



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
January 2, 2024
TIME: 5:55 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request to Advertise for PH, Major Master Plan Amendments to the Brookstone/Cambridge PUD, 1001 Fox Run Parkway, 24.05 Acres, twin homes and single family homes.
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

Action Requested:	Master Plan Amendment - Major		
Location of Property:	1001 Fox Run Parkway		
Property Owner:	Opelika Industrial Development Authority Daniel Holland, Holland Homes, LLC. (applicant)		
Current Zoning:	PUD (Planned Unit Development)		
Existing Land Use:	Undeveloped		
Surrounding Zoning Districts And Land Uses:	North	PUD	Residential (Single-family and townhome)
	South	PUD	Vacant
	East	R-3	Vacant
	West	PUD	Harbor at Opelika

The applicant is requesting to modify the current Brookstone/Cambridge PUD and master plan to act as an extension of Fox Run Village. The proposed master plan shows 133 residential units on 24.05 acres. The development will have a density of 5.53 units per acre. This includes 43 single family homes and 90 twin homes/duplexes. These units would mirror the units in Fox Run Village.

The existing Brookstone PUD was approved in 1997. At that time the subject area was shown as containing six (6) acres with up to 48 assisted living units, six (6) acres with up to 24 garden homes, and 18 acres with 44 single family homes. Not all of the 18 acre section was included in area of the proposed revision. The narrative at the time discusses the development having a density comparable to R-3 (3.5 units per dwelling). The overall density for the development, including an apartment area that was later removed was only 2.8 units per acre. Only the assisted living portion of this property has been developed.

Much like Fox Run Village the residential units have proposed standards to allow smaller lots than otherwise allowed by the zoning ordinance. The twin home is proposed to be a minimum of 3,000 square feet with a minimum of 25 feet width. The front setback is proposed as 10 feet with a rear yard of 20 feet and a side yard of 5 feet. This would be

roughly equivalent to a large townhouse lot in two-unit groups. "With front loading driveways, staff does not feel that 10 feet is adequate to leave space for a sidewalk. Staff continues to have concerns about this style of development. The driveways shown on the master plan exhibit are approximately 10 feet wide. This is only large enough for a single vehicle. The actual driveways built in Fox Run Village are typically closer to 20 feet in width. Providing a 20 foot driveway on a 25 foot lot creates a parking lot in the front yard with only a 5 strip for grass which leaves little room for landscaping. Not having a larger parking area leaves only a single parking space for the unit. Criteria 6 of the PUD section states, "Off-street parking facilities shall provide parking sufficient for occupants of the development and their guests and shall be a planned part of the development to minimize exposure and impact on surroundings." In this case parking is a very prominent feature of the site.

The single-family section has a minimum lot size of 4,200 square feet and 40-foot width. These units would have 20-foot front and rear setbacks with 5-foot side setbacks. In recent developments Planning Commission has refused to grant approval to single-family detached lots below 50 feet.

As previously mentioned the development would take access from an extension of Fox Run Village. It also shows access to the property to the east. The original master plan for Brookstone had this area access through a continuation of Brookstone Drive. The applicant does not show this access. Both the subdivision regulations and approved PUD would require this extension be made. Without a connection to Brookstone Drive, the current development would only be accessed through the existing development over 0.5 miles from Fox Run Parkway. The rear lots would be over 0.75 miles from the entry. This would place 400 units with only one way in and one way out.

The development has noted two amenity lots 0.69 acres on the drawing. It does not describe what those uses are. In the existing section of Fox Run Village, these areas are small unimproved open lots. The built phases of Fox Run Village do contain a pool. There is an additional 6.3 acres of open space located to the west of the residential.

Overall, the development continues the development pattern established in Fox Run Village. This pattern is much more dense than the current approved Brookstone PUD. When Fox Run Village was approved, the property was zoned C-2, commercial, with a much higher density than this property. It also sat much closer to the commercial corner at West Point Parkway. This PUD was designed to be much less dense following the R-3 density of the neighborhoods to the east. The Fox Run Village had a much more even mix of single-

family detached and twin homes. This development is much heavier on the smaller units. Additionally, both unit types create challenges including the parking issues related to the twin homes and the 40 foot lot which has not been approved in other locations recently. Additionally, adding lots without providing additional public access when Brookstone Drive is adjacent is not consistent with city regulations.

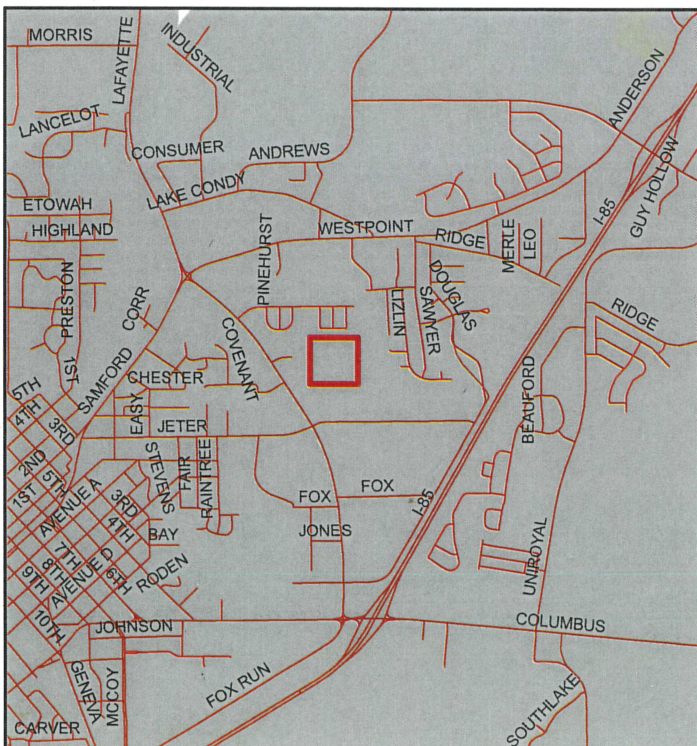
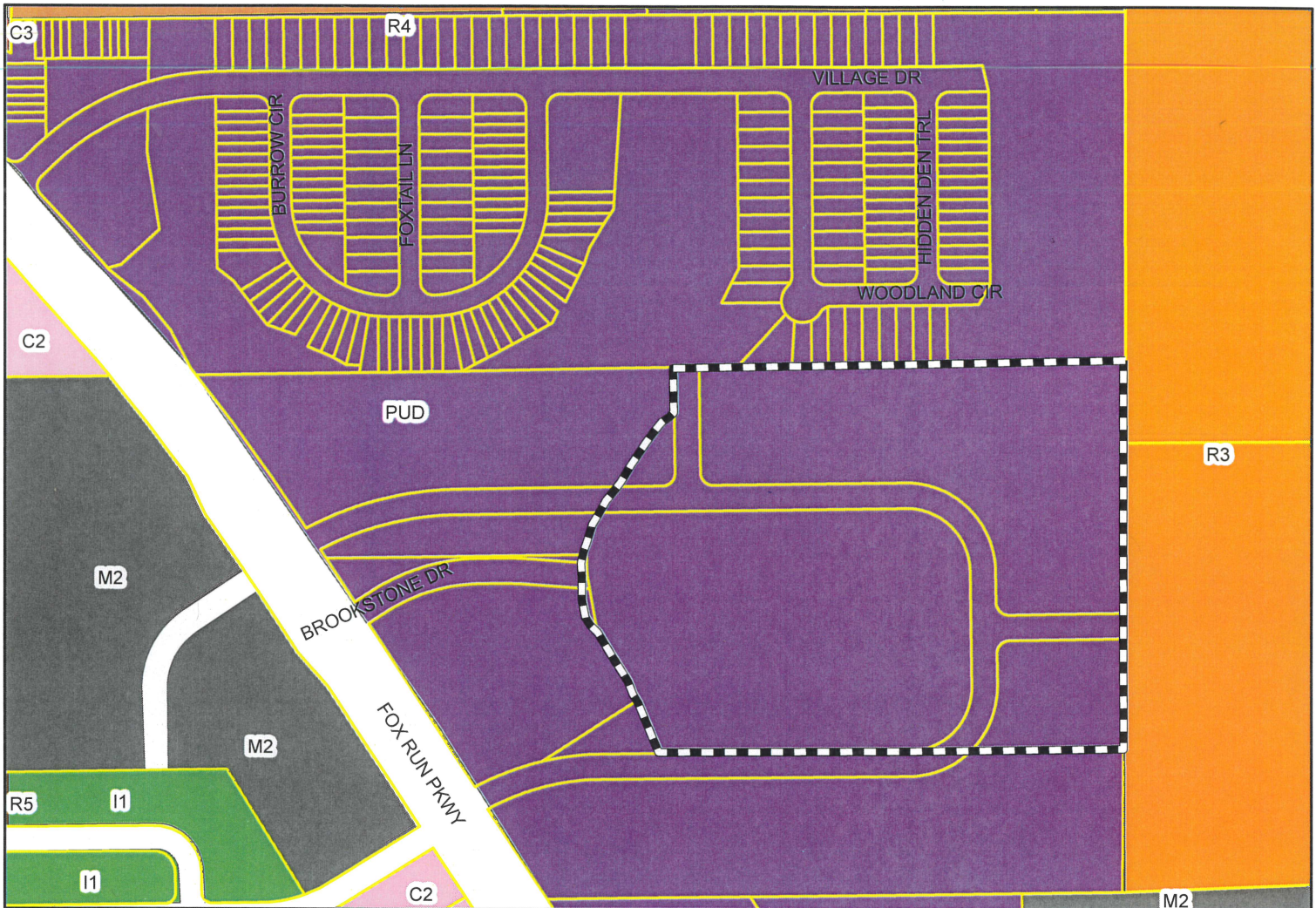
While the current PUD considers a mix of uses, it is much less dense and more conforming to current zoning regulations and comprehensive plan goals.

Staff Recommendation:

Staff recommends Planning Commission send a negative recommendation to the City Council to modify the current master development plan.

At the December 19th meeting, the Planning Commission voted 7 to 1 to send a positive recommendation to the City Council to approve the master plan amendments with conditions.

MASTER PLAN REVISIONS - BROOKSTONE PUD 1001 FOX RUN PARKWAY MAJOR AMENDMENT

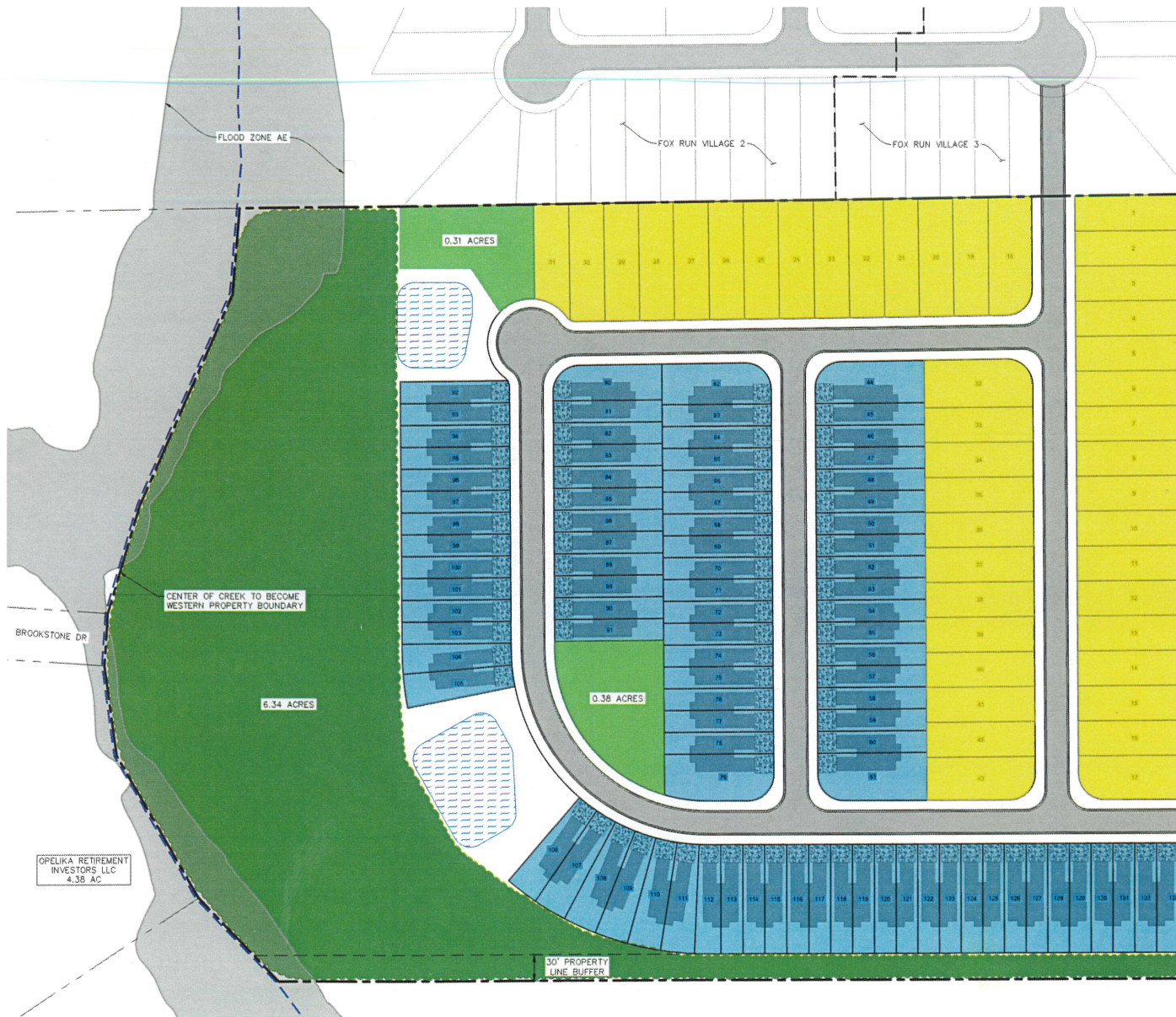


The applicant is requesting to add 24 acres to a PUD zoning district for 43 single family homes, 90 twin homes, and 7 acres of open space.



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



MASTER PLAN BREAKDOWN

SINGLE FAMILY DETACHED (40' X 125' TYPICAL)	-	43 LOTS (32%)
TWIN HOME LOTS (25' X 125' TYPICAL)	-	90 LOTS (68%)
TOTAL SITE AREA	-	24.05 ACRES
TOTAL DWELLING UNITS	-	133 (5.53 DU/A)
OPEN SPACE/AMENITY LOTS	-	7.03 ACRES (29.23%)

- 40' WIDE SINGLE FAMILY DETACHED
- TWIN HOMES
- AMENITY/GREEN SPACE
- RETENTION POND
- NATURAL GREEN SPACE

TIGER TOWN
DEVELOPMENT LLC
17.51 AC

TRADEMARK
QUALITY HOMES
24.23 AC

PROPOSED PROPERTY BOUNDARY



BROOKSTONE/
CAMBRIDGE
DEVELOPMENT

SEAL

Authorized By: Thomas J. Johnson
Alabama License Number: 36317

DESIGN TEAM:
DRAWN BY: W
DESIGNED BY: W
REVIEWED BY: W

811

Know what's below.
Call before you dig.

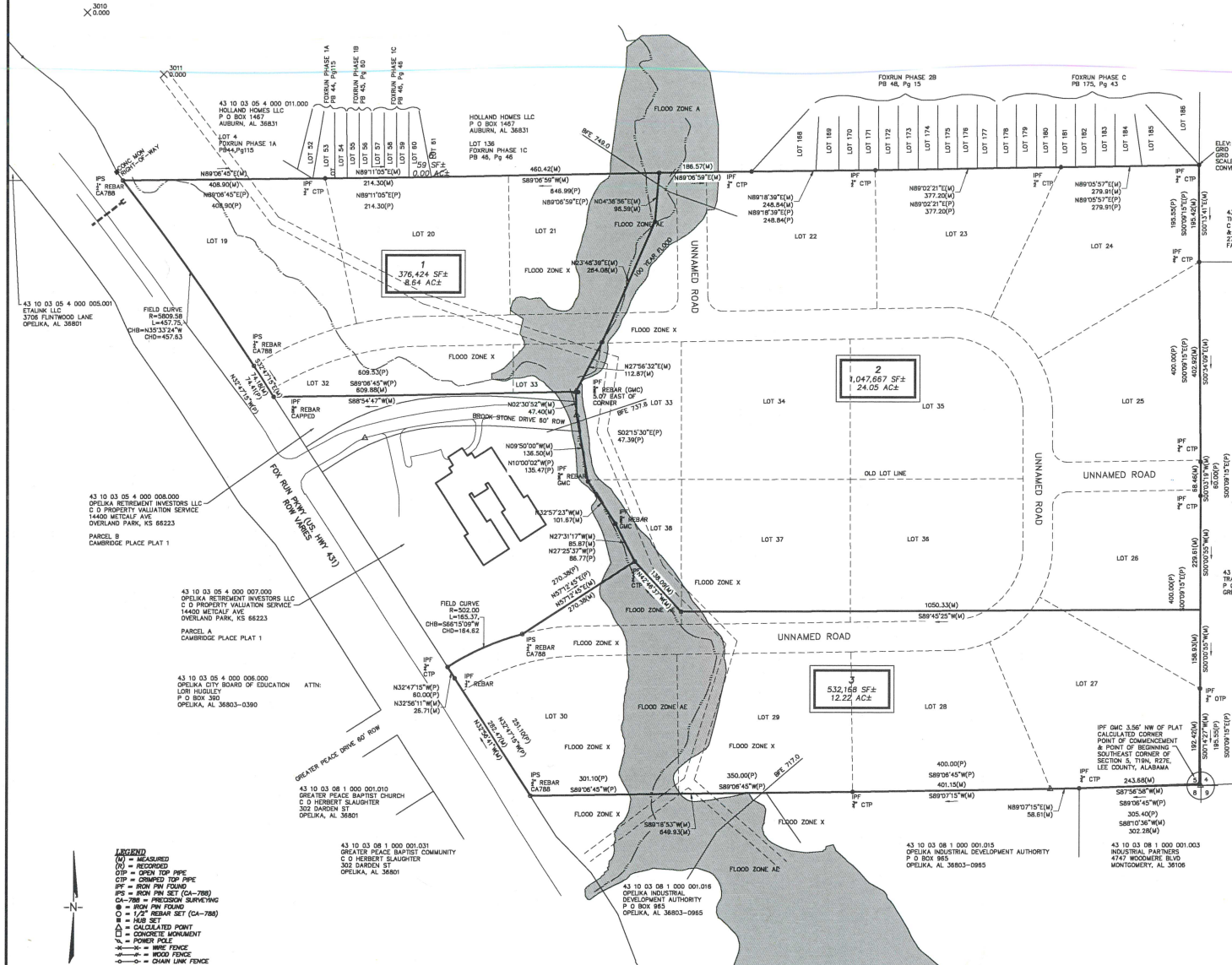
SCALE & NORTH ARROW:



NORTH ARROW
SCALE: 1"=40'

DATE: 12/18/20
MASTERPLAN

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



State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

I, Daniel Holland, Manager of Holland Homes, LLC, owner of the real property shown on this plat, do hereby certify that the information contained herein is true and correct to the best of my knowledge, information, and belief.

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

Daniel Holland, Manager of Holland Homes LLC

State of Alabama
Lee County

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

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

Notary Public: _____ My commission expires: _____

Approved by the Opeika City Planning Director, Opeika, Alabama: _____ Date: _____

Approved by the Opeika City Planning Chairman, Opeika, Alabama: _____ Date: _____

Approved by the Opeika Utilities Board, Opeika, Alabama: _____ Date: _____

Approved by the Opeika City Engineer, Opeika, Alabama: _____ Date: _____

Engineer: _____ Date: _____

Reviewed by Opeika Power Services, Opeika, Alabama: _____ Date: _____

Opeika Power Services: _____ Date: _____

Approved by the Opeika Public Works Department: _____ Date: _____

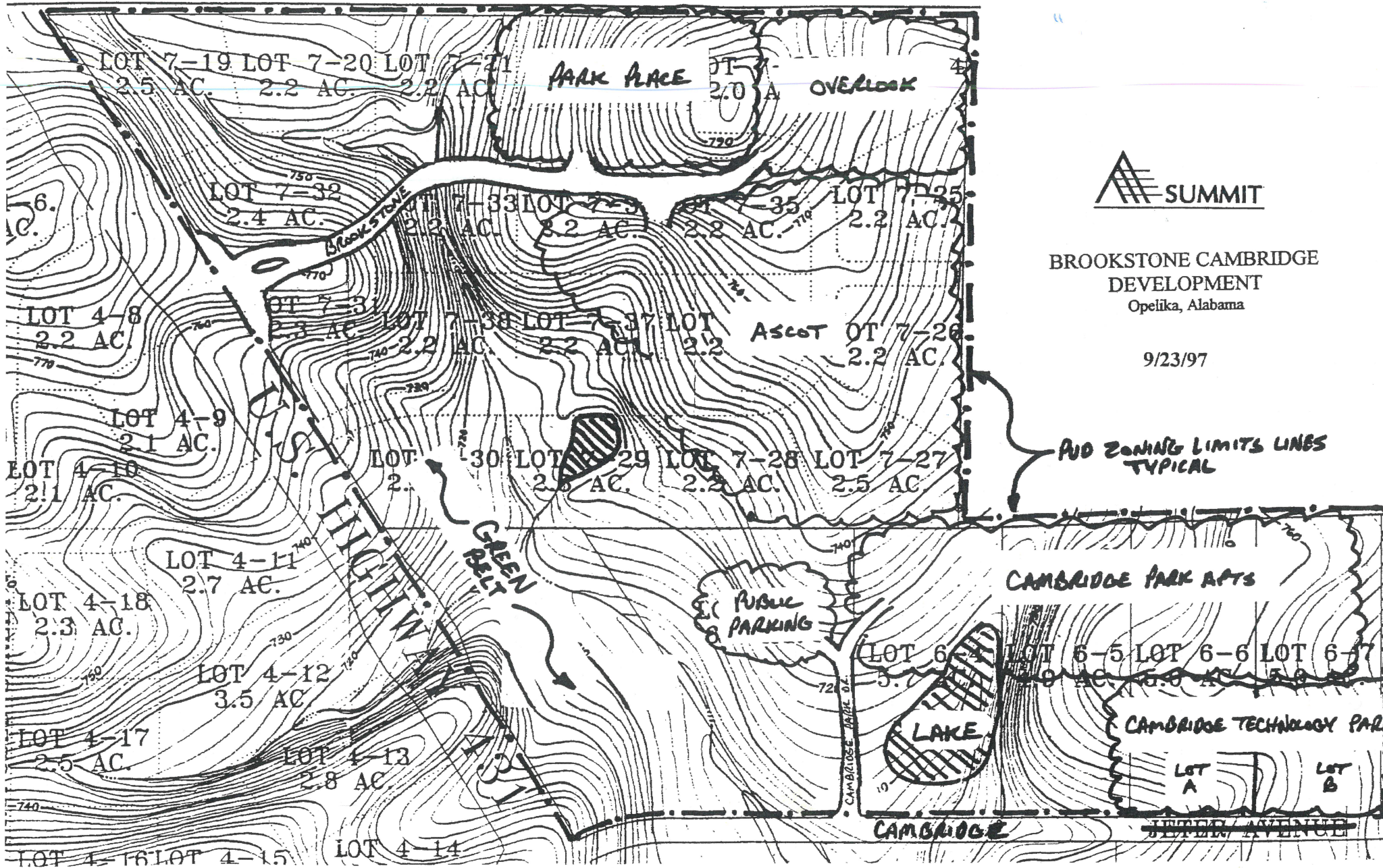
Public Works Director: _____ Date: _____

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 3636 PAGE 115 (ADJACENT); FOXRUN INDUSTRIAL PARK PLAT BOOK 13, PAGE 48 (ADJACENT); FOXRUN INDUSTRIAL PARK PLAT BOOK 21, PAGE 103
- 1ST REVISION ADDED PLAT BOOK 13, PAGE 48 FOR FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 48 PAGE 46 FOR FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 48 PAGE 60 FOR FOX RUN SUBDIVISION PHASE 2A RECORDED IN PLAT BOOK 48 PAGE 1 FOR FOX RUN SUBDIVISION PHASE 2B RECORDED IN PLAT BOOK 48 PAGE 15.
- DATE OF FIELD SURVEY: 11-1-2023.
- DATE OF OFFICE WORK COMPLETED: 12-1-2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 83, ALABAMA EAST ZONE, US FOOT COORDINATES SET USING ITRF 05, ADJUST COORDS AS CONTROL.
- A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 018010060G, DATED 11-2-2011.

Drawn By: MTM Scale: 1"=100' File Name: 23-0715-50 ADMIN 1 Date: 12-1-2023	PRECISION SURVEYING	2124 Moores Mill Road Suite 119 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.net
		Sheet No: FOXRUN SOUTH SEC 5 T19N R27E ADMINISTRATIVE PLAT
		12-1-2023
		12-1-2023

EXISTING MASTER PLAN





EXISTING MASTER PLAN