



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
September 5, 2023
TIME: 5:45 PM**

1. CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Opelika Wellness Clinic Update - Sutricia Johnson.
 2. Opelika Power Services Ordinances - Brent Poteet.
 3. Request to Advertise for PH - Rezoning, Andrews Road and Anderson Road, 197 Acres, from R-3 to PUD.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

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

MOBILE OUTREACH BUS

EAST ALABAMA MEDICAL CENTER & CITY OF OPELIKA

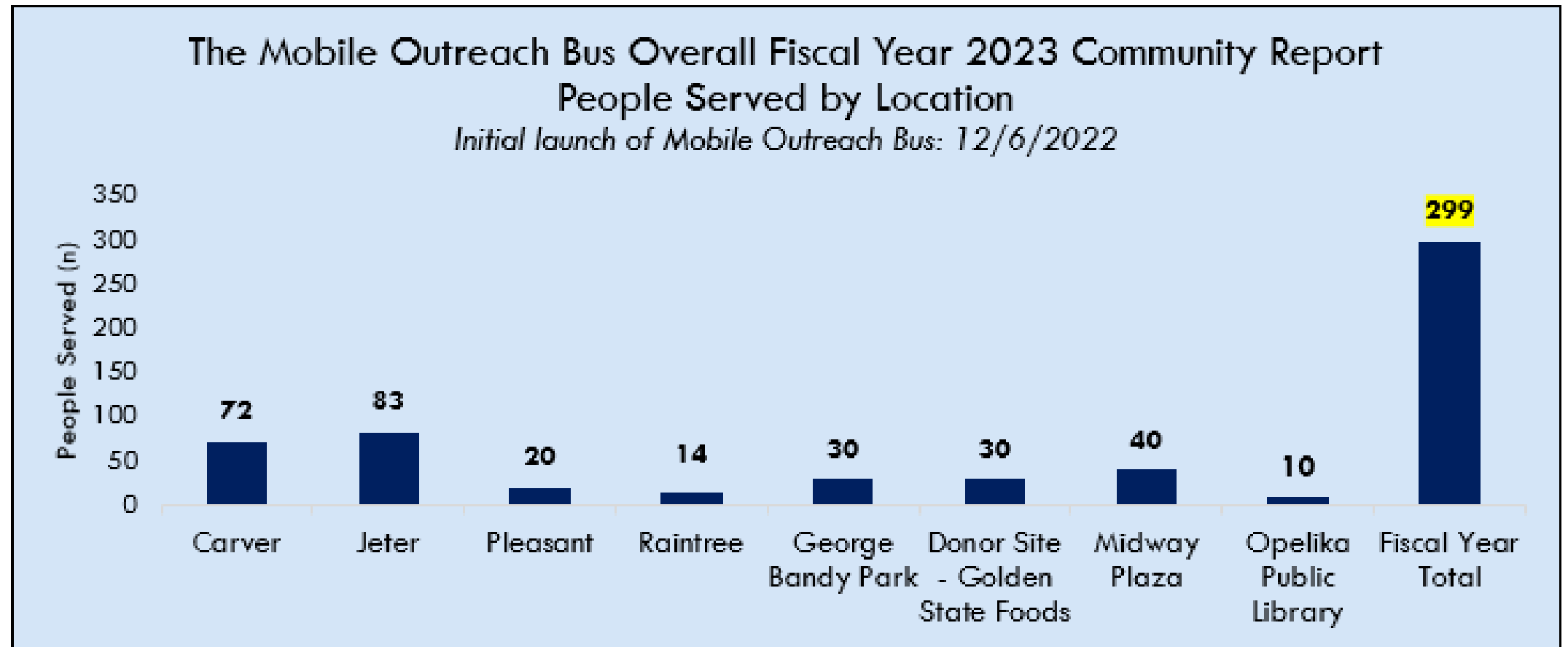


On the road to good health.

The information in this document is prepared & maintained for use by hospital Quality Assurance, Utilization Review, Peer Review and QAPI program activities pursuant to Sections 6-5-33, 22-21-8, and 34-24-58 of the code of Alabama 1975.

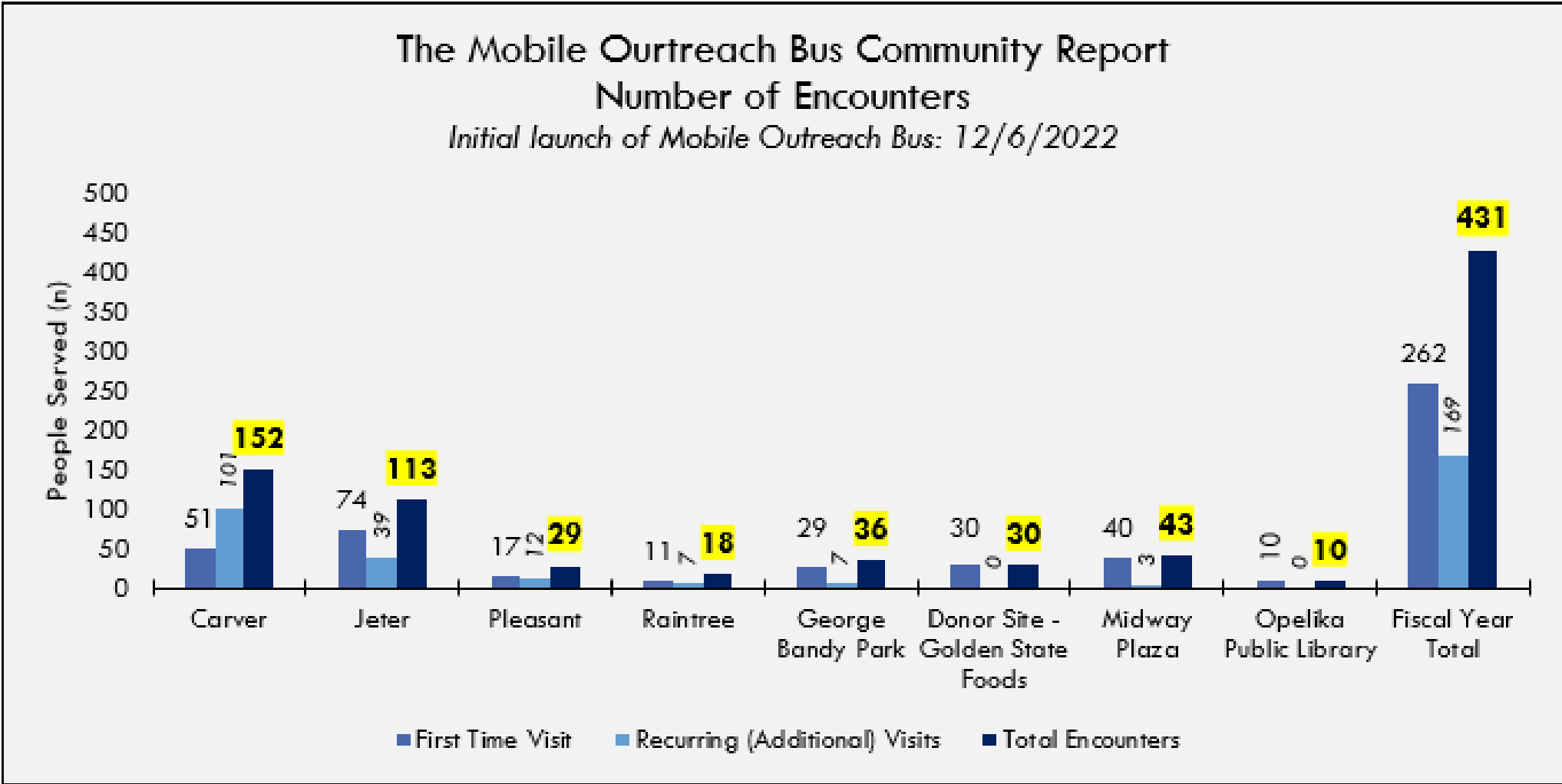
FY2023 COMMUNITIES SERVED DATA AS OF 8/25/2023

Overall – Number of People Served



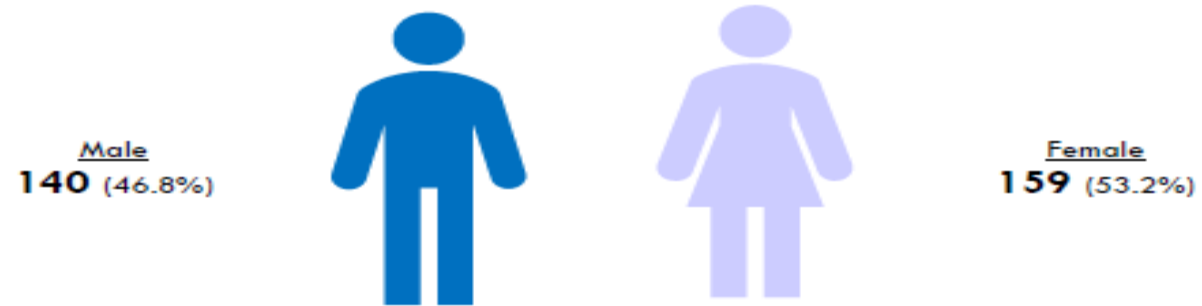
Note: Data excludes recurring visits

Encounters – First & Recurring Visits

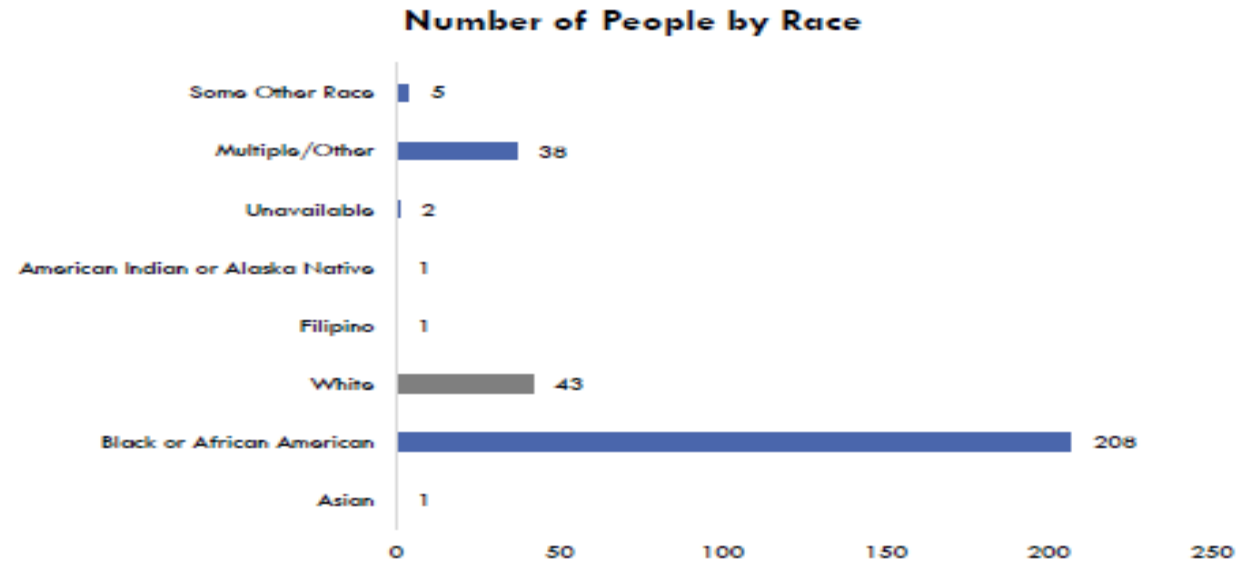


DEMOGRAPHICS HIGHLIGHTS AS OF 8/25/2023

Gender



Race



Total people with or without a primary care provider?

- **Overall Yes=147 (49%)**

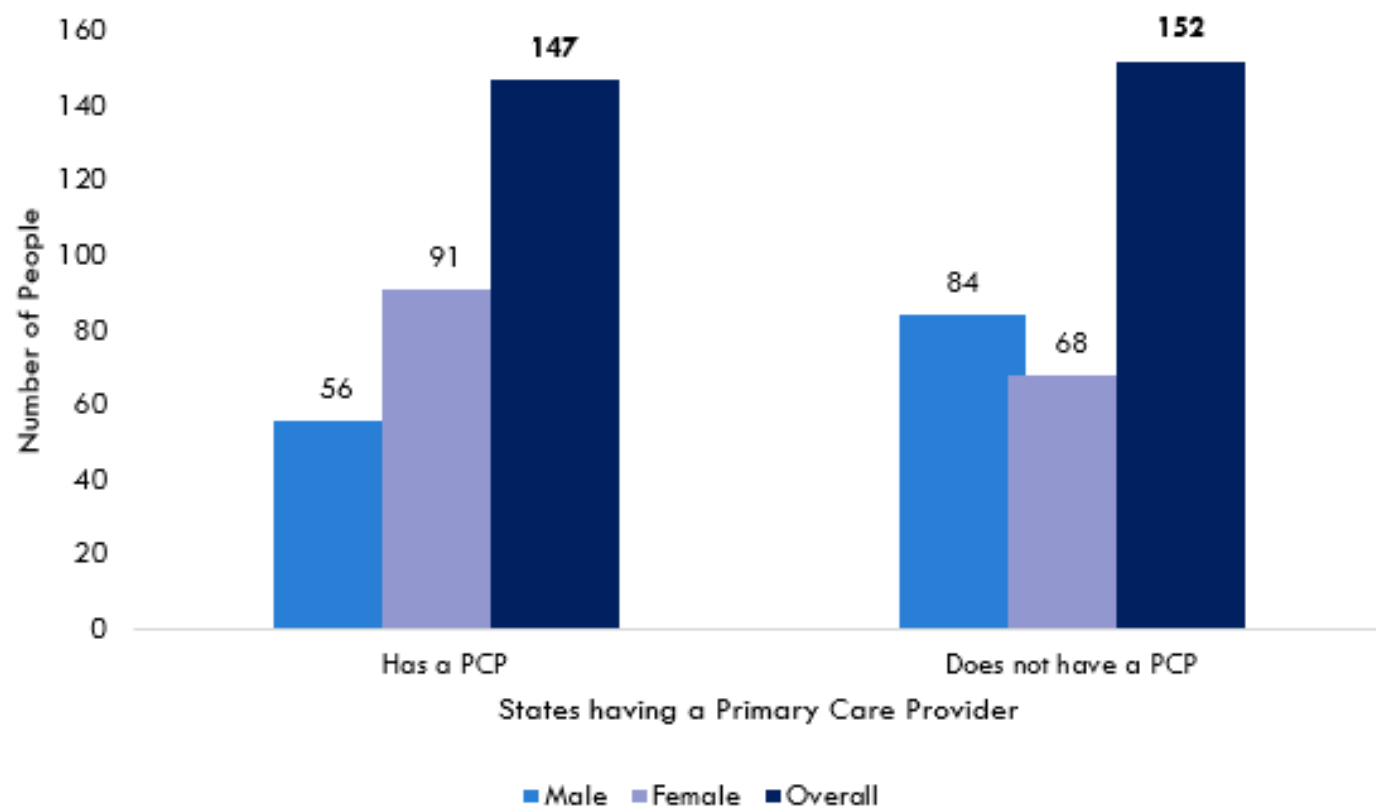
Male-Yes= 56

Female-Yes= 91

Overall No=152 (51%)

Male-No= 84

Female-No= 68

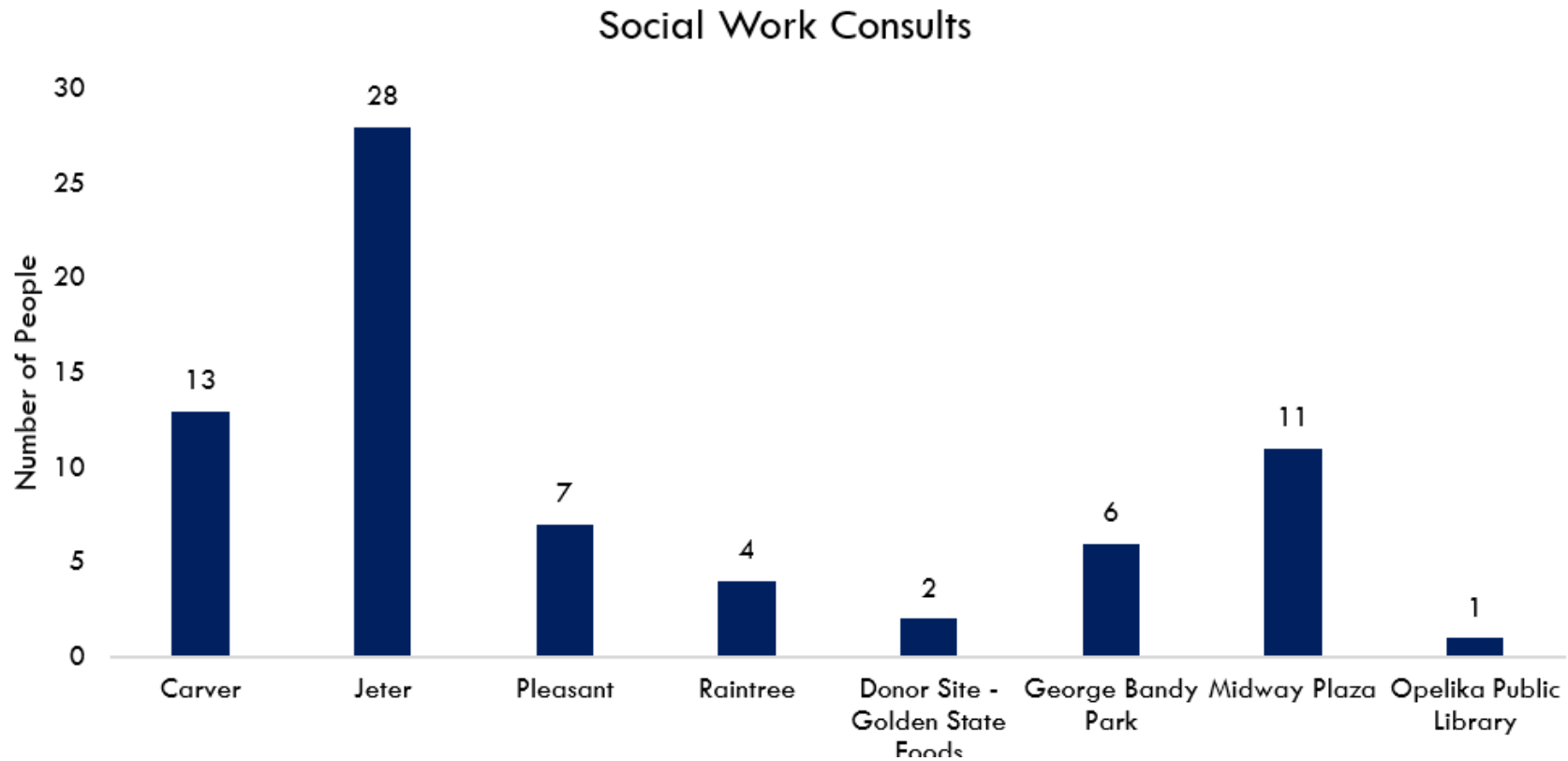


Note: Information collected at time of registration.

MOBILE OUTREACH BUS

EAST ALABAMA MEDICAL CENTER & CITY OF OPELIKA

Social Services Consults



MOBILE OUTREACH BUS

EAST ALABAMA MEDICAL CENTER & CITY OF OPELIKA

Residential Address

Alabama

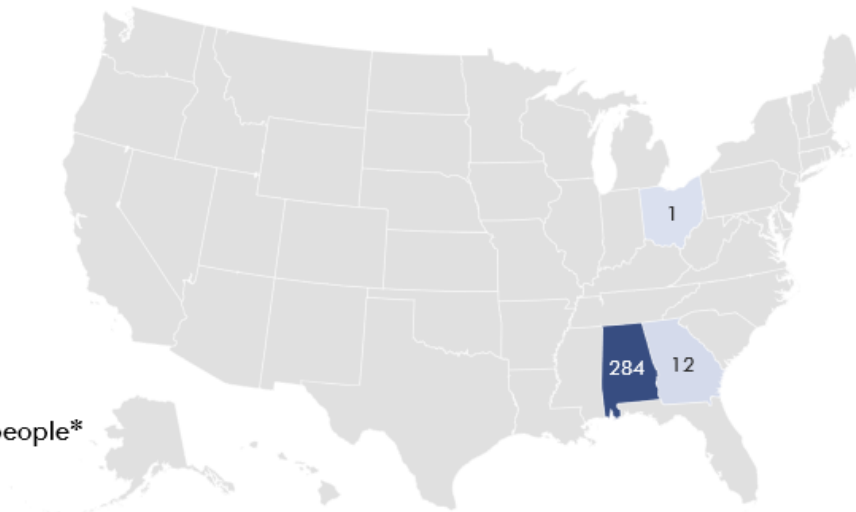
- Opelika = 194 people
- Auburn = 56 people
- Camp Hill = 3 people
- Dadeville = 3 people
- Lafayette = 6 people
- Lanett = 4 people
- Notasulga = 2 people
- Phenix City = 5 people
- Roanoke = 2 people
- Salem = 1 person
- Smiths Station = 2 people
- Tallassee = 2 people
- Tuskegee = 2 people
- Union Springs = 1 person
- Valley = 1 people
- Unidentified address = 2 people*

Georgia

- Columbus = 9 people
- Ellerslie = 1 person
- Lagrange = 1 person
- Midland = 1 person

Ohio

- Fairfield = 1



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SUCSESSES

- Building trust in the community
- Establishing community with medical practices
- Addressing social issues (transportation, food, shelter, etc.)
- Strong collaboration with local colleges

CHALLENGES

- Securing consistent funding
- Increase community participation
- Expanding services provided
- Expanding locations



Thank You



City of Opelika

Planning Commission Report

Action Requested: 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:

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-foot 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 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:

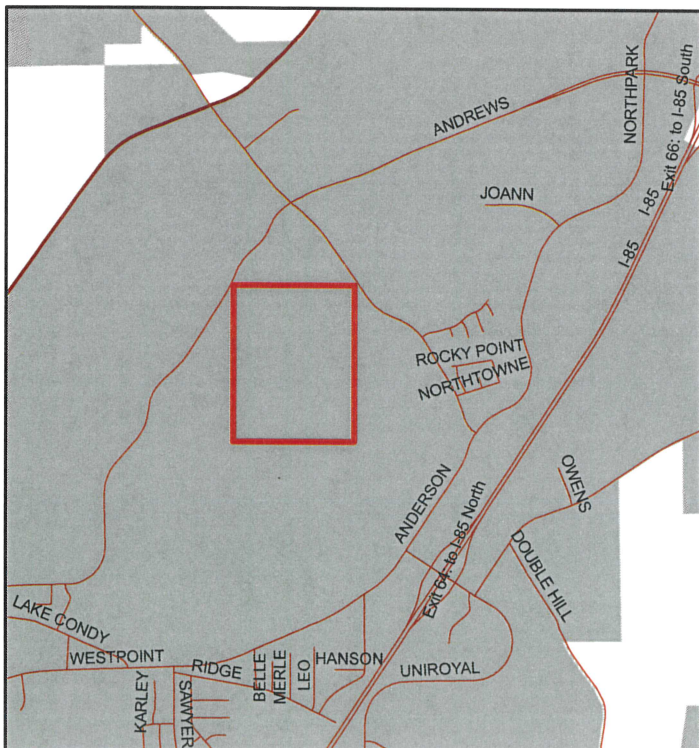
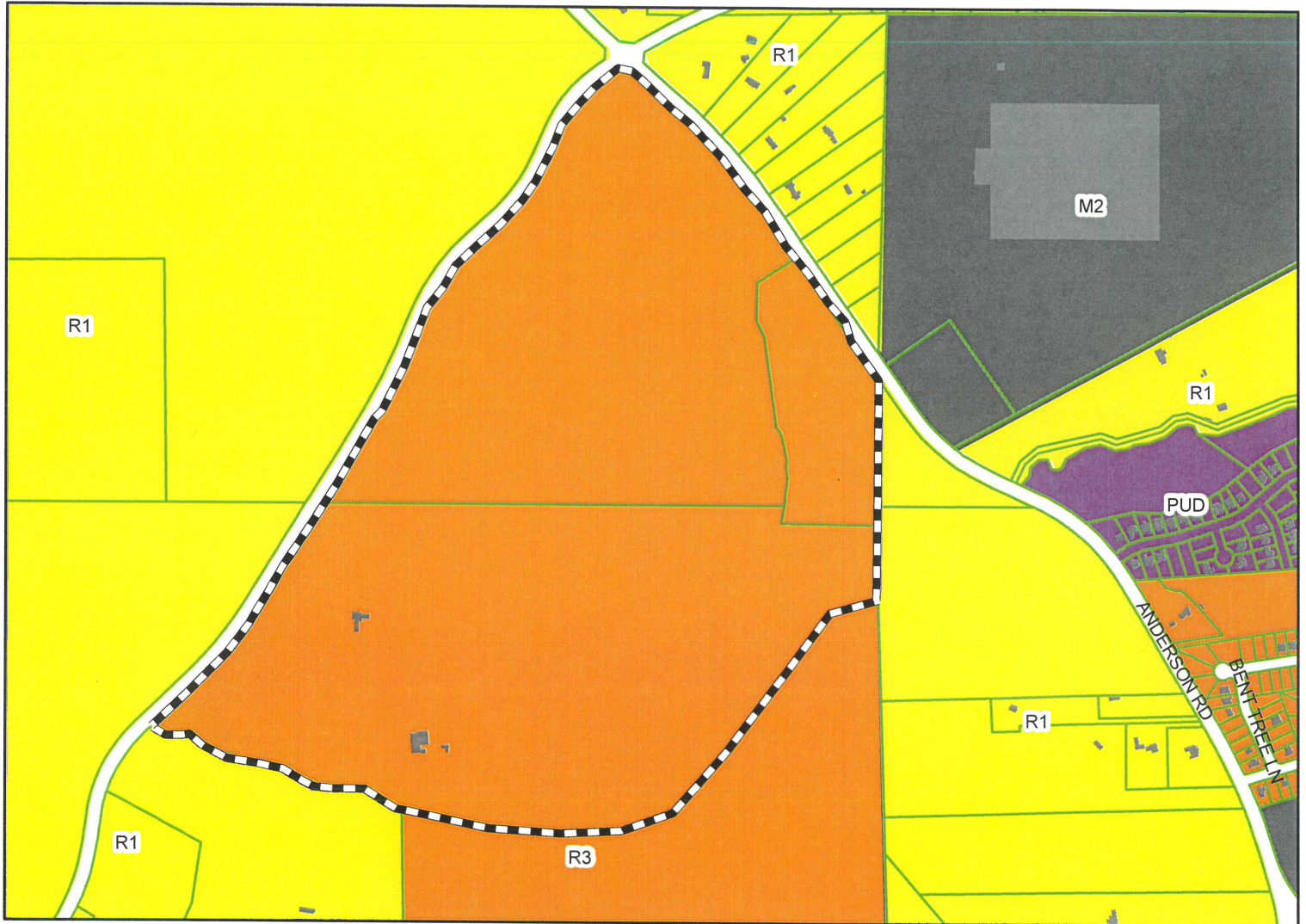
Staff believes that the general density is in line with previously approved developments that are adjoining. Staff believes that the proposal is consistent with the City's long range plans and recommends a positive recommendation to City Council subject to the following conditions should be included:

- 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.

At the August 22nd meeting, the Planning Commission voted 6 to 1 to send a positive recommendation to City Council to approve the rezoning from R-3 to PUD.

EDGEFIELD FARM REZONING ANDERSON ROAD AND ANDREWS ROAD R-3 TO PUD



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.



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:	R2 - 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:	8.48
-Total Area of Open Space & Buffers:	74.12 Acres
-Total Number of Open Space/Est. Lots:	4
-Total Number of Residential Lots:	507
-Total Number of Lots:	511
-Total Length of Streets:	18.115 LFs
-New Street Right of Way Width:	60 feet



PUD EXHIBIT EDGEFIELD FARM OPELIKA, LEE COUNTY, ALABAMA

NOTES

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-Required Zoning:	PUD
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-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/Chil. Lots:	4
-Total Number of Residential Lots:	507
-Total Number of Lots:	511
-Total Length of Sewals:	18,115 LF±
-New Street Right of Way Width:	60 feet



- TOWNHOME
- 50' LOTS
- ESTATE LOTS
- COMMERCIAL