

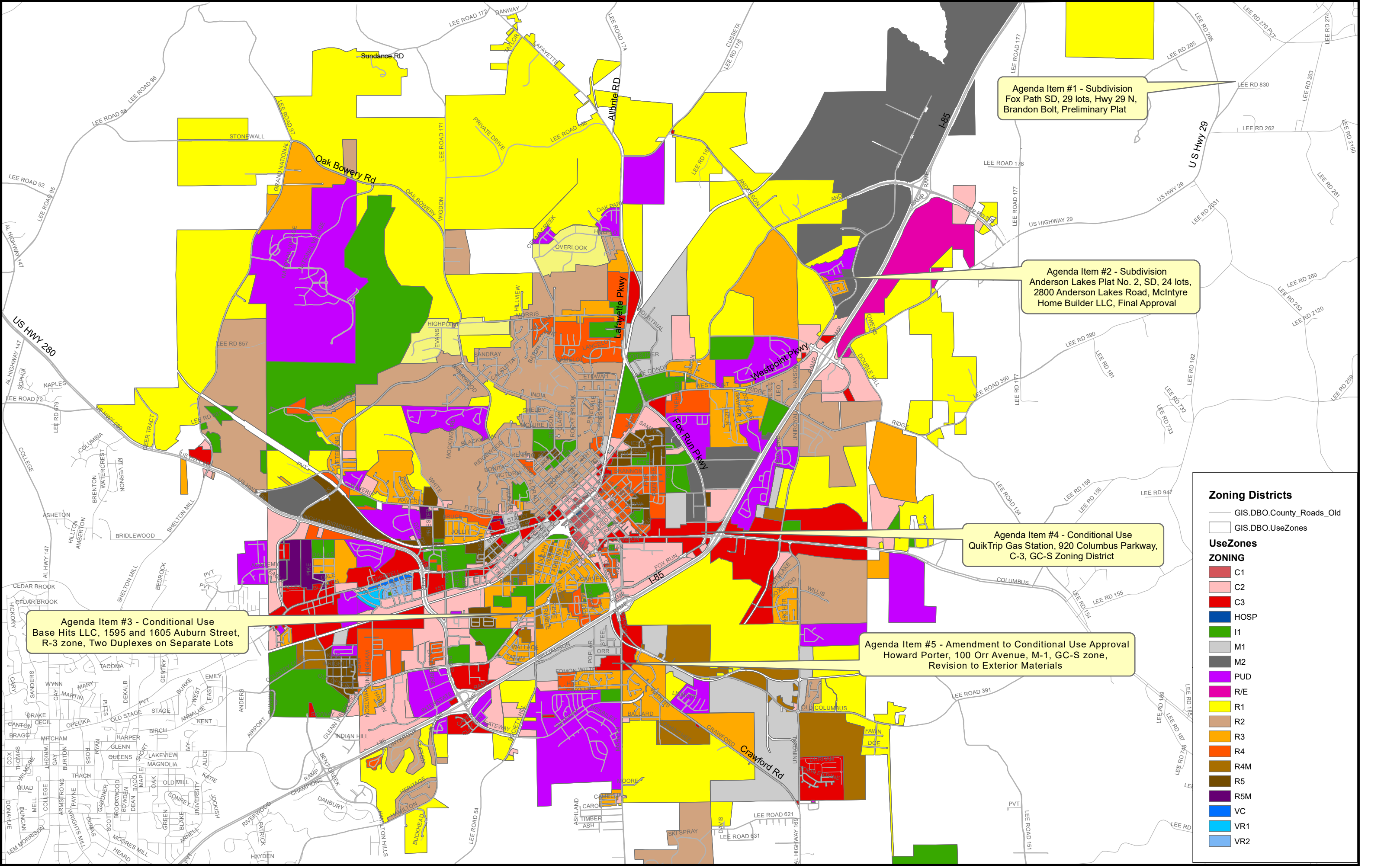


**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
September 26, 2023
TIME: 3:00 PM**

- 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. Fox Path Subdivision, 29 lots, Highway 29 North, Brandon Bolt, authorized representative for Edgar Hughston Builder, Inc., Preliminary Approval
 - B. **FINAL PLAT**
 2. Anderson Lakes Plat No. 2 SD, 24 lots, 2801 Anderson Road, Flowers & White Engineering, LLC, authorized representative for McIntyre Home Builder, LLC, Final Approval
 - C. **Conditional Use - Public Hearing**
 3. Base Hits LLC, property owners, 1595 and 1605 Auburn Street, R-3 zone, Duplex on each lot
 4. Foresite Group LLC and QuikTrip Corporation, authorized representative for Food Services of Tallahassee, Inc., 920 Columbus Parkway, C-3, GC-P, Gas station & convenience store
 - D. **Other Business**
 5. A request by Howard Porter, authorized representative for PFI, Ltd, property owner, concerning an amendment to the approved exterior building material on the 140,000 square foot warehouse (Bldg #3) at the corner of Marvyn Parkway & Orr Avenue. The distribution warehouse and manufacturing development was granted conditional use approval at the November 2020 Planning Commission meeting and at the May 2023 PC meeting an amendment was approved to add manufacturing and assembly uses.

"In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to

participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”





PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

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

The City of Opelika Planning Commission held its regular monthly meeting August 22, 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, Councilman George Allen, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Sheldon Whittelsey, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT: Mayor Gary Fuller and Dr. Arturo Menefee.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Claire Barber, Planning and Zoning Technician
Mr. Scott Parker, City Engineer

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

Approval of Planning Commission Minutes July 25, 2023

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

III. UPDATE ON PREVIOUS PC CASES

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

IV. NEW BUSINESS

A. PLAT (Preliminary Only) - Public Hearing

1. 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

Mr. Mosley presented the staff report to the Planning Commission for the Firefly Subdivision, Redivision of Lots 1 and 3, accessed from Highway 280 East. He stated that staff recommends preliminary 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.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that 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. He stated that water is available on the west side of the development along Columbus Pkwy/U.S. Hwy 280. He also stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Councilman Ward 1 Willie Allen

DISCUSSION: Mr. Sweatman asked if the speed limits would be lowered?

Mr. Parker stated that speed will naturally decrease with congestion and that speed limits are set by the percentage of the average speed. He noted that ALDOT will likely lower the speed limit eventually, but not immediately.

Mr. Walters asked where the turnaround would be?

Hayes Eiford, Holland Homes, stated that the U-turn will be on the far righthand side and that they are going to have to put in a deceleration lane there as well. He noted that they haven't applied for the other access yet.

Mr. Parker stated that these are public infrastructure roads and ALDOT has its own regulations. He stated that the approval for the access will be based on whatever ALDOT requires.

Hayes Eiford stated they are confident that their product will still sell even with this U-turn back into the city. He stated that they would love to have a full access, but after traffic studies and talking to ALDOT, it is not going to be safe for people to make a left turn out of there. He stated that they are very confident they will get an access permit from ALDOT and that for this entrance they believe it will be a right in, right out, with a curb in the median preventing a left turn and delineators so people can see that curb. He noted that they should have a preliminary access concept approval next week.

Mr. Whittelsey asked if they are requiring acceleration and deceleration lanes at both locations?

Hayes Eiford stated that this is only the access for this phase, and that they are requiring acceleration and deceleration lanes.

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

NAYS: None

ABSTAIN: None

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

Mr. Mosley presented the staff report to the Planning Commission for the Dickson Farms Subdivision, Phase 1, accessed from 3500 Anderson Road. He stated that staff recommends preliminary 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.

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



Chair Cannon opened the public hearing.

Vicki Clark, 3720 Anderson Road, stated that she was representing her parents, who live on the corner lot. She asked when the project was going to start so that her parents could be prepared for the changes that are coming?

Brett Basquin, Foresite Group LLC, stated that construction will start in spring.

Howard Galimore, 1705 Andrews Road, stated that he believed this number of homes in such a small area would cause problems with the roads and traffic. He stated that he felt this was not being built to help Opelika look good, but to make money. He stated that he felt the lots should be much larger.

Austin Hagan, 3607 Anderson Road, stated that he agreed with Howard Galimore. He also noted that he felt there was only entry level housing being developed in Opelika and that he felt there needed to be a mix of housing being developed. He asked where the access on Anderson Road was and if it would be directly across from their driveways?

Brett Basquin, stated that it is where Watasha Way aligns and is located at the high point for maximum visibility in both directions. He stated that he didn't know if it aligned with a residential driveway.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: John Sweatman

SECONDER: Councilman Ward 1 Willie Allen

DISCUSSION: Mr. Walters asked if the easements are private drives?

Mr. Mosley stated that there are private drives, which are roads that are installed by the developer and maintained by the Home Owners Association, and there are also access easements that will run along some of these properties and provide rear alley access. He stated that those are meant to be primary access for the homes, but not garbage trucks or firetrucks.

Mr. Walters asked if there is a limit to the size that requires an access out?

Mr. Mosley stated that generally, the lot length needs to be between 400 feet and 800 feet.

Mr. Walters asked if Dolly Avenue would be a public road?

Mr. Mosley stated yes.

Mr. Whittlesey asked if this plat approval was based on a PUD that had been approved months ago?

Mr. Mosley stated yes, the PUD was approved by City Council in June.

Mr. Whittlesey asked if what the Commission is approving had already been approved in the Master Plan?

Mr. Mosley stated that the applicant submitted a Master Development Plan that includes an overall layout and density. He noted that to start construction on any streets you must go through a preliminary platting process. He stated

that they are asking for approval to begin construction on these lots, roads, and infrastructure. He stated that if they get approval, they will submit construction plans to the City Engineer and Utilities and install the roads and utilities. He stated that they will then come back to Planning Commission for final plat and that if it is in compliance with what was shown on the preliminary plat, then the final plat would be approved. He stated that after the final plat was recorded they can start pulling building permits and begin construction on the individual homes.

Mr. Whittlesey asked if the small lots on Dolly Avenue would be rear access?

Mr. Mosley stated that the townhomes through there would be rear access, but none of those lots would have an individual driveway.

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

NAYS: Whatley

ABSTAIN: None

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

Mr. Mosley presented the staff report to the Planning Commission for the Dickson Farms Subdivision, Phase 2, accessed from 3500 Anderson Road. He stated that staff recommends preliminary 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).**

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: John Sweatman

SECONDER: Director Mike Hilyer

DISCUSSION: Chair Cannon asked why there was a variation in the size of the townhouses.

Brett Basquin, Foresite Group, stated that they have a couple of different product types for the townhouses depending on if they are front loaded or rear loaded. He noted that the ones that are accessed from the main street are wider than the rear alley access townhouses. He stated that these were outlined in the pattern book that was submitted with the PUD.

Chair Cannon asked if the front loaded ones would be a driveway and then another parking pad? She also asked how many there would be like that.

Brett Basquin stated that it would be a parking pad, a space, and then another parking pad. He noted that there would be 30 in this section like that. He stated that all of the ones in Phase 1 are rear alley and park in the back. He stated that Phase 2 has the ones in the middle that are front load, but that Lots 197-155 are rear alley access and you would be seeing the front of the homes not garages.

Chair Cannon asked about landscaping.

Brett Basquin stated that they will have one tree per lot and that all the open space will be landscaped as well.

Mr. Whittelsey asked how many points of access there were?

Brett Basquin stated that there is an entrance to the south where the boulevard is, an entrance where Prine Trail is, and the Phase 1 entrance off Andrews Road. He noted that there are three off of Andrews Road and one off Anderson Road now and there will be a future one. He noted that based on the neighbors' feedback, they limited the number of accesses off Anderson Road because there are fewer driveways on Andrews Road.

Mr. Whittelsey asked if there were any plans to create turning lanes?

Mr. Parker stated that they did a traffic study for this proposal and both of these roads have about 750 cars a day. He stated that this would add a couple hundred cars a day. He stated that at this location it doesn't reach the count that requires turn lanes. He noted that they do anticipate the construction traffic and additional traffic affecting these roads and will lead to improvements in infrastructure after construction. He stated that the request

for the first phase is to give the City some right of way for a potential intersection improvement, but right now it isn't required or warranted.

Mr. Whittelsey asked why Deann Drive turned into a private easement?

Brett Basquin stated that Deann Drive will probably end up being a private street because the HOA owns, maintains, and landscapes the yards, streets, and sidewalks.

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

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.

Councilman Allen left the meeting at 3:53 p.m.

Mr. Mosley presented the staff report to the Planning Commission for the annexation request accessed at 2822 Old Columbus Road. He stated that staff recommends the Planning Commission send a positive recommendation to City Council to annex the 5.2 acres and zone the property R-1.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

RESULT: Passed
MOVER: Director Mike Hilyer
SECONDER: Sheldon Whittelsey
AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Sweatman
NAYS: None
ABSTAIN: None

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.

Mr. Mosley presented the staff report to the Planning Commission for a conditional use extension request accessed at the 300 block of Samford Avenue. He stated that 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.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to extend the conditional use approval to the August 2024 Planning Commission meeting with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	John Sweatman
DISCUSSION:	Mr. Sweatman asked if there was a limit to the amount of times a Conditional Use could get an extension?
	Mr. Mosley stated that there was not, but that when someone comes back with a Conditional Use extension, staff reviews it to make sure that there have not been any zone changes that would cause a change in the staff recommendation.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Sweatman
NAYS:	None
ABSTAIN:	None

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)*

Mike Maher, the authorized applicant, stated that he would like to withdraw this item.

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)*

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. 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.**

Mr. Parker provided the reports for 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. 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 noted that this subdivision is outside of the Opelika Power Services territory.

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

Bill Goree, 3313 Anderson Road, stated that he felt the entrance should be moved to in front of JoAnn and requested that the entrance be kept away from them. He stated that he has 7 estate houses in front of his house and that three of the driveways open up on property he owns. He stated that he believes the City has done great work at Exit 64, but that when you get to the red light you will see the back of this development and it will be the first impression people have of Opelika. He requested the developer and the commissioners meet with the adjacent property owners to discuss this item.

Keith Singleton, 1740 Andrews Road, stated that he agreed with Bill Goree. He noted that he was glad the commercial was removed, but that he was concerned about the traffic and trash. He stated that he hopes to move.

Blake Rice, Barrett-Simpson, stated that at the last Planning Commission meeting the main concern was the commercial and the 40 foot lots. He stated that both of those items had been removed and he didn't understand why having lots on Anderson Road that are the same size as the surrounding property didn't help. He noted that the project originally had townhomes fronting there. He noted that these lots are not going to be mass graded and will be more traditional neighborhood lots.

Chair Cannon closed the public hearing.

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

RESULT: Passed
MOVER: Director Mike Hilyer
SECONDER: John Sweatman
AYES: Chair Cannon, Walters, Whittelsey, Director Hilyer, Sweatman
NAYS: Whatley
ABSTAIN: None

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

RESULT: Passed
MOVER: John Sweatman
SECONDER: Director Mike Hilyer
DISCUSSION: Chair Cannon asked if the parking was in the front or the back for the townhouses?

Mr. Mosley stated that the central ones are rear loaded and the others will have a common parking area.

Chair Cannon asked if it would be on street parking or a parking lot?

Mr. Mosley stated that there would not be parking directly in front of the house.
AYES: Walters, Whittelsey, Director Hilyer, Sweatman
NAYS: Chair Cannon, Whatley
ABSTAIN: None

VII. ADJOURN

Motion to adjourn at 4:19 p.m.

RESULT: Passed
MOVER: John Sweatman
SECONDER: Jay Walters
AYES: Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Sweatman
NAYS: None
ABSTAIN: None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

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

REVISED PLAT

Meeting Date: September 26, 2023

Subdivision: Fox Path Subdivision

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: U.S. Hwy 29

Property Owner(s): Edgar Hughston Builders, Inc.
Brandon Bolt of Bolt Engineering Inc. (Representative)

Current Land Use: Undeveloped

Current Zoning: PJ (Planning Jurisdiction)

Flood Zone: None shown.

Staff Comments:

A similar preliminary plat was tabled and then withdrawn by the applicant in 2022. The applicant is requesting preliminary plat approval for a 29-lot subdivision. This residential subdivision is in the Planning Jurisdiction. The lots range from 19,240 square feet to 6.04 acres. The total area is 33.25 acres, including new rights-of-way and roadways. The minimum lot standards of R-2 shall apply; this includes a minimum of 15,000 sf lots and 80 ft lot width. Ensure the minimum lot widths are met on all the lots. These lots mostly meet the minimum requirements for a subdivision in the Planning Jurisdiction.

Planning staff recommends preliminary approval subject to the following:

- 1. Correct the minimum lot width to be 80 ft in the table and on lots (13 and 14).**
 - 2. Easements shown are not labeled nor is the width given.**
 - 3. There is no legend.**
 - 4. The certificates for the Opelika officials need to be included.**
-

From: Kendall Andrews <KAndrews@leeco.us>

Sent: Tuesday, September 12, 2023 4:10 PM

We do not approve preliminary plats with new infrastructure without a set of construction plans. I do have a couple of comments for this layout however:

- The detention ponds must be split among adjacent lots. They cannot be on stand alone lots.
- Remove the County Commission certificate
- Add the Lee County Planning Commission certificate (attached)
- Lots 19 & 20 will have to have a shared driveway. Show this on the plat
- We will need access approval from ALDOT



Kendall Andrews, P.E.
Assistant Engineer I
P: (334) 737 – 7011 / F: (334) 745 – 6994
www.Leeco.us

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 to US 29.

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

Opelika Utilities Board Report

This development is in Beulah Utilities District service area.

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: 9/5/23PC MEETING: 9/26/23

SITE ADDRESS: 0 US HWY 29 N

PROPERTY OWNER: EDGAR HUGHSTON BUILDER, INC.

APPLICANT/AUTHORIZED REPRESENTATIVE: BRANDON BOLT

MAILING ADDRESS: 400 2nd AVENUE, OPELIKA, AL 36801

PHONE NUMBER: (334) 744-4016 **FAX NUMBER:** _____

EMAIL ADDRESS: _____

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATIONSubdivision Name: FOX PATHNumber of Lots: 29 x \$3.00 = \$ 87Current Land Use: VACANTNumber of APO: 15 x \$6.74 = \$ 101.10
(Adjacent Property Owners)Current Zoning: RURAL CENTER DISTRICT (BEAT 13)Fee: \$75.00

Proposed use of the Subdivision: _____

TOTAL = \$263.10

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

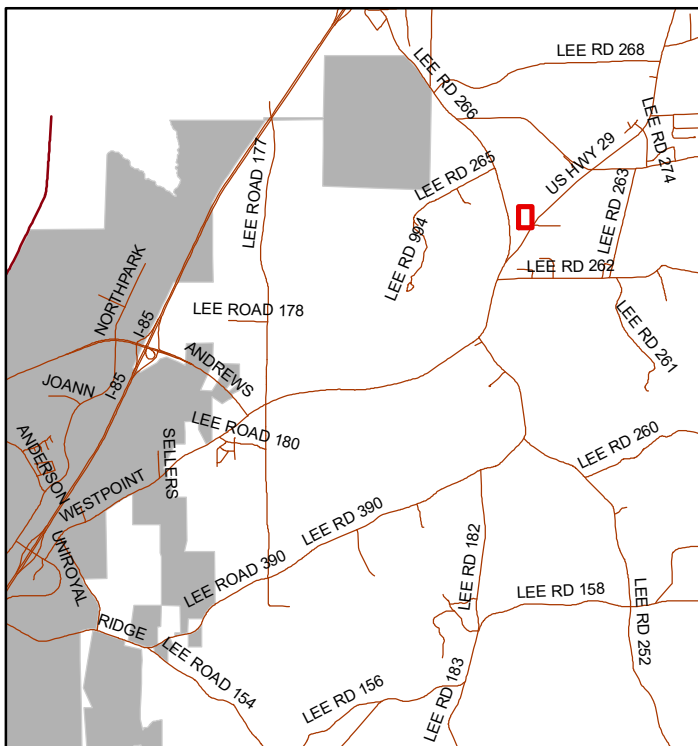
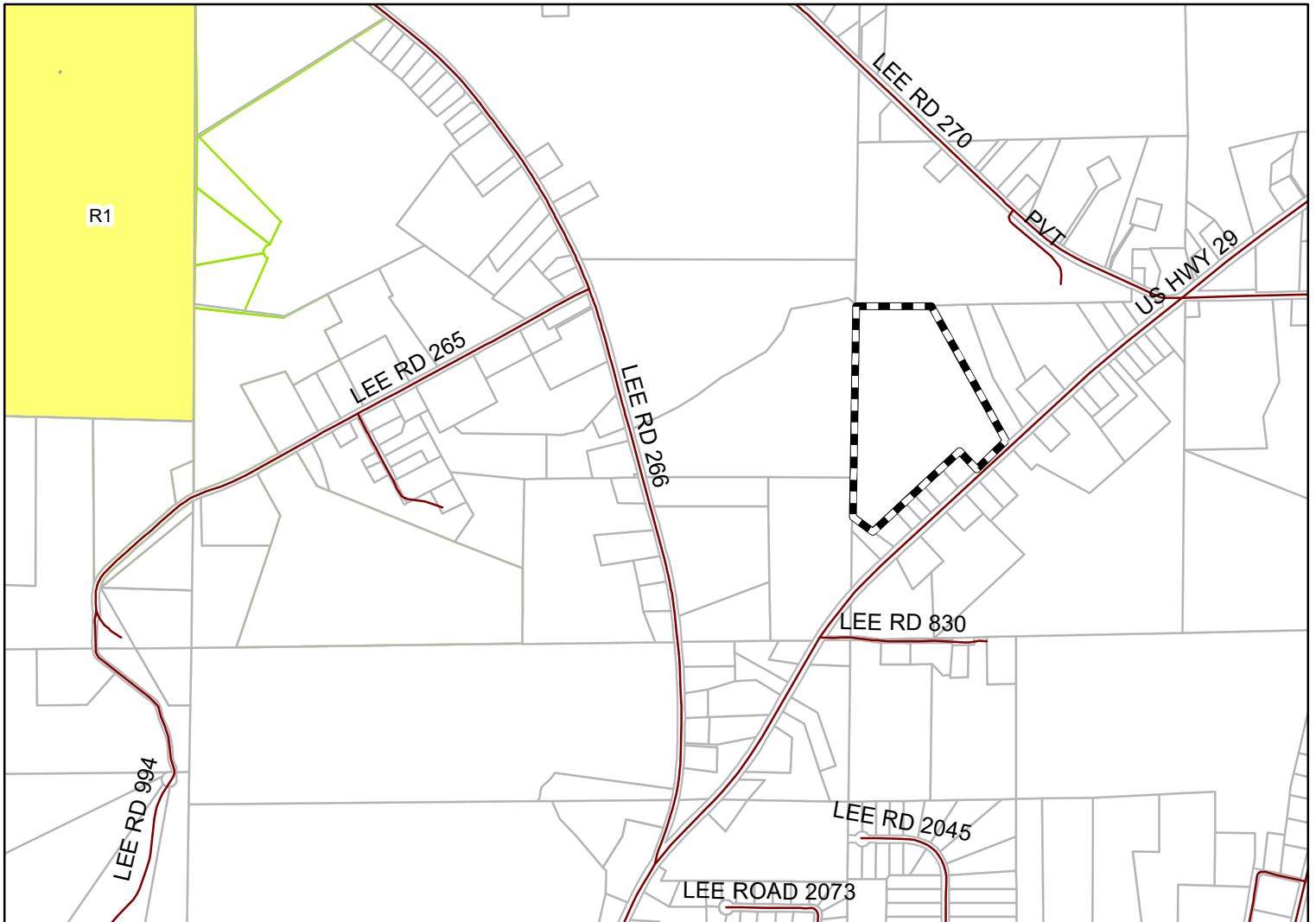
PAID \$263.10 -ck# 1308-

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

Brandon Bolt(PRINT NAME) BRANDON BOLTDATE 9/5/23

FOX PATH SUBDIVISION HIGHWAY 29 NORTH PRELIMINARY APPROVAL, A-1



The applicant is requesting preliminary approval for 27 single family home lots on Highway 29 North outside the City limits. The lots range in size from 19,240 sf to 69,235 sf. Two lots are reserved for storm water management.



Subject Property

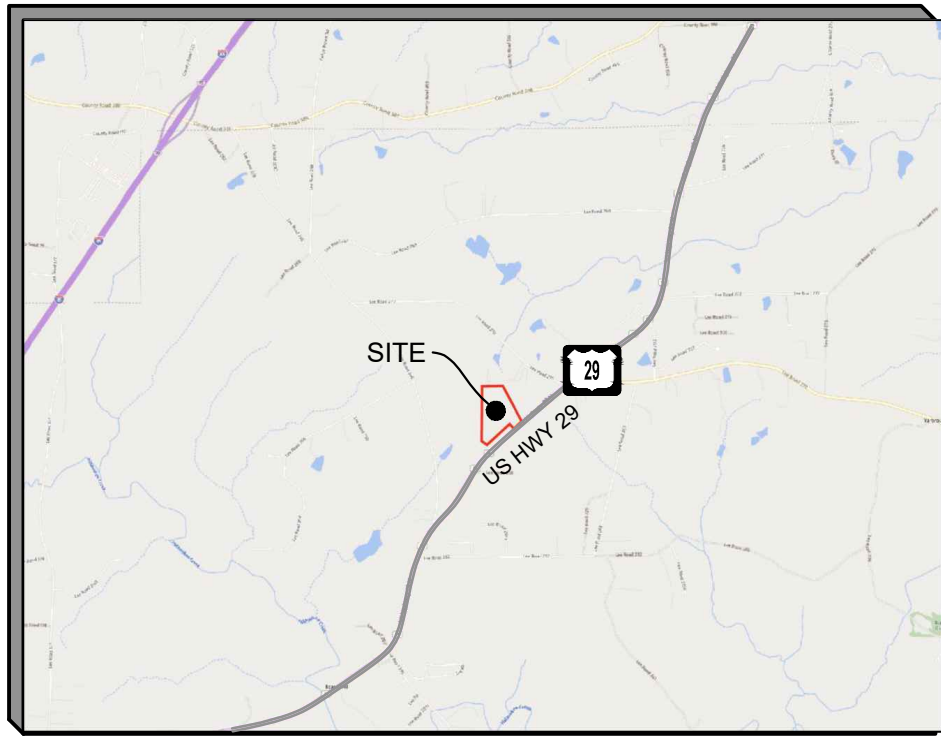
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
1	43287.50	0.99
2	19239.32	0.44
3	23881.35	0.55
4	32483.22	0.75
5	23835.53	0.55
6	23842.93	0.55
7	69236.52	1.59
8	51981.92	1.19
9	40190.62	0.92
10	20722.13	0.48
11	23211.41	0.53
12	263120.75	6.04
13	27180.00	0.62
14	27180.00	0.62
15	34100.16	0.78
16	60537.78	1.39
17	46009.33	1.06
19	64134.66	1.47
22	25440.59	0.58
23	24360.89	0.56
24	24190.44	0.56
25	24190.44	0.56
26	24190.44	0.56
27	24190.44	0.56
28	24190.44	0.56
29	43287.50	0.99

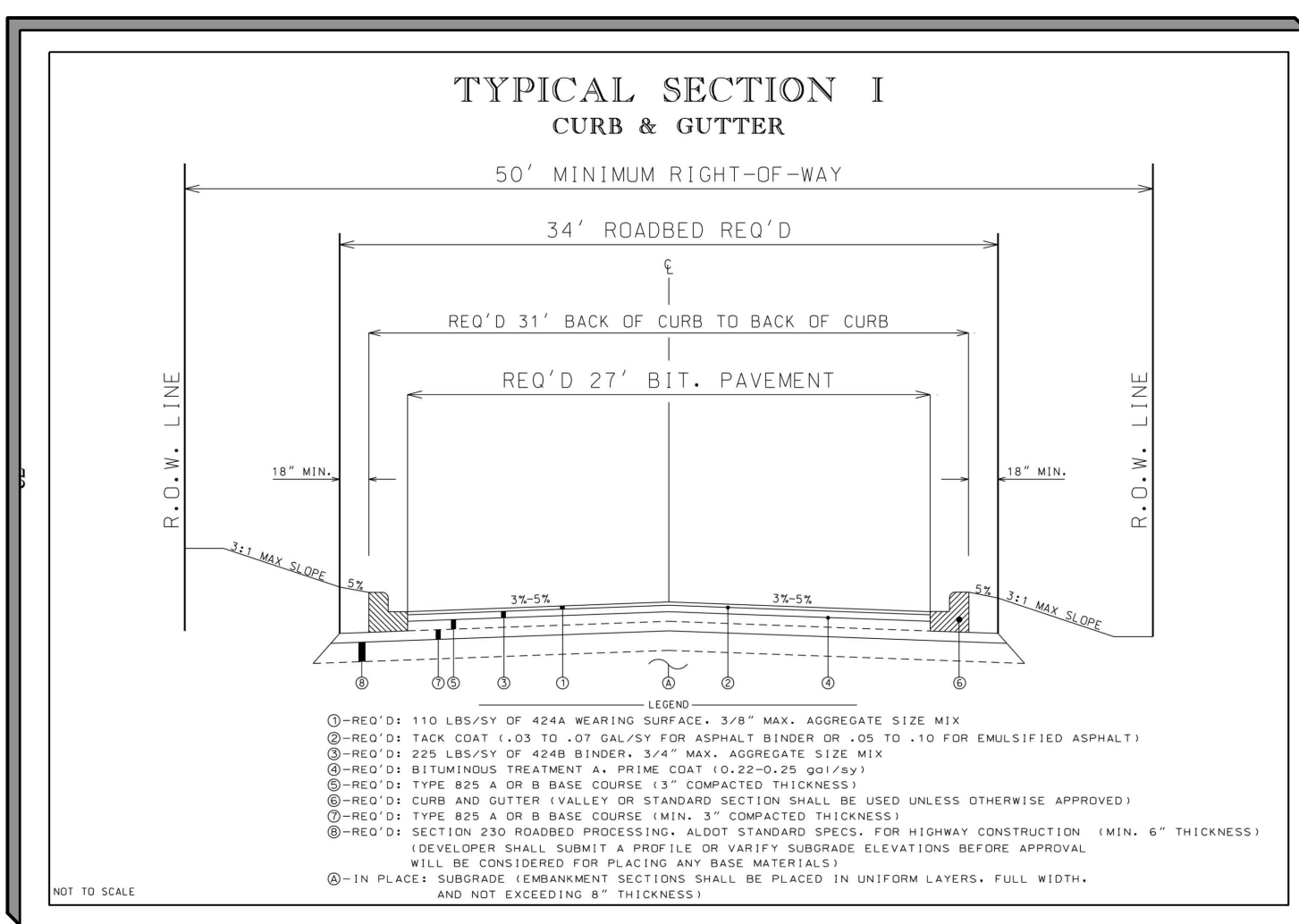
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	28.77	425.00	3.88	N44° 43' 58"W	28.76
C11	75.20	425.00	10.14	N51° 44' 28"W	75.10
C12	75.20	425.00	10.14	N61° 52' 42"W	75.10
C13	153.30	425.00	20.67	N77° 16' 50"W	152.47
C14	43.49	30.00	83.06	N46° 05' 07"W	39.78
C15	24.38	30.00	46.57	N18° 43' 37"E	23.72
C16	47.42	50.00	54.34	N14° 50' 25"E	45.66
C17	45.21	50.00	51.81	N38° 14' 01"W	43.69
C18	48.63	50.00	55.72	S88° 00' 09"W	46.73
C19	48.51	50.00	55.59	S32° 20' 42"W	46.63
C20	48.58	50.00	55.67	S23° 17' 17"E	46.69
C21	24.38	30.00	46.57	S27° 50' 25"E	23.72
C22	43.49	30.00	83.06	S36° 56' 19"W	39.78
C23	36.78	425.00	4.96	S76° 01' 16"W	36.77
C24	24.38	30.00	46.57	N83° 10' 28"W	23.72
C25	48.14	50.00	55.17	N87° 28' 24"W	46.30
C26	15.23	50.00	17.45	S55° 11' 04"E	15.17
C27	46.99	50.00	53.85	N53° 53' 59"E	45.28
C28	24.38	30.00	46.57	N50° 15' 29"E	23.72
C29	33.54	375.00	5.12	N76° 06' 14"E	33.52
C30	143.90	375.00	21.99	N89° 39' 31"E	143.02
C31	146.06	375.00	22.32	S68° 11' 24"E	145.14
C32	93.18	375.00	14.24	S49° 54' 45"E	92.94
C47	44.86	50.00	51.40	S39° 14' 34"W	43.37

Parcel Line Table		
Line #	Length	Direction
L1	10.24	N4° 33' 24.00"W
L2	10.24	S4° 33' 24.00"E
L3	26.78	N90° 00' 00.00"E
L4	15.04	N73° 32' 30.76"E
L5	30.00	N73° 32' 30.76"E
L6	30.00	N73° 32' 30.76"E
L10	3.00	S73° 32' 30.76"W
L11	18.26	S73° 32' 30.76"W
L12	52.28	S0° 30' 59.80"W

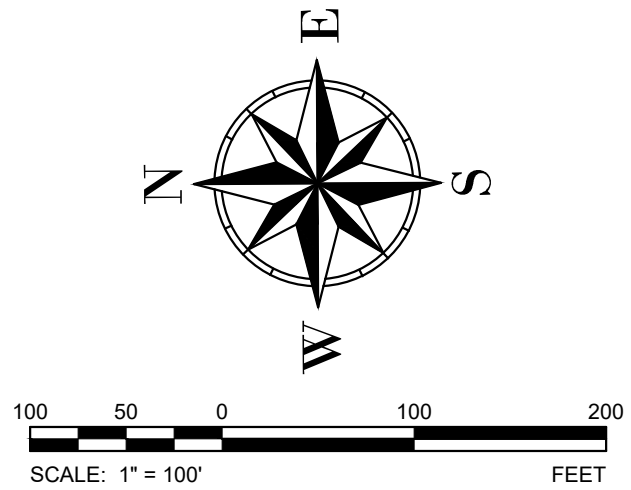
SITE AREA	
TOTAL LAND AREA:	±33.25 AC
TAX PARCEL ID:	43 02 05 16 0 000 028.004
SMALLEST LOT: 2	19,239 SF
PROPOSED # OF LOTS:	29
MINIMUM RESIDENTIAL LOT SIZE:	15,000 SF
MINIMUM RESIDENTIAL LOT WIDTH:	75 FT
MINIMUM BUILDING SETBACK (S/B):	30 FT
DENSITY:	0.87 LOTS/ACRE
ZONING:	RURAL CENTER DISTRICT
PROPOSED USE:	CONVENTIONAL SUBDIVISION
SANITATION	
SEPTIC SYSTEM REQUIRED ON ALL LOTS	
STREETS	
ROAD TYPE:	PAVED WITH CURB & GUTTER
TOTAL # OF CULDESACS:	2
STREET LENGTHS	
ANN WAY:	1,258
ANN TRAIL:	185
TOTAL:	1,443 FT



VICINITY MAP



- NOTES:
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 01081C00855 & 01081C01086, EFFECTIVE DATE NOVEMBER 2, 2011, NO PORTION OF THE PROPERTY SHOWN HEREON FALLS WITHIN A DESIGNATED FLOOD ZONE.
 2. ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED.
 3. ALL STRUCTURES, INCLUDING FENCES, ARE PROHIBITED ON EASEMENTS.
 4. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
 5. N/A
 6. CUL-DE-SAC FLAG LOTS WITH 30' ACCESS WIDTH MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE.



ALDOT APPROVAL NOTE:

ACCESS APPROVAL FROM ALDOT IS REQUIRED.

UTILITY SERVICE INFORMATION:

ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

STORMWATER MANAGEMENT WILL BE PROVIDED.

WATER SERVICE IS ACCESSIBLE VIA THE U.S. HIGHWAY 29 RIGHT-OF-WAY

BOUNDARY INFORMATION:

THE PROPERTY BOUNDARY WAS TAKEN FROM EXISTING SITE CONDITIONS PERFORMED BY STROZIER SERVICE, L.L.C. DATED 4/11/2022

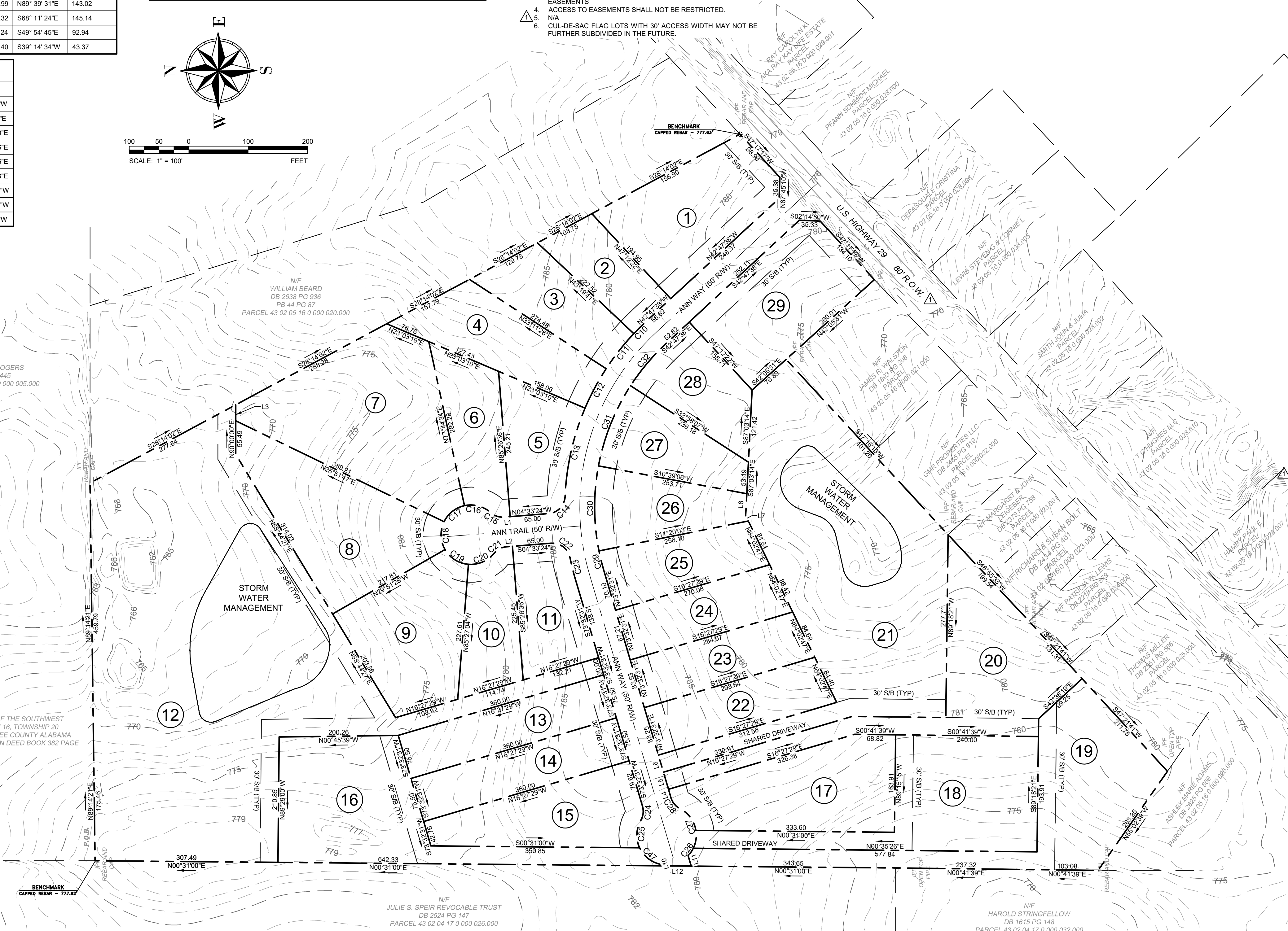
DEVELOPER CONTACT:
EDGAR HUGHSTON BUILDER, INC.
TYLER FINDLEY
6053 VETERANS PKWY., STE. 300
COLUMBUS, GA 31909
PH. (706) 588-7650



CAUTION !!!

CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.

COORDINATE ALL RELOCATIONS AND REMOVAL OF UTILITIES WITH THE APPROPRIATE AUTHORITY.



ENGINEER'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

I, BRANDON A. BOLT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ALABAMA, LICENSE NUMBER 31585, DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SYSTEM FOR FOX PATH SUBDIVISION HAVE BEEN DESIGNED UNDER MY SUPERVISION. I FURTHER CERTIFY THAT THE DRAINAGE SYSTEM HAS BEEN DESIGNED TO MEET THE YEAR STORM CRITERIA. THIS DESIGN MEETS THE REQUIREMENTS OF THE LEE COUNTY SUBDIVISION REGULATIONS FOR STORMWATER DETENTION. I FURTHER CERTIFY THAT THE STREETS ARE DESIGNED FOR A DESIGN SPEED OF TO MEET APPLICABLE DESIGN CRITERIA. FOR SAFETY, GEOMETRY, PROFILE, AND TYPICAL SECTIONS ACCORDING TO THE CURRENT EDITION OF THE ALABAMA DEPARTMENT OF TRANSPORTATION'S "COUNTY ROAD DESIGN POLICY."

NAME _____ P.E. # _____

TITLE _____ FIRM _____

DATE _____

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

I, MARK D. STROZIER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR (SURVEY COMPANY) STATE THAT THIS IS A PLAT

OF AN ACTUAL FIELD SURVEY OF LOTS THROUGH _____ INCLUSIVE OF FOX PATH SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN RULE 330-X-14-05 (G) ON MARCH 31, 1990 (OR MOST CURRENT REVISED RULE) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2023.

MARK D. STROZIER _____ ALABAMA LICENSE # _____

DEDICATION

EDGAR HUGHSTON BUILDER, INC., THE OWNER(S) OF SAID LANDS SURVEYED BY MARK D. STROZIER, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID OWNER(S) AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

CEO OF EDGAR HUGHSTON BUILDER, INC.

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF LEE

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JACK HUGHSTON, WHOSE NAME AS CEO OF EDGAR HUGHSTON BUILDER, INC. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE/SHE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND

REQUIRED BY STATE LAW, THAT THE _____ PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 2023.

COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL LEE CO. PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY THE LEE COUNTY PLANNING COMMISSION, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

THIS _____ DAY OF _____, 2023.

PLANNING DIRECTOR _____

CERTIFICATE OF APPROVAL BY THE CITY OF OPELIKA PLANNING COMMISSION

THE WITHIN PLAT OF _____ LEE COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF OPELIKA, ALABAMA.

THIS THE _____ DAY OF _____, 2023

CHAIRMAN, PLANNING COMMISSION
OPELIKA, ALABAMA

CERTIFICATE OF APPROVAL BY BEULAH UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY BEULAH UTILITIES HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA

THIS THE _____ DAY OF _____, 2023

PROJECT MANAGER
BEULAH UTILITIES

CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ON-SITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE THE OWNER TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON. I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA

THIS _____ DAY OF _____, 2023

HEALTH OFFICER _____



SYMBOL	DESCRIPTION	DATE
▲	COMMENTS FROM OPELIKA AND LEE CO.	9/19/2023

JOB NO.: 22 224
INITIAL DATE: 02 24 22
SCALE: 1" = 100'

SHEET #

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	September 26, 2023
Subdivision:	Anderson Lakes SD
Agenda Item #:	B-2
Action Requested:	Final Approval
Location of Property:	Anderson Road
Property Owner(s):	McIntyre Home Builder, LLC, property owners Flowers & White Engineering LLC, representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0090G – No portions of the property shown on plat are within the designated flood zone.

Staff Comments:

The applicant is requesting final plat approval for a 24 lot subdivision. Preliminary approval was granted at the April 2022 Planning Commission meeting. At the December 2022 PC meeting a rezoning from R-3 to PUD for this property was recommended to City Council, and Council approved the PUD zone at the December 2023 Council meeting. The rezoning approval allows the builder to stagger the front yard setbacks to create a variation in streetscape character and avoid a uniform appearance (lined-up row houses). The final plat shows a minimum 20 foot front building setback. All other area requirements such as the 70' minimum lot width and 10,000 sf lot size will follow the R-3 area requirements. Add a note on plat providing the side and rear minimum setbacks and a note concerning the minimum variation or stagger distance from the front setbacks.

The 23 single family home lots meet the 70 foot minimum lot width and 10,000 sf lot area requirements. The lots range in size from 10,034 square feet to 21,027 sf. Parcel A is an unbuildable detention pond lot at 26,015 square feet. All lot widths are 70 feet along the front property line or the minimum lot widths must be met at the 20 foot minimum building setback line.

All lots are accessed from Anderson Lakes Circle; Lot 17 is a flag lot and has access to Anderson Road and Anderson Lakes Circle.

Staff recommends final plat approval subject to the following.

- 1. Add the section, township, and range in the subdivision title.**
- 2. Some corner markers are not shown.**
- 3. Install underground utilities.**
- 4. Install sidewalks on at least one side of all streets.**
- 5. Add property owner or developers name and address**
- 6. Add the minimum side & rear building setbacks**
- 7. For the 20 foot front setback provided on plat include the minimum variation distance compared to the adjacent lots. The building location shall not encroach into the 20 foot minimum front setback.**
- 8. Add note on plat who is responsible for the maintenance of Parcel A.**

Engineering Department Report

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

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

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

Opelika Utilities Board Report

No comments; ready for approval.

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



DEADLINE: 9-5-23 MEETING: 9-26-23

SITE ADDRESS: 2801 Anderson Road
PROPERTY OWNER: McIntyre Home Builder, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Flowers & White Engineering, LLC
MAILING ADDRESS: PO Box 231286 Montgomery AL 36123
PHONE NUMBER: 334-356-7600 **FAX NUMBER:** 334-356-1231
EMAIL ADDRESS: kwhite@flowersandwhite.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Anderson Lakes Plat No. 2

Current Land Use: Residential

Current Zoning: R3

Proposed use of the Subdivision: Residential Subdivision

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

Number of Lots: 24 x \$3.00 = \$72

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

Fee: \$75.00

TOTAL = 147

PAID \$147 *ck# 008161*

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

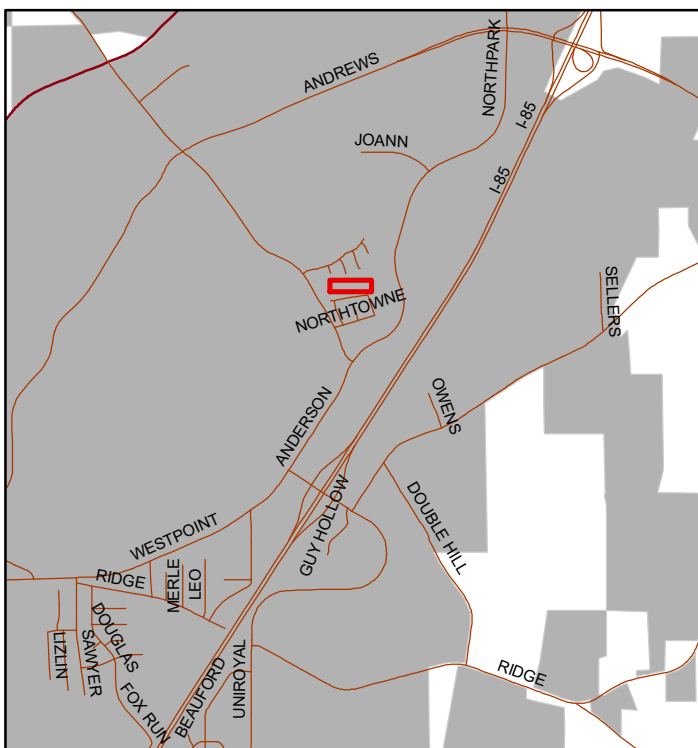
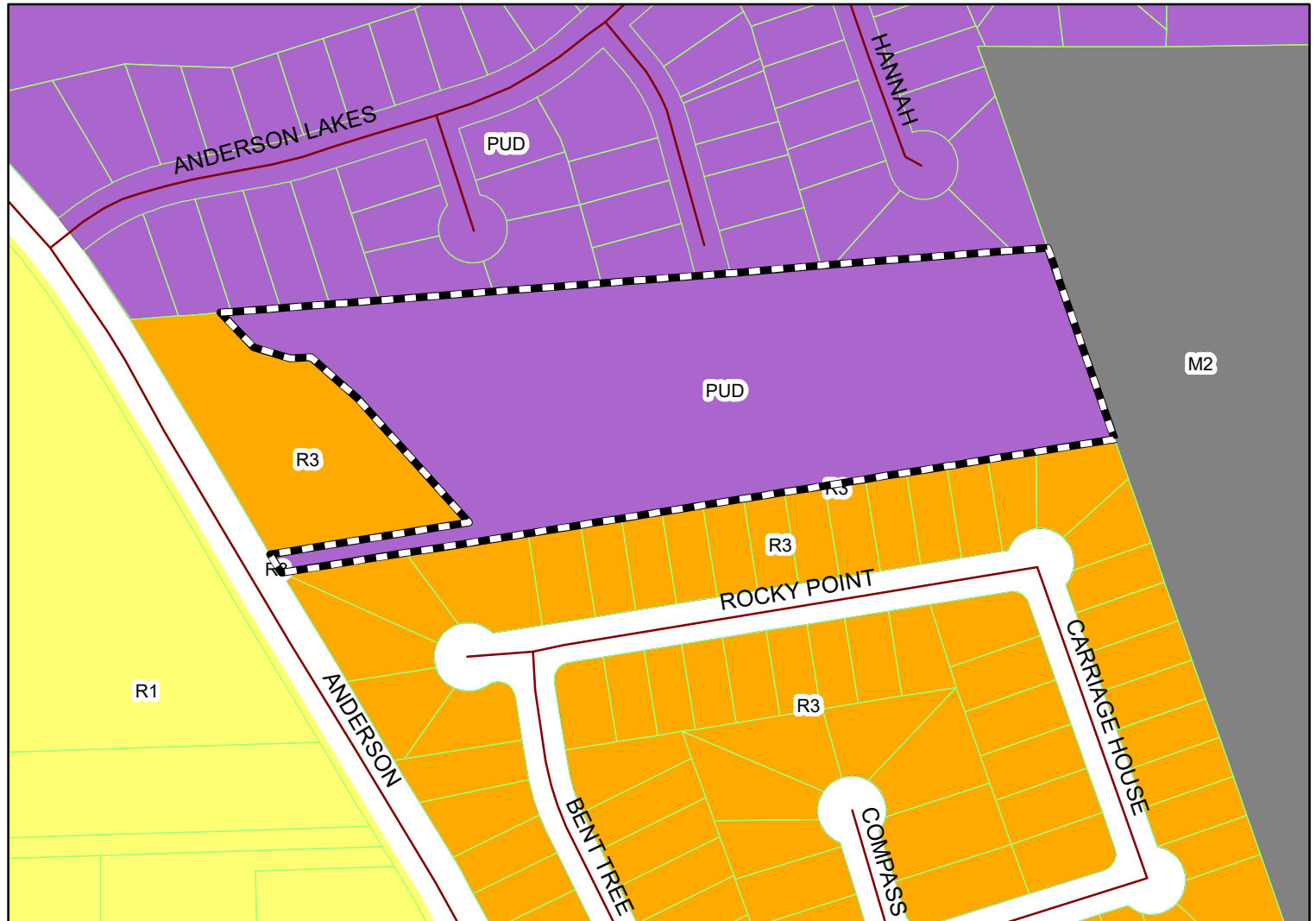
(PRINT NAME)

H. KENNETH WHITE

DATE

9/5/23

**ANDERSON LAKES PLAT NO. 2 SUBDIVISION
2801 ANDERSON ROAD
FINAL APPROVAL, B-2**



The applicant is requesting final approval for a 24 lot single family home subdivision in a R-3 zoning district. The lots range in size from 10,100 sf to 21,000 sf. One lot (26,000 sf) is reserved for a detention pond.

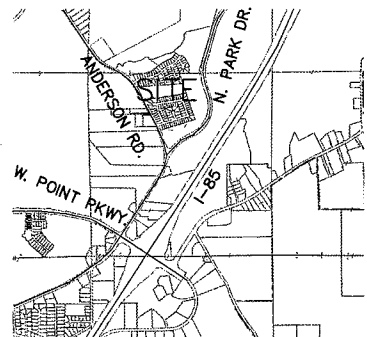
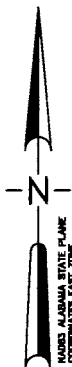


Subject Property

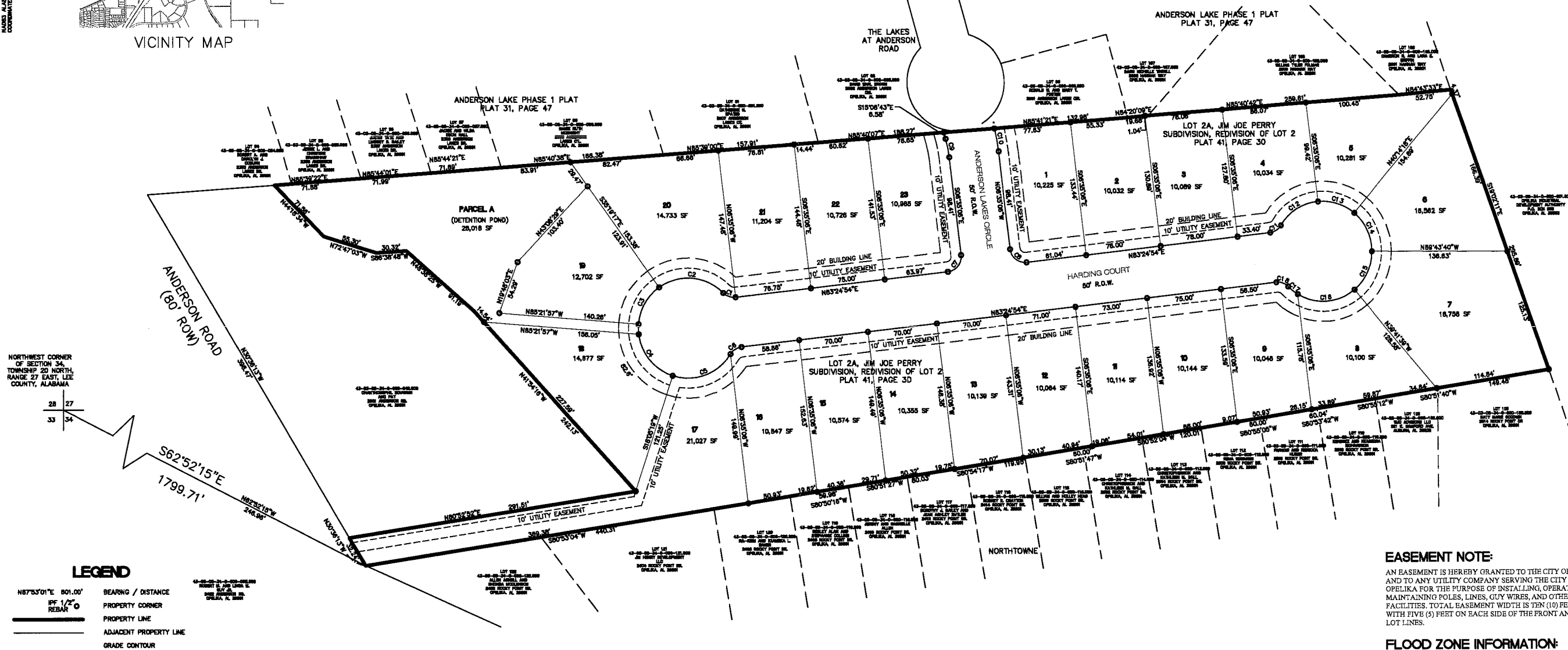
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ANDERSON LAKES PHASE NO. 2

BEING A REPLAT OF LOT 2A, JIM JOE PERRY
SUBDIVISION REDIVISION OF LOT 2, (PLAT BOOK 41,
PAGE 30)



VICINITY MAP



EASEMENT NOTE:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.

FLOOD ZONE INFORMATION:

THIS PARCEL OF LAND IS NOT WITHIN THE 100 YEAR FLOOD COMMUNITY PANEL MAP NUMBER 01081C0090G EFFECTIVE DATE: NOVEMBER 2, 2011

OWNER'S CERTIFICATE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED,
OWNER OF THE PROPERTY AS SHOWN, HEREBY JOINS IN AND SIGNS THE
FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND
APPROVES SAID PLAT ON THIS THE ____ DAY OF ____ 2023.

BY: _____

ITS: _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE,
HEREBY CERTIFY THAT
PROPERTY AS SHOWN ABOVE IS SIGNED TO THE FOREGOING SURVEYOR'S
CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME, ACKNOWLEDGED
BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID
SURVEYOR'S CERTIFICATE, PLAT AND MAP, HE, AS SUCH AUTHORIZED AGENT
AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS
THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREOF.

GIVEN UNDER MY HAND THIS ____ DAY OF ____ 2023.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY AND APPROVED BY:

THE CITY OF OPELIKA PLANNING DIRECTOR:

BY: _____ DATE: _____

THE CITY OF OPELIKA PLANNING CHAIRMAN:

BY: _____ DATE: _____

THE CITY OF OPELIKA UTILITIES BOARD:

BY: _____ DATE: _____

THE CITY OF OPELIKA ENGINEER:

BY: _____ DATE: _____

ALABAMA POWER COMPANY:

BY: _____ DATE: _____

THE CITY OF OPELIKA PUBLIC WORKS DEPARTMENT:

BY: _____ DATE: _____

THE LEE COUNTY ENGINEER:

BY: _____ DATE: _____

THE LEE COUNTY HEALTH DEPARTMENT:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN
COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE
BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ACCORDING TO MY SURVEY
THIS THE ____ DAY OF ____ 2023.

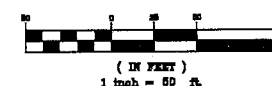
BRADLEY W. FLOWERS, PLS
ALABAMA LICENSE NO. 31832

LINE	LENGTH	BEARING	AREA	PERIMETER	AREA	PERIMETER
1	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
2	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
3	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
4	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
5	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
6	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
7	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
8	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
9	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
10	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
11	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
12	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
13	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
14	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
15	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
16	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
17	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
18	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
19	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
20	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
21	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
22	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00
23	10.00	N 87° 53' 01" E	10.00	10.00	10.00	10.00
24	10.00	S 87° 53' 01" W	10.00	10.00	10.00	10.00

DEVELOPER/OWNER:

McINTYRE HOME BUILDER, LLC
9047 HELENA DRIVE
PIKE ROAD AL 36064

GRAPHIC SCALE



DATE DRAWN: 8-5-23

F&W PROJ 21-552

Flowers & White
ENGINEERING, L.L.C.
PO BOX 231786 MONTGOMERY, AL 36123
PH. 334.356.7600 - FAX: 334.356.1231

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 26, 2023

Agenda Item #: C-3

Action Requested: Conditional Use – Duplex on Separate Lots

Location of Property: 1595 and 1605 Auburn Street

Property Owner(s): Base Hits, LLC
John Marsh, authorized representative

Current Land Use: Two vacant lots

Current Zoning: R-3

**Surrounding Zoning Districts
And Land Uses:**

North	I-1	Rosemere Cemetery
South	R-3	Undeveloped/Vacant
East	R-3	Single-family residential
West	R-3	Single-family residential

Proposal

In a R-3 zoning district, a duplex is allowed with conditional use approval. The applicant is requesting conditional use approval to construct a duplex on two separate lots. The two duplex lots are on Auburn Street and the lots are located about 600 feet from the end of Auburn Street (*Auburn Street dead ends into South Long Street with no outlet to South Long Street.*) The two lots are adjacent to each other and nearly identical in shape. Both lots are shaped like a flag; a 30' wide pole section for each lot extends from Auburn Street to each duplex lot. The duplexes or four dwelling units are about 200 feet from Auburn Street. One driveway will be shared by the occupants of the four dwelling units.

One duplex lot is 22,960 square feet and the other is 32,730 sf. Both lots have many trees; the trees will be preserved as much as possible to provide an outdoor secluded home environment. Each duplex (two units) is 1,800 square feet. Each dwelling unit is 900 square feet. Each unit is one bedroom, one bathroom. The front elevation of the two duplexes are facing each other. For a single family home, the minimum home size is 800 square feet. The Zoning Ordinance has no minimum home size for duplex units.

The adjacent and nearby properties are zoned R-3 and R-4M except a I-1 (Institutional) zoning district on the north side of Auburn Street. The I-1 zone is Rosemere cemetery; the cemetery is across the street from the duplex driveway. The R-3 and R-4 zoned properties are primarily single family homes constructed

between 1940 to 1970. Brook Haven mobile home park (75 mobile home lots) is in the R-4M zoning district accessed from Hurst Street and W.E. Morton Avenue. The mobile home park is about 1,500 feet from the proposed duplexes.

In the R-3 zone, a maximum 3.5 dwelling units per acre are allowed. The 32,729 sf (0.751 acres) duplex lot exceeds the allowable density ($3.5 \times 0.751 = 2.6$ units allowed). However, the 22,968 sf (0.527 acres) duplex lot allows a maximum 1.84 units ($3.5 \times 0.527 = 1.84$). The Zoning Ordinance (Section 7.3 A. Note 4) allows the Planning Commission to grant a 25% density increase for conditional uses. A 25% density increase ($1.84 \times 25\%$) approved by the Planning Commission would allow 2.3 dwellings for the 22,968 sf lot.

Recommendations

The two duplexes or four dwelling units are small units at 900 sf but for some households the units may be more affordable or provide another choice of housing in the immediate area. **Staff recommends approval of the two duplex dwellings on separate lots subject to a 25% density increase approval by the Planning Commission for the 22,968 sf duplex lot so the duplex meets the maximum density requirements (3.5 du) of the R-3 zone.**

Engineering Department Report

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

Opelika Utilities Board Report

Developer will need to apply for new services and meters for each dwelling/unit. Water is available from Auburn Street.

Opelika Power Services Report

This subdivision is inside the Opelika Power Services territory.

000294-2023

AGENDA ITEM # 3



**APPLICATION FOR
CONDITIONAL USE APPROVAL
PLANNING DEPARTMENT**

700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 9/5/23 PC MEETING: 9/26/23

PROJECT NAME: AUBURN ST
SITE ADDRESS: 1585, 1595, 1601 AUBURN ST
PROPERTY OWNER: BASE HITS, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: BASE HITS, LLC
MAILING ADDRESS: 1007 AVE B
PHONE NUMBER: 3347495616 FAX NUMBER: 3347424269
EMAIL ADDRESS: JOHN@MARCHCOLLECTIVE.COM

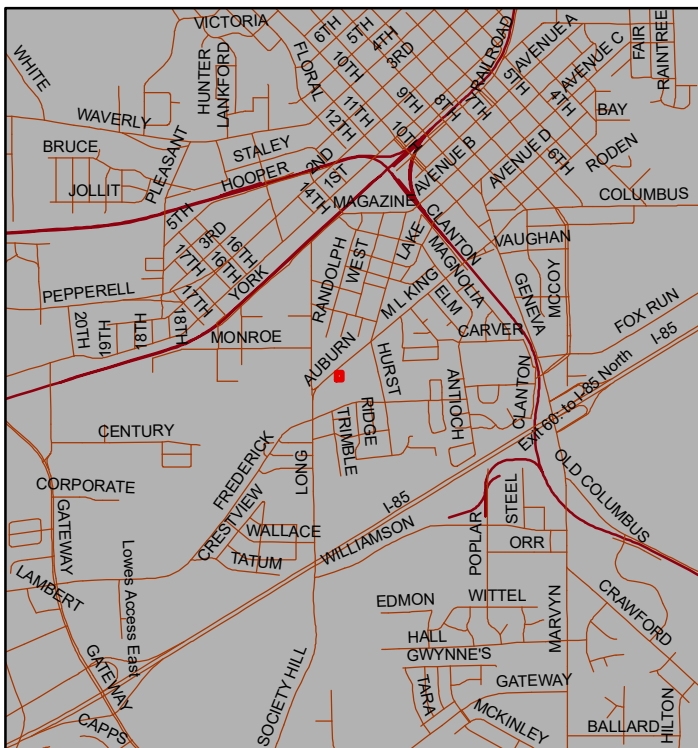
PARCEL INFORMATION

Current Land Use: VACANT Current Zoning:
Description of Proposed Use: SINGLE HOME AND (2) DUPLEXES
Adjacent Zoning Districts: North: South: East: West:

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

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

BASE HITS LLC DUPLEX LOTS AUBURN STREET CONDITIONAL USE APPROVAL, C-3

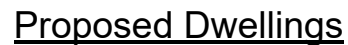


The applicant is requesting to construct a duplex at 1595 Auburn Street and 1605 Auburn Street. The two lots are in a R-3 zoning district.



Subject Property

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- A** - 45'x30' 3br/2ba Home
B - 30'x60' 1br/1ba Duplex
C - 30'x60' 1br/1ba Duplex



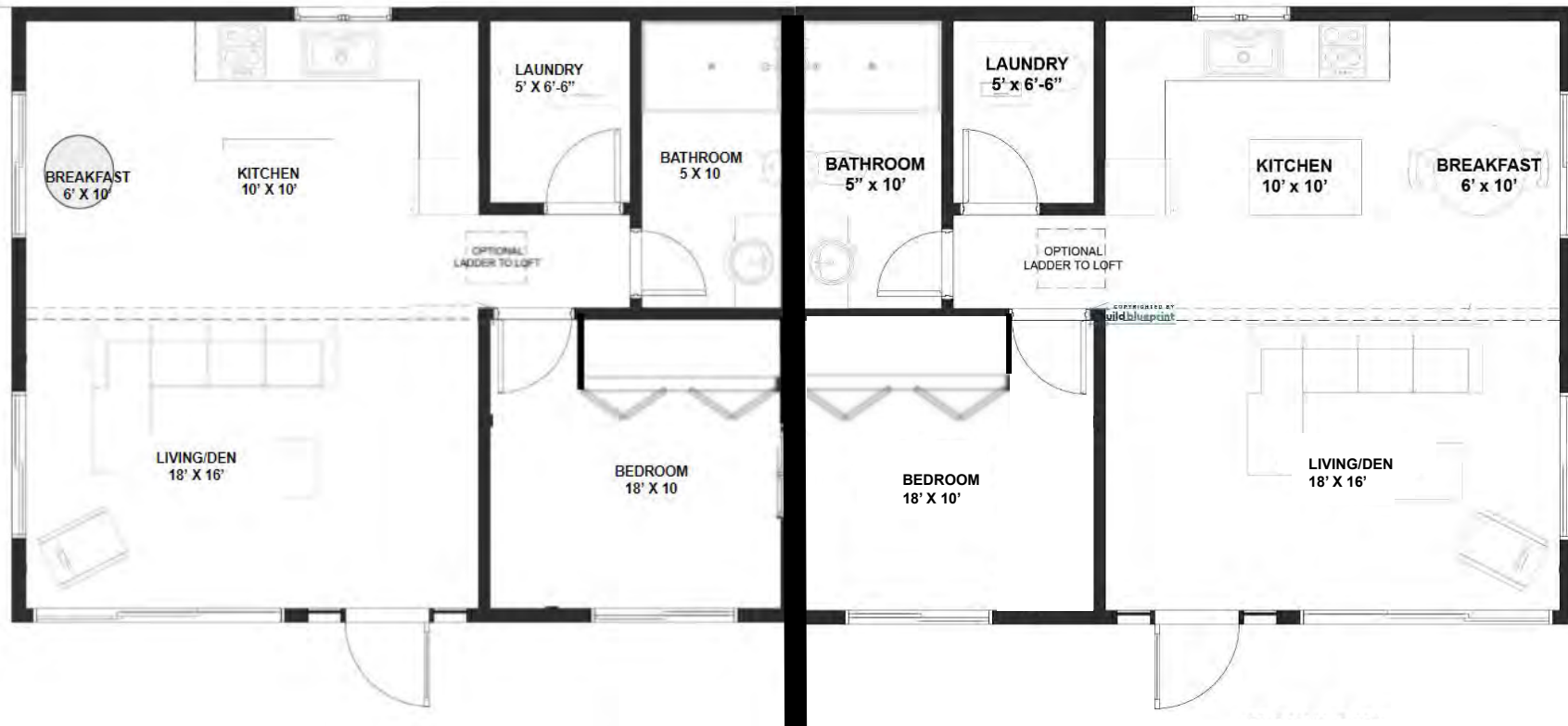
<https://www.architecturaldesigns.com/house-plans/3-bed-contemporary-cottage-plan-with-vaulted-living-area-270059af>



Lot A Design - Beautiful and Affordable Single Home



Lot B & C Design - Beautiful and
Affordable Duplex Homes



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

Meeting Date: September 26, 2023

Agenda Item #: C-4

Action Requested: Conditional Use – QuikTrip Gas station with convenience store.

Location of Property: 920 Columbus Pkwy and Vacant lot on Fox Run Parkway.

Property Owner(s): Food Service of Tallahassee, Inc., owner
Foresite Group LLC and QuikTrip Corporation, authorized representative

Current Land Use: Western Sizzlin and vacant lot)

Current Zoning: C-3, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Angels Antiques
South	C-3, GC-P	Opelika Ford Dealership
East	C-3, GC-P	Waffle House and Gas Station
West	C-3, GC-P	Captain D's

Proposal:

The applicant's representative requests conditional use approval to construct a gas station and convenience store at 920 Columbus Parkway combined with the adjacent vacant lot.

Site Plan:

The site plan shows a 5,312 sq. ft. convenience store and 16 gas pumps. The placement of the building meets the setback requirements for the C-3, GC-P zoning districts. ALDOT controls the entrances shown on Fox Run Parkway. This access design will likely change from the drawing presented (see Engineer's Report).

Parking:

The off-street parking is calculated by the convenience stores square footage, which is one parking space per 100 square feet, requiring 54 parking spaces. The site plan shows 49 parking spaces and 16 filling stations. The site plan shows 65 total parking spaces; 2 are handicap accessible.

Landscaping:

The developed area requires 168 base landscape points for the parking lot, and 49 parking landscape points are required. The applicant has submitted a landscape plan that meets landscape point requirements in a C-3, GC-P zoning district. The gateway has additional buffer requirements that are not shown; buffer points are not added to the base and parking lot points requirements. The gateway corridor landscape regulations require a street frontage landscape buffer 15-ft. wide along Fox Run Parkway and Columbus Parkway. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2.b. of the Landscape Regulations.

Materials and Cladding in the Gateway Corridor Overlay District:

The exterior building materials and elevation examples have been provided. The convenience store will be single-story. The example provides a material list of primarily brick and EIFs, and some metal siding as the remaining materials. The listed materials meet the minimum requirements for the façade on a gateway corridor. Signage is shown in this elevation and on the canopy drawing. Signage will require a separate review, approval, and permit prior to installation. The dumpster areas shall be screened on all sides with materials and cladding approved in the Gateway Corridor Overlay District standards (Section 7.6, A., 6. b, 1).

Lighting and Equipment and Mechanical Screening:

Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a. All utility meters, air conditioning units, and similar mechanical units shall be screened so as not to be visible from a public right-of-way. All rooftop mechanical units shall be screened from the designated gateway corridor by a parapet wall or other means. The relevant utility company must approve plans for safety.

The Planning Department recommends conditional use approval subject to the following:

1. **Revise the landscape plan with a detailed gateway corridor buffer requirement. The gateway corridor landscape regulations require a street frontage landscape buffer 15-ft. wide along Fox Run Parkway and Columbus Parkway. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2.b. of the Landscape Regulations.**
2. **The dumpster area is to be screened on all sides, and screening materials are required to meet the gateway corridor materials and cladding standards in Section 7.6, A., 6. b, 1.**
3. **All utility meters, air conditioning units, and similar mechanical units shall be screened.**
4. **Record a subdivision plat to join the two lots into one.**
5. **Clad the fuel awning columns.**
6. **Approval of an alternate access for Lafayette Parkway by ALDOT and City of Opelika Engineering through cross access.**

Engineer's Report

The access on Fox Run Parkway (US 431) is managed by ALDOT and this department understands that they are going to require the development to share the existing full access with Angel's Antiques and the two accesses' shown will be removed.

Opelika will manage the access on Columbus Parkway, and it will be allowed to have right in, left in and right out only. The left out will be restricted at this location because of the congestion at the signal.

Other than these comments, the Engineering Department has no issues with Conditional use approval.

OPELIKA UTILITIES

Existing meter serving property is located at proposed retaining wall. The Developer must abandon existing meter and disconnect service from main prior to installing proposed new service. Water for new service is available from Columbus Parkway and Fox Run Parkway.

Opelika Power Services

This subdivision is inside the Opelika Power Services territory.



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



PC DEADLINE: 9/5/23 PC MEETING: 9/26/23

SITE ADDRESS: 920 Columbus Parkway, Opelika AL 36801

PROPERTY OWNER: Food Service of Tallahassee Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Foresite Group LLC / QuikTrip Corporation

MAILING ADDRESS: Foresite Group; Brett Basquinn / QuikTrip Corporation; Michael Burk

PHONE NUMBER: 334-887-6064 / 770-325-6720

FAX NUMBER: _____

EMAIL ADDRESS: bbasquin@fg-inc.net / mburk@quiktrip.com

PARCEL INFORMATION

Project name: QuikTrip No. 7183 Address/Location: 920 Columbus Parkway

Current Land Use: Western Sizzlin Restaurant Current Zoning: C3

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

Description of Proposed Use: Convenience Store with Automotive Fueling

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, James Harvey Hill Jr., being owner of the property which is the subject of this conditional use application hereby authorize Foresite Group LLC / QuikTrip Corporation, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____

Date: 8/31/23

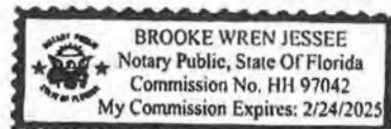
**STATE OF ALABAMA,
COUNTY OF LEE**

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

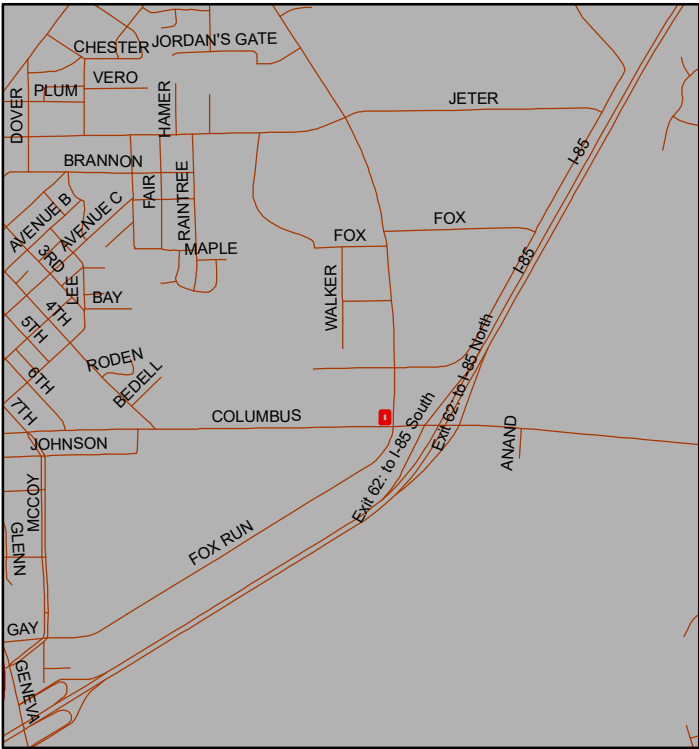
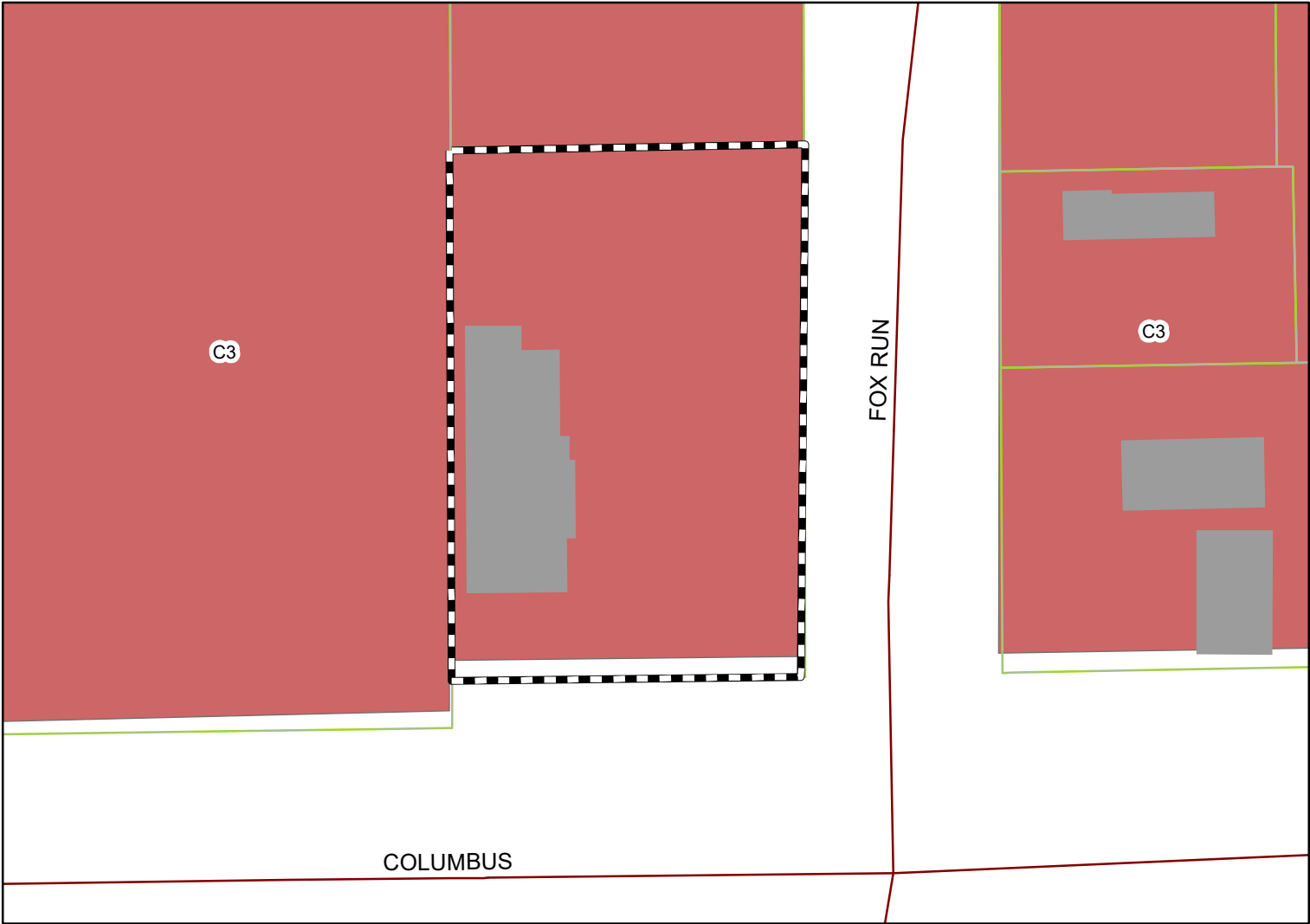
Given my hand and seal of office this 31st day of AUGUST, 2023

Brooke W. Jessee
Notary Public

My Commission Expires: 2/24/2025



QUIK TRIP GAS STATION & CONVENIENCE STORE
920 COLUMBUS PARKWAY
CONDITIONAL USE, C-4

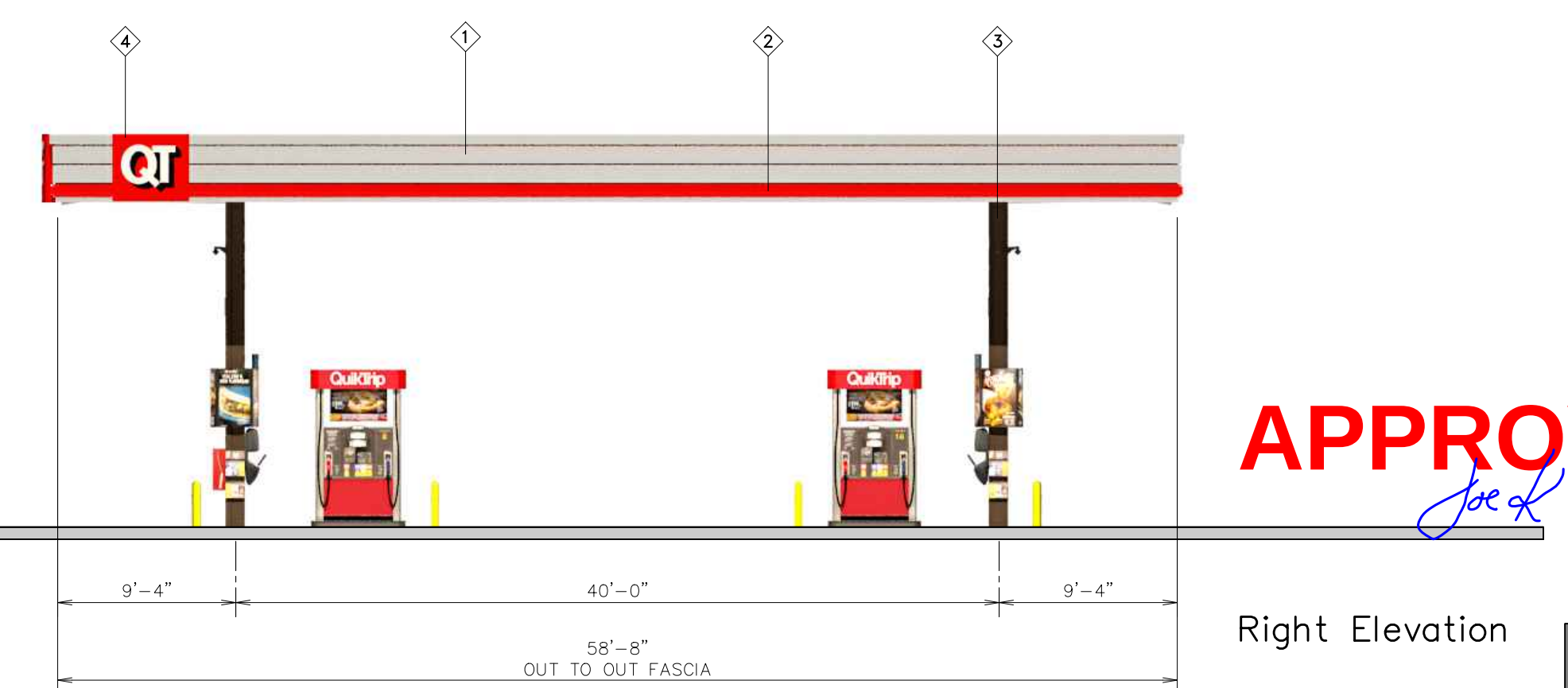
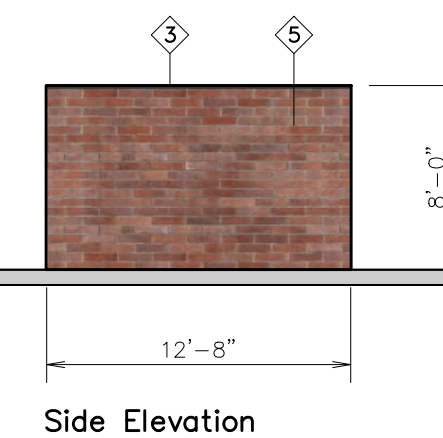
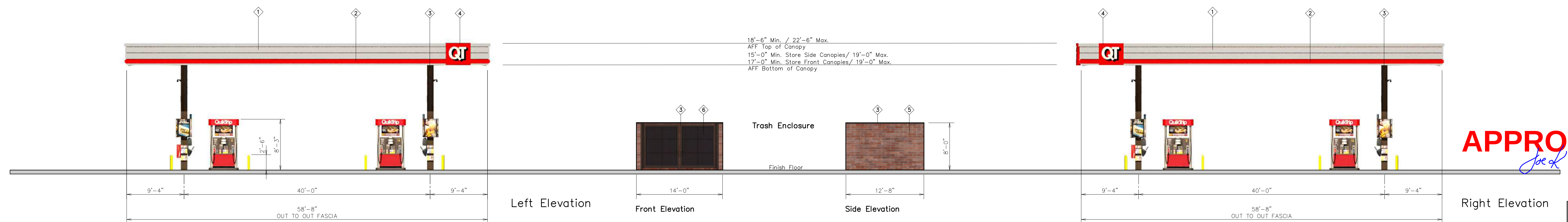
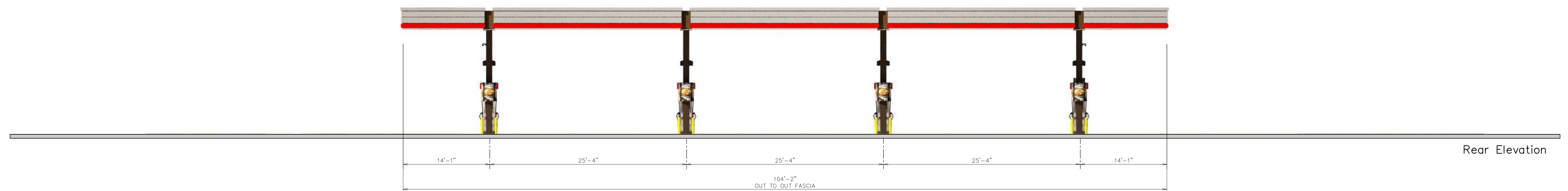
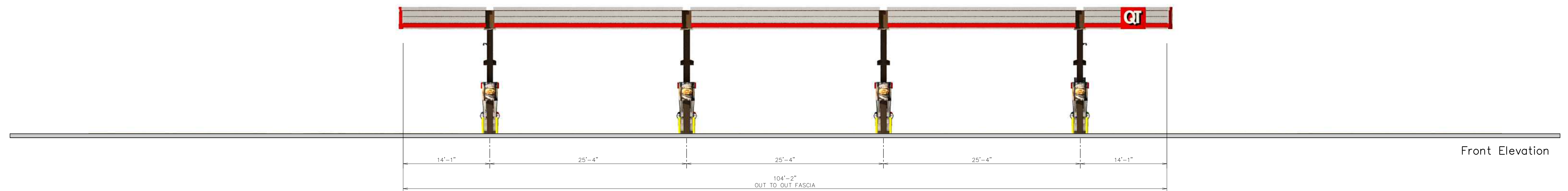


The applicant is requesting approval for a QuikTrip gas station to replace the Western Sizzlin restaurant at the corner of Columbus Parkway and Foxrun Parkway. The 5,310 square foot building on 1.5 acres has 16 gas dispensers.



Subject Property

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APPROVED



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	7183	DS8 w/ Vertical Canopy Spacing
---------	------	--------------------------------

Serial #
89-7183

Scale:
1/8" = 1' - 0"

Issue Date:
8/31/2023

Address: 920 Columbus Parkway

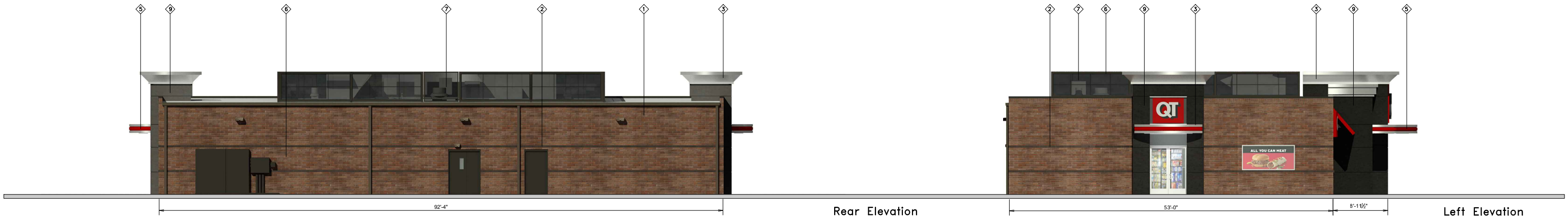
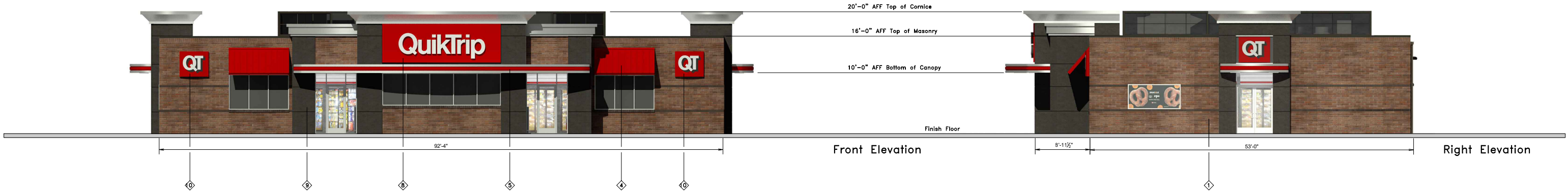
Drawn By:
JK

Rev / Notes:

City, State: Opelika, AL

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②	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDON	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN — WILLIAMS	METAL PAINT
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7183 G3SE		Address: 920 Columbus Parkway		City, State: Opelika, AL	
Serial # 89-7183-G3SE-EIFS	Scale: 1/16"=1'-0"	Issue Date: 8/31/2023	Drawn By:	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 26, 2023
-
Agenda Item #: D-5
Action Requested: Amend Conditional Use Approval - Exterior Materials for Building #3
Location of Property: 95 Orr Avenue
Property Owner(s): PFI, Ltd
Howard Porter, authorized representative
Current Zoning C-3, GC-S
Current Land Use Undeveloped
**Surrounding Zoning Districts
And Land Uses:**

North	M-1	Commercial
South	R-3	Church, Wesley Memorial Methodist
East	C-2	Commercial & undeveloped
West	C-2	Commercial

Proposal

At the June 2022 PC meeting, a conditional use request for an office warehouse use for Building #3 and exterior materials was approved. The applicant is now requesting an amendment to the approved exterior materials for Building #3. At two other Planning Commission meetings the applicant was approved for different land uses and site plan changes. See footnote #1 below for a summary of those meetings. ¹

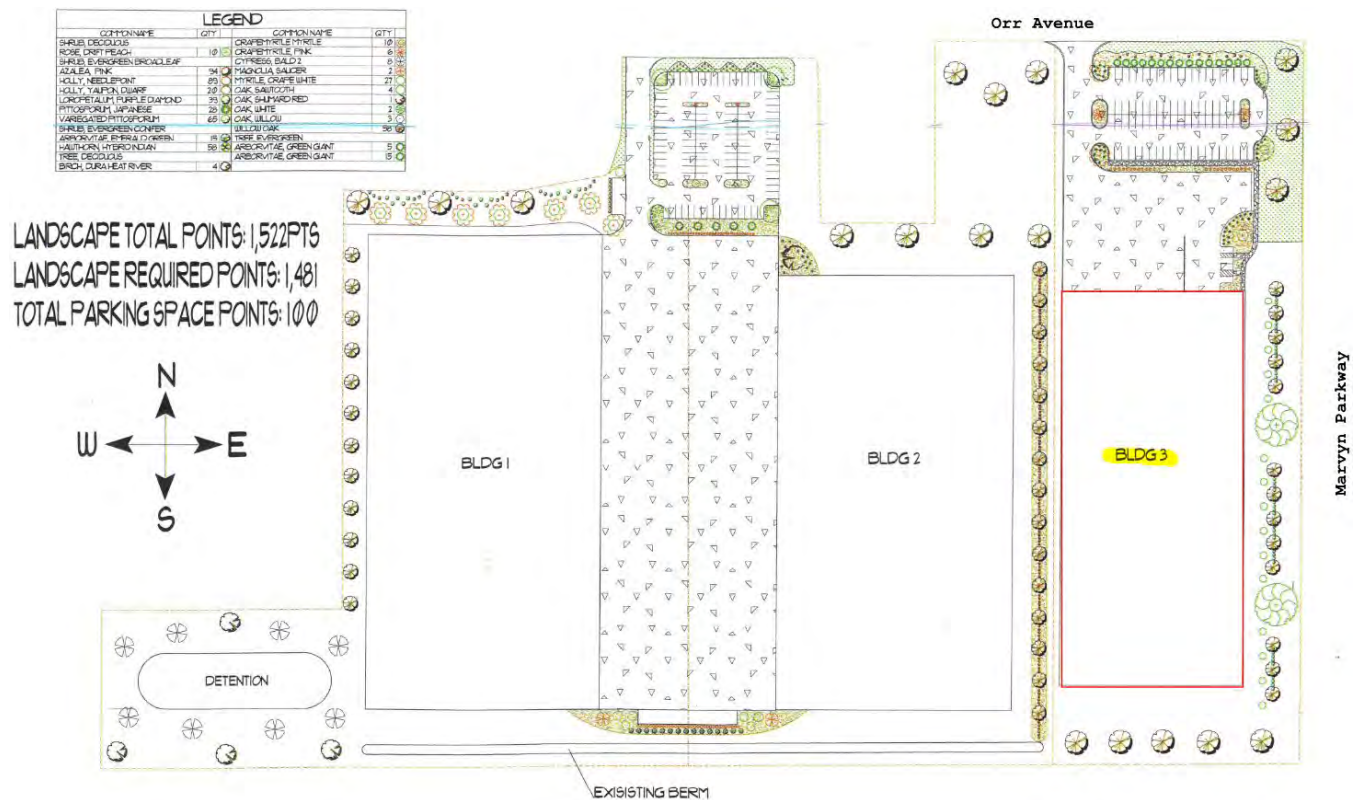
Bldg #3 (140,000 sf) is at the corner of Marvyn Parkway and Orr Avenue (**see landscape/site plan on page 2**). Public street access to Bldg #3 is Orr Avenue only, no access from Marvyn Parkway. Marvyn Parkway is a Gateway Corridor and exterior material approval is required. Bldg #3 is 250' wide x 560' long; the building eave height is 30 feet and ridge height is 40 feet. The east exterior wall (30' x 560') of Bldg 3 facing Marvyn Parkway is setback about 80 feet from the Marvyn Parkway right of way. A landscape buffer in this 80' area was approved at the June 2022 PC meeting. The approved landscape plan in the 80' wide area consists of 30 trees: 13 red maple trees, 15 crape myrtle and 2 white oaks. In addition to the approved

¹November 2020 PC meeting - The applicant's first conditional use submittal approved two distribution warehouses (Bldg #1 - 180,000 sf and (Bldg. #2 - 165,000 sf). A third building (Bldg #3) was reserved for a future PC meeting. The construction of Buildings #1 and #2 is now complete and tenants are expected.

June 2022 PC meeting - Building #3 was approved for an office warehouse for online shoppers (Bldg #3, 149,000 sf). Also, the elevations & exterior materials for Bldg #3 were approved. (see elevations on page 4).

May 2023 PC meeting - Manufacturing and assembly type uses were added as an approved use with warehousing. Manufacturing and assembly require more parking; 179 parking spaces were added to the site plan (see site plan/landscape plan on page 4).

landscape plan, the applicant is adding a 4 foot high berm adjacent to the east elevation with landscaping on top of the berm. The approved landscaping and the landscape berm added serve as a visual buffer between building #3 and Marvyn Parkway.



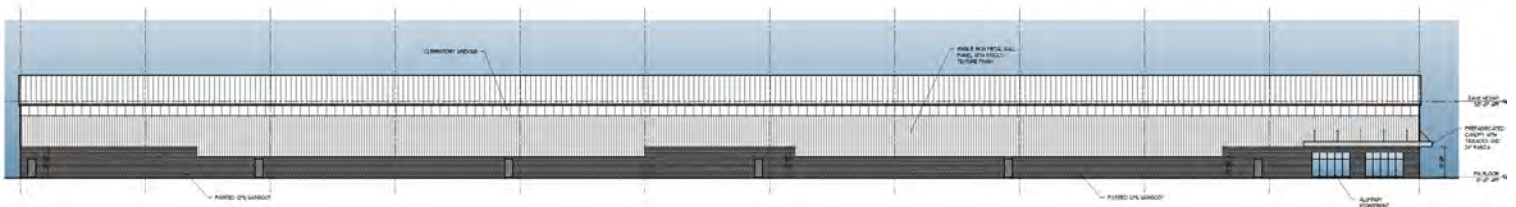
For Bldg #3, a comparison of the approved June 2022 exterior materials with today's proposed exterior material changes is provided on page 3. Proposed changes for the east elevation facing Marvyn Parkway are to replace most of the CMU brick (10' or 12' height) with flush metal wall panels ² (See flush panel photos in your packet or on page 4). The CMU brick that will remain is a 12'x 80' section of brick near the storefront windows. Also requested for replacement is the stucco finish metal panels (12' to 16' height) above the CMU brick and the 4' high clerestory translucent windows; the flush metal wall panel is proposed instead of stucco panels and windows. The east wall (30' x 560') request is for flush metal wall panels from ground level to eave height except for the 12'x 80' section of CMU brick. Also, a 4 foot wide corrugated metal panel 'blue stripe' is added for wall accent. The single blue stripe panel serves as wall accent to highlight the flush wall panel installed below and above the blue stripe; the blue stripe is 12 feet from ground level. The 4' blue panel is also proposed on the north and south elevations.

On the north and south elevations of Bldg 3, the proposed changes of exterior materials is the same as the east elevation - from stucco texture metal wall panels to flush metal panel with 4 foot blue stripe. The south elevation faces Wesley Memorial Methodist church property. An existing residential buffer with a 15' berm

² Flush metal panels, as opposed to typical corrugated-ribbed metal panels, provide a low profile, flat surface appearance that is more desirable than corrugated panels. Also, the fasteners to install the flush panels are hidden not exposed as corrugated panels (see photo on page 4).

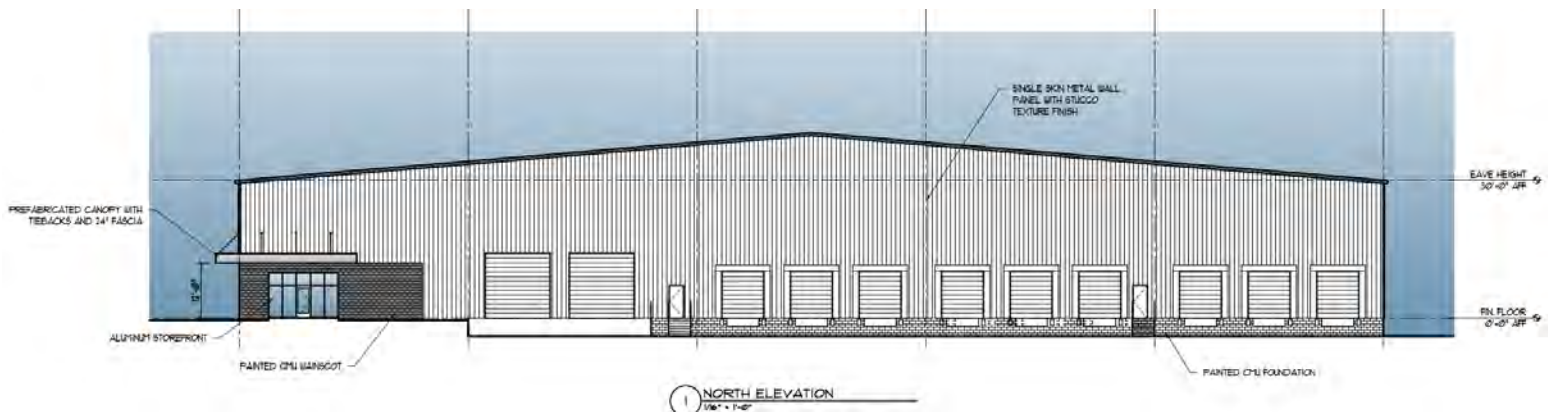
provides a visual buffer. The north elevation (250' long) faces Orr Avenue; the driveway entrance and 'front door' to Bldg 3 faces Orr Avenue. The north elevation is about 355 feet from Orr Avenue. Along the Orr Avenue front property line, an approved landscaped parking lot (82 parking spaces) and a parking lot buffer is between Bldg #3 and Orr Avenue; the landscaping consists of 22 trees and 44 shrubs. Then, between the said parking lot and the north elevation of Bldg 3, a 165'x 215' asphalt turn-around area for semi-trucks is provided; nine loading docks are on the north elevation. For the most part, the north elevation is probably not visible from Orr Avenue.

Below is East elevation of Bldg #3 approved at June 2022 PC meeting – **East elevation facing Marvyn Parkway**



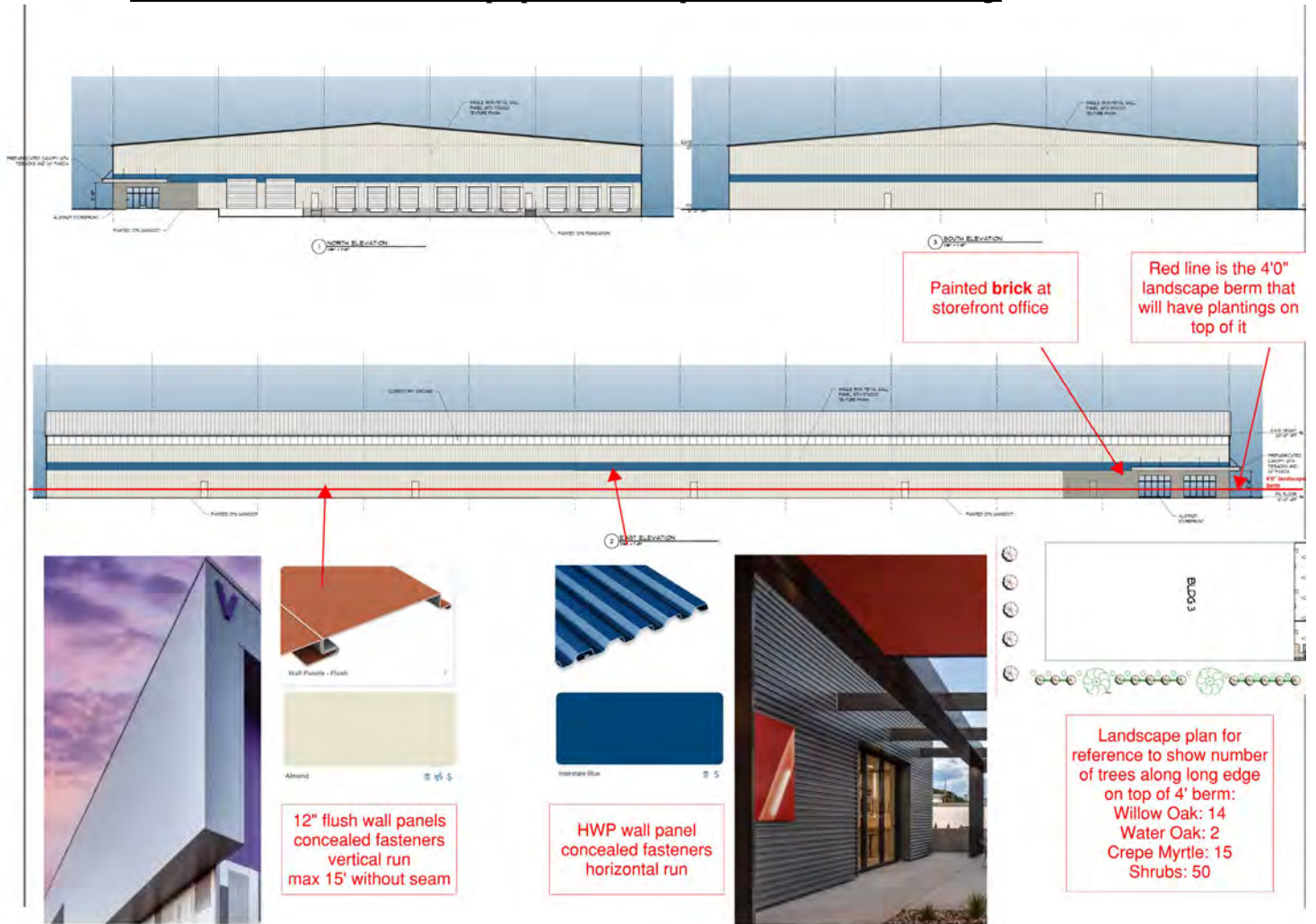
East elevation of Bldg #3: The dark area at ground level is painted CMU brick wainscot at 10 or 12 feet in height. The wall material above the CMU is stucco textured finish on corrugated metal panels at 12 or 16 foot height. Above the stucco texture is clerestory translucent windows four foot height for light & ventilation. Above windows, 11 foot roof material, metal panels, from eave height to roof ridge. East wall eave height facing Marvyn Parkway is 30 feet; height to ridge of roof is about 40 feet.

Below is North elevation of Bldg #3 approved at June 2022 PC meeting - **North elevation facing Orr Avenue**

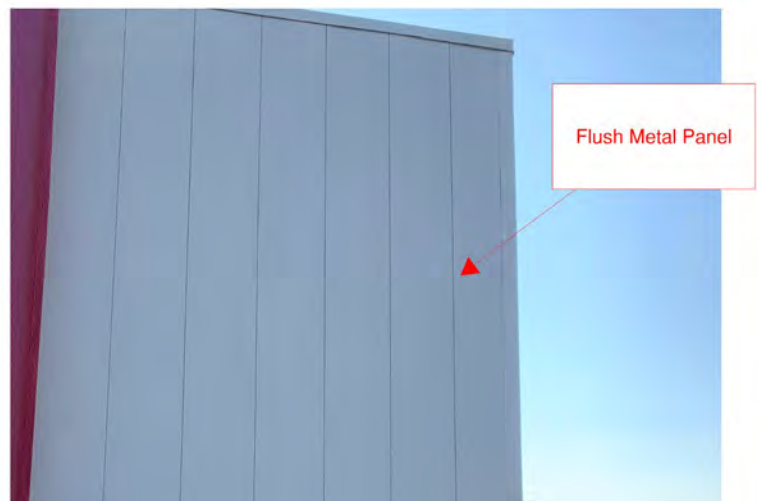
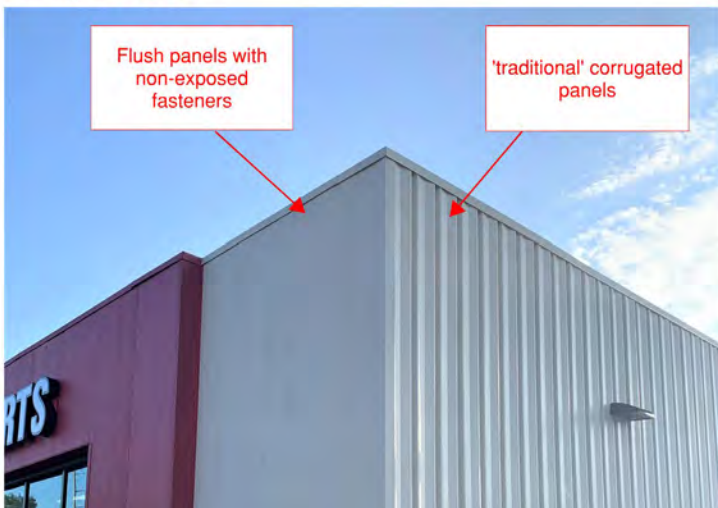


North Elevation: The exterior material approved is stucco finish on corrugated metal panels. The North elevation with eleven truck loading docks faces toward Orr Avenue. The elevation is about 355 feet from Orr Avenue right-of- way. Between this elevation and Orr Avenue is a driveway entrance and 82 parking spaces with landscaping.

Elevations below with notes are proposed at the September 26, 2023 PC meeting.



Example Photos



Staff Recommendation

The proposed flush metal panel is not specifically listed in Section 7.6 ³ but is similar to architectural metal panel that is listed. Architectural metal panel requires Planning Commission approval. Staff prefers the three exterior materials for the east elevation approved at the June 2022 PC meeting. The variety of exterior materials approved (*CMU brick from ground level to 10 to 12' height, 4' translucent windows, and stucco textured finish metal panels 12' to 16' wide*) creates a more positive commercial image and sets the tone for future commercial buildings along the Marvyn Parkway gateway corridor.

Engineering Department Report

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

Opelika Utilities Board Report

No comments.

Opelika Power Services Report

This subdivision is inside the Opelika Power Services territory.

³ New construction in the GC Overlay District: Primary building facades within the corridor overlay facing any public right-of-way shall be finished with 100% of one or more of the following materials:

Brick and brick veneer; Stone, stone veneer, and cultured stone; Glass; Precast or field-poured tilt concrete panels with texture and architectural detailing; Stucco with architectural detailing; Cementous siding; Wood and wood materials designed and intended for use as exterior finish material; Tilt wall panels; Decorative or architectural split-faced Concrete Masonry Units (CMU); Other primary materials approved by the Planning Commission consistent with the purpose of these standards, including architectural metal panels. Architectural features and attachments may be approved by the Planning Department.

000303-2023

AGENDA ITEM #

5



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



PC DEADLINE: 9/5/23 PC MEETING: 9/26/23

SITE ADDRESS: 95 Orr Avenue, Opelika, AL 36804

PROPERTY OWNER: PFI, Ltd.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Jake Whaley

MAILING ADDRESS: 495 Lee Road 14, Auburn, AL 36830

PHONE NUMBER: (205) 317-1406

FAX NUMBER: N/A

EMAIL ADDRESS: jwhaley@portercompanies.com

PARCEL INFORMATION

Project name: Orr Distribution Center Phase 2 Address/Location: 95 Orr Avenue

Current Land Use: Light Industrial Current Zoning: C-3 Commercial

Adjacent Zoning Districts: North: M-1 South: R-3 East: C-3 West: C-3

Description of Proposed Use: Distribution Warehouse

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Howard Porter, Pres of the GP of PFI, Ltd., being owner of the property which is the subject of this conditional use application hereby authorize Jake Whaley, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Howard Porter

Date: 9/11/2023

STATE OF ALABAMA,

COUNTY OF LEE

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

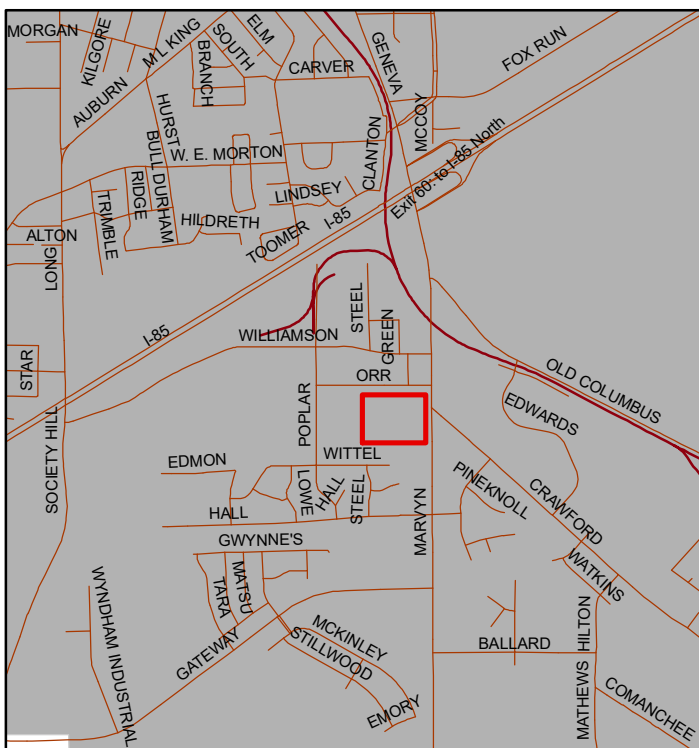
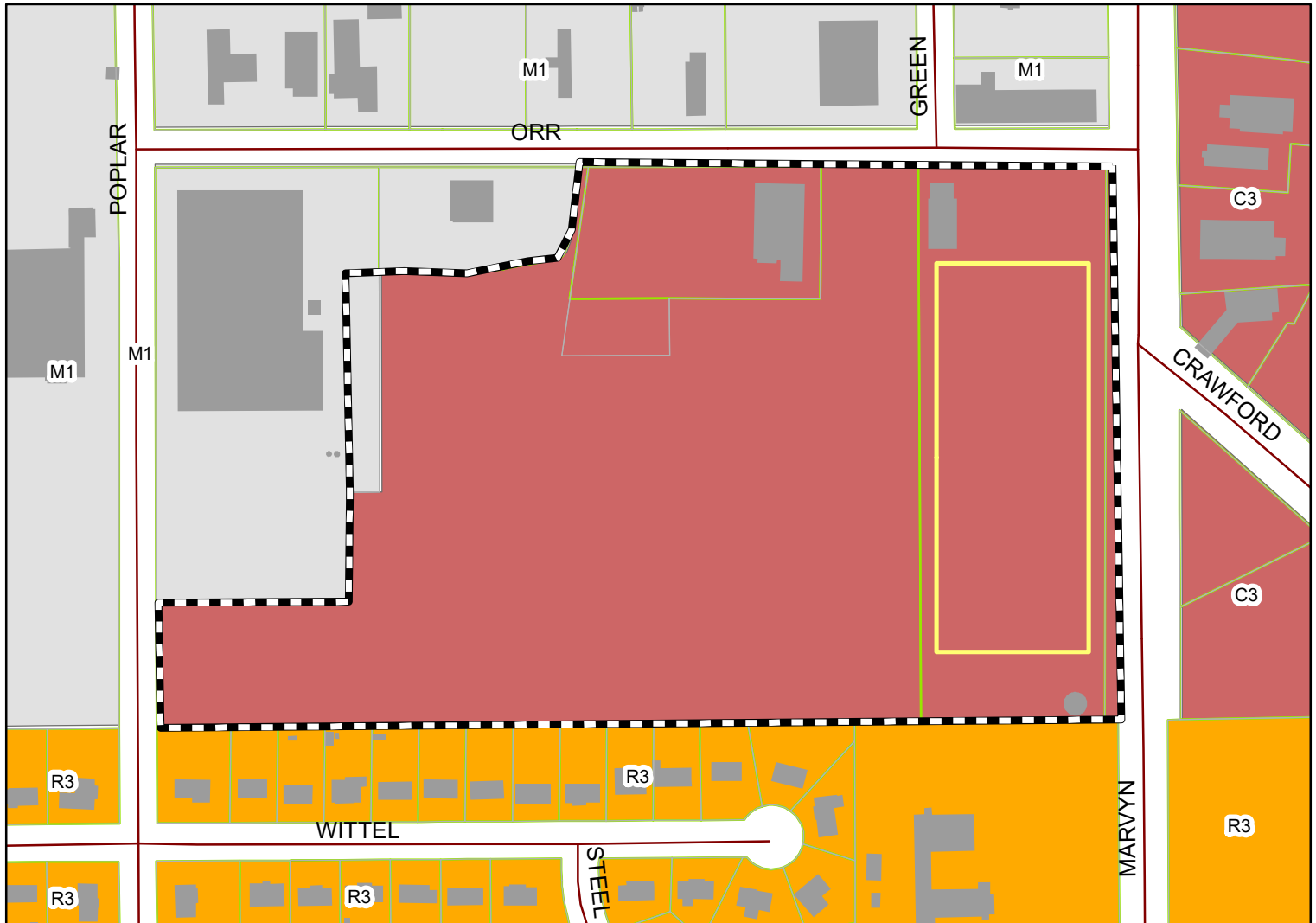
Given my hand and seal of office this 11th day of September

Phillip E. Rawson
Notary Public

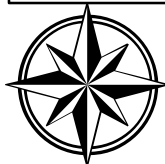
My Commission Expires: 09-22-2025



REVISION TO EXTERIOR BUILDING MATERIAL 100 ORR AVENUE AMENDMENT TO CONDITIONAL USE APPROVAL



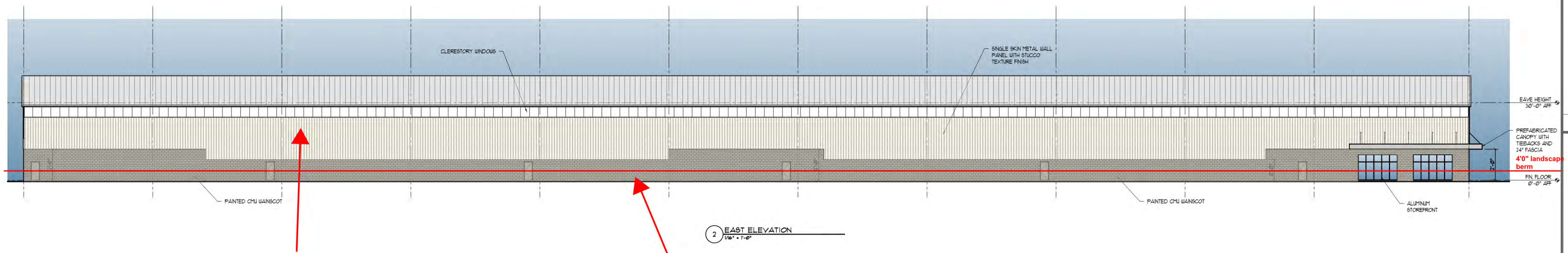
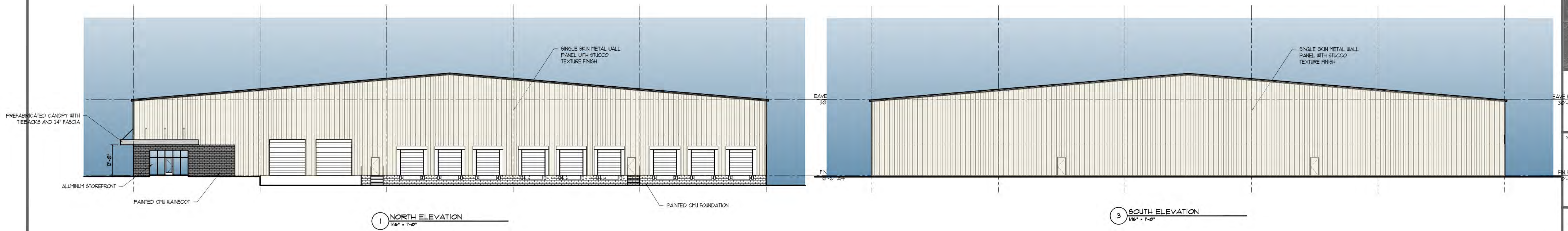
The applicant is requesting a change to the exterior material on a 140,000 sf warehouse that was approved at the November 2020 Planning Commission meeting. The change is from EIFs panels and CMU block(bottom of building) to 100% metal panels.



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.

As Submitted



Painted CMU block

3' wide insulated wall
panels
w/ textured finish
vertical run

ARCHITECTS
SRF

20 FIELDSTONE PKWY
WHITE 900, PMB 265
FRANKLIN, TN 37069
334-319-5211

1

This and all drawings, calculations, and other work products of SR&F Architects are instruments of service for this project only and shall not be used for additions to this project or other projects. All work products shall remain the property of SR&F Architects. When this project is completed or abandoned, Copyright as of date of drawings.

NEW BUILDING:
ORR DISTRIBUTION CENTER
MARVYN PARKWAY
OPELIKA, ALABAMA

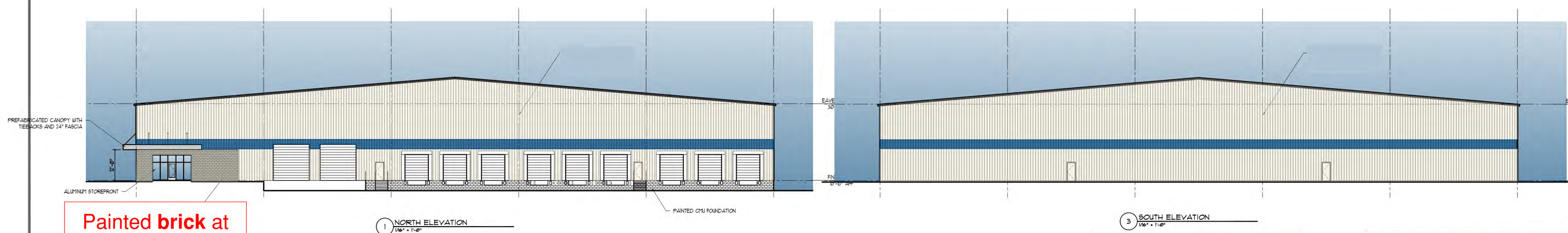
6 JUNE 2022
2022-19
SR4F
5 FOOTE

ELEVATIONS

3.10

NOT FOR CONSTRUCTION

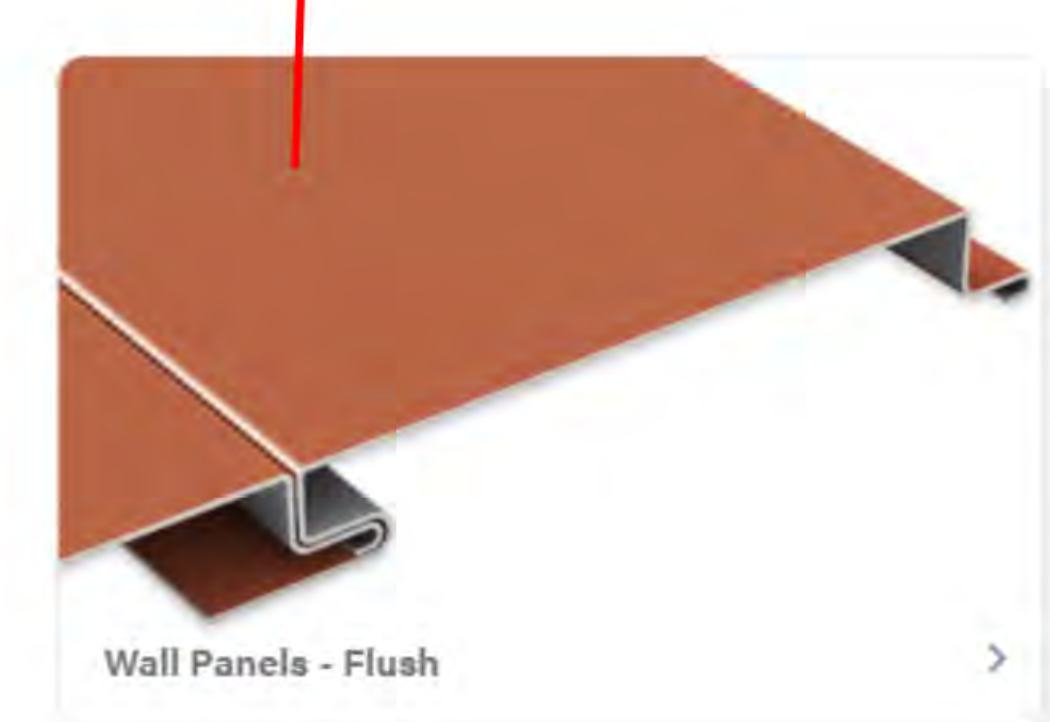
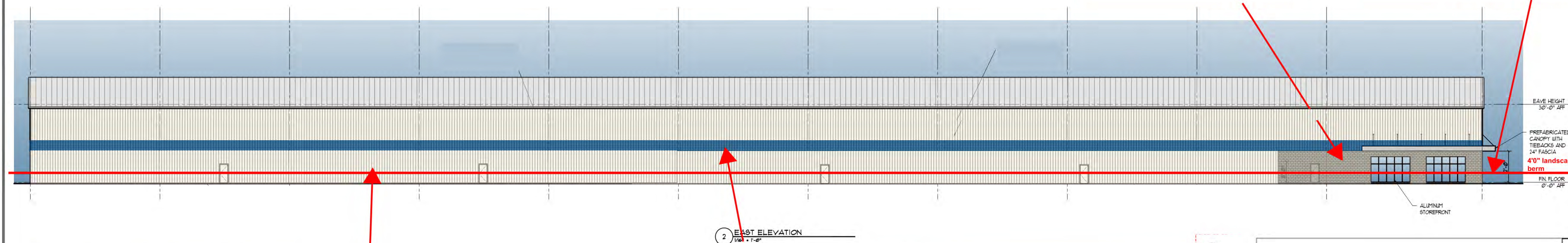
Proposed Alternate 1



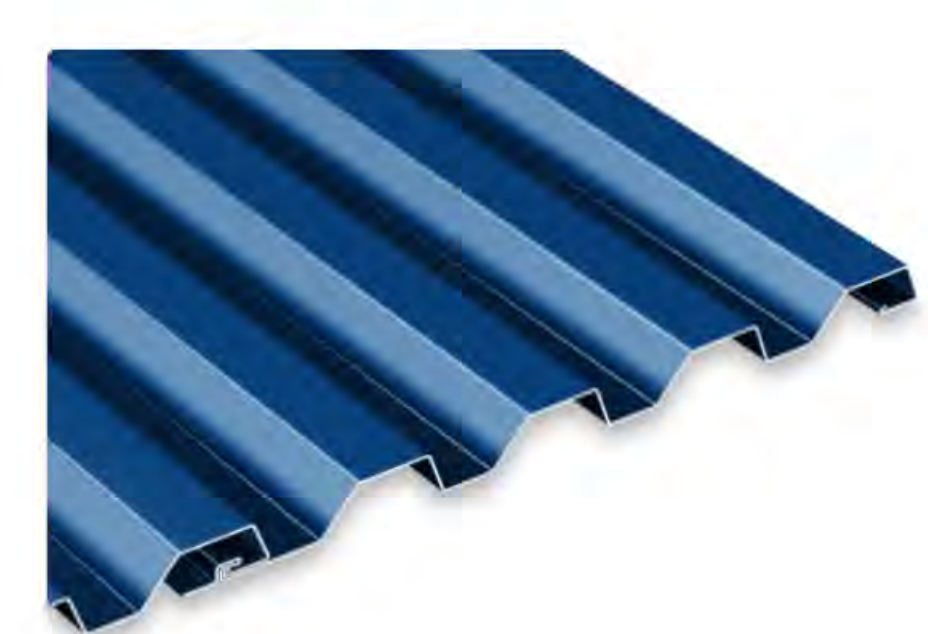
Painted **brick** at storefront office

Painted **brick** at storefront office

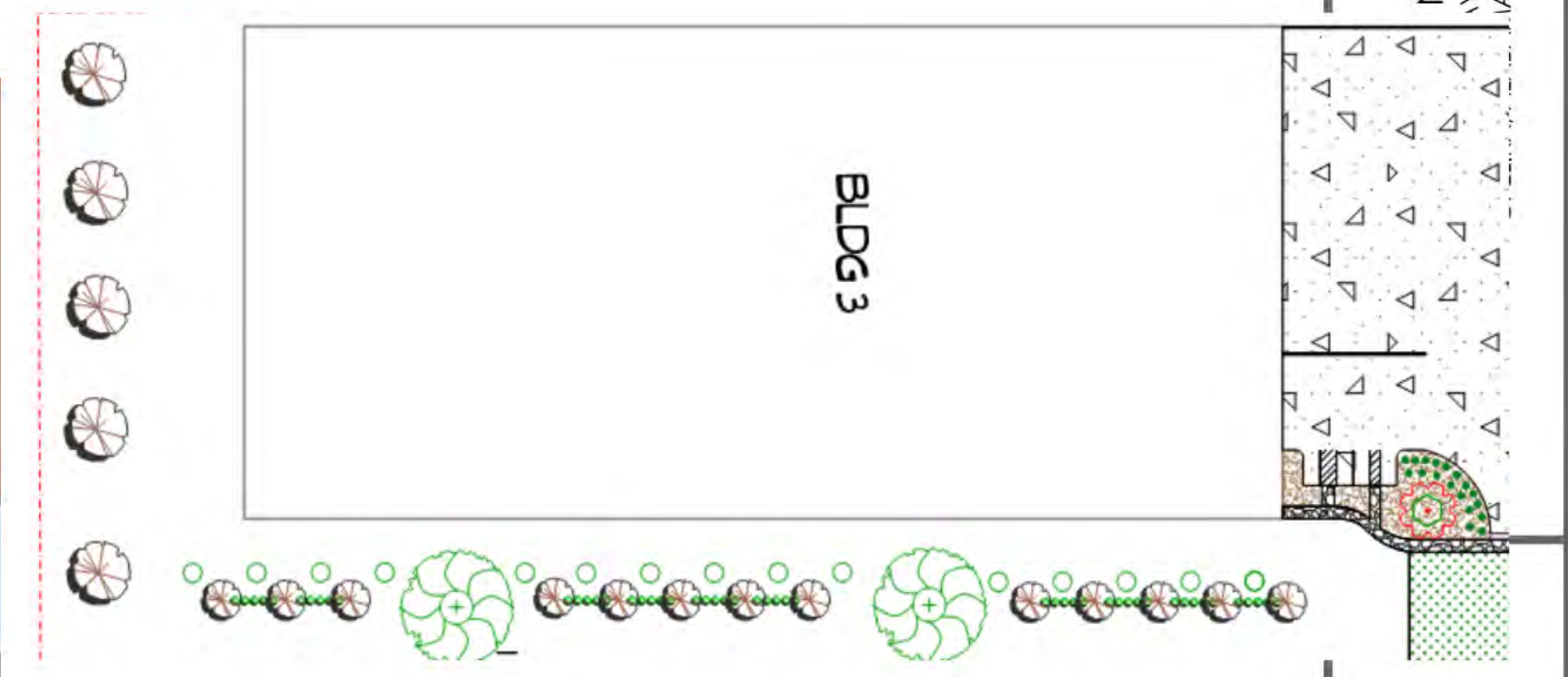
Red line is the 4'0" landscape berm that will have plantings on top of it



12" flush wall panels
concealed fasteners
vertical run
max 15' without seam



HWP wall panel
concealed fasteners
horizontal run



Landscape plan for reference to show number of trees along long edge on top of 4' berm:
Willow Oak: 14
Water Oak: 2
Crepe Myrtle: 15
Shrubs: 50

Example Photos



This shows a recently completed metal building with the blue accent panel. The metal panels are 'traditional' corrugated panels as opposed to the Flush Panels we are proposing, but this shows the color/texture pop the accent provides.

Example Photos



This is an O'Reilly Auto Parts on the main highway going into Fairhope, AL. The front elevation has Flush Panels similar to what is being proposed for the Marvyn Parkway building. The flush panels give a clean/sleek appearance.