	212	0.14	6275.1	302	0.14	6008.1	310	0.15	6500.00
124	0.09	3860.0	165	0.06	2421.3	213	0.16	6890.9	303	0.14	6115.0	311	0.15	6500.00
125	0.09	3860.0	166	0.06	2420.9	214	0.16	6888.2	304	0.14	6115.0	312	0.15	6500.00
126	0.06	2754.2	171	0.04	1621.4	215	0.16	6888.2	305	0.14	6115.0	313	0.15	6500.00
127	0.06	2754.2	172	0.04	1632.9	216	0.15	6613.2	306	0.14	6032.2	314	0.23	10042.89
128	0.09	3860.0	173	0.07	3060.5	217	0.14	6000.00	307	0.14	6000.00	315	0.18	7752.75
129	0.09	3860.0	174	0.07	3142.2	218	0.14	6000.00	308	0.14	6013.67	316	0.16	6908.55
130	0.09	3860.0	175	0.04	1639.4	219	0.14	6000.00	309	0.14	6013.67	317	0.16	6908.55
131	0.06	2754.2	176	0.04	1669.5	220	0.15	6697.70	310	0.14	6013.67	318	0.16	6908.55
132	0.06	2754.2	177	0.07	3054.7	221	0.15	6362.9	311	0.16	6970.70	319	0.15	6500.00
133	0.10	4508.8	178	0.07	2844.6	222	0.15	6361.5	312	0.16	7149.22	320	0.15	6500.00
134	0.10	4508.8	179	0.04	1628.9	223	0.15	6363.5	313	0.17	7229.39	321	0.15	6500.00
135	0.07	3044.6	180	0.04	1639.4	224	0.15	6366.0	314	0.17	7299.59	322	0.15	6472.01
136	0.07	3044.6	181	0.07	3448.3	225	0.16	6854.2	315	0.16	6854.2	323	0.15	6472.01
137	0.10	4498.5	182	0.07	2981.6	226	0.14	5995.3	316	0.17	7551.74	324	0.17	7300.17
138	0.10	4498.5	183	0.04	1687.2	227	0.14	6000.00	317	0.17	7551.74	325	0.24	10303.50
139	0.10	4498.5	184	0.04	1687.2	228	0.14	6000.00	318	0.17	7551.74	326	0.21	9085.26
140	0.10	4498.5	185	0.04	1687.2	229	0.14	6000.00	319	0.17	7551.74	327	0.22	9781.77

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	464.98	50.91	50.88	S 19° 22' 31" E	616.21.84	C1	718.02	132.18	132.00	N 28° 14' 12" W	C136	535.00	47.71	47.70	N 40° 52' 28" W
C2	11.57	18.24	18.24	S 85° 48' 32" E	88.47.90	C2	39.59	59.64	59.69	N 35° 44' 12" W	C137	535.00	47.71	47.95	N 40° 52' 08" W
C3	12.00	20.46	18.07	S 02° 54' 34" W	97.41.04.99	C7	325.33	49.30	49.25	N 40° 04' 43" W	C138	724.45	49.61	49.60	N 31° 13' 14" W
C4	323.60	83.46	83.23	S 38° 34' 38" E	144.46.36.83	C78	7630.30	50.00	50.00	N 41° 50' 46" W	C139	479.15	61.11	61.07	S 33° 35' 10" E
C5	486.03	71.92	71.75	S 33° 56' 23" E	97.12.59.27	C79	7672.06	51.79	51.75	N 41° 50' 46" W	C140	465.00	66.14	66.08	S 41° 15' 49" E
C6	275.00	113.69	112.88	S 52° 05' 17" E	23.41.12.47	C80	5619.85	34.20	34.20	N 41° 50' 46" W	C141	465.00	66.14	66.07	S 49° 24' 48" E
C7	225.00	26.68	26.66	S 58° 35' 38" E	6.47.37.72	C81	120.77	113.78	109.62	N 14° 40' 04" W	C142	465.00	66.15	66.10	S 57° 33' 45" E
C8	225.00	58.82	58.65	S 47° 42' 27" E	14.58.42.89	C82	14.95	23.60	21.23	N 57° 33' 07" E	C143	590.42	50.03	50.01	S 61° 12' 59" E
C9	434.58	29.21	29.17	N 48° 13' 46" W	8.01.05.77	C83	480.00	64.61	64.56	S 81° 15' 47" E	C144	285.45.55	120.15	120.13	S 64° 34' 09" E
C10	12.00	18.24	16.53	S 85° 11' 17" W	87.04.41.51	C84	240.34	51.37	51.27	S 88° 10' 51" E	C145	665.00	69.08	69.05	N 60° 59' 34" W
C11	408.52	45.71	45.69	S 38° 06' 32" W	6.24.42.03	C85	240.34	51.37	51.27	N 85° 41' 46" E	C146	404.77	31.57	31.52	N 59° 22' 29" W
C12	511.22	50.00	50.00	S 49° 38' 42" E	5.96.22.00	C86	480.00	48.73	48.72	N 10° 29' 18" E	C147	260.35	20.28	20.28	N 51° 36' 23" W
C13	545.00	70.92	70.92	N 44° 23' 17" E	5.15.30.02	C87	15.00	20.78	19.15	S 63° 30' 16" E	C148	665.00	20.26	20.25	N 63° 21' 09" W
C14	479.38	58.09	58.09	N 47° 02' 45" W	9.26.27.91	C88	630.00	85.45	85.38	S 27° 42' 42" E	C149	1384.35	49.13	49.12	N 64° 00' 40" W
C15	439.35	98.09	97.88	S 43° 36' 41" E	12.47.29.14	C89	630.00	48.47	48.46	S 33° 48' 06" E	C150	217.15	49.23	49.12	N 57° 31' 00" W
C16	324.60	51.49	51.45	N 46° 25' 57" W	9.04.51.19	C90	630.00	48.47	48.46	S 38° 12' 36" E	C151	286.49	48.69	48.68	S 48° 19' 27" E
C17	15.09	21.91	20.04	S 07° 20' 13" E	83.13.33.48	C91	630.00	58.74	58.72	S 43° 05' 07" E	C152	470.48	48.61	48.58	N 41° 34' 19" W
C18	15.00	12.09	11.77	S 62° 14' 50" E	46.11.12.98	C92	630.00	85.02	84.95	S 49° 37' 19" E	C153	495.80	49.19	49.17	N 33° 13' 32" W
C19	50.00	38.74	37.78	S 63° 08' 35" E	42.23.42.86	C93	15.00	22.51	20.46	S 10° 29' 18" E	C154	505.93.33	50.00	50.00	N 31° 13' 14" W
C20	50.00	38.74	37.78	S 18° 55' 00" E	42.03.26.73	C94	15.00	23.55	21.21	S 70° 34' 08" W	C155	505.93.28	50.00	50.00	N 31° 13' 14" W
C21	50.00	36.52	35.71	S 22° 02' 12" W	41.50.58.79	C95	549.65	43.05	43.04	N 57° 10' 39" W	C156	333.05	30.44	30.42	S 53° 02' 06" E
C22	50.00	40.81	39.68	S 66° 20' 34" W	46.45.43.36	C96	534.47	50.06	50.04	N 62° 09' 27" W	C157	222.09	20.30	20.29	S 50° 25' 02" E
C23	50.00	36.52	35.88	S 65° 36" W	48.13.30.05	C97	461.91	50.00	50.00	N 64° 31' 30" W	C158	555.00	20.26	20.26	S 48° 19' 27" E
C24	362.59	72.07	71.95	S 34° 53' 51" W	11.23.16.98	C98	461.91	50.00	50.00	N 64° 31' 30" W	C159	555.00	20.25	20.25	S 46° 13' 59" E
C25	364.95	63.80	63.72	S 24° 43' 03" W	10.01.01.01	C99	5								

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: August 22, 2023

Agenda Item: B-4

Action Requested: Annexation and Zoning

Location of Property: 2822 Old Columbus Road

Property Owner: James M. Veasey Sr. and James M. Veasey Jr.

Current Zoning: PJ (Planning Jurisdiction)

Proposed Zoning: R-1 (Rural District)

Existing Land Use: Undeveloped

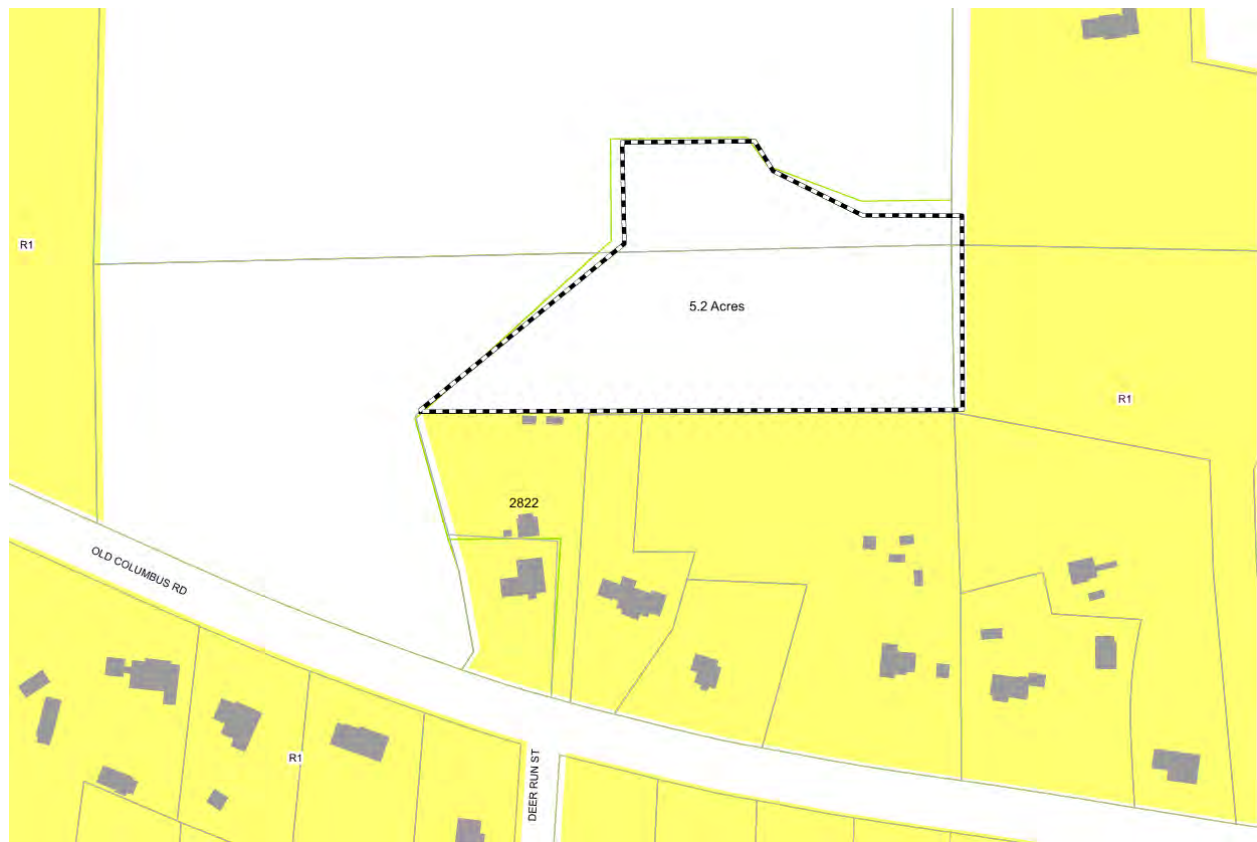
Adjacent Zoning/Land Use: North PJ (Planning Jurisdiction), Undeveloped
South R-1 Single family homes
East R-1 Single family & Undeveloped)
West PJ (Planning Jurisdiction), Undeveloped

Staff Comments

The petitioners/property owners are requesting to annex a 5.2 acre portion of their 6.4 acre property. The 5.2 acres was purchased in 2021, and in 2022 an administrative plat was approved to combine the 5.2 acres with the property owner's 1.2 acre home parcel. The 1.2 acre lot at 2822 Old Columbus Road is currently in the Opelika city limits (see map next page). The city limits are adjacent to the annexation property on the south and east sides. The 6.4 acre property has access to Old Columbus Road. There is no particular use for the property.

Section 5.3 of the City of Opelika Zoning Ordinance states that all properties annexed into the City will receive an R-1 zoning designation. The applicant is requesting a R-1 zoning district.

Staff recommends the Planning Commission send a positive recommendation to City Council to annex the 5.2 acres and zone the property R-1.



Engineering Department Report

The Engineering Department has no comments or concerns with this proposed annexation.

Opelika Utilities Board Report

No Comments. Water service is available on Old Columbus Rd.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.

000243-2023

AGENDA ITEM # 4



PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

P:(334) 705-5156 F(334) 705-5159

PC DEADLINE: 8-1-23 PC MEETING: 8-22-23

SITE ADDRESS: 2824 Old Columbus Road
 PROPERTY OWNER: JAMES M. VEASEY SR AND JAMES M. VEASEY JR
 APPLICANT: JAMES M. VEASEY SR
 MAILING ADDRESS: 2822 Old Columbus Road, Opelika, AL 36804
 PHONE NUMBER: 334-663-2732 FAX NUMBER: _____
 EMAIL ADDRESS: jmv9209@gmail.com

PARCEL INFORMATION

Tax Parcel Number: 10-08-27-0-000-003.001 / 10-05-22-0-000-008.001
 Street Address: 2824 Old Columbus Road, Opelika, AL 36804
 Current Land Use: SINGLE DWELLING HOME Proposed Zoning: _____
 Adjacent Zoning Districts (if applicable): North: OUTSIDE LIMIT South: R-1 East: R-1 West: OUTSIDE LIMIT
 Description of proposed use: _____
 Ownership Configuration: ☐ single parcel/single ownership ☐ multiple parcels/single ownership
☒ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

1. Is this property(s) contiguous with Opelika City limits? Yes
2. What is the population of proposed annexed area? 2
3. What is the population by race? ☒ White, ☐ Black, ☐ Hispanic, ☐ Asian, ☐ Other
4. How many registered voters reside in proposed annexed area? 2
5. Are there any businesses in proposed annexed area? No

List type of business and location: _____

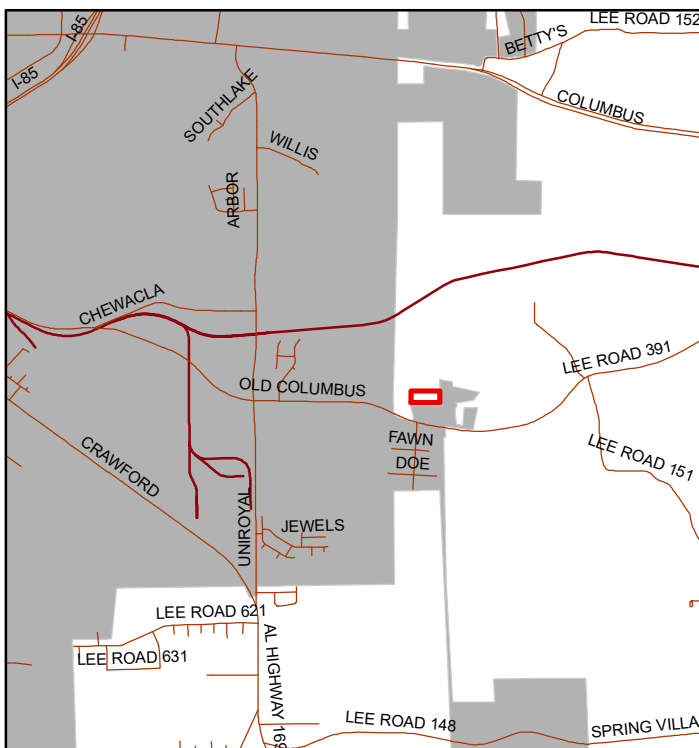
Proposed Zoning: R1Fee: \$250.00 per dwelling or \$250.00 per business

TOTAL = _____

PAID _____

OWNERS SIGNATURE: <u>James M. Veasey SR</u>	DATE: <u>07/06/2023</u>
(PRINT NAME) <u>JAMES M. VEASEY SR</u>	

**JAMES VEASEY ANNEXATION
2822 OLD COLUMBUS ROAD
REQUESTING R-1 ZONING DISTRICT, B-4**



The applicant purchased 5.2 acres not in the City limits but adjacent to his 2822 Old Columbus Road property in the City limits. The applicant is now requesting to annex the 5.2 acres. In January 2022 an administrative subdivision was approved to combine the 5.2 acre annex property with the home property.



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.

PLAT 46-77

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LOT 2-A

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LOT 2-A

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VEASEY & PENLAND S/D, 1ST REV

PLAT 46-77

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LIMITS

VEASEY & PENLAND S/D

PLAT 43-193

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75s 43.1

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LOT 1

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LOT 2A 386 AF

PART LOT 3A

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PART

LOT 3A

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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 22, 2023

Agenda Item #: C-5

Action Requested: **Extension of** Conditional Use Approval approved at August 23, 2022 PC meeting. – Climate-controlled mini-warehouses

Location of Property: 300 block of Samford Avenue

Property Owner(s): Opelika East, LLC
Jack Johnson, Storage World, Inc., representative
Paul Howard, Storage World, Inc., representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	R-4/C-2, GC-S	Residential/ Church
South	C-2	Commercial (Charter Cable)
East	C-2, GC-P	Residential/Vacant
West	C-2, GC-P/R-5	Residential

Proposal

This agenda item received conditional use approval at the August 2019 Planning Commission meeting. The approval was for a 98,400 square foot (sf) two-story climate controlled mini-warehouse building on 13.7 acres. A second storage building (one story, 25,875 sf) was also shown on the 2019 site plan as a future phase. The 2019 conditional use approval expired. At the August 24, 2021 PC meeting the applicant was approved for a revised site plan. Then, one year later at the August 23, 2022 PC meeting, a one year conditional use extension was granted for the revised site plan.

At today's meeting, the applicant is requesting a one-year extension on the plan approved at the August 23, 2022 Planning Commission Meeting. The approved plan presented today has not changed as presented at the August 23, 2022 meeting. The applicant is under contract with a national store to develop on the applicant's remaining property. Sitework will be carried out for both developments at the same time. They intend to begin sitework Spring/Summer 2024.

The following is the August 23, 2022 Planning Commission minutes for your review. (*The minutes begin with a review of the August 24, 2021 PC minutes.*)

Minutes from the August 24, 2021, Planning Commission Meeting

D. CONDITIONAL USE – Public Hearing

3. Jack Johnson, 300 Block Samford Avenue, C-2, GC-S, Climate-Controlled Self-Storage building

Mr. Mosley reported this agenda item received conditional use approval at the August 2019 Planning Commission meeting. The approval was for a 98,400 square foot (sf) two-story climate controlled mini-warehouse building on 13.7 acres. A second storage building (one story, 25,875 sf) was also shown on the 2019 site plan as a future phase. The 2019 conditional use approval has expired and the applicant is now reapplying for the development. The site plan reviewed today has changed from the site plan approved in 2019.

The applicant was able to reshape the detention pond so more space is added to the rear yard. The extra yard space allowed for a longer building for more storage units. The two-story climate controlled mini-warehouse building is 67 feet longer than the 2019 storage building. In 2019 the building length was 293 feet long; now the building is 360 feet long. The width of the building, or the front wall width facing Samford Avenue, has not changed. The 2019 building width was 190 feet and the width today is 190 feet. In 2019, the total floor area of the two-story storage building, first and second floors, was 98,400 (sf); the total floor area today is 136,624 sf, an increase of 38,224 sf. The footprint of the two-story building today is 68,400 sf (1.57 acres) on a 13.7 acre parcel.

The future phase one-story storage building is also shown on the site plan. The building is 29,900 sf (130'x 230') with an estimated 190 storage units. The applicant said it will be several years before the building is constructed. At that time, the site plan will be revised so minimum parking spaces and landscaping are provided to meet requirements.

Minimum off-street parking requirements for a self-storage mini-warehouse is one parking space per 10 storage unit; the site plan shows 100 parking spaces. The applicant said the size of storage units (5x10, 10x10, etc.) are driven by market demand and the applicant may be converting sizes of storage units to meet the customer's demand. The two story building will have 970 storage units; 100 parking spaces are provided on the site plan. Minimum parking spaces are met for the two story building.

The landscape plan meets minimum requirements concerning total points: 501 total points required and 546 points obtained. A 15' parking lot buffer is added along Samford Avenue as required. A residential buffer is required along the Opelika Housing property line that touches this development; the landscaping shown is elm trees only; the buffer must consist of one of three options provided in the Landscape Regulations¹.

As described above, the 293 foot building length proposed in 2019 has changed to a building 360 foot long. The front elevation facing Samford Avenue is the same 190 foot width with the same exterior materials and store front windows as approved at the August 2019 meeting. Staff believes the building increase is minimal since the increase is in the rear yard area.

The office has moved to the center and the applicant has come back and stated that it would be clear glass, it would be visible inside so they will keep it nice and professionally maintained inside what is visible from the street.

The front elevation is shown below as presented at the 2019 meeting. The building front wall will be painted brick with glass store front windows. These windows will create the appearance of a storefront but will be completely opaque. The building will also have some breaks in the roof-line which will cause it to appear as multiple buildings. This helps bring this very large building into better scale with the surrounding properties. In the rendering below it shows the storage office on the left side located within the gable front. Now, the office will be relocated to the middle

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.

of the building; The gable roof, wall sign, and canopy will be moved to the center of the building; the store front windows will be evenly distributed on each side of the gable roof.

The side wall exterior material will consist of brick and EIFs extending 90 feet along each side wall to meet requirements; the brick and EIFs will start at the front corner of the building on both sides. Then, metal siding will be installed on the remainder (270 feet) of the side walls.



Recommendation:

Staff recommends approval subject to the following:

- 1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The applicant is aware of the easement and is preparing to relocate the easement.*
- 2. Approval for the future phase, one-story building requires the site plan revised so the minimum parking spaces and landscaping requirements are met.*
- 3. Revise the residential buffer along the adjacent Opelika Housing Development property to meet one of the residential buffer options as provided in Section IX Landscape Regulations.*

Mr. Parker reported for Engineering, 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 Engineering Department has no other comments or concerns with this proposal and recommends conditional use.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible to this use by a water main in the R.O.W. of Samford Avenue.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

Jack Johnson, Jr., 2919 Mockingbird Circle, stated thank you for hearing us again on this matter. It was approved in 2019 as Mr. Mosley stated. Number one, we didn't know that it would expire and number two, when we were purchasing the property there was an issue with title. We went through the courts to clear up the clouds with that. That took a while and right when that was over the pandemic hit so we kind of hit pause for a little bit. That's why we're before you again so thanks for hearing us again. To add just a little bit to what Mr. Mosley said, at the time when we got the original request in we had a boundary survey but we didn't have a full topographic survey. So, once we got that and did the engineering we were able to size the pond and the pond took up a lot less space than we had originally estimated so we were able to get some more depth to the building. That's one of the main reasons for the change in the building depth. As you see it from the street the width will still be the same. Mr. Mosley showed the elevations there and we did move the office building part of it to the center of the building, but the look will be the

same as that rendering with that white painted brick and there's some stucco elements and glazing in the front. I'm here to answer any questions that you might have.

Chairman Cherry closed the public hearing.

*Mayor Fuller made a motion to grant conditional use approval with staff recommendations.
Mr. Hilyer seconded the motion.*

Mr. Silberman asked is the entire building two story? I'm looking at it and it looks like it's one story and then two story behind that hip part of the roof.

Jack Johnson stated it's an over and under so the way the topography of the land is, one side you'll be able to drive up and access the top floor and the other side you'll be able to access the bottom floor so there's no need for an elevator.

Ms. Cannon asked is it fenced?

Jack Johnson, Sr., Storage World, stated probably not, we're going more away from fences. There is a privacy fence between the property to the east of us, but their probably won't be a security fence. All the doors will have a keypad entry instead of a fence.

Ms. Cannon asked and does this follow our gateway building standards?

Mr. Mosley stated yes ma'am it does. The Gateway Corridors require the improved materials and you have materials that we have allowed before. The brick is definitely one, the glass with storefront windows are allowed, the EIFs is a simulated stucco and that is something that is generally approved although that is at the Commission's discretion. The entire frontage is required to meet the material requirements and then it's either 25 feet on the side or up to a quarter of the building is required to meet the side material, so it has to turn the corner with the materials and this does meet that requirement.

Ms. Cannon stated we typically have to approve that EIFs.

Mr. Mosley stated yes ma'am you do, it's a fairly common material. Especially as they use it here, they don't have it on the ground which is where we run into trouble with that because it can sometimes get water in it or it often can get beat up by weed eaters and things like that. As a material above the base its typically a pretty good material.

Ms. Cannon stated we just have one shot of getting this right for twenty years from now.

Mr. Mosley stated yes ma'am.

Ayes: Mayor Fuller, Cherry, Silberman, Councilman Lofton, Whatley, Cannon, Hilyer, and Lee.

Nays: None.

Abstention: None.

[This includes the August 24, 2021 PC Minutes]

Proposal [at August 23, 2022 PC meeting, Staff report]

This agenda item received conditional use approval at the August 2019 Planning Commission meeting. The approval was for a 98,400 square foot (sf) two-story climate controlled mini-warehouse building on 13.7 acres. A second storage building (one story, 25,875 sf) was also shown on the 2019 site plan as a future phase. The 2019 conditional use approval has expired, and the applicant received approval of a revised site plan on August 24, 2021 (minutes in italics in this report). The revised site plan conditional use request was approved on August 24, 2021, and the applicant is asking for a one-year extension on the approved plan from the August 24, 2021 Planning Commission Meeting.

The following is the August 24, 2021, report presented to the Planning Commission:

The applicant was able to reshape the detention pond, so more space is added to the rear yard. The extra yard space allowed for a longer building for more storage units. The two-story climate controlled mini-warehouse building is 67 feet longer than the 2019 storage building. In 2019 the building length was 293 feet long; now the building is 360 feet long. The width of the building, or the front wall width facing Samford Avenue, has not changed. The 2019 building width was 190 feet and the width today is 190 feet. In 2019, the total floor area of the two-story storage building, first and second floors, was 98,400 (sf); the total floor area today is 136,624 sf, an increase of 38,224 sf. The footprint of the two-story building today is 68,400 sf (1.57 acres) on a 13.7-acre parcel.

The future phase one-story storage building is also shown on the site plan. The building is 29,900 sf (130'x 230') with an estimated 190 storage units. The applicant said it will be several years before the building is constructed. At that time, the site plan will be revised so minimum parking spaces and landscaping are provided to meet requirements.

Minimum off-street parking requirements for a self-storage mini warehouse is one parking space per 10 storage unit; the site plan shows 100 parking spaces. The applicant said the size of storage units (5x10, 10x10, etc.) are driven by market demand and the applicant may be converting sizes of storage units to meet the customer's demand. The two-story building will have 970 storage units; 100 parking spaces are provided on the site plan. Minimum parking spaces are met for the two-story building.

The landscape plan meets minimum requirements concerning total points: 501 total points required, and 546 points obtained. A 15' parking lot buffer is added along Samford Avenue as required. A residential buffer is required along the Opelika Housing property line that touches this development; the landscaping shown is elm trees only; the buffer must consist of one of three options provided in the Landscape Regulations².

As described above, the 293-foot building length proposed in 2019 has changed to a building 360 feet long. The front elevation facing Samford Avenue is the same 190-foot width with the same exterior materials and store front windows as approved at the August 2019 meeting. Staff believes the building increase is minimal since the increase is in the rear yard area.

² 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.

The front elevation is shown below as presented at the 2019 meeting. The building front wall will be painted brick with glass store front windows. These windows will create the appearance of a storefront but will be completely opaque. The building will also have some breaks in the roofline which will cause it to appear as multiple buildings. This helps bring this very large building into better scale with the surrounding properties. In the rendering below it shows the storage office on the left side located within the gable front. Now, the office will be relocated to the middle of the building; The gable roof, wall sign, and canopy will be moved to the center of the building; the store front windows will be evenly distributed on each side of the gable roof.

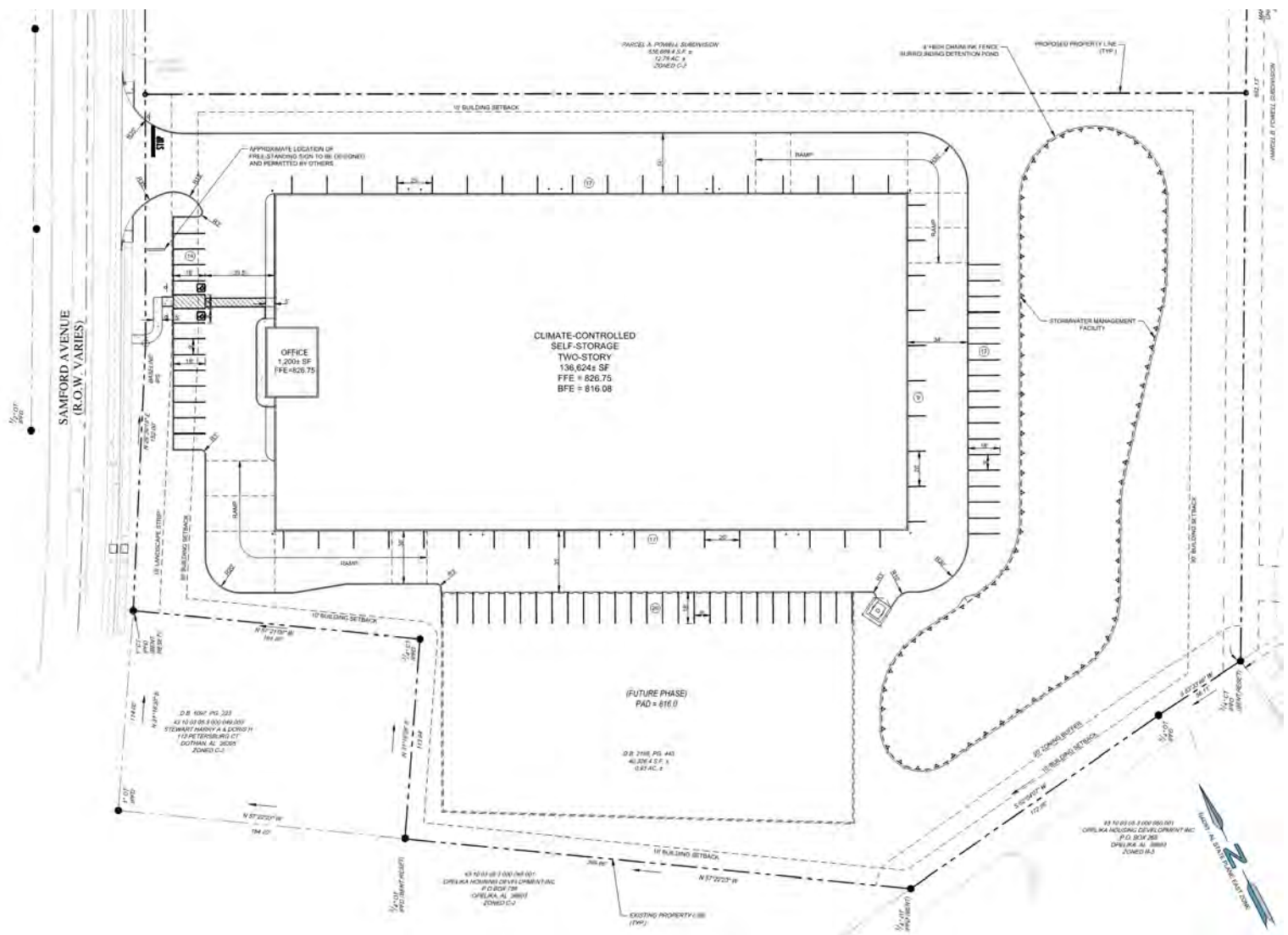
The side wall exterior material will consist of brick and EIFs extending 90 feet along each side wall to meet requirements; the brick and EIFs will start at the front corner of the building on both sides. Then, metal siding will be installed on the remainder (270 feet) of the side walls.



Recommendation:

Staff recommends approval subject to the following:

- 1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The applicant is aware of the easement and is preparing to relocate the easement.**
- 2. Approval for the future phase, one-story building requires the site plan revised so the minimum parking spaces and landscaping requirements are met.**
- 3. Revise the residential buffer along the adjacent Opelika Housing Development property to meet one of the residential buffer options as provided in Section IX Landscape Regulations.**



Above is Site Plan approved at August 2021 Planning Commission meeting and approval was extended to August 2022 meeting.

Recommendation [at August 22, 2023 PC meeting]

Staff recommends extending the conditional use approval to the August 2024 Planning Commission meeting – August 24, 2024. The following conditions are required concerning the site plan and landscape plan.

1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The applicant is aware of the easement and is preparing to relocate the easement.
2. Approval for the future phase, one-story building requires the site plan revised so the minimum parking spaces and landscaping requirements are met.
3. Revise the residential buffer along the adjacent Opelika Housing Development property

to meet one of the residential buffer options as provided in Section IX Landscape Regulations.

Engineering Department Report

The Engineering Department has no comments or concerns with this extension of the conditional use. The conditions from the previous approval still remain as a requirement.

Opelika Utilities Board Report

No comments or concerns with conditional use. Developer should note that due to elevation of this property, the available pressure for the water service to this development will be approximately 45-55 psi.

Opelika Power Services Report

This subdivision is inside the Opelika Power Services territory.

July 27, 2023

Mr. Matt Mosley
City of Opelika Planning Director
204 South 7th Street
Opelika, AL 36801

RE: CUP Extension Request
Jack Johnson – 300 Block Samford Avenue
Climate Controlled Mini-Warehouse Facility

Dr. Mr. Mosley:

As I have conveyed to you previously, we are now working with a national grocer developer to develop the remaining land at this property. We are under contract with them for this use. We intend to perform all sitework for both sites concurrently, which should begin Spring/Summer 2024. It is still our intent to develop this property as soon as possible. However, we will require an extension of the CUP approved in 2019.

Please let this letter serve as our formal request for extension, for a period of one year, starting from the current expiration date of August 24, 2023.

If you have any questions, or need anything further from us, please do not hesitate to contact us.

Sincerely,

STORAGE WORLD, INC.



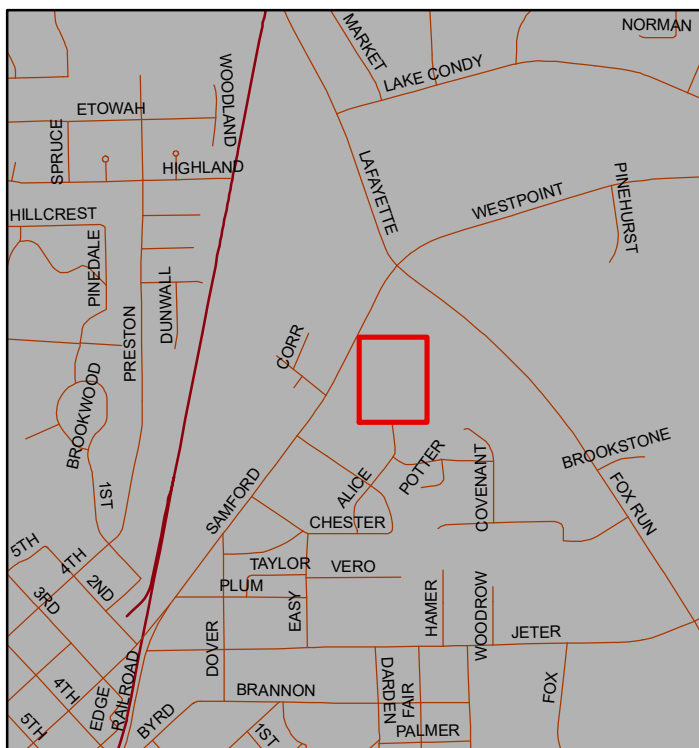
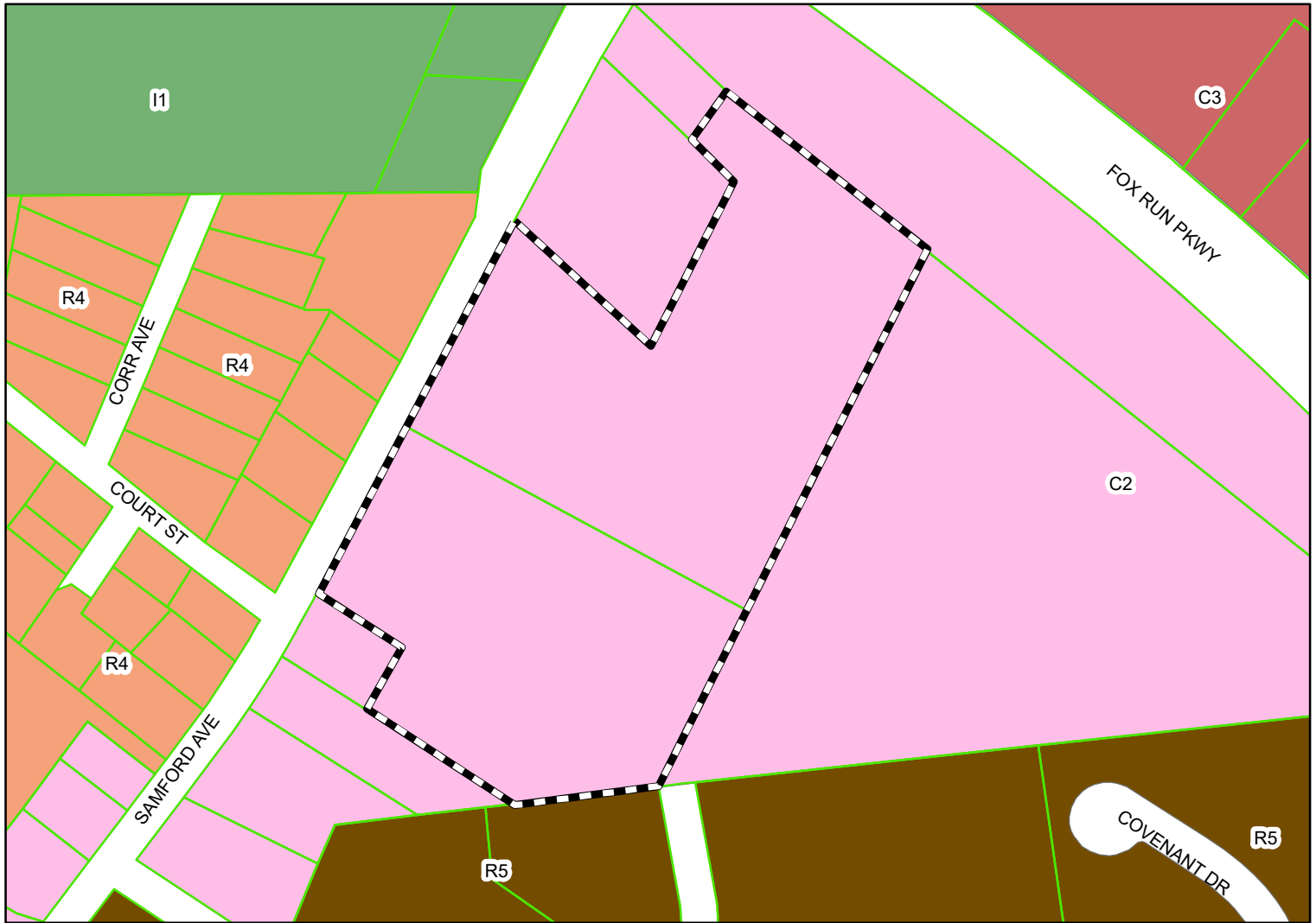
Paul Howard



CLIMATE CONTROL MINI-WAREHOUSE FACILITY

300 BLOCK SAMFORD AVENUE

CONDITIONAL USE, C-5



The applicant is requesting a one year extension for a conditional use approval beginning on August 24, 2023. The CU approval is for a 700+ unit self-storage facility. The subject property is in a C-2, GC-S zoning district.



Subject Property

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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-6

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.



**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.

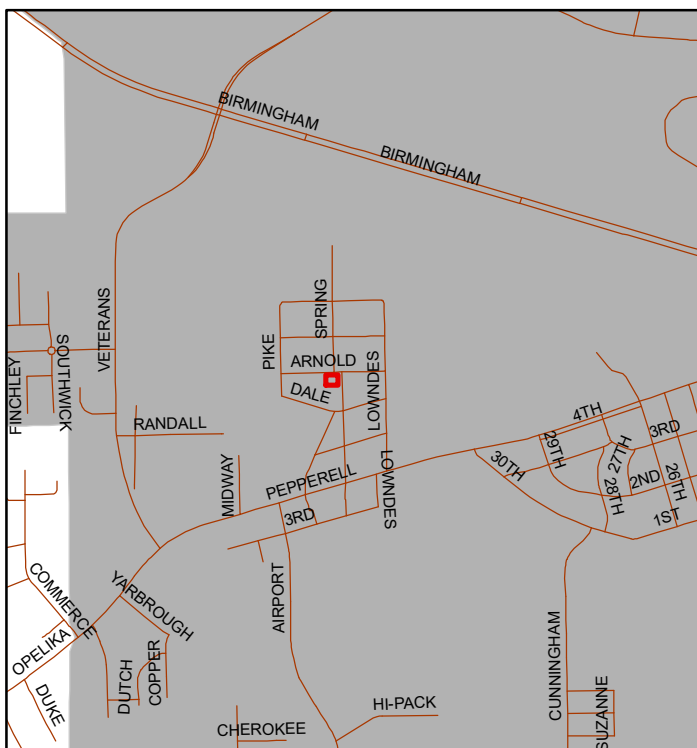
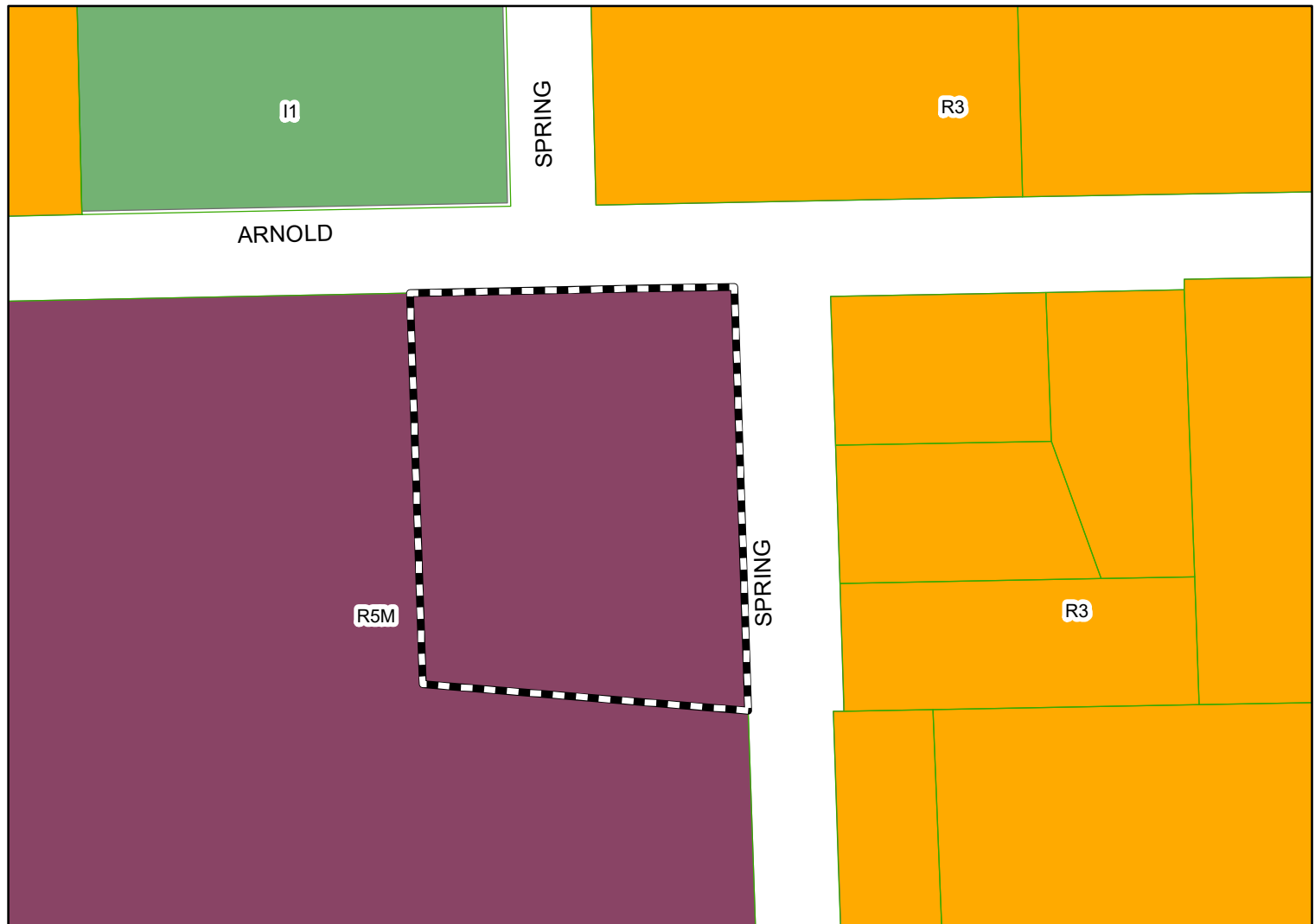
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) **Nick Howell**

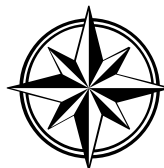
3-7-2023

DATE

SPRINGHILL HEIGHTS REDIVISION OF LOTS 53-58 SUBDIVISION SW CORNER OF ARNOLD AVENUE AND SPRING DRIVE FINALL APPROVAL, D-6



The applicant is requesting approval from 6 existing lots to 3 lots for single family homes. The property is located in a R-5M zoning district. This item was tabled at the July 25th PC meeting.

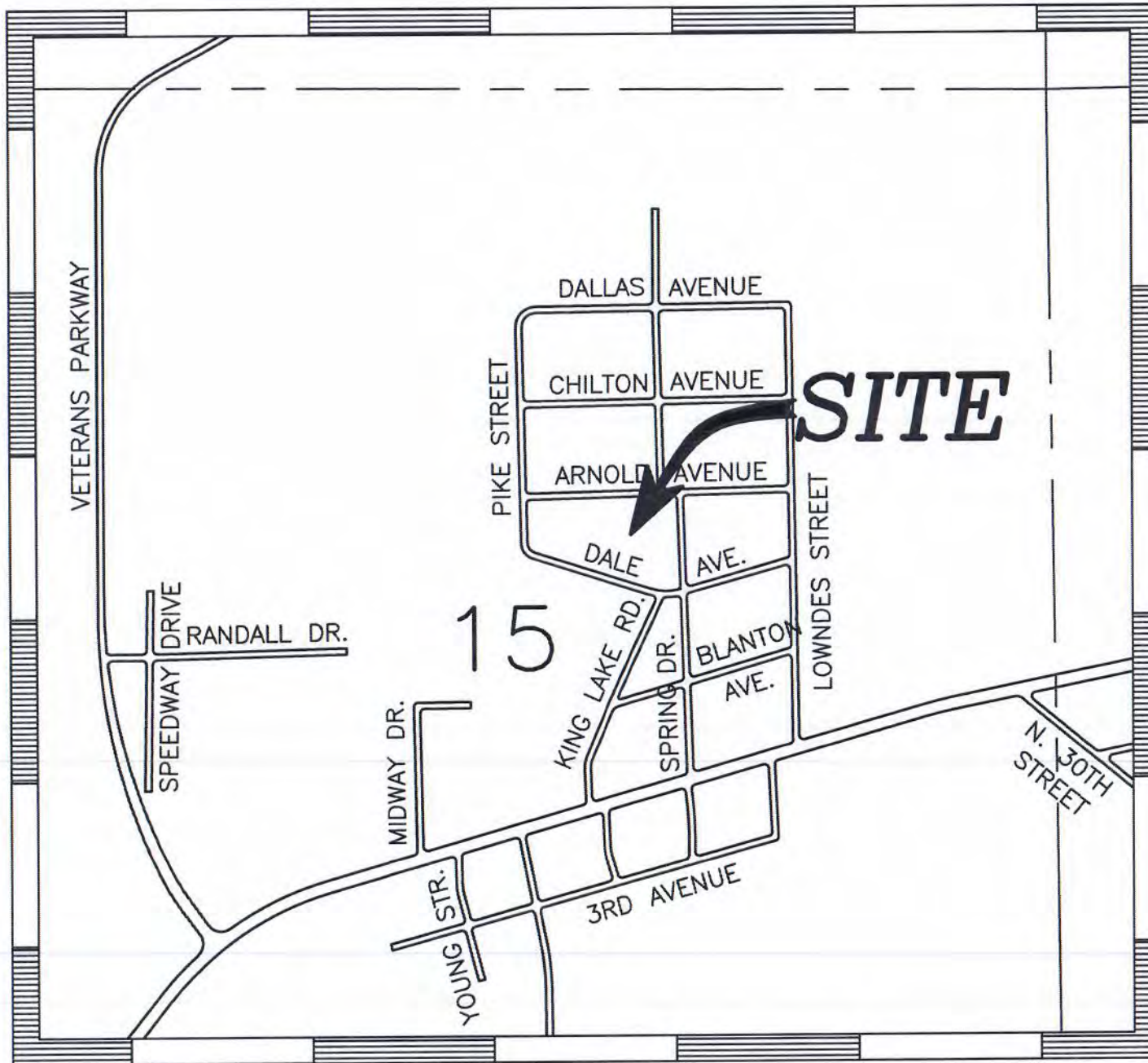


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VICINITY MAP

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:

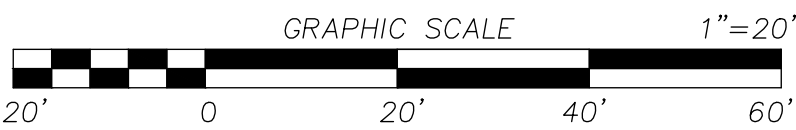
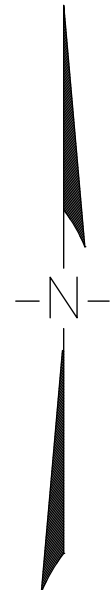
Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

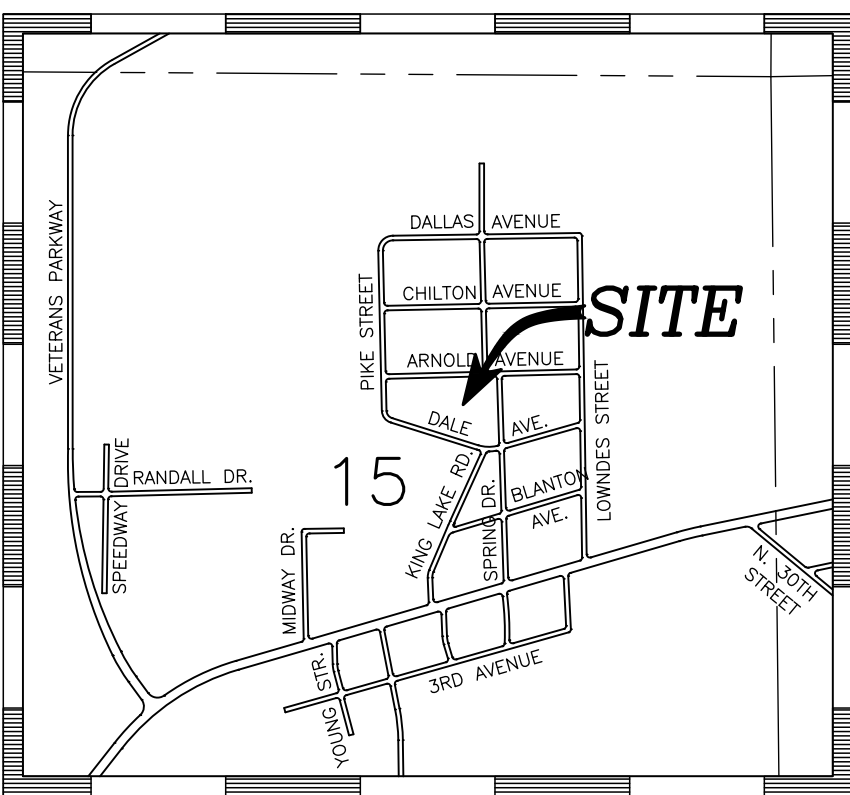
Public Works Director: _____ Date: _____

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
- - - = 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 Auburn, 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: August 22, 2023

Agenda Item #: E-7

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 residential 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 2.57 units per acre. This includes a variety of housing types including detached single-family and townhouse units.

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 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 and townhomes located at the intersection of Andrews Road and Anderson Road. The previous commercial component has been removed with the latest submission. The overall development has 507 residential units. The overall density is 2.57 units per acre.

The development has 342 traditional single family home lots. This would include a mix of large estate lots and 50-foot front and rear access lots. There are seven (7) 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 335 50-ft single family lots. The setbacks for these lots are:

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

The 50-ft single-family detached units are divided in type into front access (239 lots) and rear alley access lots (96 lots).

The master plans shows 165 townhome units. The site also includes three sections of townhome lots. There are 75 rear access townhouse units. There are 90 front access townhouse units. The applicant states in their narrative that these units would be designed with common parking to allow for “courtyard” open spaces.

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

Use	April Plan	July Plan	August Plan	Difference
Single-family	433	355	342	355
Estate Lots	0	6	7	1
40 ft lots	161	121	0	-121
50 ft lots	243	228	335	107
Townhouse	140	165	165	0
Total Units	544	520	507	-13
Commercial	0 acres	8.46 acres		-8.46 acres

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

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.

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 37% 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-buffer 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

Revised 8/7/2023

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 areas should meet the City's landscaping requirements. 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 lots from large estate lots to 50-foot detached lots and townhome lots. The development is located in a growing area of the city. As previously mentioned this plan responds to most of the concerns expressed by the Planning Commission and adjoining property owners. This includes removal of the commercial areas and 40-foot lots and larger lots along Andrews Road.

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 subject to the following conditions should be included:

- 1. Sidewalks shall be required on both sides of the street where they adjoin residential or amenity uses.**
- 2. All utilities shall be underground.**
- 3. Townhouse uses shall follow the landscape standards of the zoning ordinance.**
- 4. Gateway cladding standards shall apply.**
- 5. 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.**
- 6. Any solid fencing uses in bufferyards shall be located between the planted landscaping and the rear of the home.**

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: _____

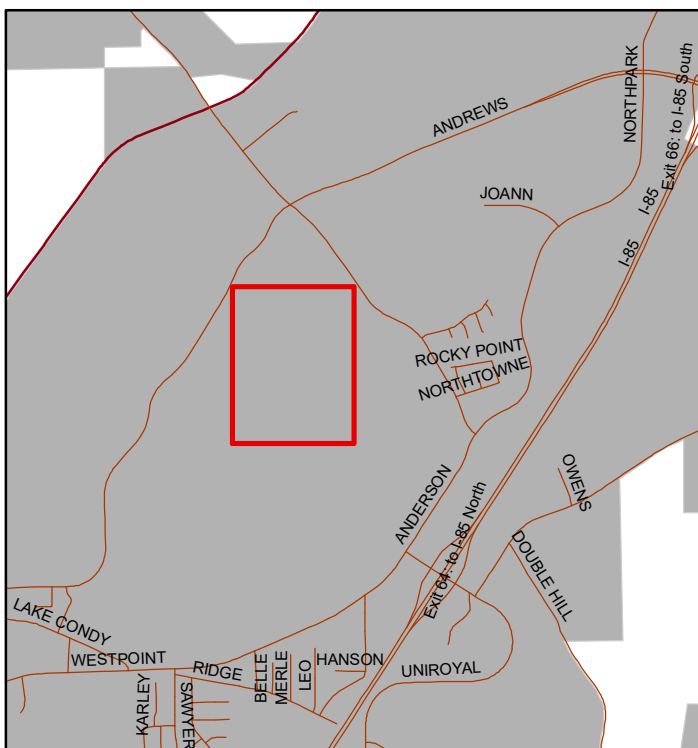
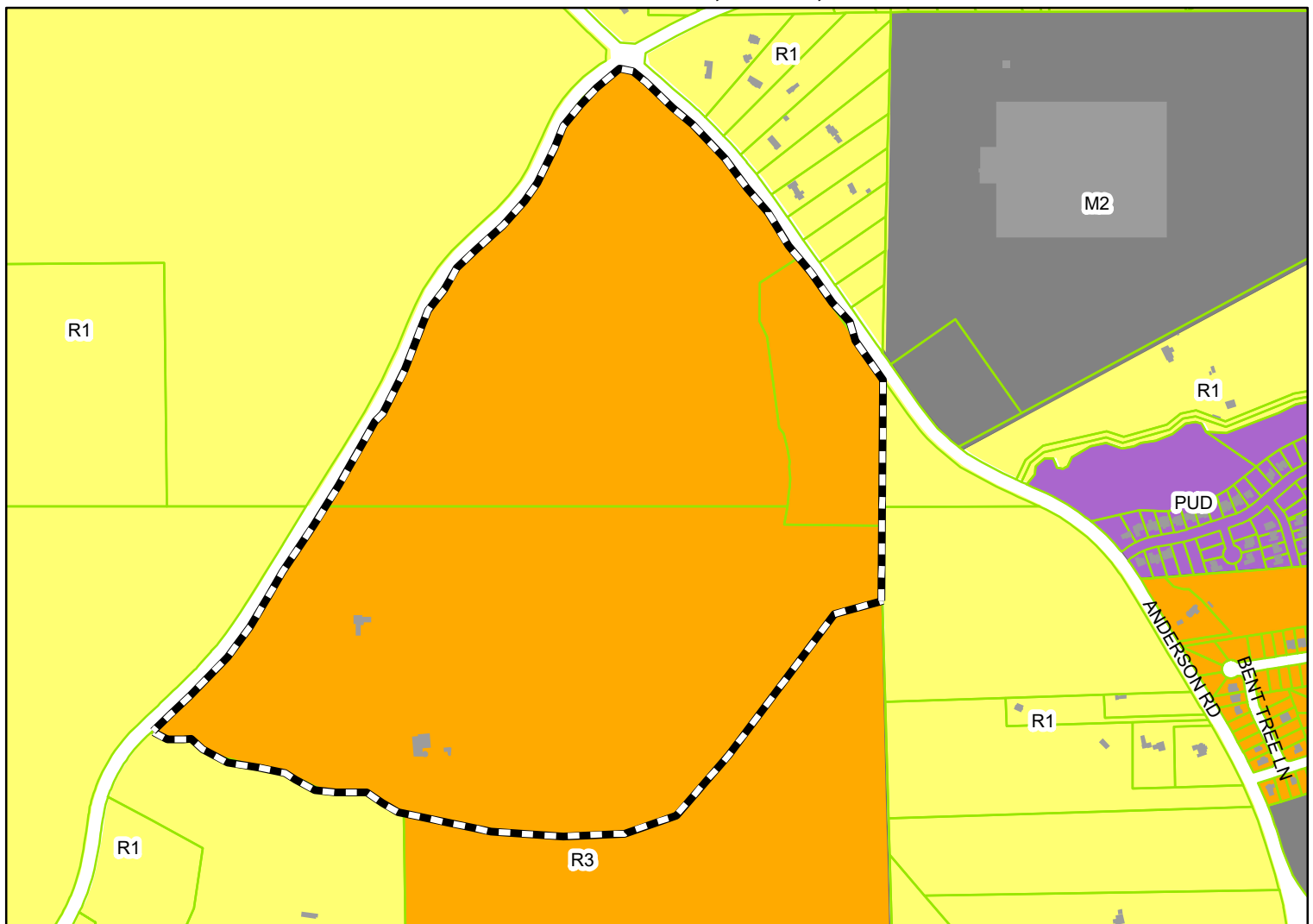
I hereby request my property located at (street address) 3400 Anderson Rd. Opelika, AL 36801,
Tax Map parcel number 43-03-08-28-0-000-006.015 & 43-03-08-33-0-000-001.000 be rezoned from
R3 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed
for the property, and the names 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

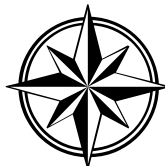
(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

DATE 3/28/23

EDGEFIELD FARM REZONING ANDERSON ROAD AND ANDREWS ROAD R-3 TO PUD, F-7a, 7b



The applicant is requesting to rezone 197 acres from a R-3 to a PUD zoning district. The development includes 404 single family home lots, 140 townhome lots, and amenity & open space areas. This item was tabled at the July 25th PC meeting.



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.

EDGEFIELD FARM



August 7, 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 and townhomes.

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 342 single-family lots, 165 townhome lots, amenity areas, open space areas and on-site detention. Of the 342 single-family lots, 7 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 50' 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 2.57 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.

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.



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

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:	197 Acres±
-Proposed Use:	Single Family Residential
-Current Zoning:	R3 - Low Density Residential
-Required Zoning:	PUD
-Typical Lot Size:	50' x 150', 25' x 150', 120' x 400'
-Total Number of Lots Proposed, 50':	335
-Total Number of Townhomes Proposed:	165
-Total Number of Estate Lots	7
-Total Area of Commercial	8.46
-Total Area of Open Space & Buffers	74.12 Acres±
-Total Number of Open Space/Det Lots:	4
-Total Number of Residential Lots:	507
-Total Number of Lots:	511
-Total Length of Streets:	18,115 LF±
-New Street Right of Way Width:	60 feet



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.
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3. Development Data:
- | | |
|---------------------------------------|-------------------------------------|
| -Total Property Area: | 197 Acres± |
| -Proposed Use: | Single Family Residential |
| -Current Zoning: | R3 - Low Density Residential |
| -Required Zoning: | PUD |
| -Typical Lot Size: | 50' x 150', 25' x 150', 120' x 400' |
| -Total Number of Lots Proposed, 50': | 335 |
| -Total Number of Townhomes Proposed: | 185 |
| -Total Number of Estate Lots: | 7 |
| -Total Area of Commercial: | 8.46 |
| -Total Area of Open Space & Buffers: | 74.12 Acres± |
| -Total Number of Open Space/Det Lots: | 4 |
| -Total Number of Residential Lots: | 507 |
| -Total Number of Lots: | 511 |
| -Total Length of Streets: | 18,115 LF± |
| -New Street Right of Way Width: | 60 feet |



- TOWNHOME
50' LOTS
ESTATE LOTS
COMMERCIAL