



**CITY OF OPELIKA  
CITY COUNCIL  
WORKSESSION MEETING AGENDA  
300 Martin Luther King Blvd.  
November 7, 2023  
TIME: 5:55 PM**

1. CALL TO ORDER
  1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
  1. Request to Advertise for PH, Rezoning, 3500 block Waverly Parkway, 14.22 Acres, from R-5 to C-2, GC-P.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

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

# City of Opelika

## Planning Commission Report

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|                                                    |                                                                                  |     |                                     |
|----------------------------------------------------|----------------------------------------------------------------------------------|-----|-------------------------------------|
| <b>Action Requested:</b>                           | Rezoning – 14.22 Acres, from R-5 to C-2, GC-P                                    |     |                                     |
| <b>Location of Property:</b>                       | Accessed at 3500 block Waverly Parkway and 600 block Veterans Parkway            |     |                                     |
| <b>Property Owner(s):</b>                          | Robert Cash                                                                      |     |                                     |
| <b>Current Zoning:</b>                             | R-5 (high density residential)                                                   |     |                                     |
| <b>Proposed Zoning:</b>                            | C-2, GC-P (light commercial, gateway corridor primary overly district - Primary) |     |                                     |
| <b>Existing Land Use:</b>                          | Undeveloped                                                                      |     |                                     |
| <b>Surrounding Zoning Districts And Land Uses:</b> | North                                                                            | R-4 | Railroad and Purpose Baptist church |
|                                                    | South                                                                            | M-2 | Public manufacturing - OIDA         |
|                                                    | East                                                                             | R-5 | Undeveloped                         |
|                                                    | West                                                                             | R-1 | Undeveloped and single family homes |

### Rezoning

The applicant is requesting rezoning 14.22 acres from R-5 to C-2, GC-P. The undeveloped wooded rezoning property is 1,350 feet long and accessed from two streets - Waverly Parkway on the west end of property and Veterans Parkway on the east end. The rezoning property is bordered by a 200' wide railroad right-of-way on the north side. The adjacent properties east and west of the rezoning property are undeveloped except for two single family homes on each side. The adjacent property on the south side is a 107 acre parcel zoned M-2, GC-P located between Birmingham Highway and the rezoning property. The Opelika Industrial Development Authority, property owner, plans to promote business opportunities and attract job opportunities in the technology industry. The 107 acre parcel is bordered by three streets (Birmingham Highway, Waverly Parkway and Veterans Parkway).

Other properties in the vicinity of the rezoning property are residential. About 55 single family homes are in the Pinecrest and Quail Hollow subdivisions. Also, at the October 2021 PC meeting, Windsor Village, a 90 lot single family home & townhome development was approved located about 800 feet from the rezoning property; about 50 dwellings in Windsor Village have been constructed.

A proposed fitness and martial arts training center called "Kagefit" is proposed on two acres of the 14.22 acre rezoning property; the 2 acre area is accessed from Waverly Parkway. For the past 10 years, Kagefit has been at 3613 Pepperell Parkway; the business currently has 200 members and has outgrown the Pepperell Parkway location.

The applicant said the remaining 14 acre rezoning property accessed from Veterans Parkway is reserved for future development. The applicant explained that the elevation at Veterans Parkway is about 30 feet higher than the elevation of his property. The severe elevation change prevents this portion of his property from developing at this time. A substantial amount of infill dirt delivered to the property is required to increase the property's elevation to an acceptable level for development.

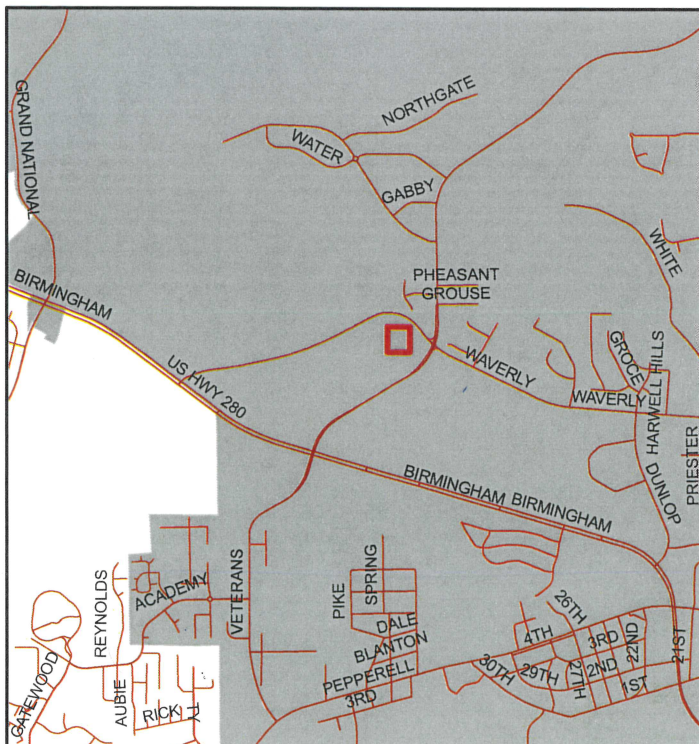
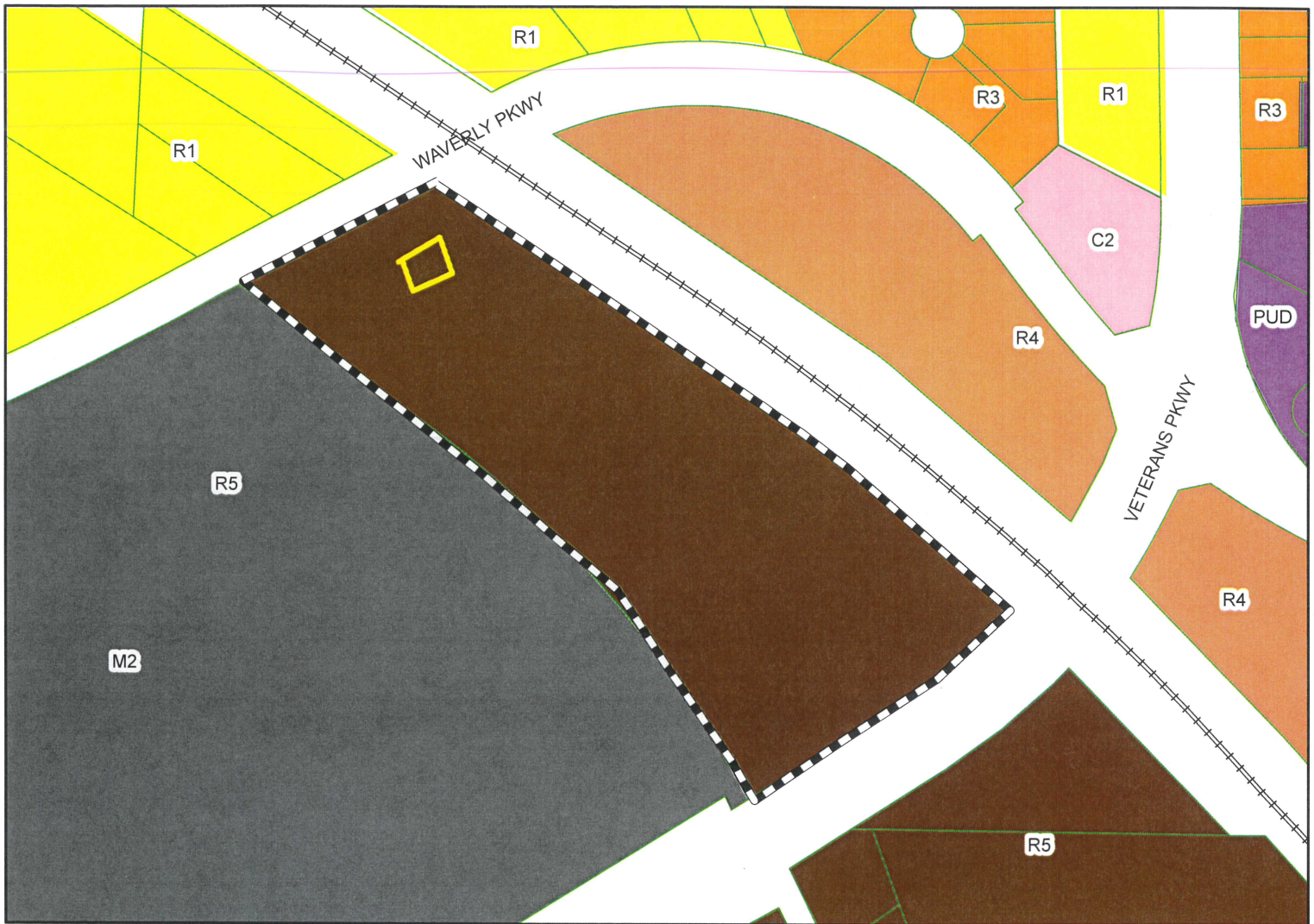
The proposed fitness center/martial arts building is 10,000 square feet on two acres; the two acres include a parking lot, outside playground, and walking trail. All fitness and training programs will be held inside the building (site plan in packet). An outside playground and walking trail are planned. Conditional use approval for the fitness center is subject to the property rezoned to C-2, GC-P. The conditional use request is agenda item #8.

### **Recommendation**

The rezoning request to C-2, GC-P is adjacent to undeveloped residential zoned property (R-1 or R-5) on three sides. Near the property (1,000 feet) is about 150 residential dwellings. On the south side is a 107 acre M-2, GC-P public manufacturing zoned property. The undeveloped M-2 property is for a technology park administered by OIDA (Opelika Industrial Development Authority). Staff has no concerns with the indoor-outdoor fitness use on 2 acres. The fitness program activities are indoors, and minimal impact to adjacent or nearby properties is expected. The remaining 14 acres is reserved for future development and the land uses on 14 acres are unknown at this time. **Staff recommends a positive recommendation to City Council to rezone the 14.22 acres to C-2, GC-P.** The C-2 zone is defined as office-retail type uses and the outside display of products require conditional use approval. The C-2, GC-P zoning district prohibits automobile sales, mobile home sales, and truck and tractor sales lots. Also prohibited in C-2, GC-P are manufacturing, assembling, or processing type uses that require outside activities or outside storage of equipment or material. In addition, the outside storage of equipment, material, and/or vehicles for a contractor's business (ex. contractor's laydown yard) is prohibited in a C-2, GC-P zone. During conditional use review, a proposed use with an outside display for sale, especially larger scale products may be out of character with the surrounding properties and the request denied. For example, a construction equipment sales lot (or rental lot) or a RV sales lot and/or motorcycle sales. During conditional use review, conditions on large scale outdoor displays may reduce a negative impact on adjacent/nearby properties so 'approval with conditions' is granted. However, a denial may be necessary because of the severity of the impact on nearby properties. The C-2 zone is for office-retail type uses and using the outdoors for business activities in a C-2 zone is limited.

*At the October 24<sup>th</sup> meeting, the Planning Commission voted 9 to 0 to send a positive recommendation to City Council to rezone the 14.22 acre property from R-5 to C-2, GC-P.*

# ROBERT CASH REZONING 3500 WAVERLY PARKWAY & 600 VETERANS PARKWAY R-5 TO C-2, GC-P



A 2 acre portion of a 14.22 acre rezoning property will be used for an indoor fitness facility with outside playground. A 10,000 sf building is proposed accessed from Waverly Parkway. The 14.22 acres is also accessed from Veterans Parkway. The remaining rezoning property is reserved for future development.



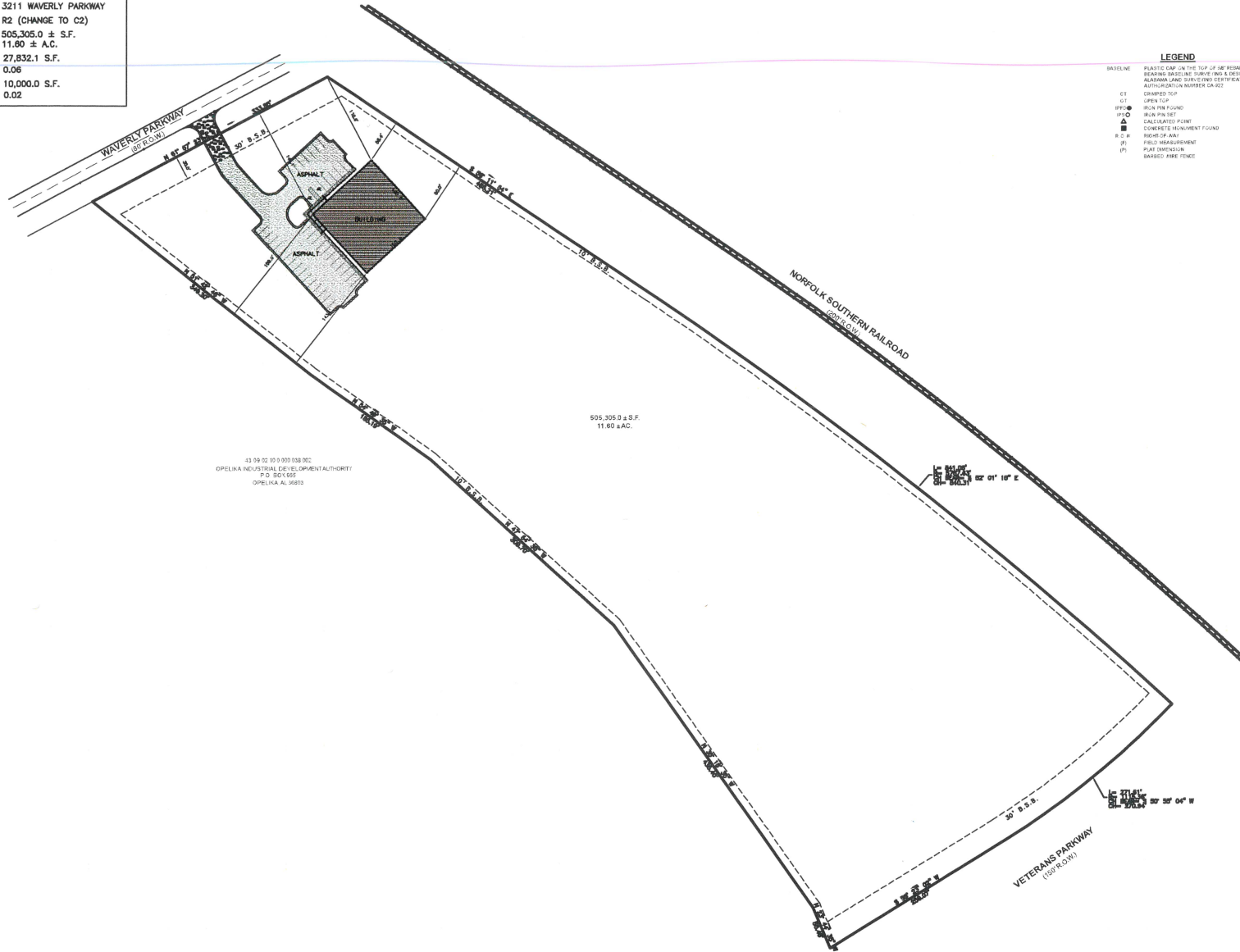
Subject Property

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

# WAVERLY GYM LOT INFORMATION TABLE

|                    |                                  |
|--------------------|----------------------------------|
| TYPE USE           | COMMERCIAL                       |
| ADDRESS            | 3211 WAVERLY PARKWAY             |
| ZONE               | R2 (CHANGE TO C2)                |
| LOT SIZE           | 505,305.0 ± S.F.<br>11.60 ± A.C. |
| IMPERVIOUS SURFACE | 27,832.1 S.F.                    |
| ISR ACTUAL         | 0.06                             |
| FLOOR AREA         | 10,000.0 S.F.                    |
| FAR ACTUAL         | 0.02                             |

## SITEPLAN FOR THE 3400-3500 BLOCK OF WAVERLY PARKWAY



### LEGEND

- BASELINE PLASTIC CAP ON THE TOP OF AN IRON
- BEARING BASELINE SURVEYING & DESIGN, LLC
- ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA 022
- CT CRIMPED TOP
- CT OPEN TOP
- IPFO IRON PIN FOUND
- IPFO IRON PIN SET
- IPFO CALCULATED POINT
- IPFO CONCRETE MONUMENT FOUND
- R.S.M. RIGHT-OF-WAY
- IP FIELD MEASUREMENT
- IP PLAT DIMENSION
- IP BARBED WIRE FENCE

13 10 02 10 9 100 100 000  
OPELKA INDUSTRIAL DEVELOPMENT AUTHORITY  
P.O. BOX 699  
OPELKA, AL 36801

505,305.0 ± S.F.  
11.60 ± A.C.



SCALE: 1"= 60'



THE 3400-3500 BLOCK OF WAVERLY PARKWAY  
SEC. 10, T. 15 N., R. 26 E.  
OPELKA, LEE COUNTY, ALABAMA  
SCALE: 1"=60'  
OCTOBER 2, 2023  
ARTHUR NETTLES, A.L.S. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA NO. 922

3400 Waverly Circle, Ste. A  
Opelika, Alabama 36801  
www.baseline-surveying.com  
SURVEYING & DESIGN, LLC

DATE: 10/2/23  
DRAWN: TRCSM  
CHECKED: TTM  
PROJECT: 83393.02

